THE POWELL COMPANIES
REAL ESTATE SERVICES

210.526.6889

Custom Commercial Land Brokerage
and Development in San Antonio

# Shavano Highlands Commercial

## NW Corner of 1604 & NW Military Hwy

COMMERCIAL PROPERTY

## Information

**Location:** NC San Antonio on the North side of Loop 1604
**Zoning:** City of San Antonio
**Utilities:** SAWS water and sewer, CPS electric and gas, Time Warner cable
**Entitlements:** All entitlements in place. List available on request.
**Topography:** Flat to gently sloping

## Highlights

- Strategic retail and restaurant pads
- Will be delivered platted and with utilities
- Adjacent to new Class A Multi-Family/288 Units


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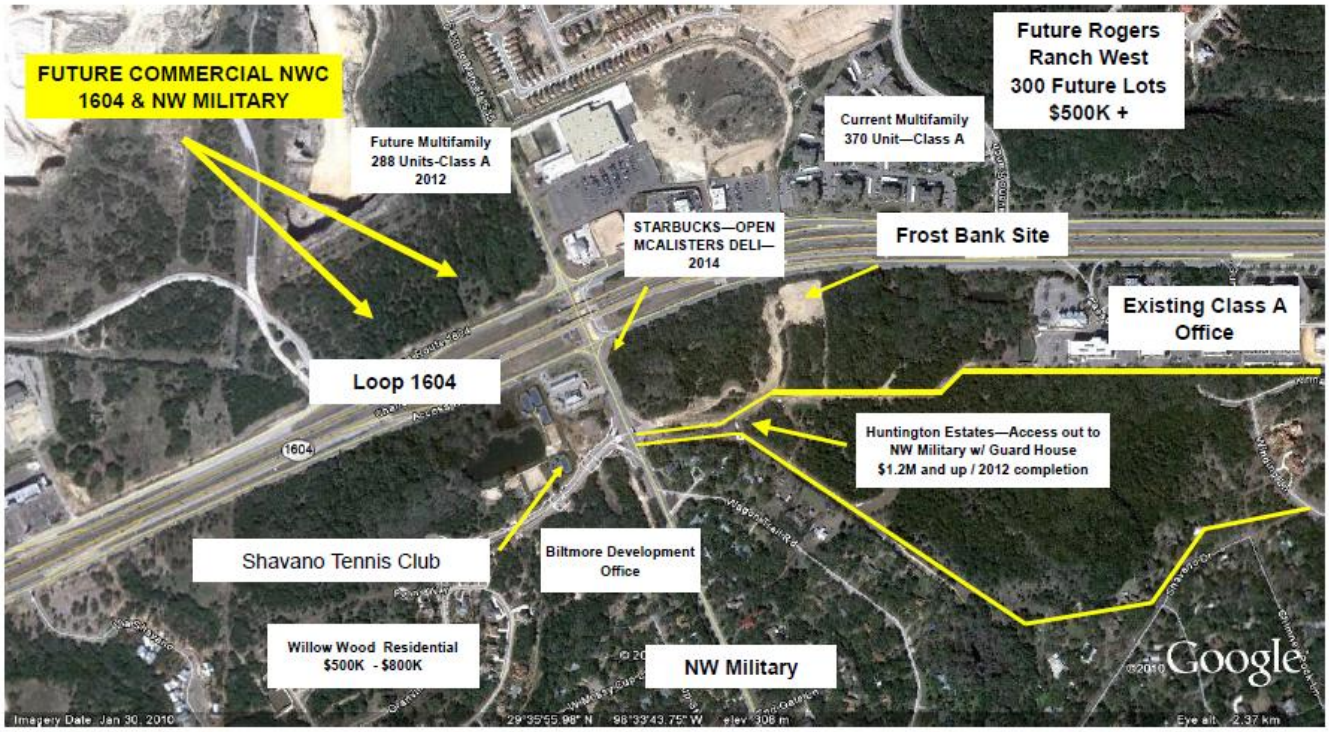
**SUB-MARKET OVERVIEW—1604 and NW MILITARY**

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# Information On Brokerage Relationships (TREC)

Before working with a real estate broker, you shall know that the duties of a broker depend on whom the broker represents. If you are 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 lease is 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 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 though a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub-agency 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 Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. 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;
3. May not disclose that the buyer will pay a price greater that the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. 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 Real Estate License Act or a court order or 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 Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions 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.
TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.ACKNOWLEDGEMENT: Please acknowledge your receipt of this information for Broker's records:

SELLER/LANDLORD:

By: _____

Title: _____

Dated: _____

BUYER/TENANT:

By: _____

Title: _____

Dated: _____

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## Acknowledgements

**Property Information Disclaimer**

This package is intended to provide interested parties with preliminary information only and is not a solicitation of offers and does not constitute an offer to Lease of Sell. The delivery of this package to any person shall not create any agency relationship. The information included herein was obtained from sources deemed reliable; however, the Broker makes no guarantees, warranties or representations, expressed or implied, as to the completeness or accuracy of information. The information included herein is subject to corrections, errors and omissions, change in price, prior sale or lease, or withdrawal of property from the market without notice. The broker hereby advise prospective Lessee or Buyer to confirm all information included herein with qualified professionals of their choice. No representation is made as to the value of any Lease or Sale; Broker hereby advise prospective Lessee or Buyer to consult their business, tax and legal advisors before making any final decisions and/or submitting any offer to Lease or Purchase.

**Title Abstract**

As required by law, Tenant/Buyer are advised to have the abstract covering the property examined by an attorney of their own selection or obtain a leasehold owner's policy of title insurance (Tenant) or a policy of title insurance (Buyer). Americans With Disabilities Act Disclosure The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and Tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

**Sale/Lease Hazardous Material Disclosure**

Various construction materials may contain items that have been or may, in the future, be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or uses in the area, the Property may have hazardous or undesirable metals, mineral, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer/Tenant to retain qualified experts to detect and correct such matter and to consult with legal counsel regarding the Property.

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