

# Gen McMullen & Roselawn San Antonio, TX Hard Corner



**Location:** 3311 Roselawn Rd, 2432 & 2414 Jamar

**Zoning:** C-2 and O-2

**Land Size:** +/- 1.8 Acres

**Improvements:** Three buildings, little value

**Frontage:** +/- 322' Jamar, +/- 185' Roselawn and +/- 153' Gorham.

**Comments:** Corner lot. Several large apartment complexes in immediate area. By Kelly AFB, Port San Antonio, Kennedy HS and Kennedy Park. Underserved retail area.

**Price: \$1,150,000**

Chuck Christian, Broker  
210-316-0588  
chuck@buyselltx.net

Office  
900 NE Loop 410 #D302  
San Antonio, TX 78209  
210-348-9900  
WWW.BUYSELLTX.COM



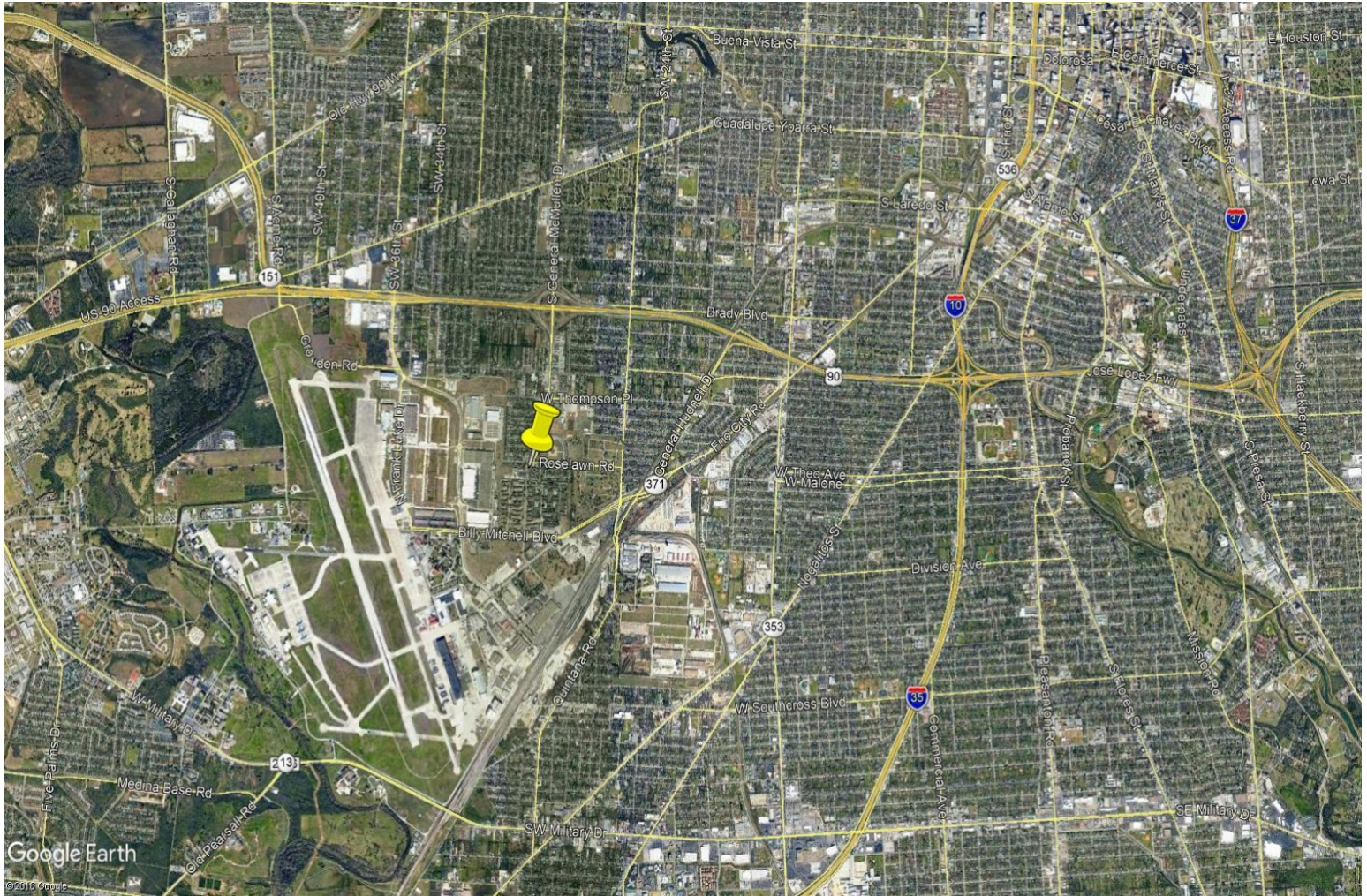
# NEWMARKET

COMMERCIAL REAL ESTATE SERVICES

\*The above information was received from sources deemed to be reliable; however, no warranty can be implied by New Market Real Estate, LLC. as to the accuracy or correctness thereof. This offering is subject to verification, changes in price or terms, and withdrawal from the market.



# Gen McMullen & Roselawn San Antonio, TX Hard Corner



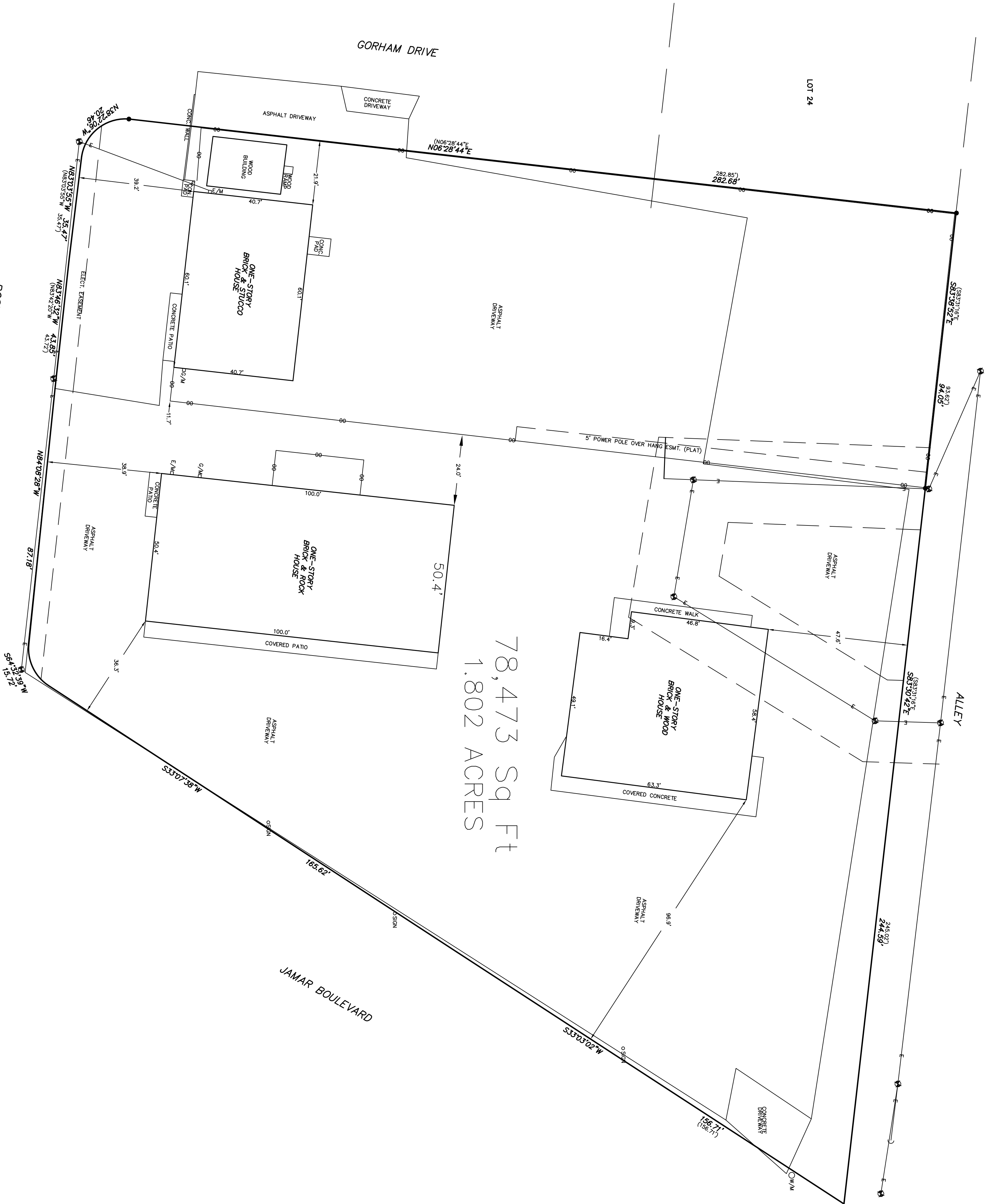
# NEW MARKET

COMMERCIAL REAL ESTATE SERVICES

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SCALE  
1" = 20'



THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR'S CERTIFICATE OF QUALITY IS ON FILE WITH THE COUNTY CLERK'S OFFICE.

- LEGEND
- = IRON ROD FOUND
  - = IRON ROD SET
  - △ = CALL IRON ROD
  - ⊕ = RECORD PER PLAT
  - = WOOD FENCE
  - = CHAIN LINK FENCE
  - = PUBLIC UTILITY EASEMENT
  - = BRIMING EASEMENT
  - W/M = WATER METER
  - A/C = AIR CONDITIONER
  - E/M = ELECTRIC METER
  - ⚡ = POWER POLE
  - ⚓ = GUY WIRE ANCHOR

ADDRESS: 3811 ROSELAWN ROAD, SAN ANTONIO, TEXAS

LEGAL DESCRIPTION:

LOT 24, BLOCK 8, NEW CITY BLOCK 12306, JAMAR VILLAGE SUBDIVISION, IN THE CITY OF SAN ANTONIO, TEXAS, BEING PART OF THE TRACT OF LAND DESCRIBED IN VOLUME 3535, PAGE 187, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE FROM THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR INTERESTS AFFECTING THE PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: N/A	LENDER: N/A
TITLE CO: N/A	G.P.F.: N/A
PLAN No.: 2018-0530	SURVEY DATE: JULY 10, 2018

2205 STONECREST PATH

NEW BRAUNFELS, TEXAS 78130

SURVEY PLAT

CELCO SURVEYING  
REG. #: 10193975  
TEL: 830-214-5109 FAX: 866-571-8323  
eddie@celcosurveying.com





## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>New Market Real Estate, LLC</b>	<b>9002832</b>	<b>chuck@buyselltx.net</b>	<b>(210)348-9900</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Chuck Christian</b>	<b>0481947</b>	<b>chuck@buyselltx.net</b>	<b>(210)316-0588</b>
Designated Broker of Firm	License No.	Email	Phone
<b>same</b>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date