1.3 +/- Acres
Commercial Platted Lot
Wilderness Oak
San Antonio, Texas

DRAKE COMMERCIAL GROUP

DEBORAH BAUER
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* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

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1.3 +/- AC. Platted Lot-Wilderness Oak

- Access from Hwy 281 to Canyon Golf
- Located on Wilderness Oaks and Midnight Peak
- 1.3 +/- Acres platted lot next to The PREP School of Stone Oak
- Shared basin in place
- Out of City Limits ETJ-ERZD
- Call for price
- NEISD

For more information please contact Deborah Bauer or Travis Bauer
210.402.6363
deborah@drakecommercial.com – travis@drakecommercial.com

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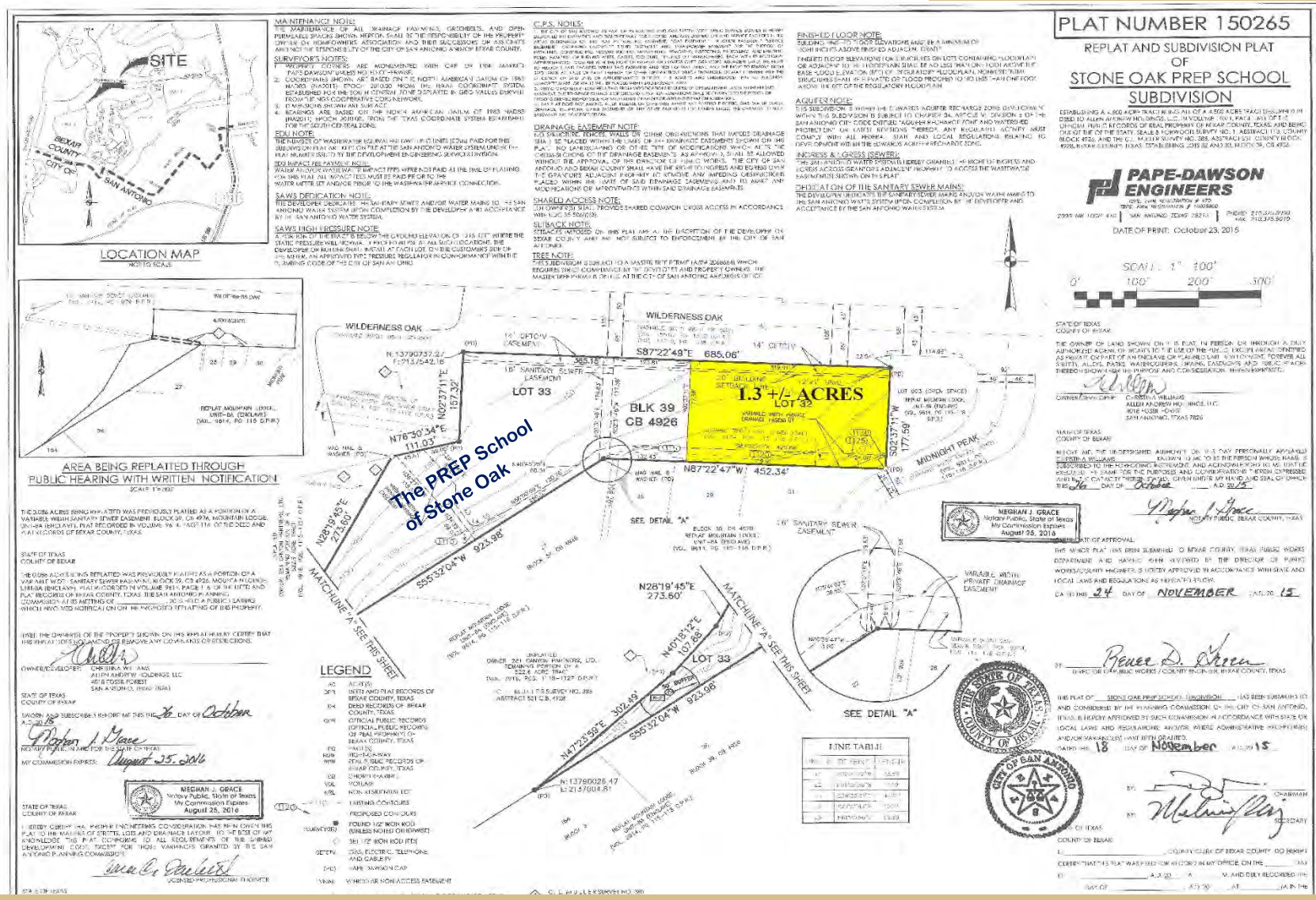

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1.3 +/- Acres Wilderness Oak

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Total Population: Adult	7,301	57,408	88,772
2015 Total Daytime Population	6,392	70,356	109,786

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	215	4,905	12,422
2015 Occupied Housing Units	189	4,639	11,778
2015 Owner Occupied Housing Units	187	4,140	10,390
2015 Renter Occupied Housing Units	2	499	1,388

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	$100,108	$99,489	$96,396
2015 Household Income: Average	$130,418	$125,034	$121,773
2015 Per Capita Income	$45,130	$41,550	$41,747

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Information About Brokerage Services

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.

Drake Commercial Group	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	0277444	deborah@drakecommercial.com	210-402-6363
Designated Broker of Firm	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 _____