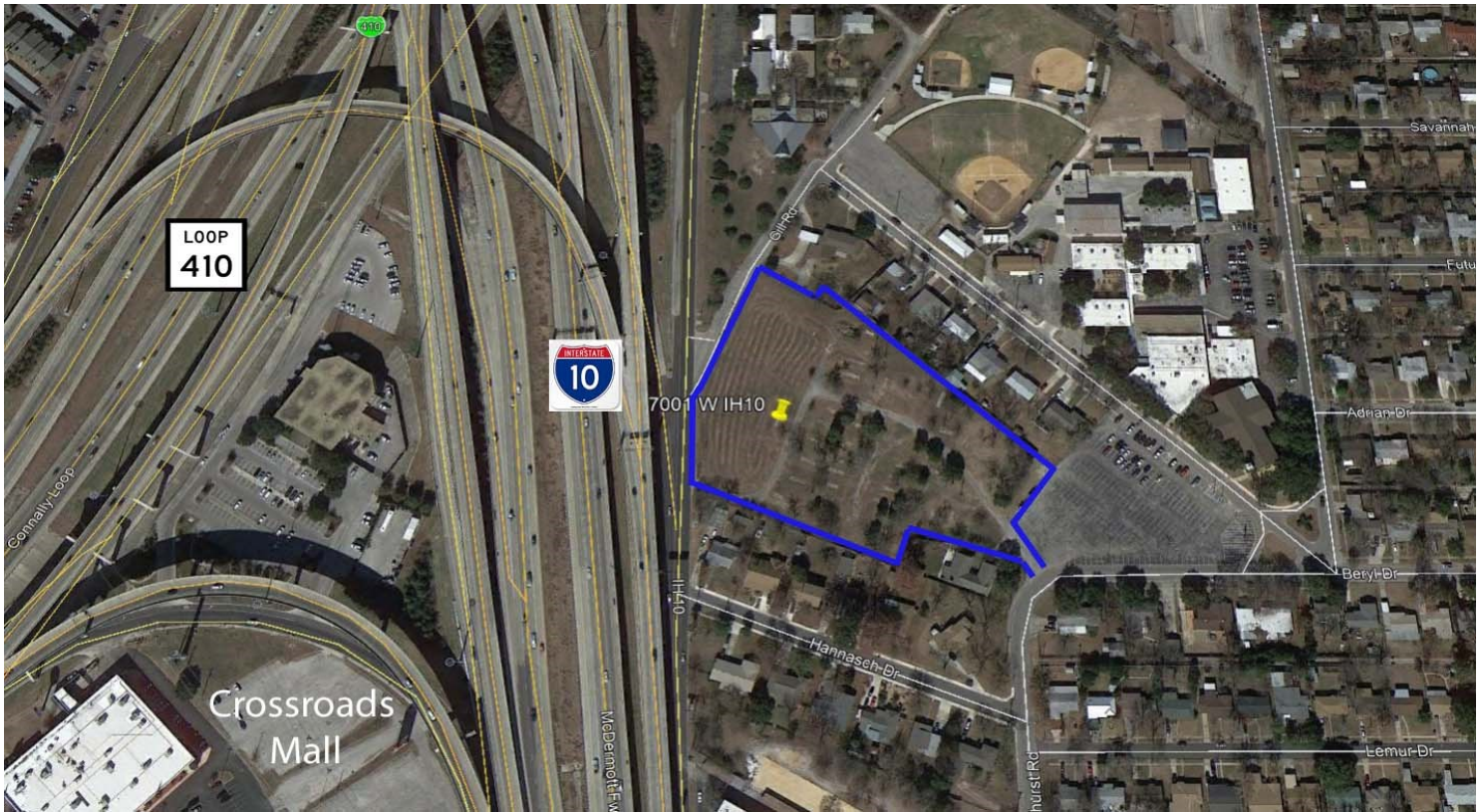


# 7001 IH 10 WEST SAN ANTONIO, TX



**Location:** IH 10 W and loop 410

**Zoning:** O-1 (Balcones Heights will consider rezoning)

**Land Size:** +/- .47 ( according to BCAD)

**Frontage:** IH 10 West

**Comments:** Highly visible from IH-10 with easy access. The Northwest corridor of San Antonio offers a strong office submarket. Zoning: O-1; Low-rise Office (City is motivated to see this property developed)

Property is situated at the SE intersection of Loop 410 and IH-10 in developer friendly Balcones Heights.

Traffic Counts: IH 10 & 410 NW 166,658 2012 VPD  
IH 10 and IH 10 access Rd 218,884 2012 VPD

**Price: REDUCED to \$1,500,000**

**( joint ventures , Possible owner financing)**



---

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

---

Ben Foster, Realtor  
210-872-2868  
benfoster@buyselltx.net

---

**NEWMARKET**

COMMERCIAL REAL ESTATE SERVICES

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

WWW.BUYSELLTX.COM

\*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.

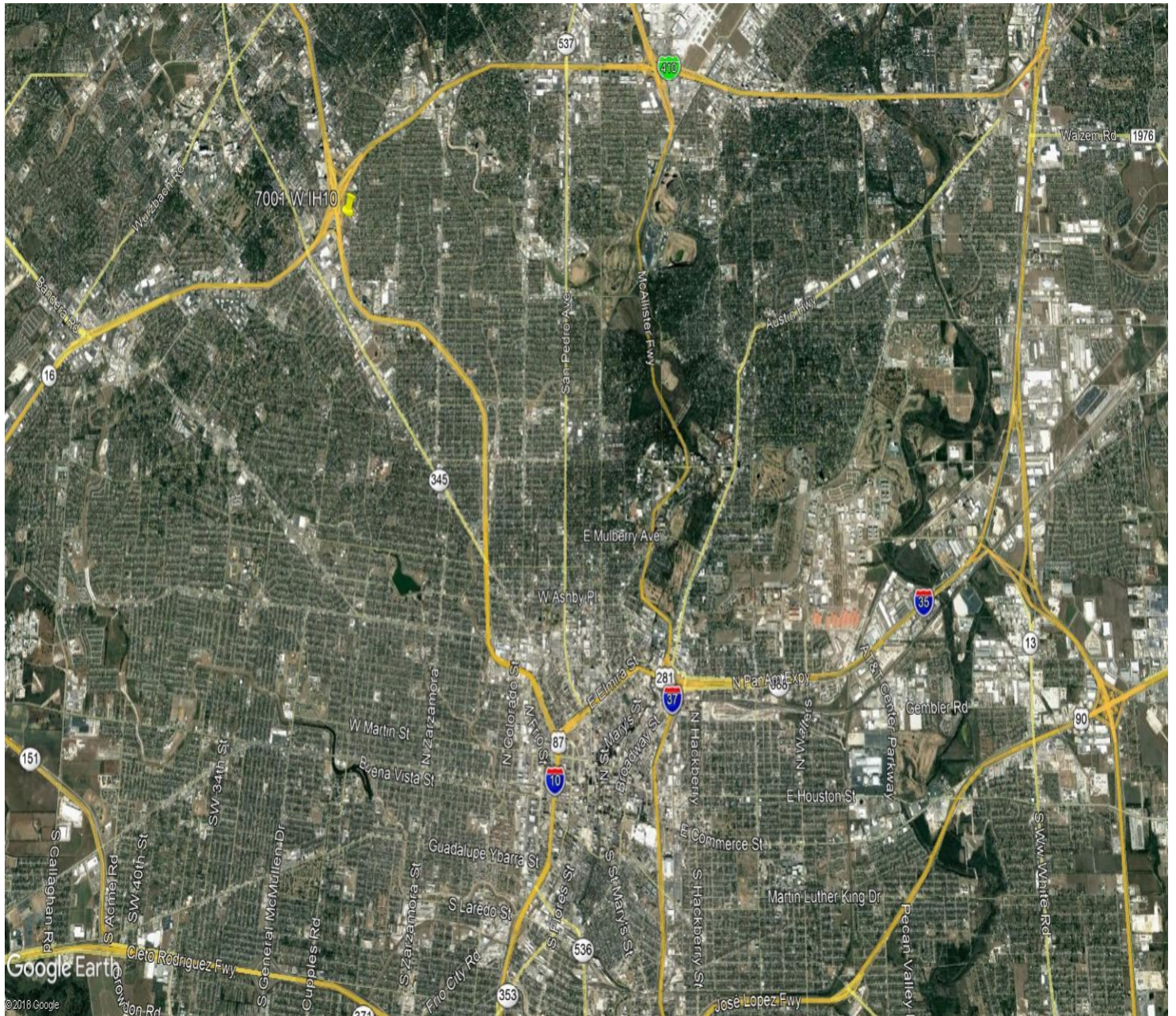
 **7001 IH 10 WEST  
SAN ANTONIO, TX**



\*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.

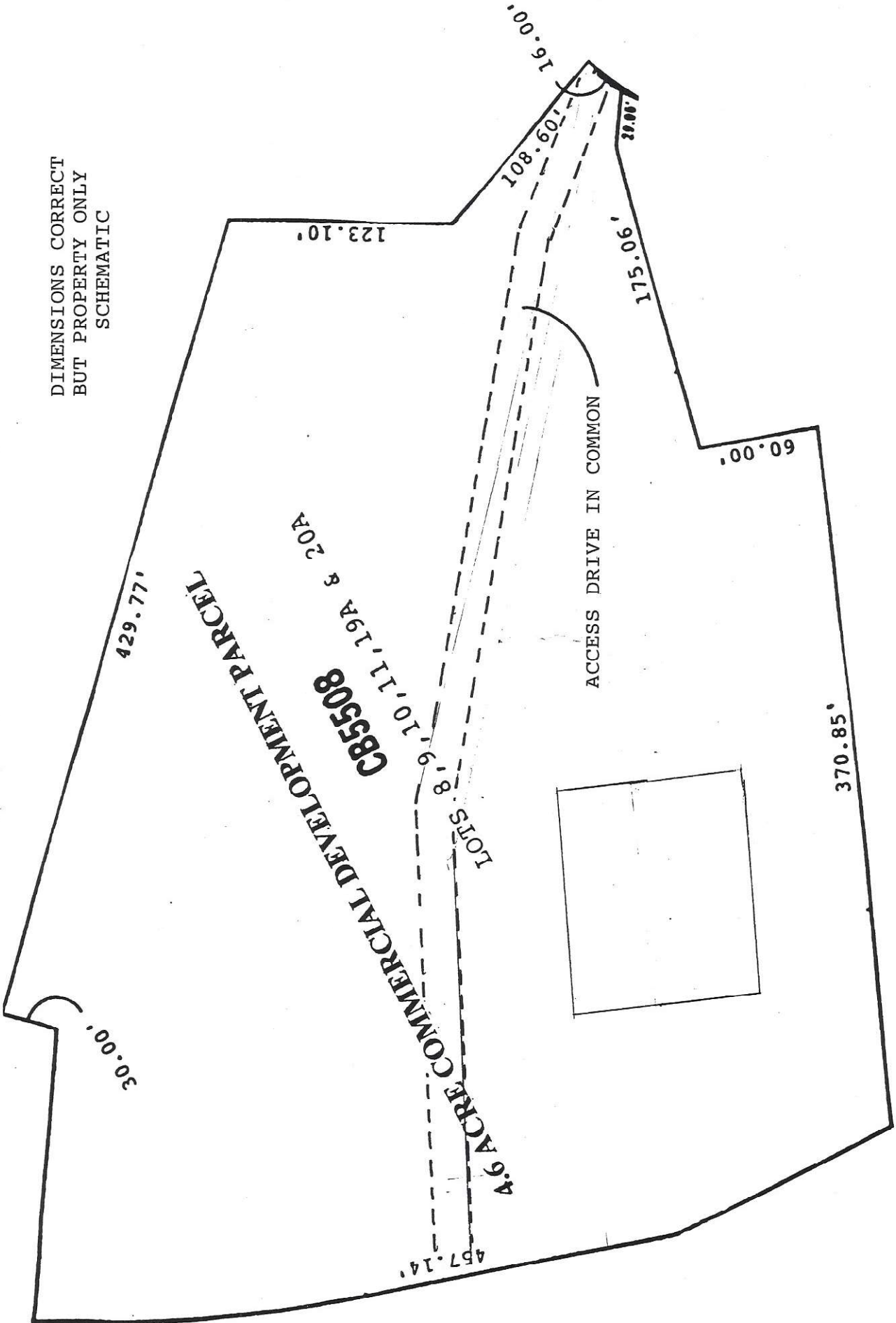


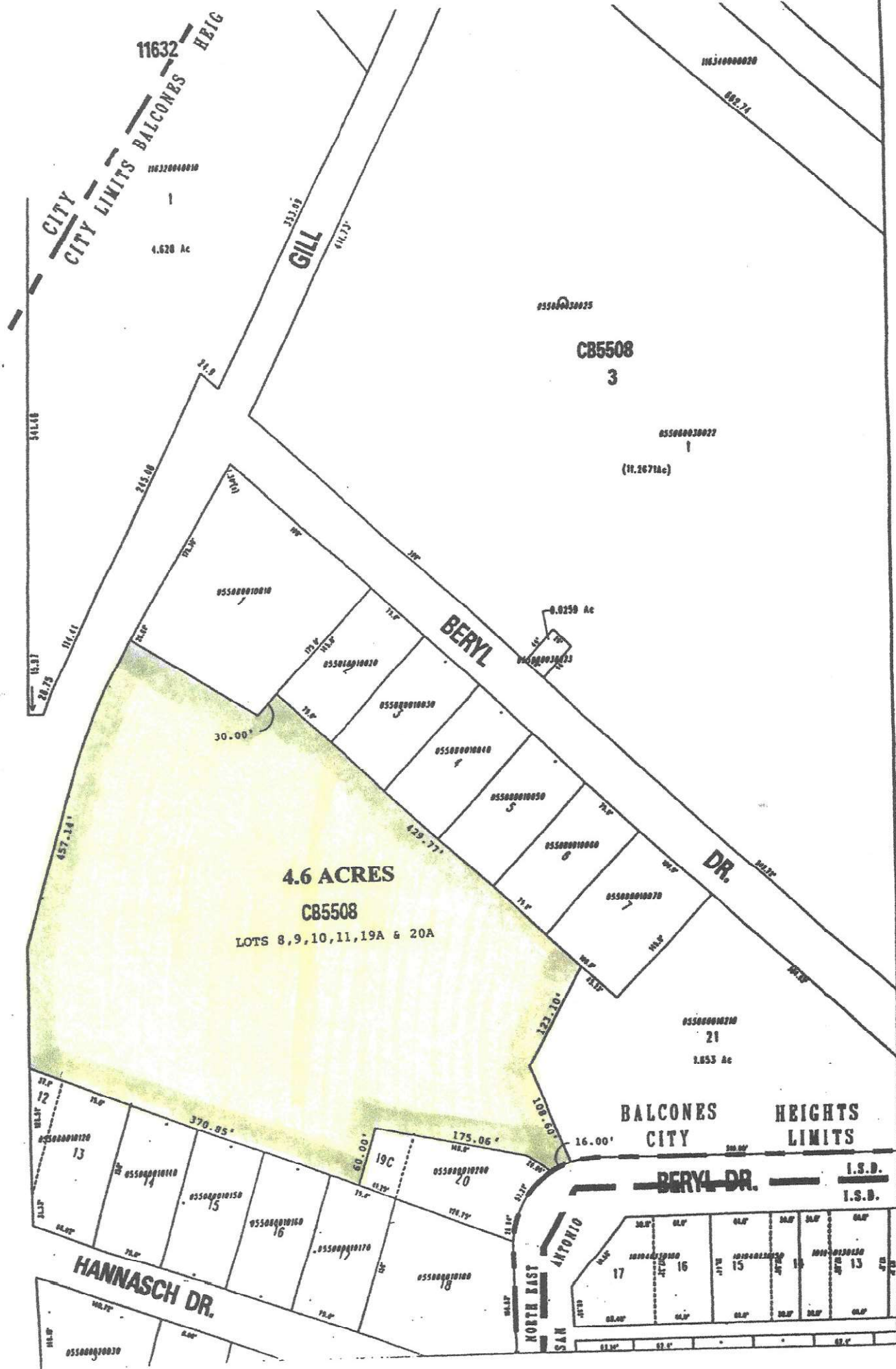
# 7001 IH 10 WEST SAN ANTONIO, TX



\*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.

DIMENSIONS CORRECT  
BUT PROPERTY ONLY  
SCHEMATIC





11632  
CITY LIMITS BALCONES HEIGHTS

4.628 Ac

CB5508  
3

05500030027  
1  
(11.2671Ac)

4.6 ACRES

CB5508

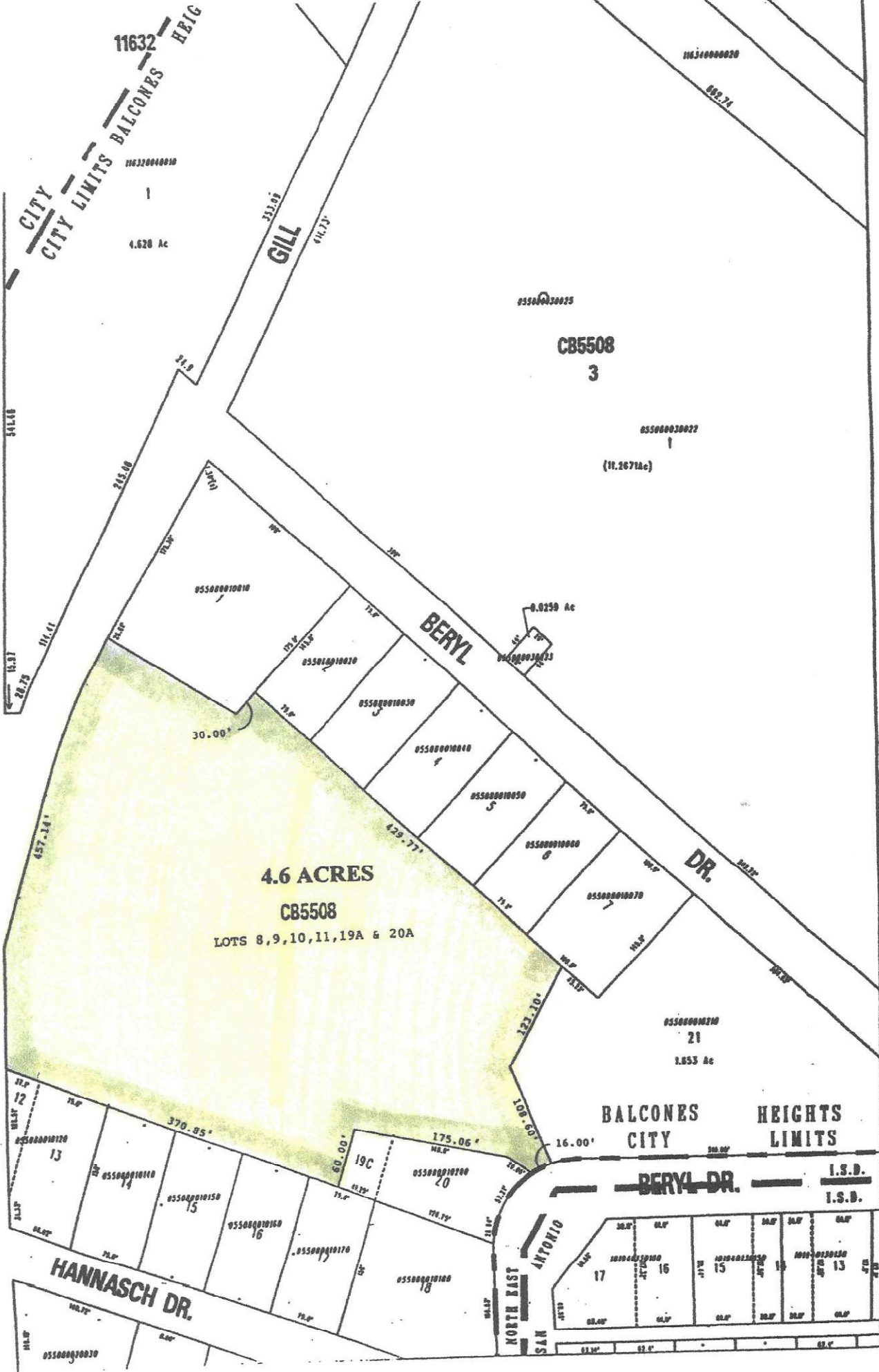
LOTS 8,9,10,11,19A & 20A

BALCONES CITY HEIGHTS LIMITS

BERYL DR. I.S.D. I.S.D.

HANNASCH DR.

NORTH EAST SAN ANTONIO





## 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

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

Phone: 210-3489900

Fax:

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)