

Land FOR SALE

3330 Nacogdoches

San Antonio, Texas 78217



PROVIDENCE

Commercial Real Estate Services

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Location: The property is located in NE San Antonio on Nacogdoches between Loop 410 and Wurzbach Pkwy..

Size: +/- 1.76 acres (76,666.2 SF)

Zoning: C-3/C-3 NA Commercial DistrictP

Price: \$615,000

Comments: Development parcel on Nacogdoches outside Loop 410. Stable area, immediately adjacent to Salado Creek Business Park.

CORFAC
International

100 NE Loop 410, Ste. 950 · San Antonio, Texas 78216

The information contained herein was obtained from sources believed reliable; however, Providence Commercial Real Estate Services, Inc. makes no guarantees, warranties or representations as to its completeness or accuracy. It is your responsibility to independently confirm its accuracy and completeness. Any presentation of size, quality or quantity of any of the physical characteristics of the property should be verified by you or your advisors.

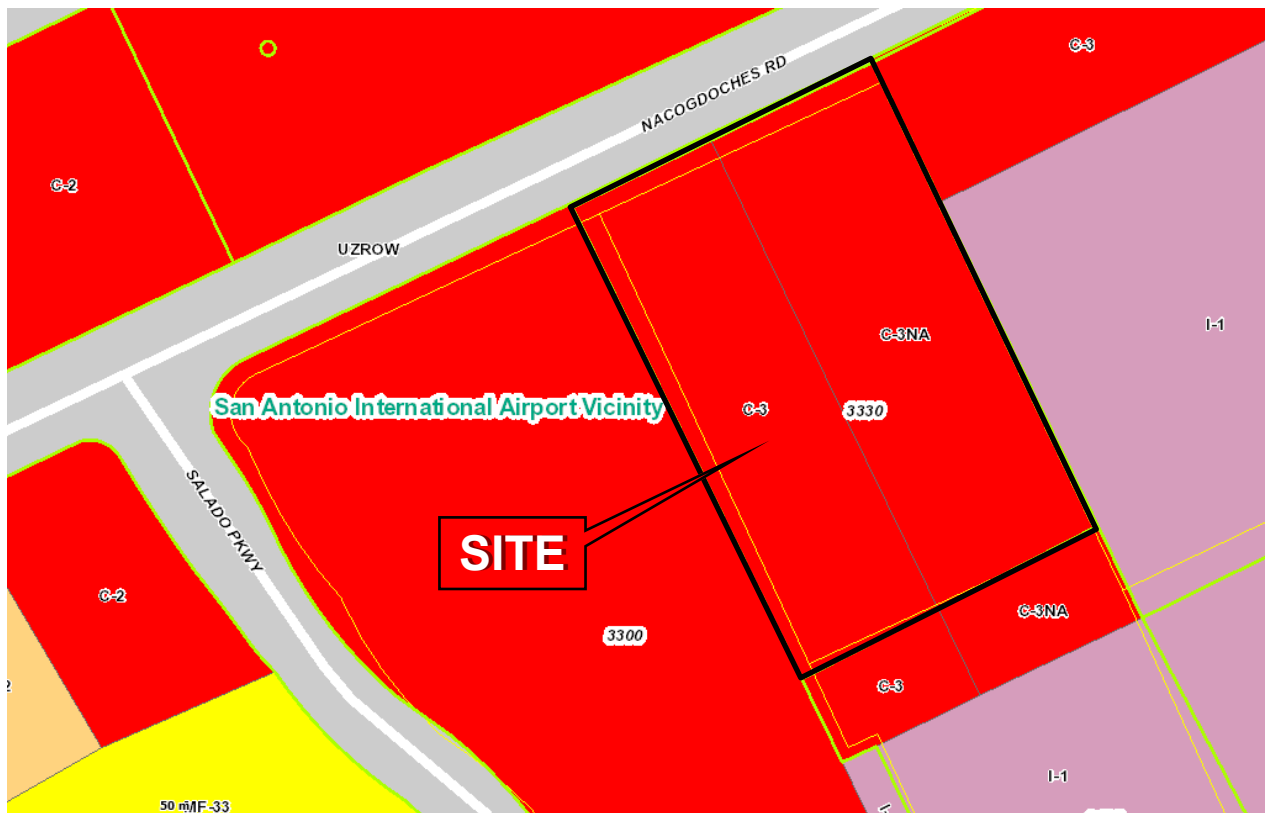
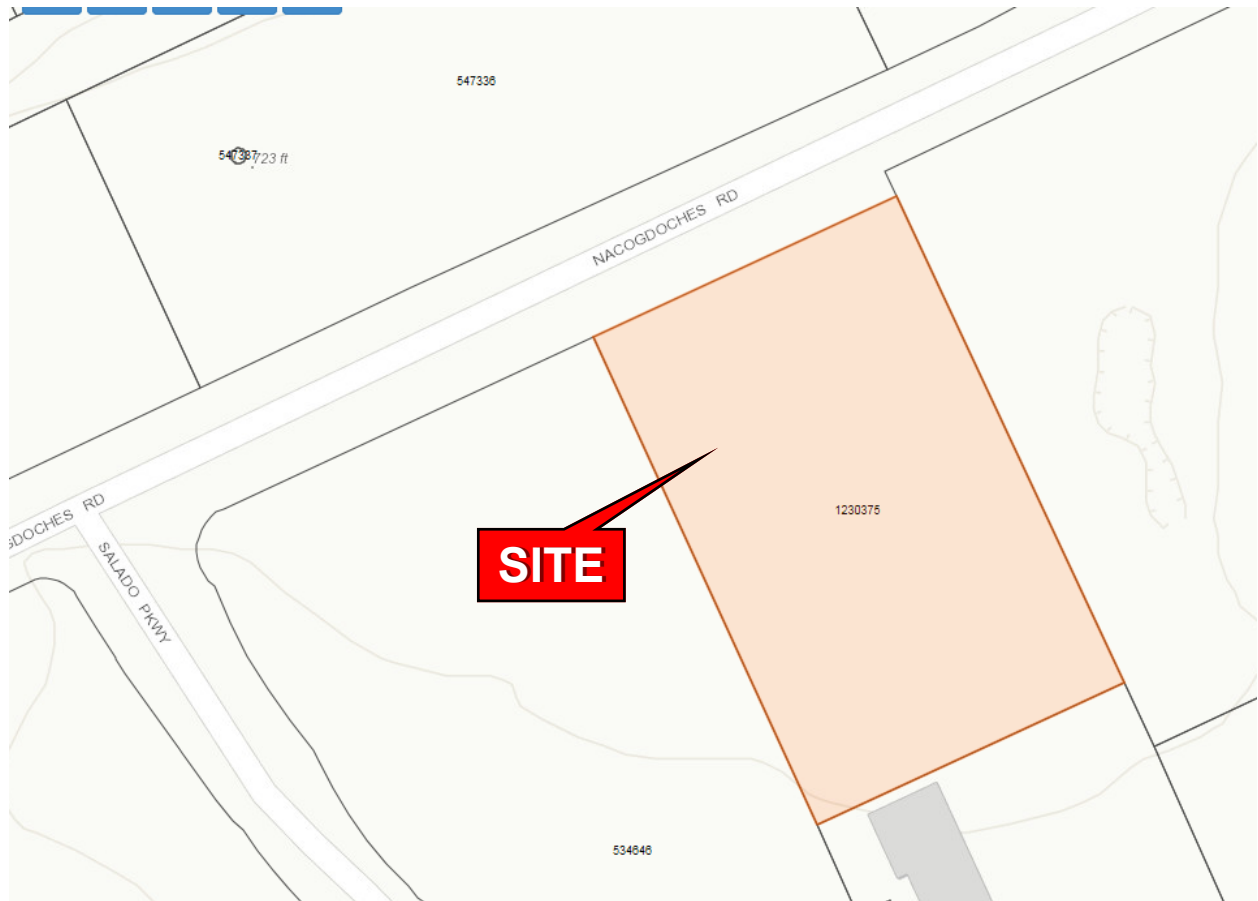
3330 Nacogdoches
Pictures



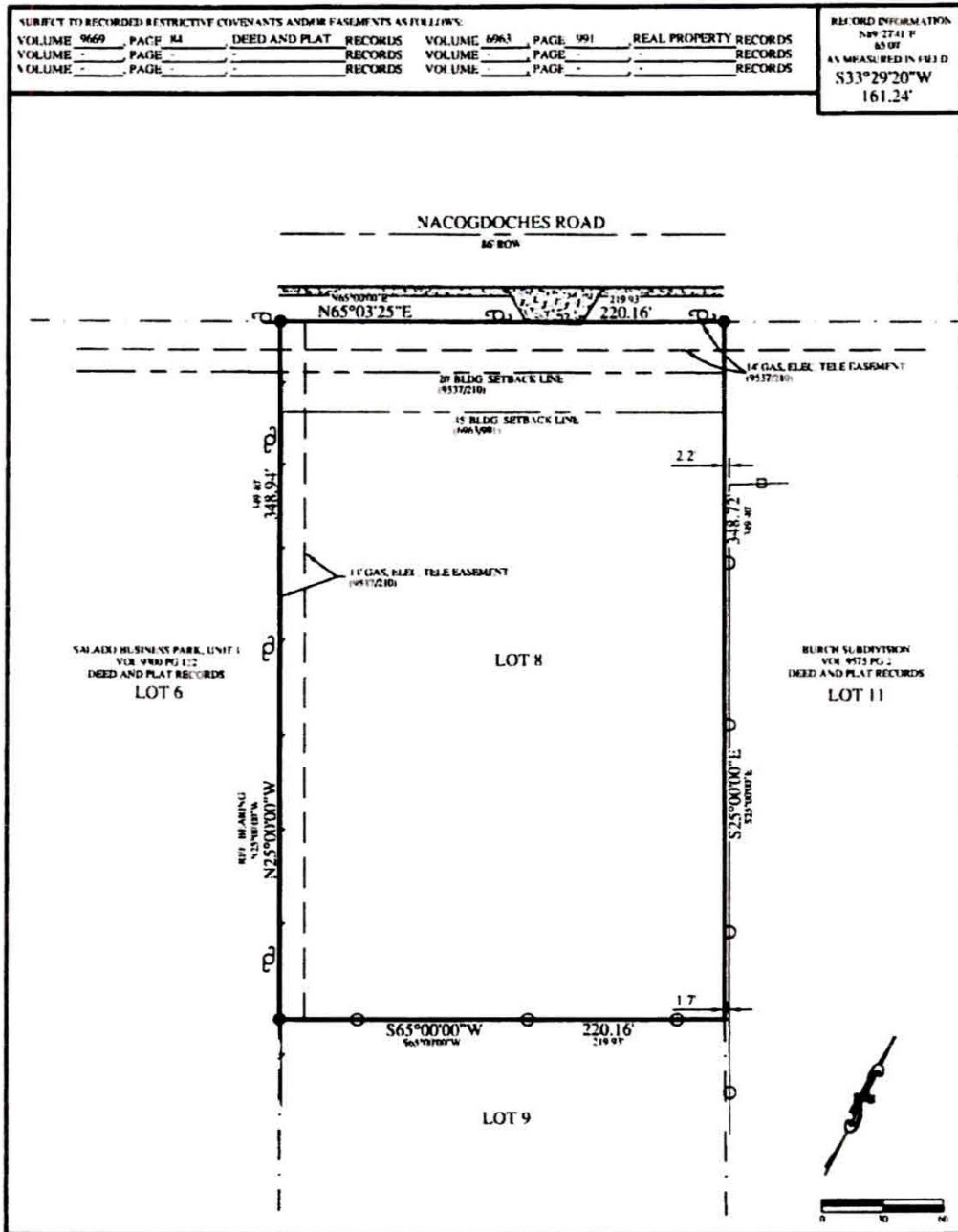
3330 Nacogdoches Aerials



3330 Nacogdoches
Parcel and Zoning Maps



3330 Nacogdoches Survey



<p>LOT(S) 8 BLOCK 2 N.C.B. 13749 SUBDIVISION SALADO CREEK BUSINESS PARK, UNIT 1 VOLUME 9669 PAGE 84 OF THE DEED AND PLAT RECORDS OF BEYAR COUNTY, TEXAS. WITNESS MY HAND AND SEAL THIS DAY 12 OF MAY, 2015 ADDRESS 3435 SALADO CREEK DRIVE G.P. NO. T1115203237.11 ROSIN GROUP, INC. JOB NO. 2335-002-000 DRAWN BY JET SURVEYED BY JM CERTIFIED TO RICKAWAY PARK, INC.</p>	<p>I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREOF DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. THIS CERTIFICATION IS ONLY TO THE CURRENT PROPERTY OWNER AND IS NOT VALID AFTER SIXTY (60) DAYS OF THE DATE SHOWN HEREON. DEED RESTRICTIONS OR RESTRICTIVE COVENANTS ARE NOT REFLECTED ON THIS SURVEY. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE. FENCES MAY VARY IN LOCATION FROM BOUNDARY. BOUNDARY IS DEFINED BY BEARINGS AND DISTANCES SHOWN ON DRAWING.</p>
<p> <input checked="" type="checkbox"/> WOOD FENCE <input type="checkbox"/> UTILITY POLE <input type="checkbox"/> CHAIN LINK FENCE <input checked="" type="checkbox"/> BARBED WIRE <input type="checkbox"/> IRON WIRE (GHT IRON) <input type="checkbox"/> CUV COVERED <input checked="" type="checkbox"/> LIGHT POST <input type="checkbox"/> TRANSFORMER <input type="checkbox"/> 1/2" IRON ROD SPT WITH YELLOW CAP MARKED <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> 1/2" IRON ROD FOUND <input type="checkbox"/> "ROVIN GRP 206" <small>(UNLESS OTHERWISE NOTED) (UNLESS OTHERWISE NOTED)</small> </p>	
<p> Rosin Group, Inc. Engineering & Project Management Registered Professional Land Surveyor 2016 W. W. MILITARY HWY 210-490-6001 SAN ANTONIO, TEXAS 78213 FAX 210-490-0580 </p>	<p style="text-align: center;"> ROY R. ROSIN, P.L.S. </p>



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.

Providence Commercial Real Estate Services, Inc.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	413947 License No.	Email	(210) 366-4444 Phone
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Steve Garza

Designated Broker of Firm	339237 License No.	steve@pcres.com Email	(210) 598-3520 Phone
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Licensed Supervisor of Sales Agent/ Associate

	License No.	Email	Phone
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Sales Agent/Associate's Name

	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date