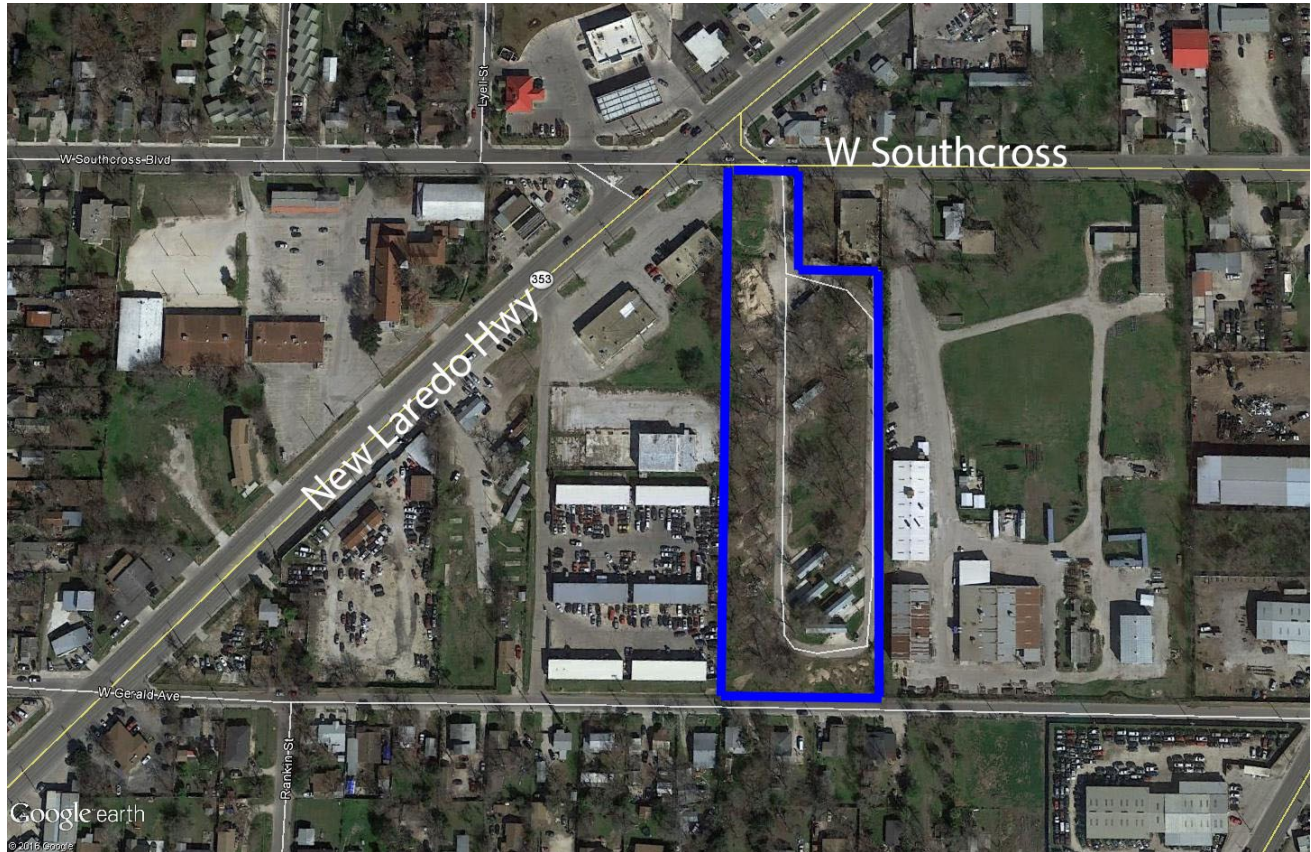


**4.7 ACRES  
2250 W SOUTHCROSS  
SAN ANTONIO, TX**



**Zoning:** C-1

**Land Size:** +/- 4.7 Acres

**Location:** Just off the corner of New Laredo Hwy

**Comments:** Former mobile home site. Fronts W Southcross and W Gerald with visibility from New Laredo. Owner will consider selling, ground lease and build to suit. Great retail or multi family site. Has sewer connections, and a 2" water meter. Frontage on Southcross and Gerald St.

Asking: REDUCED TO \$425,000



New Market Commercial  
Real Estate Services

Charles Christian  
8026 Vantage  
Suite 221  
San Antonio, TX 78230

Cell: 210-316-0588  
Office: 210-348-9900  
Site: [www.nmcres.com](http://www.nmcres.com)  
Email: [chuck@nmcres.com](mailto:chuck@nmcres.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

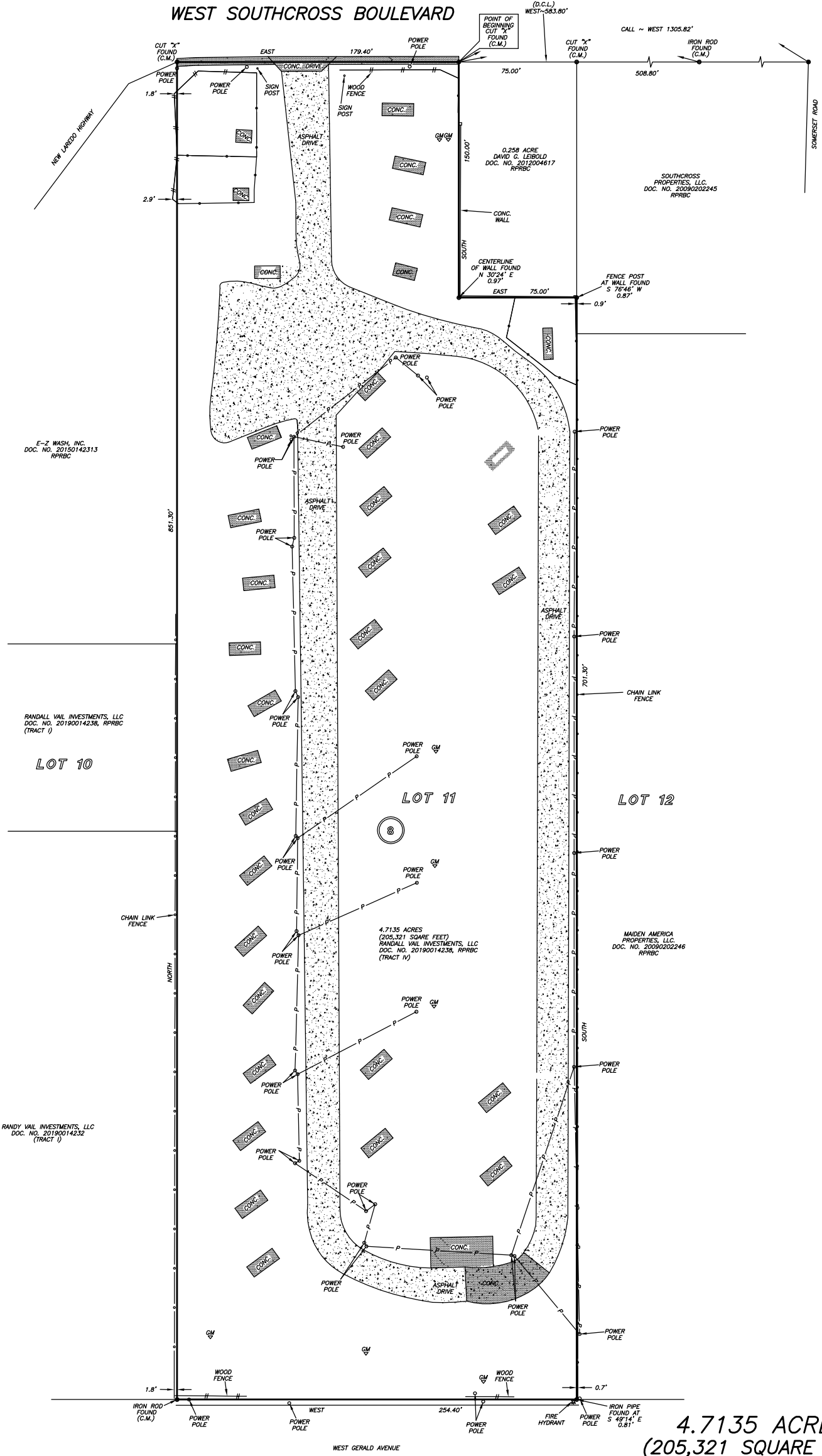
GF NO. 362 08NC OLD REPUBLIC TITLE  
 ADDRESS: 2250 WEST SOUTHCROSS BOULEVARD  
 SAN ANTONIO, TEXAS 78211  
 BORROWER: TOLENTINO ENTERPRISE LLC

THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS ESTABLISHED  
 BY THE U.S. DEPT. OF HOUSING & URBAN  
 DEVELOPMENT.  
 COMMUNITY/PANEL NO. 48029C 0560 F  
 MAP REVISION: 09/29/2010  
 ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: IRRIGATION DITCH EASEMENT AS PER VOL. 394, PG. 437.  
 NOTE: ELECTRIC AND GAS EASEMENT AS PER VOL. 3532, PG. 1869.  
 NOTE: ELECTRIC EASEMENT AS PER VOL. 13101, PG. 502.  
 NOTE: SOUTHWESTERN BELL TELEPHONE CO. EASEMENT AS PER VOL.  
 13561, PG. 2174.



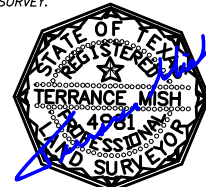
SCALE: 1" = 50'

**4.7135 ACRES**  
**(205,321 SQUARE FEET)**  
**OUT OF LOT 11, BLOCK 8**  
**NEW CITY BLOCK 8736**  
**ARTESIAN GARDENS**

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 105, PAGE 269 OF THE PLAT RECORDS  
 OF BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 DRAWING NO. SA2019-01271  
 MARCH 20, 2019



D.C.L.=DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 105, PG. 269, H.C.M.R.

DRAWN BY: BR

**PRECISION SURVEYORS**  
 PROFESSIONAL LAND SURVEYS  
 1-800-LANDSURVEY  
 www.precisionlandsurveyors.com  
 281-496-1586 FAX 281-496-1867  
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079  
 210-829-4941 FAX 210-829-1555  
 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700



## 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 <b>same</b>	License No.	Email	Phone
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)