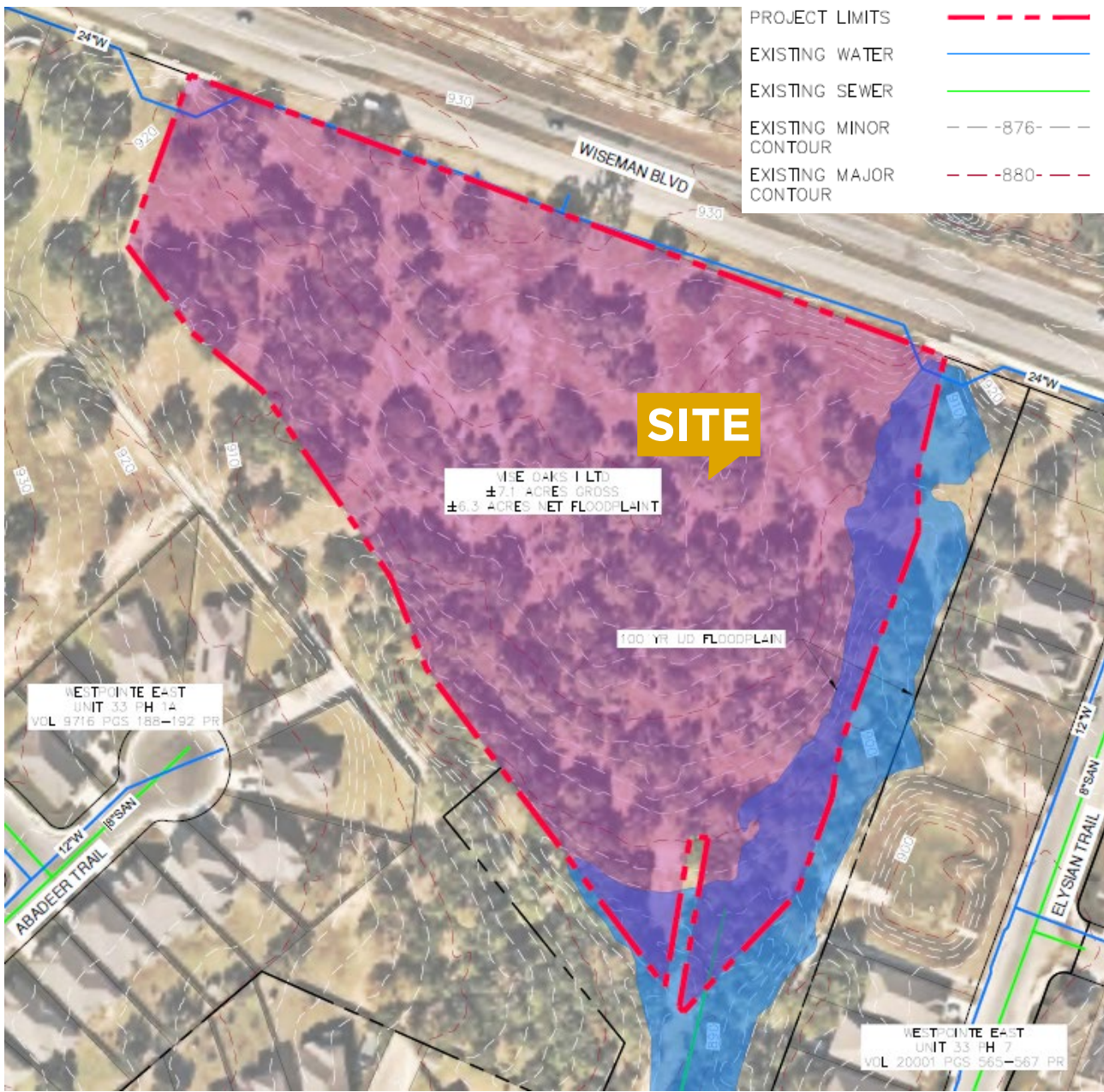


7± ACRES AVAILABLE
WISEMAN BLVD NEAR ALAMO PKWY
 FAR WEST SAN ANTONIO, BEXAR COUNTY

FOR SALE



ONE OF THE FASTEST GROWING AREAS OF BEXAR COUNTY

LAND SIZE
 7.1 GROSS ACRES
 6.3 ACRES NET FLOODPLAIN

LOCATION
 WISEMAN BLVD BETWEEN TILLMAN RIDGE & ALAMO PARKWAY- WEST OF LOOP 1604 N BEXAR COUNTY, TX 78253

UNIT 33
 WESTPOINTE EAST MDP

PROPERTY ID
 BEXAR CAD PROPERTY ID 1261074

ZONING
 OCL

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

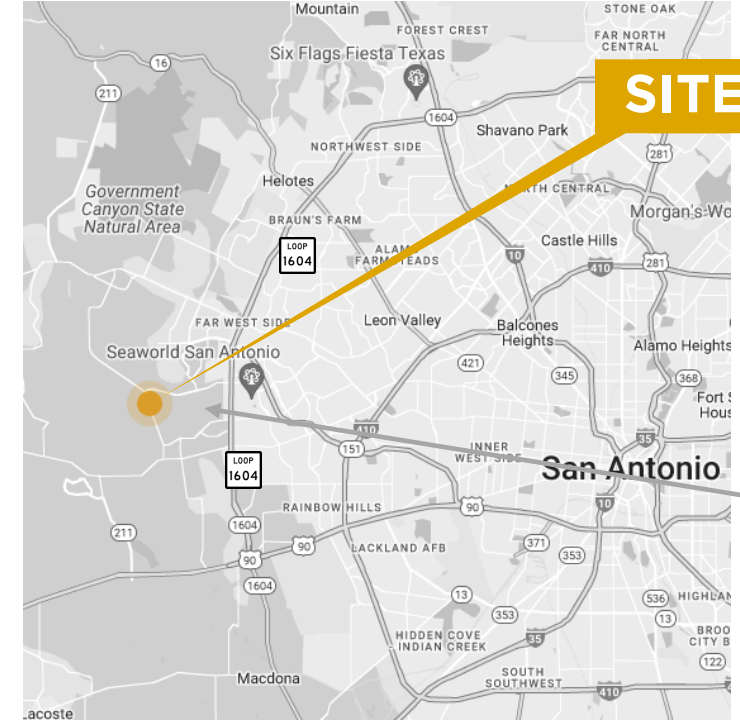
SALE PRICE
 CONTACT BROKER

7± ACRES AVAILABLE
WISEMAN BLVD NEAR ALAMO PKWY
 FAR WEST SAN ANTONIO, BEXAR COUNTY

FOR SALE

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,019	65,884	194,608
# HOUSEHOLDS	1,015	21,675	63,443
AVG HH INCOME	\$111,106	\$109,070	\$98,761

EXCELLENT DEMOGRAPHICS
 WESTOVER HILLS - AREA IS MARKED BY RAPID RESIDENTIAL & RETAIL GROWTH, SURROUNDED BY SEVERAL SCHOOLS & THOUSANDS OF NEW HOMES.



WESTOVER HILLS BAPTIST MEDICAL CAMPUS broke ground 10/2022 - \$230M multi-phase project on 72 acres includes 5-story, 255,000 SF acute-care hospital, medical office buildings, ambulatory surgical center, w/potential for additional medical & retail.



TRAFFIC COUNT
 W LOOP 1604 N & POTRANCO - 52,598 VPD



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

11-2-2015

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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY

James E. Sullivan, Jr., Broker
Zach Davis, Broker
Connor Dziuk, Agent

LICENSE NO: 491694 Phone: 210-341-9292
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LICENSE NO: 555684 zdavis@sullivansa.com
LICENSE NO: 779545 cdziuk@sullivansa.com

Buyer/Tenant initials

Seller/Landlord Initials

Date

Source:

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

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