

585 +/- acres

Loop 1604 S, San Antonio, TX

FOR SALE

LOCATION

South of San Antonio on Loop 1604 South, approx. two miles east of U.S. 281 and four miles west of I-37.

FRONTAGE

Approx. 3,300 feet of frontage on the south side of Loop 1604.

UTILITIES

Electricity: City Public Service
Sewer: San Antonio Water System
Water: Bexar Metropolitan Water
Gas: City Public Service
Telephone: SBC

Prospective buyers should retain an independent engineer to verify the location, accessibility, and capacity of all utilities for buyer's intended use.

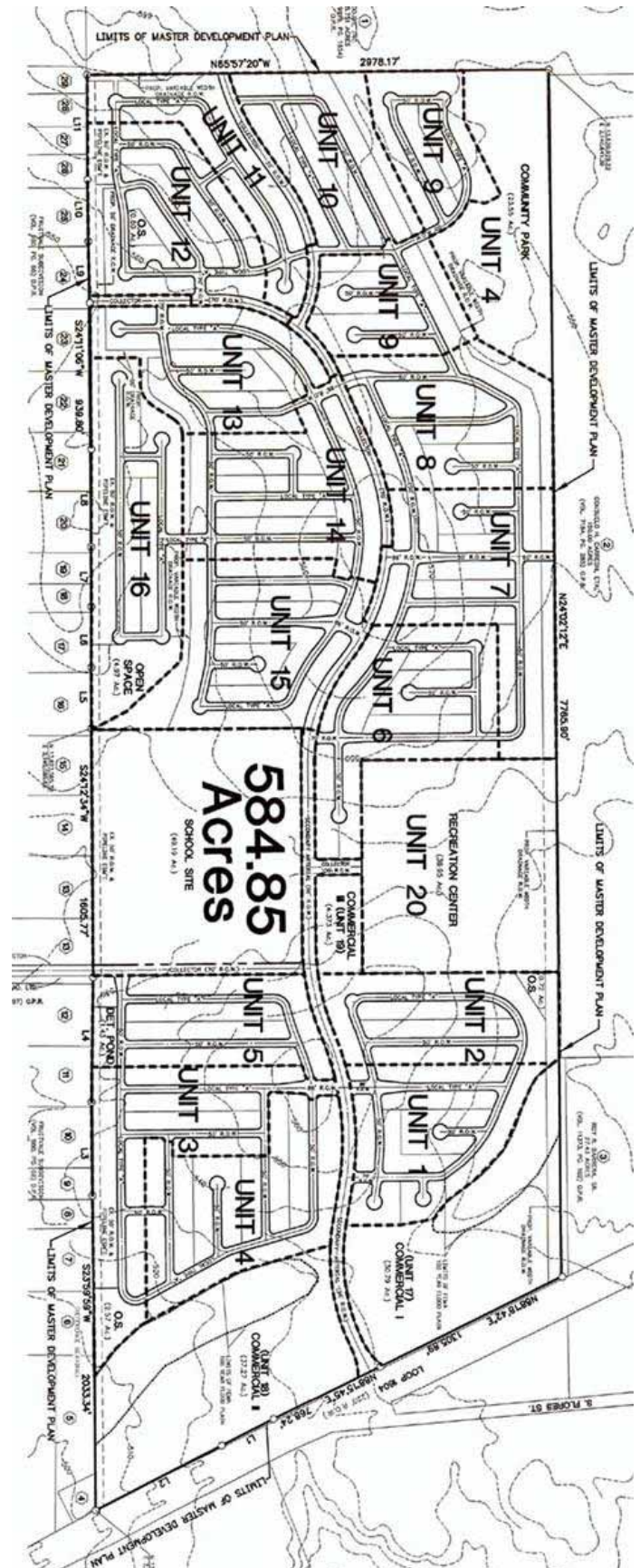
PRICE: \$22,500 per acre

- Near intersections of Hwy 37 S / Loop 1604 S and Hwy 281 / Loop 1604 S.
- Two new SISD Elementary Schools nearby.
- Close proximity to new Toyota plant site.
- 15 minutes from downtown.
- Close to Braunig Lake and Calaveras Lake.
- All utilities available.



For information, contact:
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The information contained herein is provided as an accommodation to you and your clients in order to facilitate your examination of the properties described herein. Sullivan Commercial Realty does not guarantee the completeness or accuracy of the information contained herein and expressly disclaims any duty, warranty or representation, express or implied, related to this information or the property information.

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LEGAL DESCRIPTION

CB 4167-2 PT of TR C, D & E or P-19, 19A & 19B ABS 8.

TERRAIN

The terrain is gently rolling with two distinct hills on the property. The elevations range from a low of about 538' above msl in the northwest corner to about 579' above msl on the hill in the south central part of the property.

VEGETATION

The north portion of the property has a cover of mesquite and the southern portion has open fields and cultivated land with some scattered oaks.

SOILS

Soils are sandy to sandy loam overlying a sandy clay.

ZONING

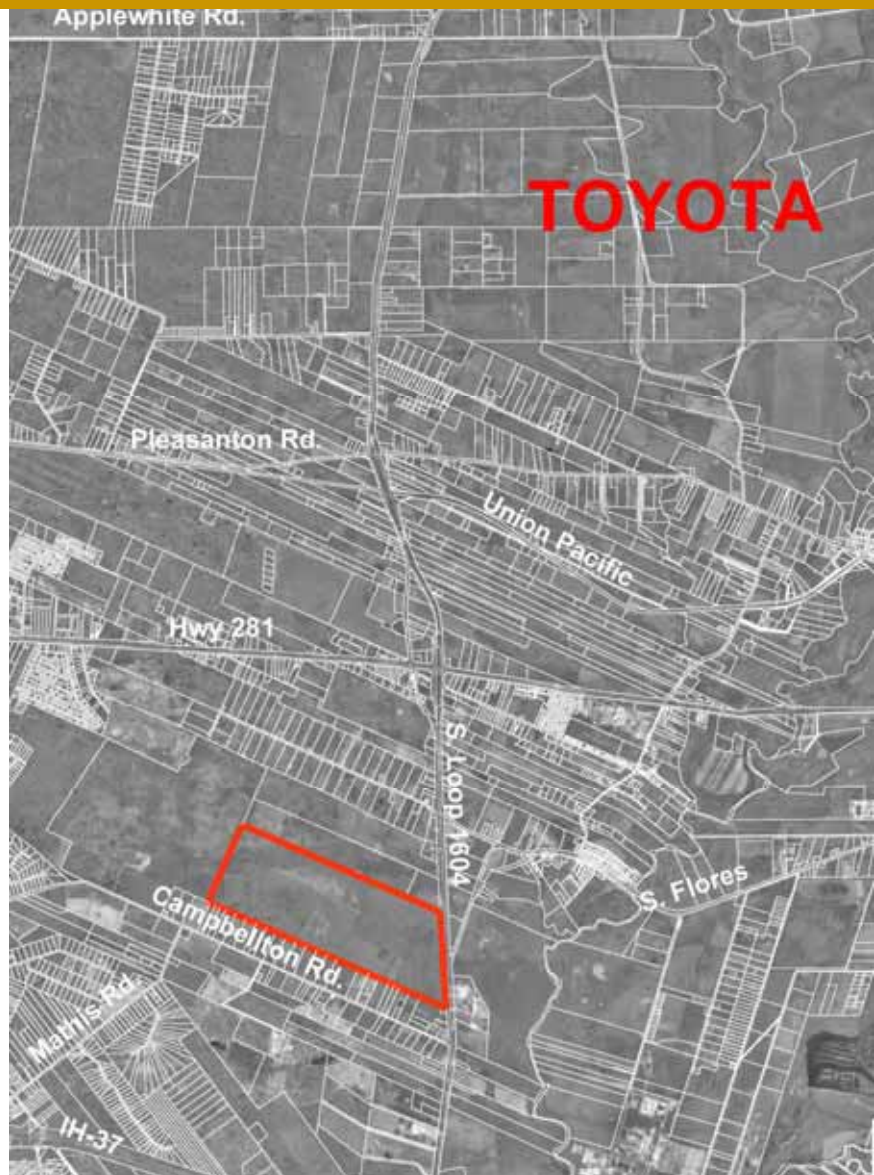
Bexar County, unzoned. Preliminary master planning underway.

SCHOOL DISTRICT

Southside Independent School District

TAXES

The property is currently in "Ag Use" valuation.



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Information on Agency Relationships

The law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.
What to Know Before Working with a Real Estate Broker

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 leases 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 interests 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 BROKER 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: shall treat all parties honestly ;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 ;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 may not disclose any confidential information or any 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 of 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 instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction 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

