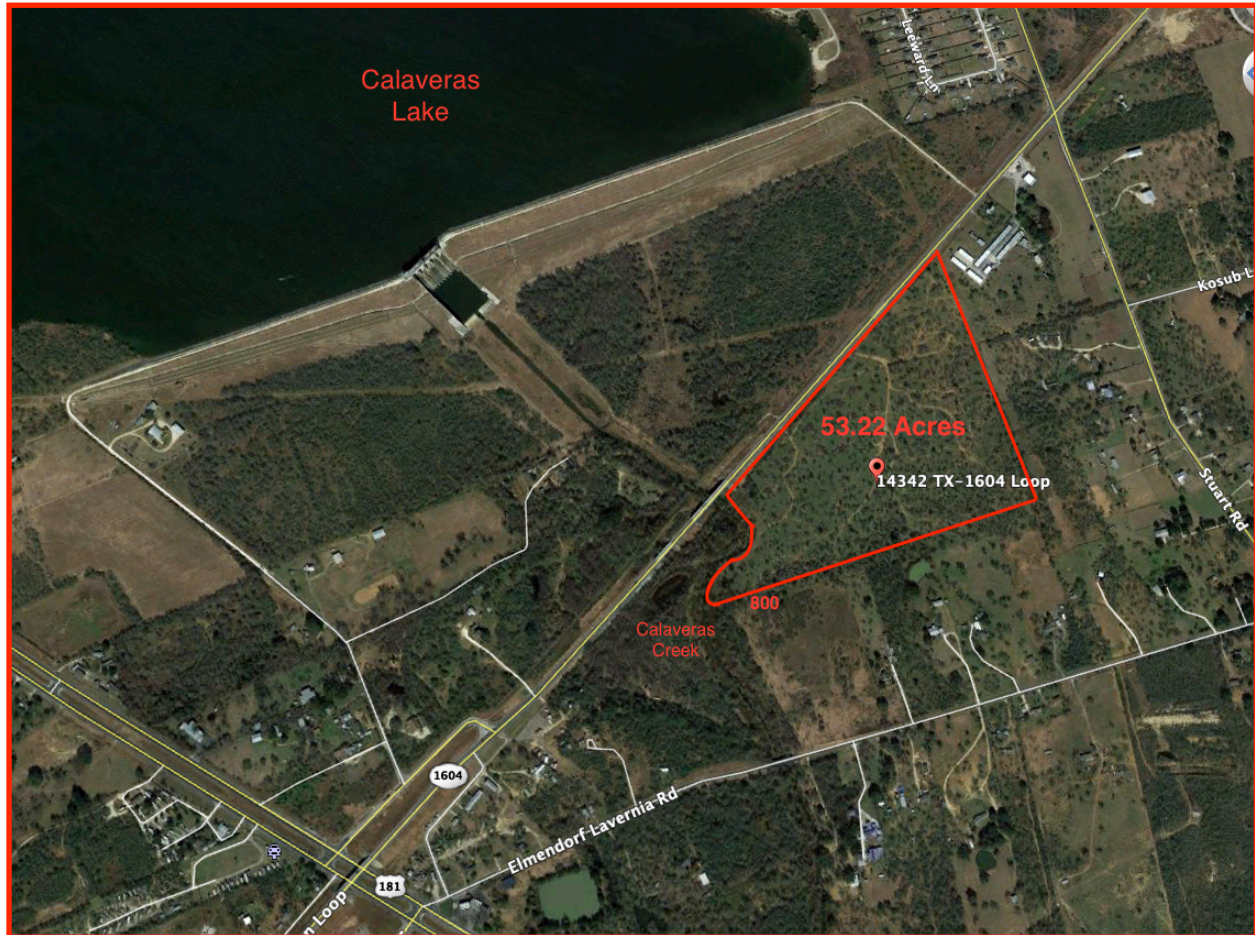


# FOR SALE

## 53.22 ACRES

### \$1,537,000.



**LeRoy J Garza**  
**Cell: 979-236-6548**

21750 Hardy Oak Blvd Ste. 102-165  
San Antonio, TX 78258  
Email: [ljgarza@ljgcomm.com](mailto:ljgarza@ljgcomm.com)  
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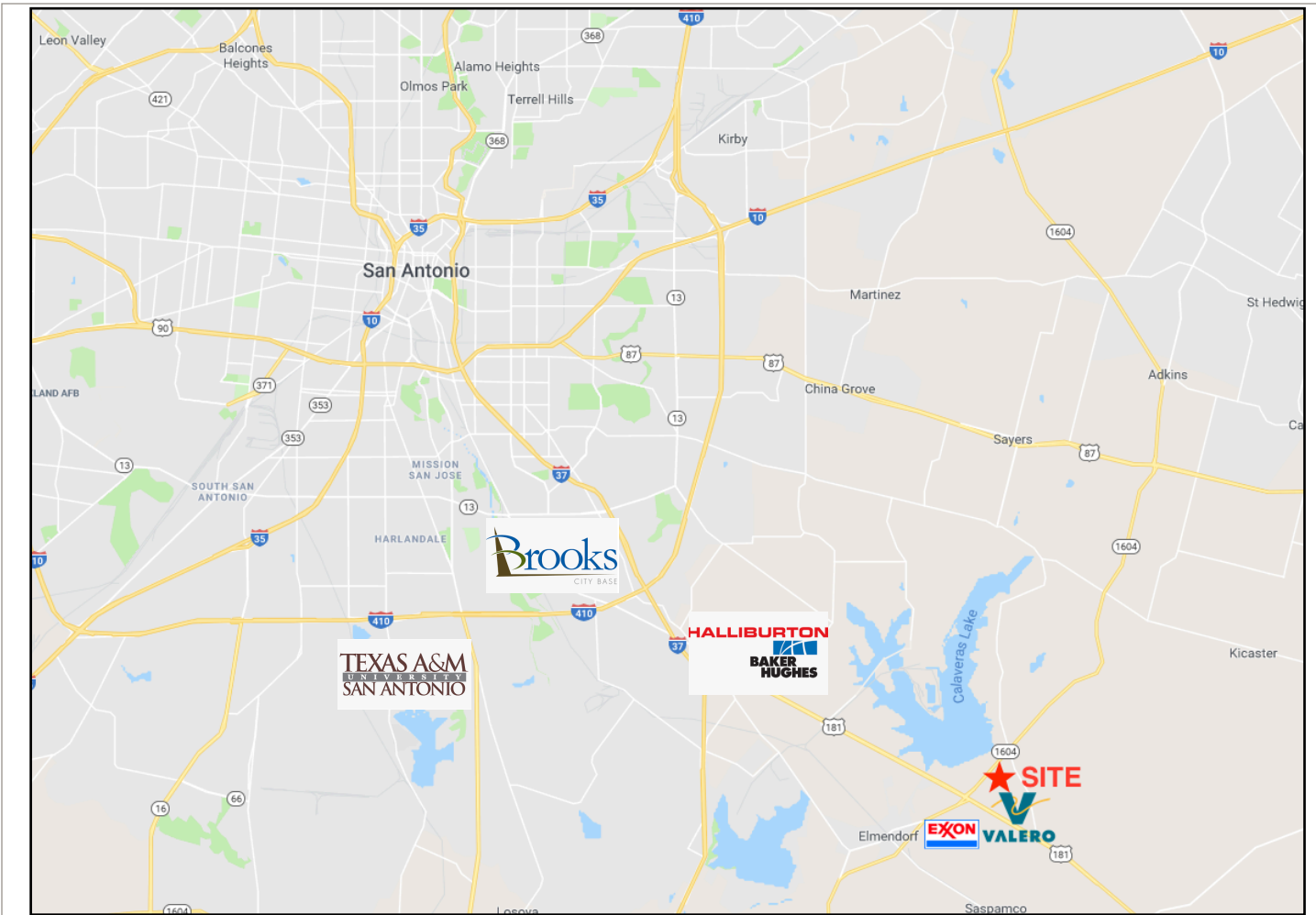
### **14342 S Loop 1604 S. San Antonio, TX**

Located on Loop 1604 S between US Hwy 181 and US Hwy 87 in southeast Bexar County. The property has excellent access to major Eagle Ford Shale service providers.

Uses will include heavy industrial, manufacturing, or residential development. This property is strategically located with close proximity to San Antonio and surrounding communities.

The site is located near a proposed 1089 acres approved for the Elmendorf residential and commercial master plan community.

THE INFORMATION HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, LJG COMM, LLC MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE. ALL AREAS AND DIMENSIONS ARE APPROXIMATE.



## AMENITIES

- ◆ 1500 feet of Loop 1604 frontage
- ◆ Easy access to US 181 and US 87
- ◆ Local utilities available
- ◆ Proximity to major oil field providers
- ◆ Easy access to the Eagle Ford Shale
- ◆ Level topology
- ◆ Proximity to 1089 acre master plan community
- ◆ Near Calaveras Estates and Butterfield Ranch Estates
- ◆ Traffic counts: US-181 20,955 CPD / Loop 1604 6,020 CPD

**LeRoy J Garza**

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**LJG COMM LLC**

**21750 Hardy Oak Blvd Ste 102-165**

**San Antonio, TX 78355**

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## Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders 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.

<u>LJG COMM LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9006151</u> License No.	<u>ljgcomm.com</u> Email	<u>(979) 236-6548</u> Phone
<u>Rebecca Kary</u> Designated Broker of Firm	<u>588925</u> License No.	<u>kary.rebecca@yahoo.com</u> Email	<u>(210) 843-0598</u> Phone
<u>LeRoy J Garza</u> Licensed Supervisor of Sales Agent/ Associate	<u>650742</u> License No.	<u>ljgarza@ljgcomm.com</u> Email	<u>(979) 236-6548</u> Phone
<u>LeRoy J Garza</u> Sales Agent/Associate's Name	<u>650742</u> License No.	<u>ljgarza@ljgcomm.com</u> Email	<u>(979) 236-6548</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TAR 2501

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