

DEVELOPMENT/INVESTMENT LAND
Loop 1604 between IH-35 and FM 78
Universal City, TX 78148

SUMMARY

- Location:** Southeast corner of Loop 1604 and W. Byrd Street adjacent to Northlake Business Park (see location map)
- Description:** Approximately 29.52 acres having approximately 2,076.66 feet of frontage along Loop 1604 and approximately 1,126.66 feet of frontage along W. Byrd Street (see survey).
- Zoning:** C-5 "Highway Commercial" (approximately 9.5 acres)
C-4 "General Commercial" (approximately 20 acres)
- Utilities:** WATER - 16" Main located at the corner of 1604 and W. Byrd
16" Main located in the northern boundary of W. Byrd
12" Main located at southern end of property
(according to City of Universal City)
- SEWER- 8" Main located in center of W. Byrd Street
8" Main running along the eastern boundary of the property
(according to City of Universal City)
- Prospective purchasers should employ a qualified engineer to provide detailed information regarding utility availability, extension, and capacity as well as development entitlement issues.
- Price:** **REDUCED** ~~\$1,900,000.00~~ \$1,250,000.00
(approximately ~~\$1.48~~ \$0.97 per square foot)
- Comments:** Texas Department of Transportation is currently completing improvements to Loop 1604 between IH-35 to FM 78.
- A portion of the property located at the southern boundary lies within the 100 year flood plain.
- The Randolph AFB Accident Potential Zone affects a small portion of the northeast boundary. New development must comply with HB1640 as it relates to proximity to an airport.
- Subject Property is not subject to Northlake Business Park covenants.
- Owner to retain all mineral interests.

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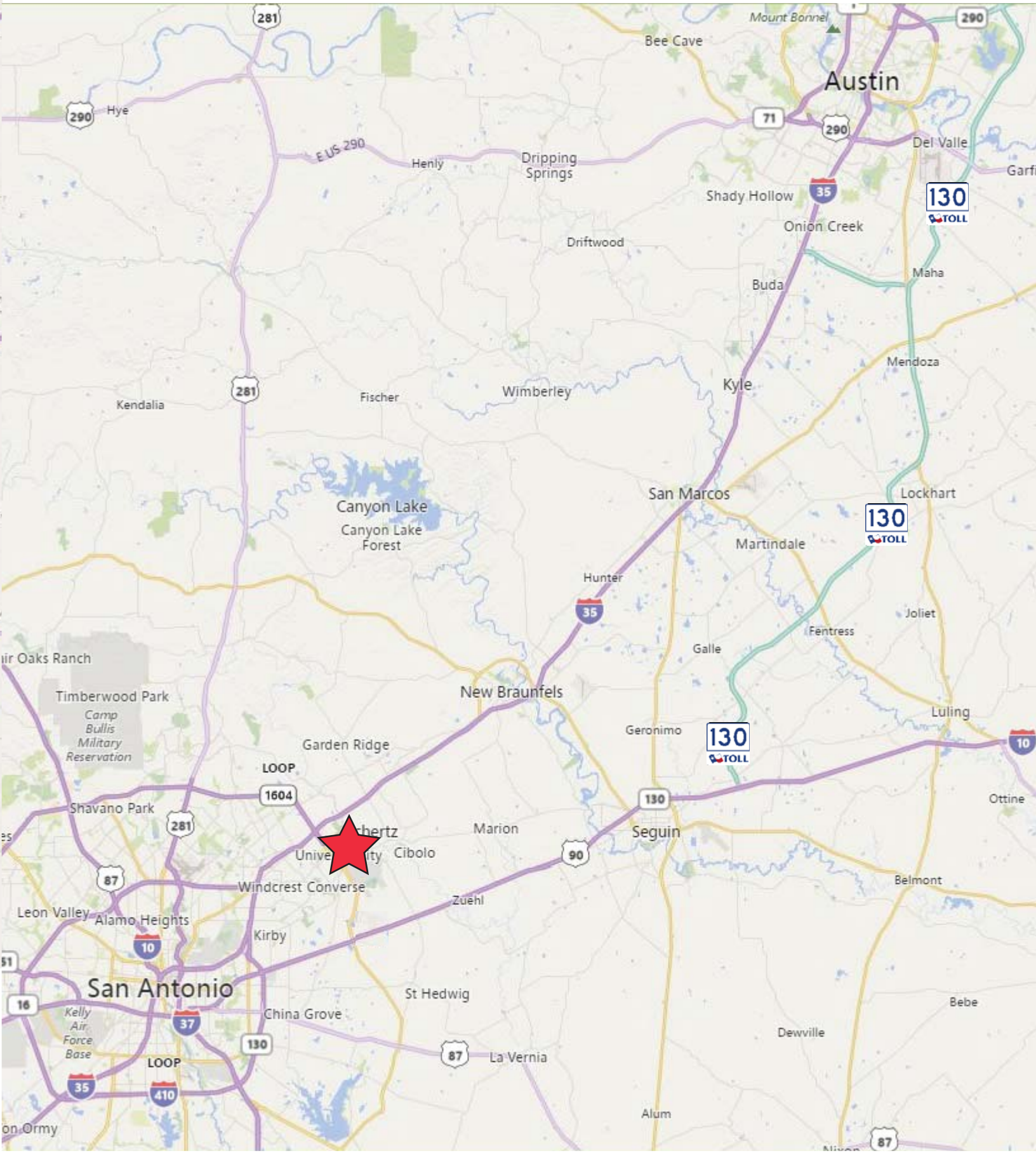


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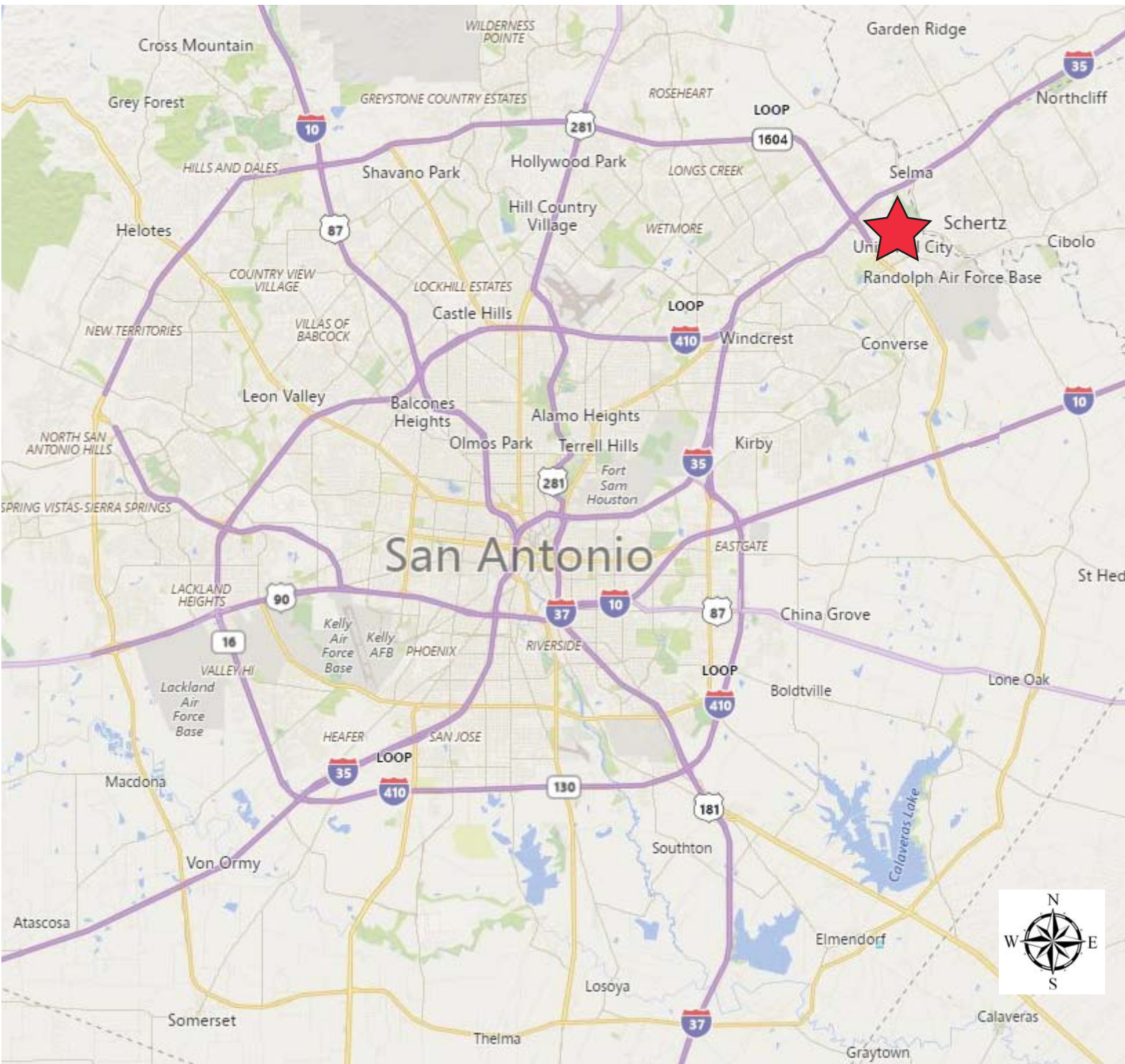
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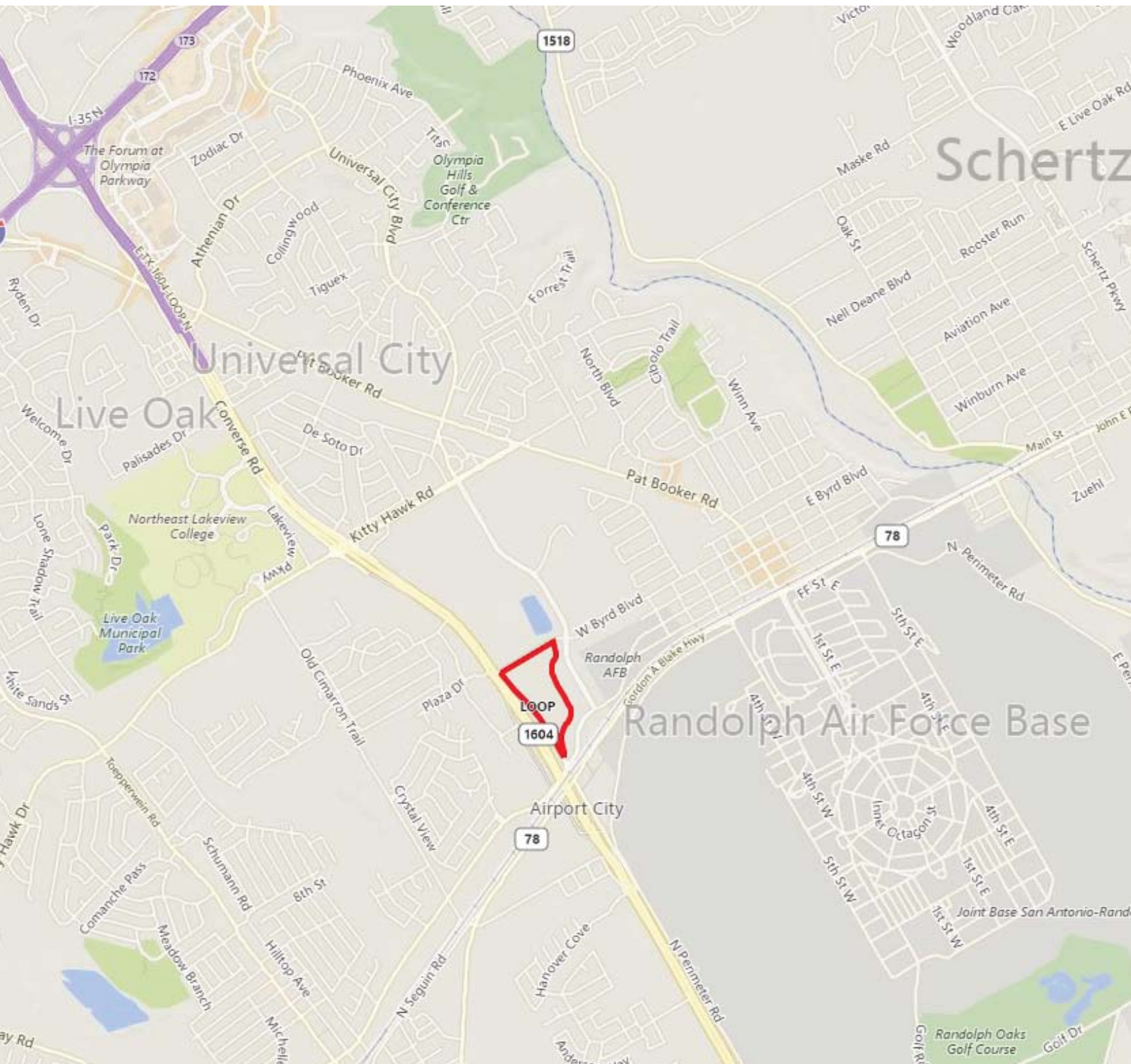
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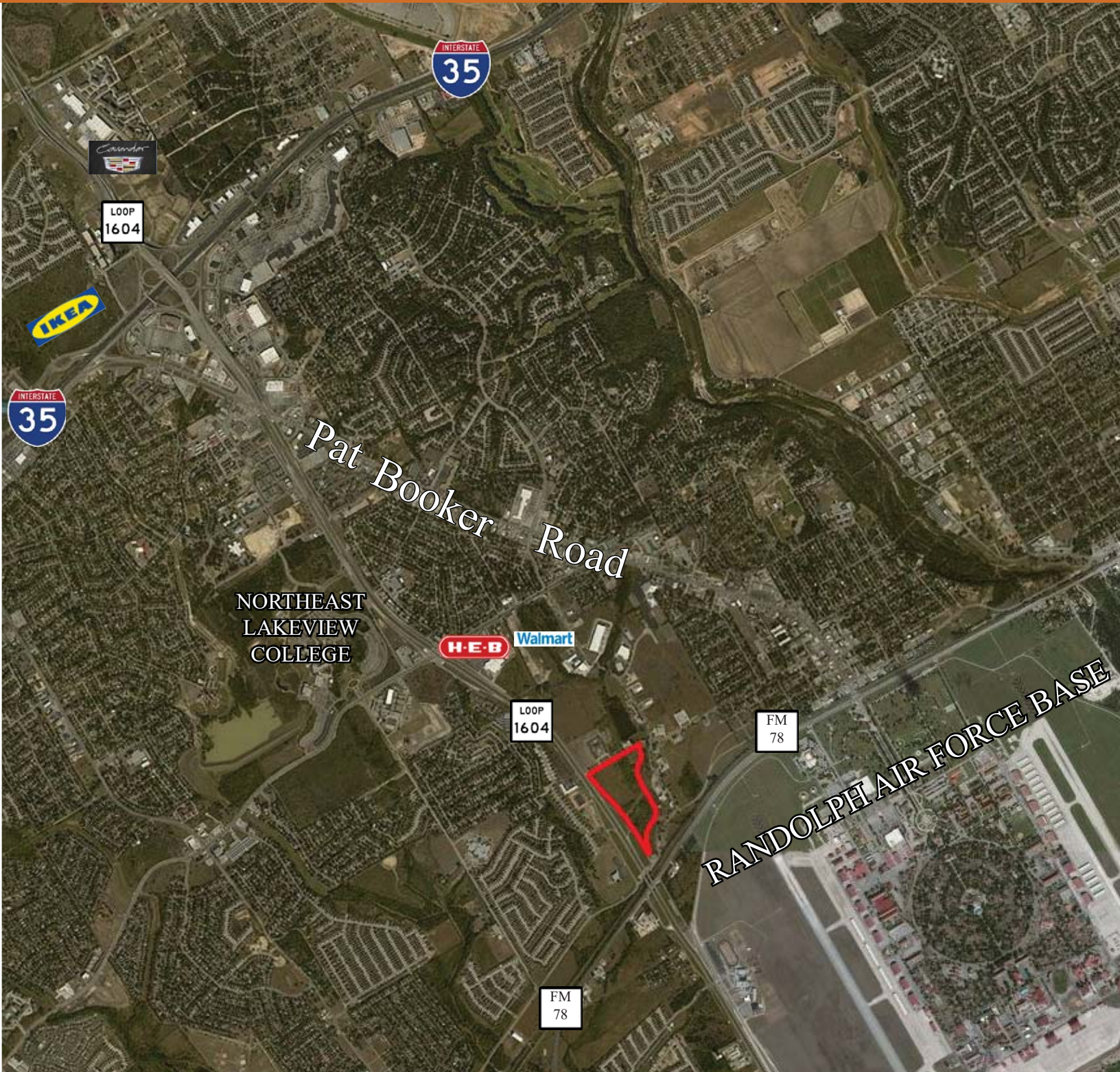
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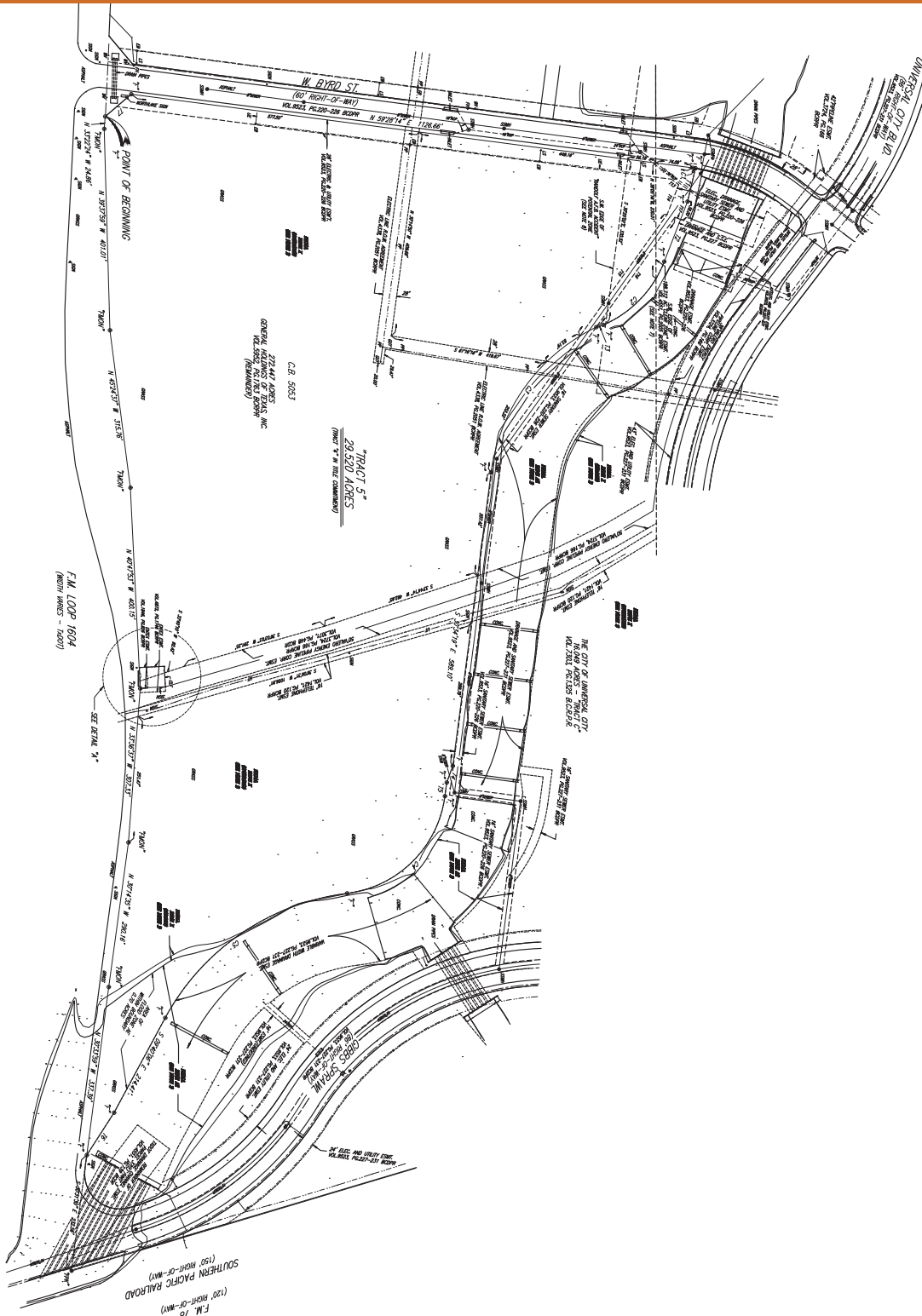
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colglazier Properties, Inc.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003103 License No.	Email	Phone
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John A. Colglazier

Designated Broker of Firm	148922 License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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John K. Durbin

Sales Agent/Associate's Name	312029 License No.	jdurbin@colglazier.com Email	(210)313-3464 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov