

EXTRAORDINARY

**40**  
YEARS

FOR SALE OR LEASE  
**±5.64 ACRES**

12615 JUDSON RD | SAN ANTONIO, TEXAS 78233

**PEDCOR**  
OAK VALLEY APARTMENTS  
192 UNITS

JUDSON ROAD

**±5.64 ACRES**



**RUSSELL T. NOLL, CCIM, CPM®**  
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**LUIS GARZA**  
210.253.2947 | luis.garza@transwestern.com

**TRANSWESTERN®**

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## ABOUT THE PROPERTY

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- LOCATION:** Southwest intersection of IH-35 and Judson Rd, 0.1 miles from IH-35
- SIZE:** ±5.64 acres
- IMPROVEMENTS:** ±2,356 SF single-story building ideal for office space. The property also features two single-story manufactured buildings of ±1,372 SF and ±680 SF, respectively ideal for office space or storage.
- UTILITIES:** Buyer to verify
- ZONING:** C-2, C-2 S, IH-1
- FEATURES:** Significant asphalt paved areas for parking and/or potential yard storage on site
- IDEAL USE:** Ideal for a construction company, landscaping/nursery company, automotive business, other commercial uses or development opportunity
- ASKING PRICE:** \$749,000 (\$3.05/psf)
- RENTAL RATE:** Negotiable

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### CONTACT INFORMATION

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**T** TRANSWESTERN®

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San Antonio, Texas 78230

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## LOCATION HIGHLIGHTS



### STRATEGIC LOCATION:

Situated in the IH-35 Corridor linking San Antonio with Austin, the property is located in one of the most dynamic growth corridors in the nation.



### EXPLOSIVE GROWTH:

The 3 mile trade area grew more than 13% from the year 2010 to 2017 adding over 13,850 residents, bringing the total population to 119,113 with growth projected to increase another 9% by the year 2022.



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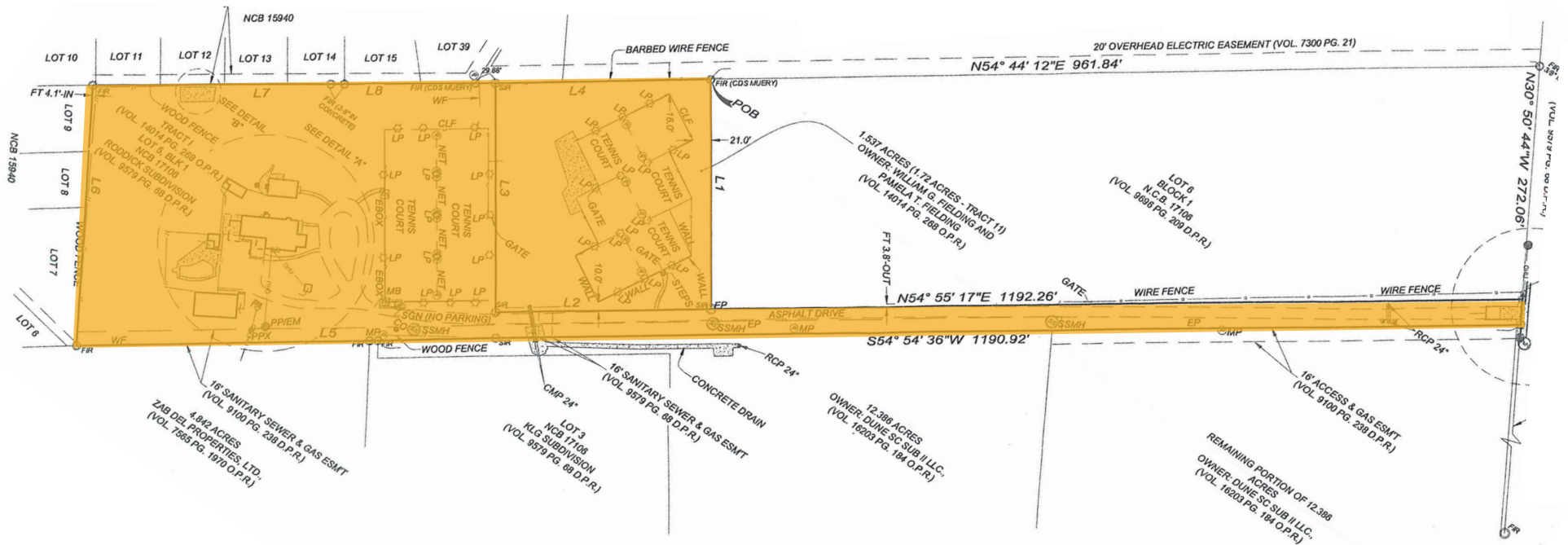
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## SURVEY



FOR SALE OR LEASE

# ±5.64 ACRES

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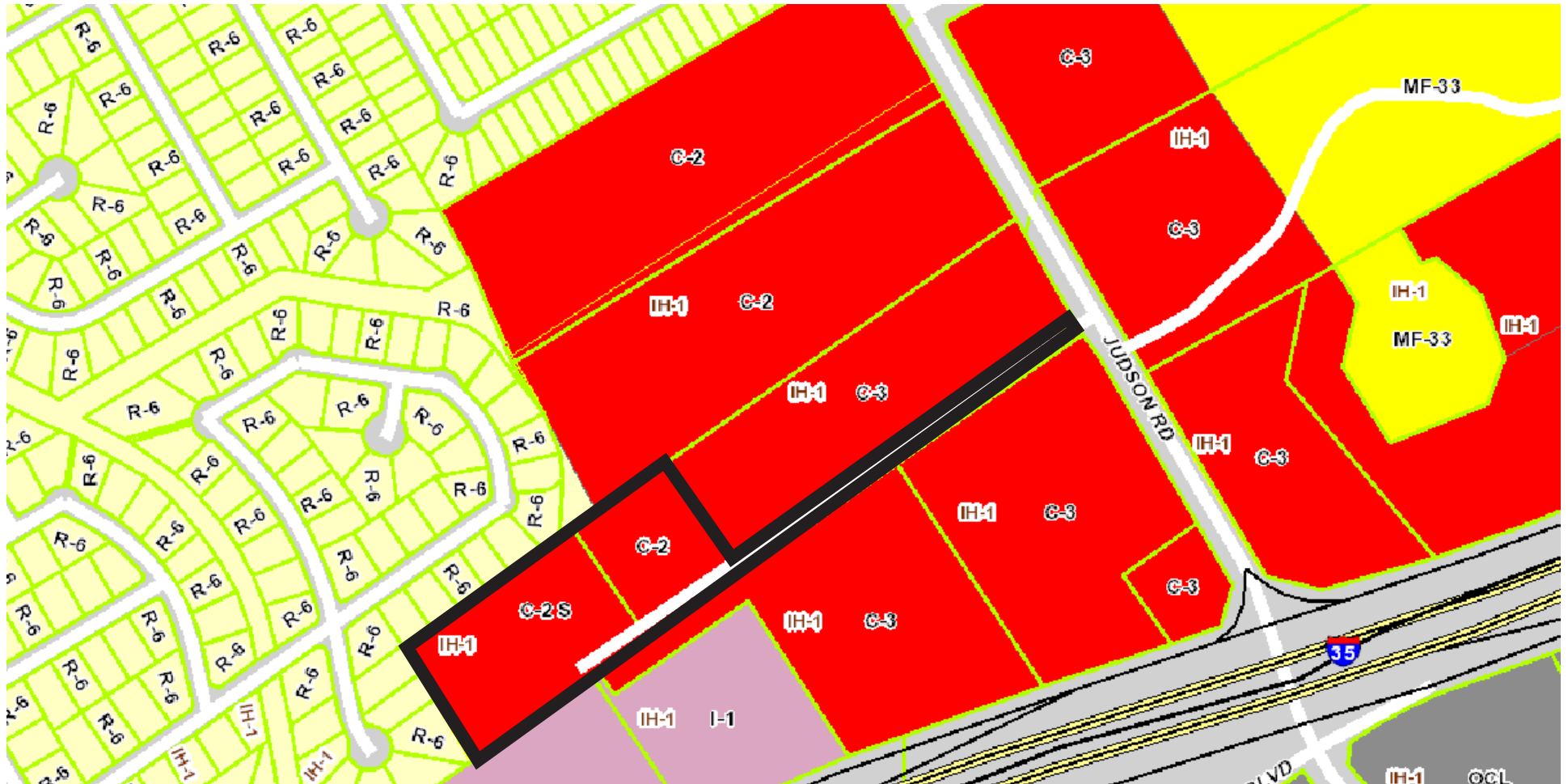
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## ZONING MAP





# 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.

Transwestern Property Company SW GP LLC	<b>466196</b>		<b>210-341-1344</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steve Ash</b>	<b>392519</b>	<b>steve.ash@transwestern.com</b>	<b>713-270-7700</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Leah Gallagher</b>	<b>526657</b>	<b>leah.gallagher@transwestern.com</b>	<b>210-341-1344</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Russell Noll</b>	<b>386386</b>	<b>russell.noll@transwestern.com</b>	<b>210-341-1344</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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