

# 3 BUILDINGS ON 2.78 ACRES 18221 BULVERDE RD.



**Location:** 18221 Bulverde Rd.

**Zoning:** O-1 ERZD

**Building Size:** 5,275 SF (according to Bexar Appraisal)

**Land Size:** +/- 2.78 Acres

**Frontage:** Bulverde Rd

**Comments:** One of the most unique office spaces in San Antonio. Designed for the Fox Photo family by the O'Neil Ford architectural firm. Situated in a park like setting. Great set up for law, medical, tech field, computer software or IT offices wanting a creative work environment. Tile walkways connect the buildings. Large manicured heritage oaks, planters and masonry fencing. Buildings need a little TLC to make it a show place. Access is by easement off Bulverde Rd.

Located +/- .5 miles outside of Loop 1604. Property has private dr, fenced and gated for privacy.



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Chuck Christian, Broker  
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Ben Foster, Realtor  
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**Price: \$1,500,000**

**NEWMARKET**  
COMMERCIAL REAL ESTATE SERVICES

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\*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.





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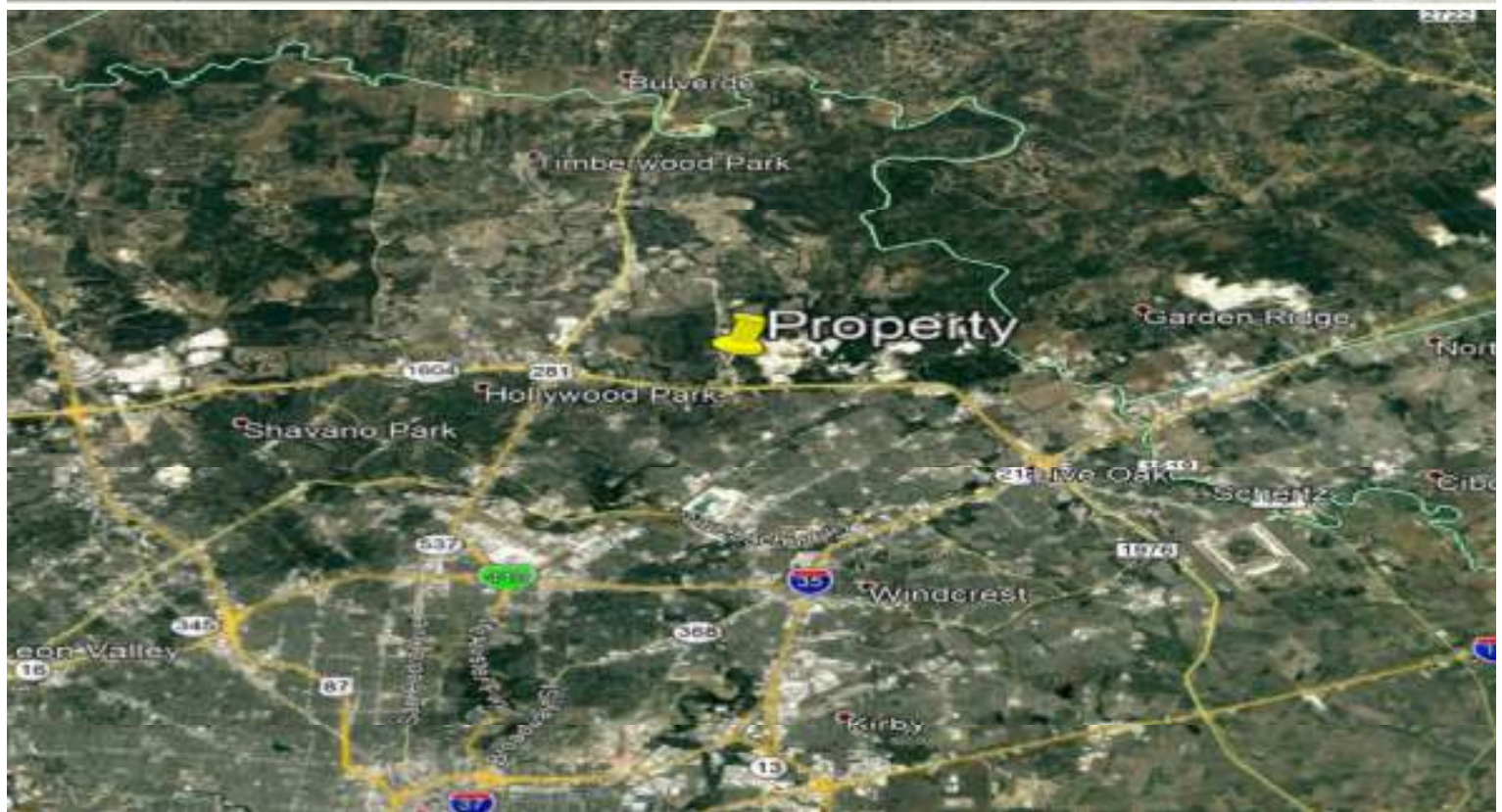


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## Information About Brokerage Services

*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<br>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/<br>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

New Market Real Estate, 8026 Vantage #221 San Antonio TX 78230

Chuck Christian

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

IABS 1-0 Date

information

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