



**230 Acres**

**Hwy 16 South @  
South  
Zarzamora**

**TCEQ permit  
for 179 acre feet  
of water per  
year from Leon  
Creek**

**Bexar County, TX  
(San Antonio)**

**CONTACT:**

**Jim Akin**

**Seller's Broker**

**[jakin@dirdealers.com](mailto:jakin@dirdealers.com)**

**210.496.7775**

**FIRST AMERICAN  
COMMERCIAL  
PROPERTY GROUP**

**18618 Tuscany Stone,  
Suite 210  
San Antonio, TX 78258**

**210.496.7775**

**[www.dirdealers.com](http://www.dirdealers.com)**



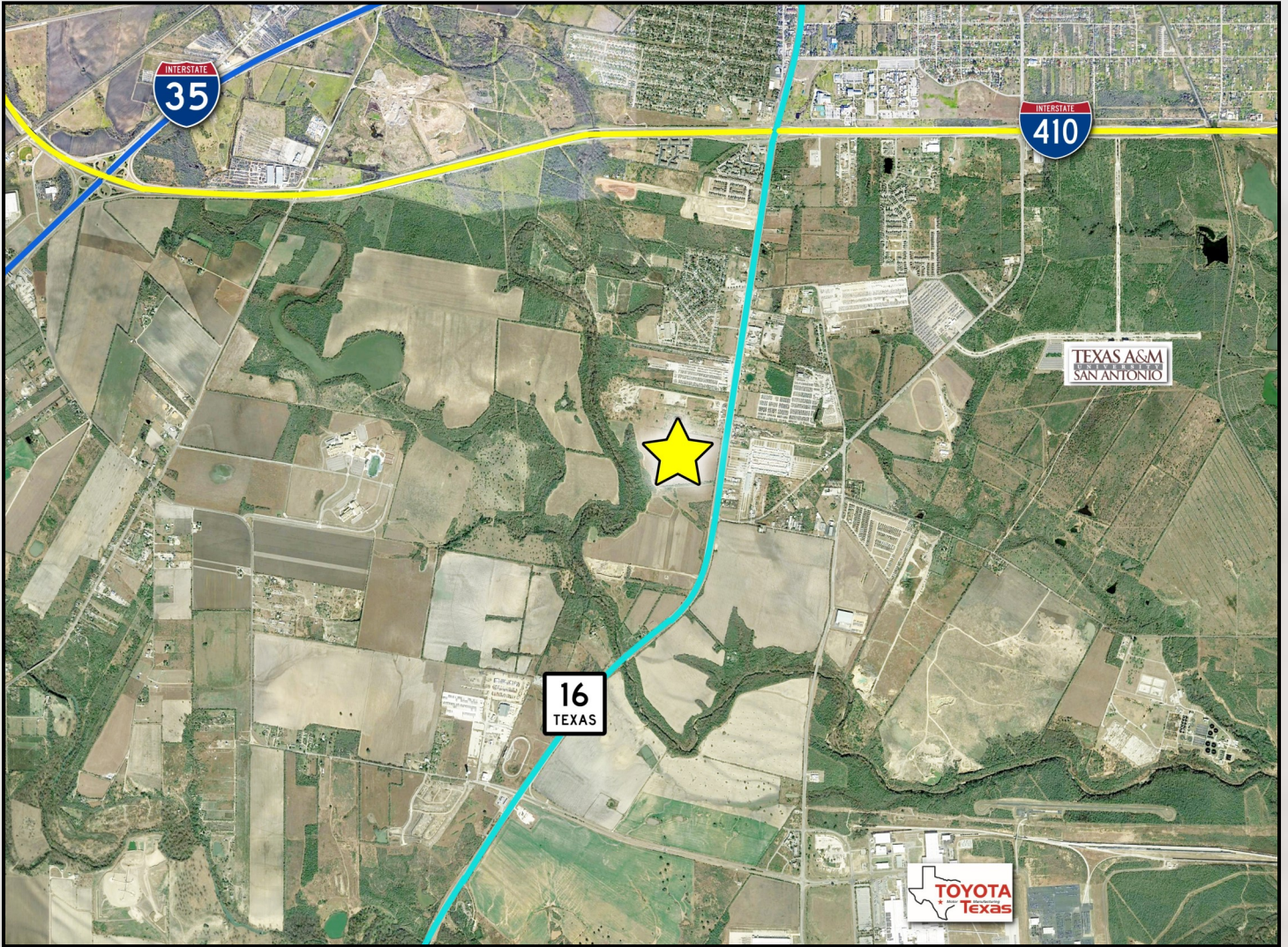
**Location:** On the west side of Highway 16 South (Palo Alto Road) less than 2 miles south of Loop 410 in the SW area of the city. Zarzamora dead-ends in front of this property. The Toyota plant is approximately 1.5 miles to the SE and the Texas A&M University campus site is nearby to the east of the tract.

**Size:** Approximately 230 acres, somewhat rectangular shaped.

**Zoning:** None known; outside the city limits but within the ETJ.

**Frontage:** Over 4,000 ft of frontage on Hwy 16 South. City of San Antonio Thoroughfare Plan shows Zarzamora to be extended west through this tract

**Price:** \$3,950,000.00 (\$17,174.00 per gross acre)

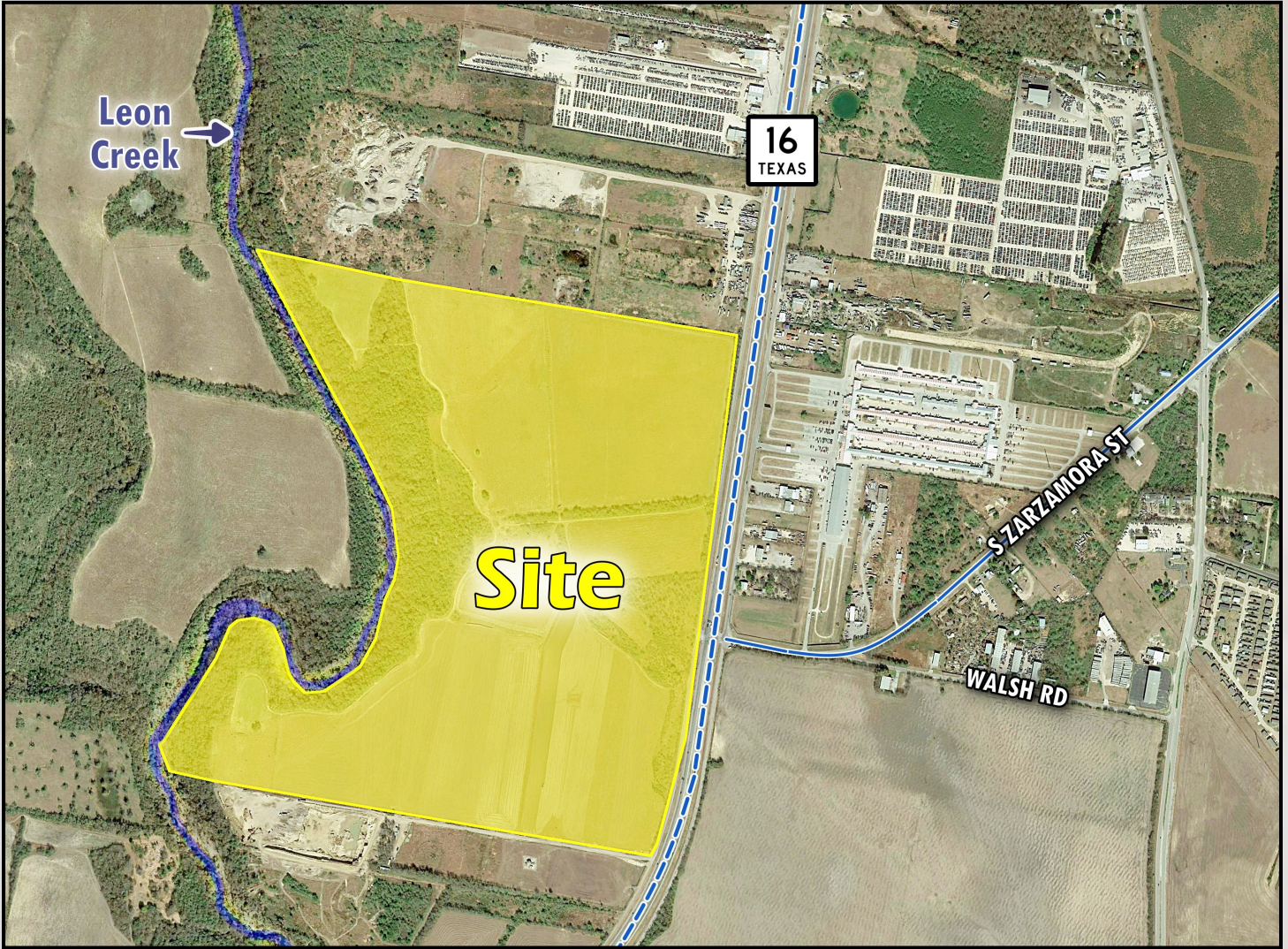


**Utilities:** There is a SAWS sewer line traversing this tract from which this property appears to be entitled to service. There are SAWS water lines nearby along both the east and west sides of Highway 16. This is within the CPS Energy service area for electricity and gas.

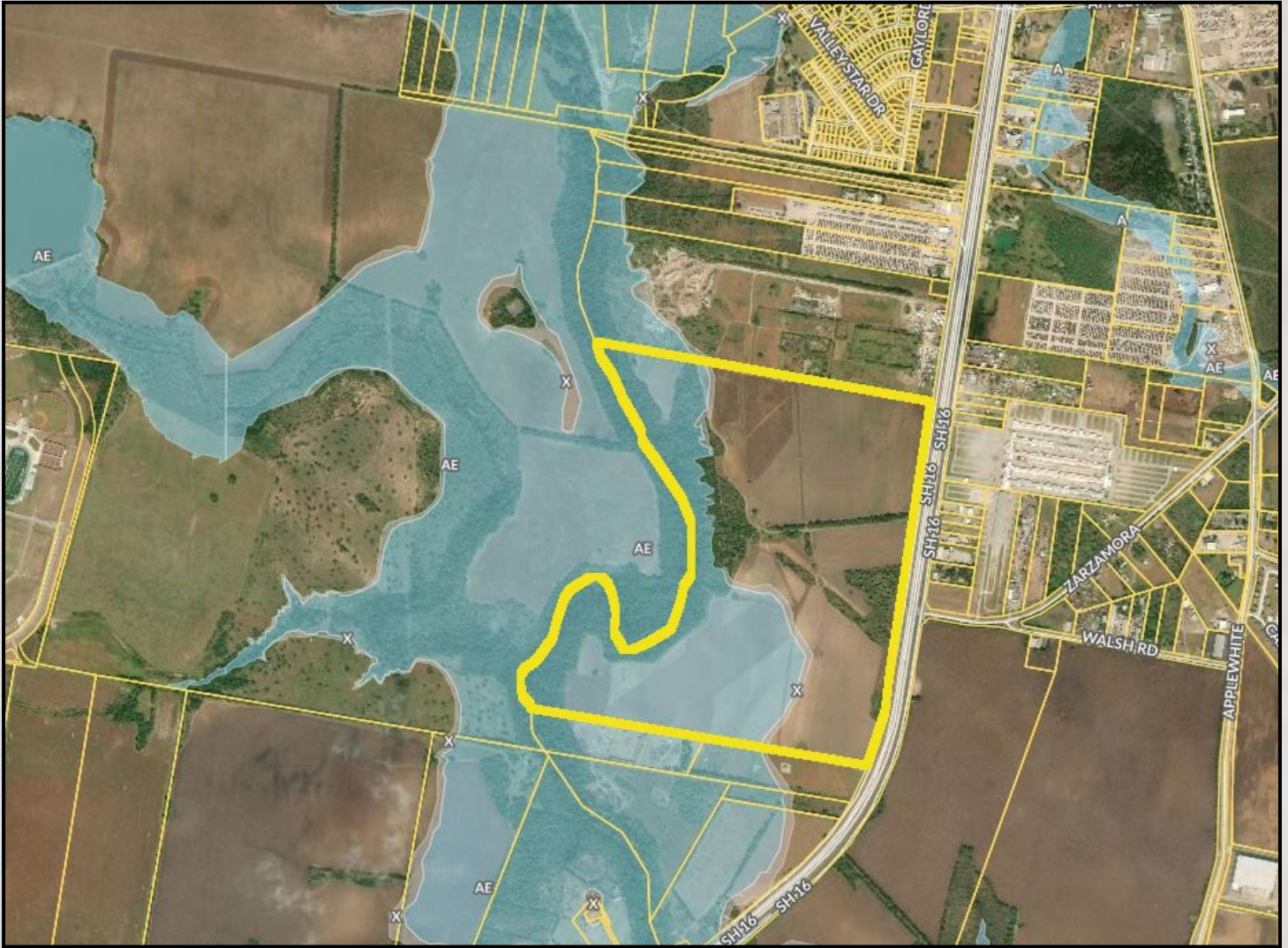
Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

**Topography:** Almost level & at grade with Hwy 16. Most of the land is open fields with tree coverage along the creek. Leon Creek is the more or less west boundary of this tract. Approximately 107 acres on the west side of this tract are in flood plain.

**Incentives:** This tract is within an Opportunity Zone and a HUB Zone.



All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

**FIRST AMERICAN COMMERCIAL PROPERTY GROUP  
INFORMATION ON BROKERAGE SERVICES**

**INFORMATION ABOUT AGENCY RELATIONSHIPS**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE OWNER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information on agency relationships for broker's records.

\_\_\_\_\_  
Owner or Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer or Tenant

\_\_\_\_\_  
Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at PO Box 12188, Austin, TX 78711-2188 or (512) 465-3960.