



± 126.738 ACRES

Airport Road, Guadalupe County, TX



210.366.2222 .P
9311 San Pedro, Suite 850
San Antonio, TX 78216
www.endurasa.com

Corbin Barker
210.477.0827 d
210.410.3718 c
cbarker@endurasa.com

FOR SALE

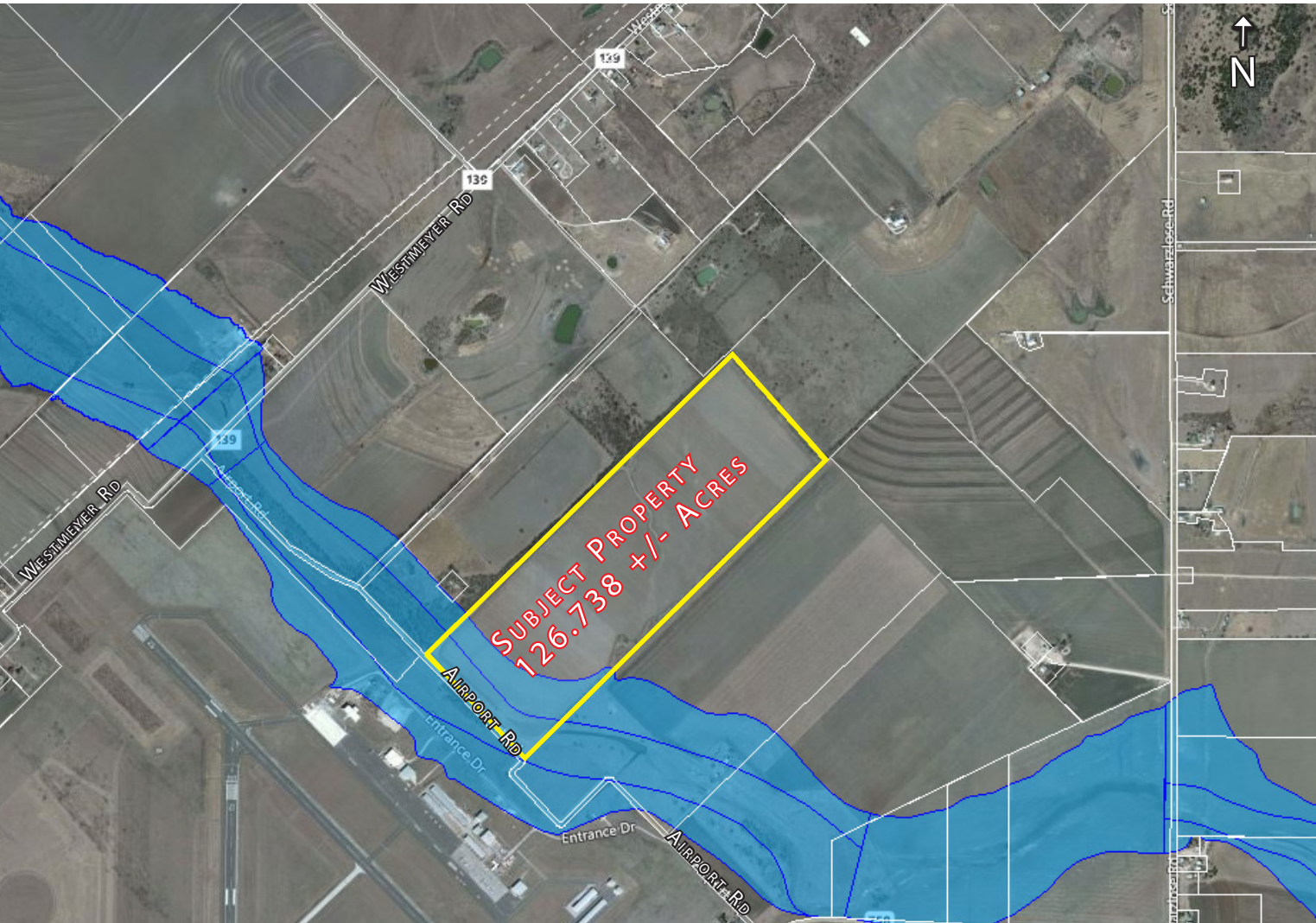
The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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AERIAL & FEATURES



LOCATION Airport Road
Guadalupe County, TX 78130

SIZE ±126.738 Acres

UTILITIES Available to area*
* Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING OCL - Outside City Limits

ASKING PRICE Available upon request

FRONTAGE ± 1,368' on Airport Road

SUBJECT PROPERTY
126.738 +/- ACRES

3/18/15



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SURVEY & HIGHLIGHTS



HIGHLIGHTS

- The Property is located just around the corner from the FM 306 & Interstate 35 intersection, which is one of the most high profile intersections along the San Antonio – Austin corridor.
- Area retail activity: The Town Center at Creekside is the premier power center in New Braunfels. It is home to numerous big box retailers such as Target, Ross, Best Buy, Dick's Sporting Goods, JC Penney, TJ-Maxx, Hobby Lobby, PetSmart as well as countless restaurants and other retail. Additionally, Buc-ee's Travel Center has their largest store on the corner of FM 306 & Interstate 35 (approximately 120 fuel pumps).
- Area medical activity: Resolute Health Hospital, Resolute Wellness Center, Resolute Health Urgent Care as well as the CHRISTUS Santa Rosa ER.
- Area industrial activity: Walmart Distribution Center and the future Titan Logistics Park.
- Other area activity: Stars & Stripes Drive-in Theater (under construction), Creekside Cinemas 14 and the newly constructed Mansions at Creekside (395 unit multifamily project with a reported 98% occupancy).
- The Property is outside the city limits of New Braunfels, but within the Extra Territorial Jurisdiction (ETJ), so it is not subject to zoning restrictions.
- Excellent investment or development opportunity as this tract is in the path of growth.



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Information About Brokerage Services

Texas law requires all real estate license holders 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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Corbin Barker Sales Agent/Associate's Name	491799 License No.	cbarker@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date