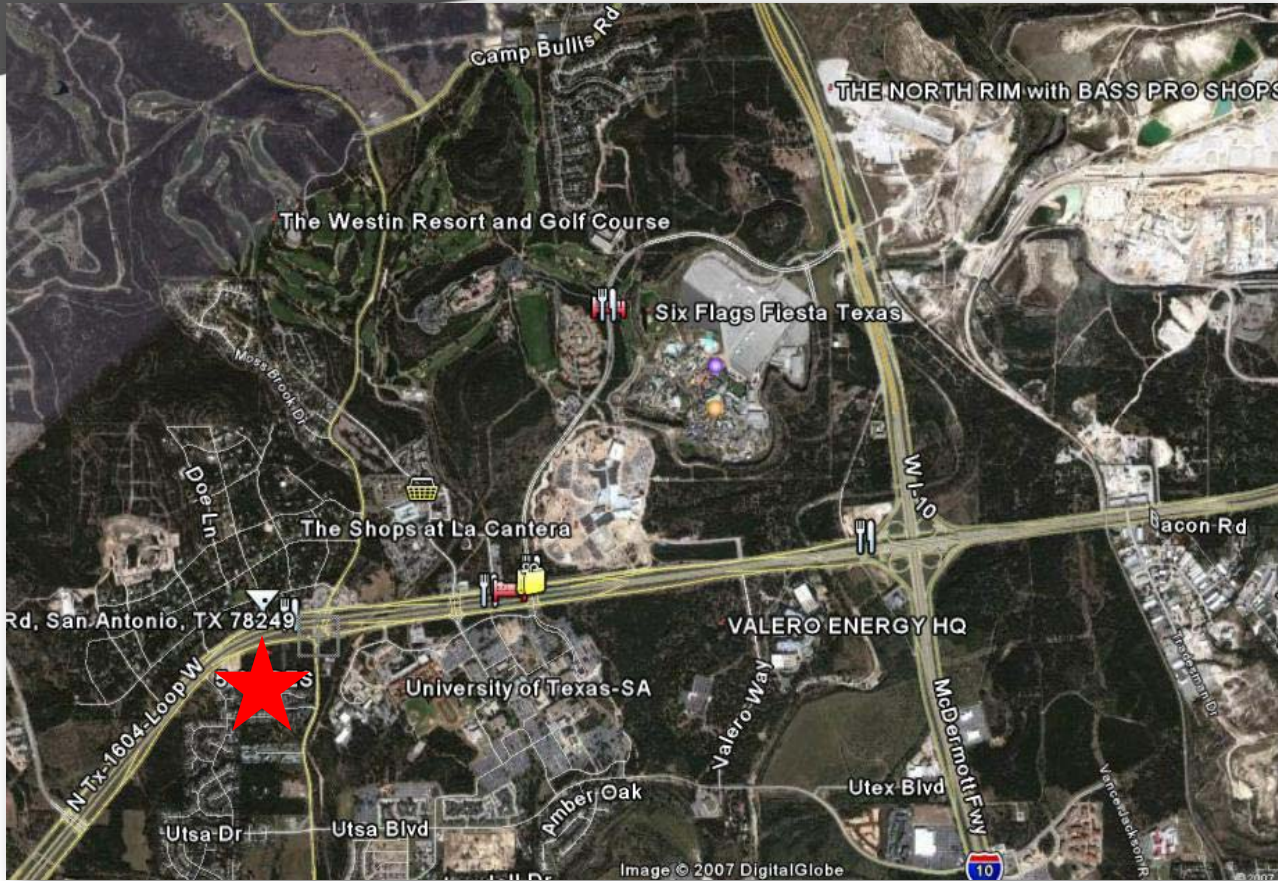


±5 ACRES OF LAND AVAILABLE

LOOP 1604 AND BABOCK ROAD • SAN ANTONIO, TEXAS

FOR SALE



PROPERTY DETAILS

- SITE:** ±5.006 Acres of Land
- FRONTAGE:** • Approximately 400 feet of frontage along Loop 1604 access road
- ZONING:** C-3 ERZD
Site is over the Edwards Aquifer Recharge Zone
- TRAFFI COUNT:** Estimated average daily traffic count of 42,000 VPD on this section of Loop 1604

FEATURES:

- This property has been certified as Category 1 under The Edwards Aquifer Protection Ordinance, meaning there could be up to 100% impervious coverage on the site. Site has not been platted.
- There is reported to be a water line in front of the site. There are nearby sewer lines to the West in North Hills Village Dr., and to the East on Babcock Rd. Electricity, cable & phone service are available to the site.

ASKING PRICE: \$20.00 per Square Foot
\$4,361,227 Total

PREMIER ACREAGE NEAR UNIVERSITY OF TEXAS AT SAN ANTONIO CAMPUS

This prominent acreage is located on the south side of Loop 1604, just west of Babcock Road near the entrance to the University of Texas at San Antonio (UTSA). UTSA enrolls approximately 30,000 students each year at a number of locations throughout San Antonio. In addition to its proximity to UTSA, these five acres are also adjacent to 124 acres that were acquired by UTSA for the development of a football stadium. The property also features convenient access to La Cantera, Fiesta Texas, The Rim and Valero.



HENRY S. MILLER BROKERAGE
San Antonio

AUSTIN EL PASO DALLAS-FORT WORTH HOUSTON SAN ANTONIO

10123 Broadway • San Antonio, Texas 78217
p 210.821.5323 • f 210.495.8682 • www.henrysmiller.com

FOR DETAILS CONTACT:

KEITH COELHO – Principal, San Antonio

p | 210.883.1302 Direct

e | kcoelho@henrysmiller.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.

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a 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 an 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 through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency 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 Texas 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 than 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 Texas 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 Texas 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 that 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date