

**D** Drake Commercial Group

**2 Commercial Sites  
Mountain Lodge  
3.845 AND 1.82 AC - HWY 281 N  
SAN ANTONIO, TX**

---

**DEBORAH BAUER**  
deborah@drakecommercial.com

**TRAVIS BAUER**  
travis@drakecommercial.com

210.402.6363



**DRAKECOMMERCIAL.COM**



**4630 N LOOP 1604 W, STE 510  
SAN ANTONIO, TX 78249**





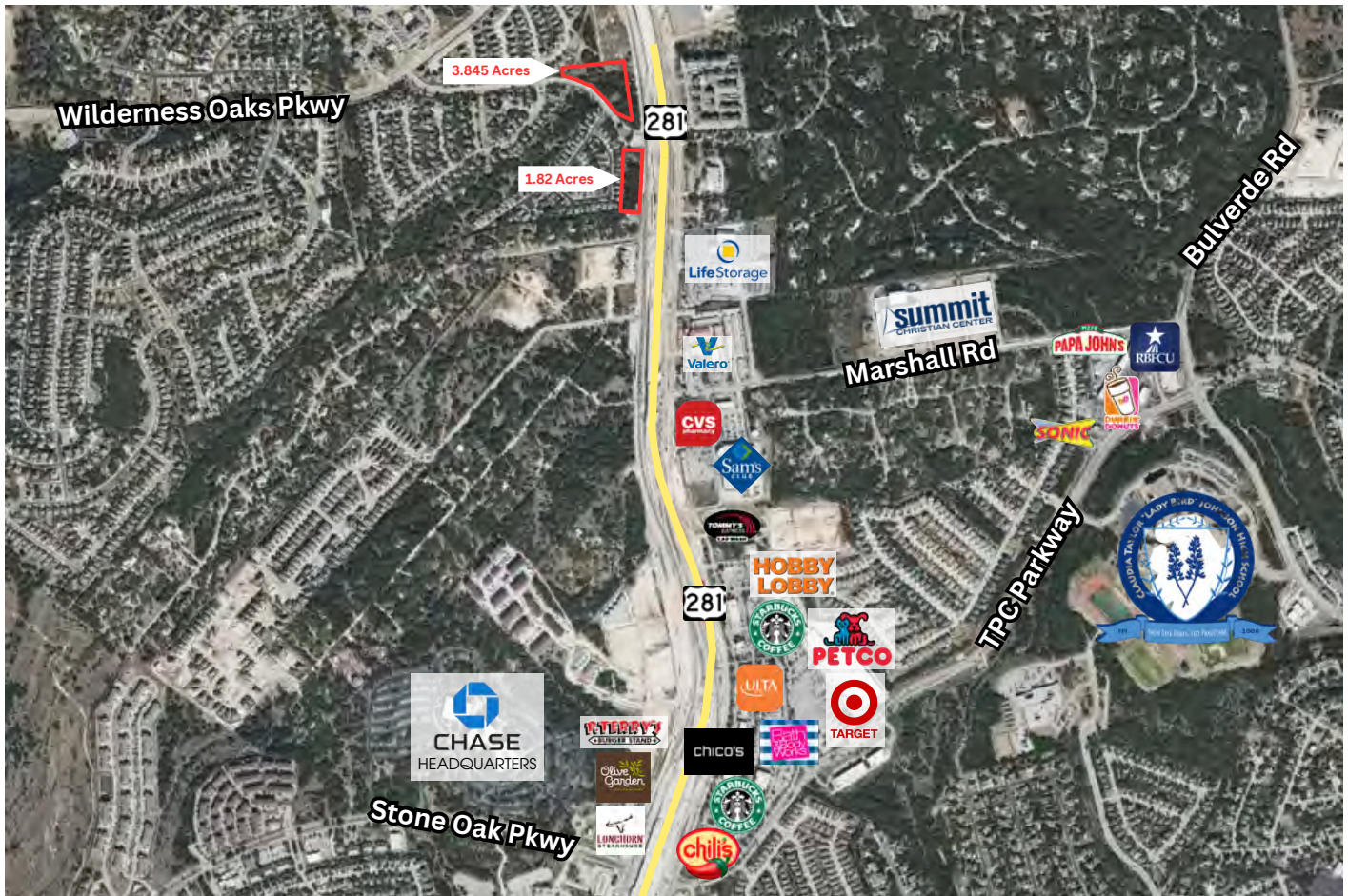
# Table of Contents

---

Executive Summary ..... 02

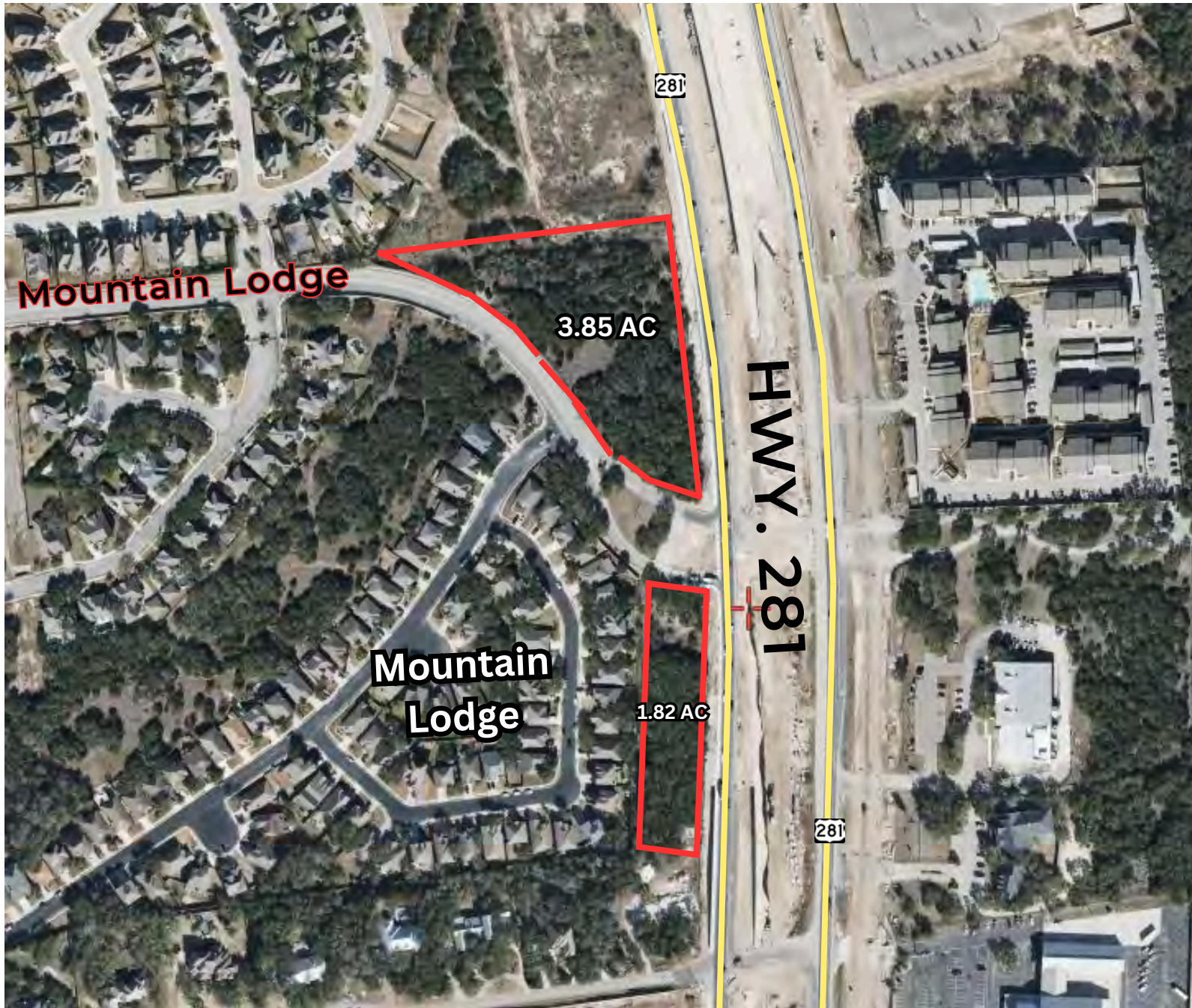
Mapping ..... 03

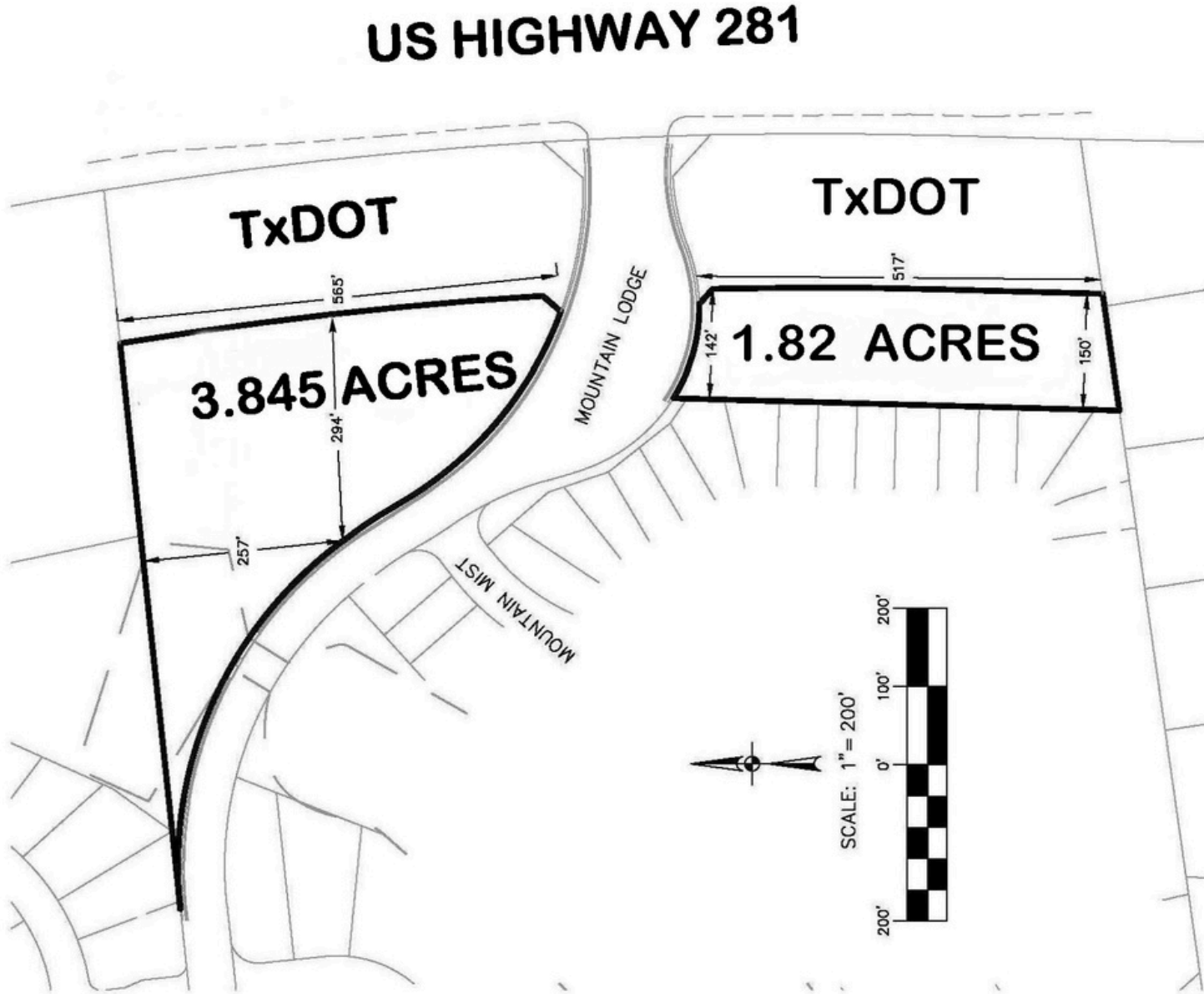
\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



- 2 Commercial Corners with Frontage on Highway 281 at Mountain Lodge Entry
- Zoned: C2 ERZD
- Category One
- CPS: Electric and Gas
- SAWS: Water and Sewer
- **Bring Offer**

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



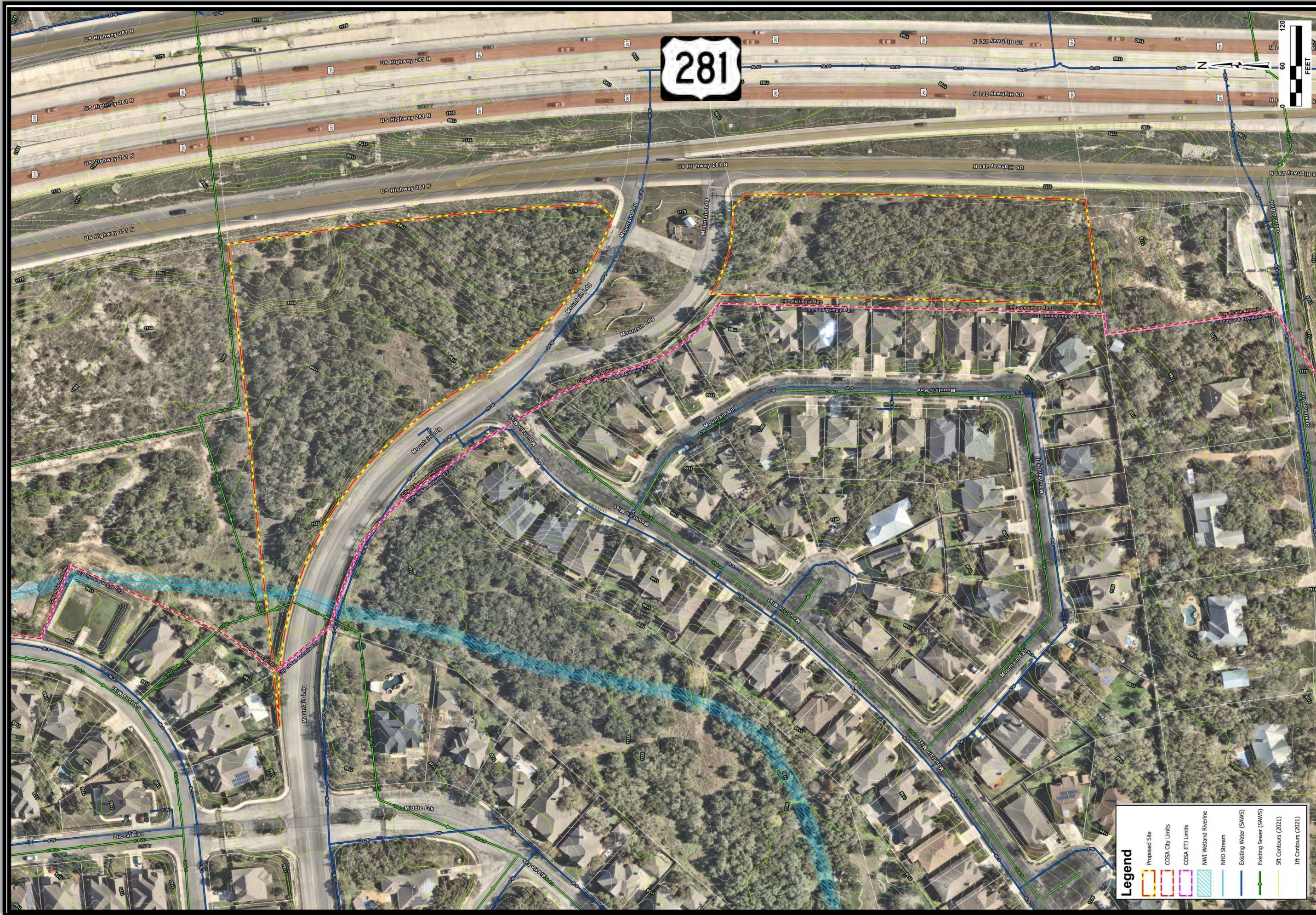


\* The Information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify all information.

**PAPE-DAWSON  
ENGINEERS**  
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.376.9000  
 TEPF FIRM REGISTRATION #470 | TBPCLB FIRM REGISTRATION #1002860

**MOUNTAIN LODGE**  
 BULVERDE, TEXAS  
 281 TRACT EXHIBIT

JOB NO. XXXX-XX  
 DATE MARCH 2019  
 DESIGNER AR  
 CHECKED AR DRAWN FP  
 SHEET 1 of 1



NO.	REVISION	DATE

**PAPE-DAWSON ENGINEERS**  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

**MOUNTAIN LODGE +/- 5.7 ACRES**  
 CONSTRAINTS EXHIBIT  
 CITY OF SAN ANTONIO, TEXAS

PLAT NO.	
JOB NO.	
DATE	Mar 2025
DESIGNER	MG
CHECKED	MG
DRAWN	SD
SHEET	1.0

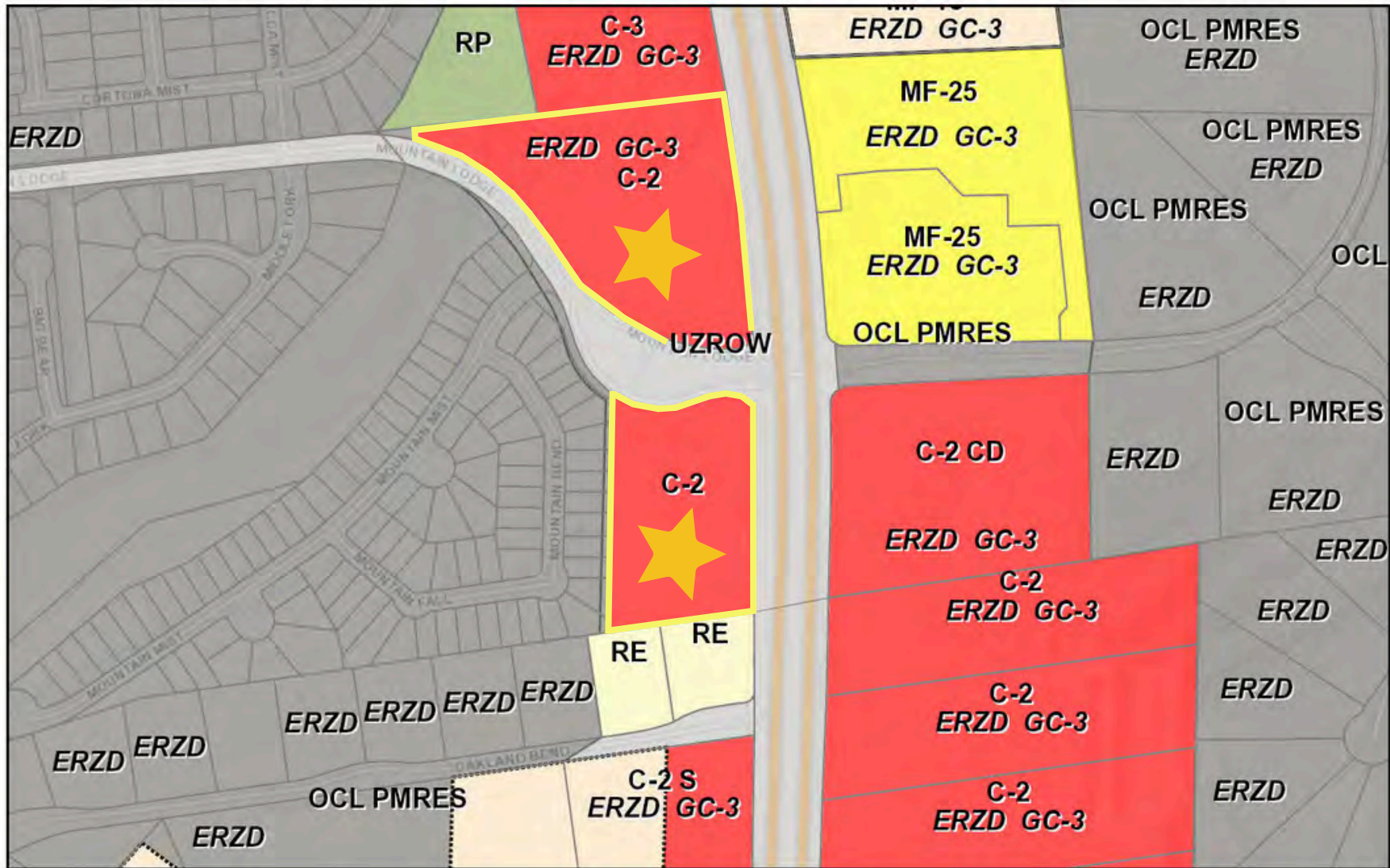
# Mountain Lodge Commercial and Kimco Development



All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranty or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.

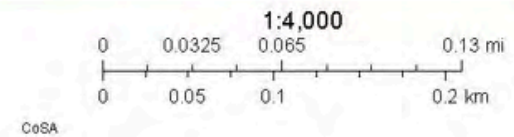
# ZONING MAP

## City of San Antonio One Stop



October 16, 2020

- Community Service Centers
- ⊙ Pre-K Sites
- CoSA Parcels
- BCAD Parcels



City of San Antonio GIS  
Copyright 10-16-2020







## 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>Drake Commercial Group</b>	<b>442994</b>	<b>deborah@drakecommercial.com</b>	<b>(210)402-6363</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Deborah Bauer</b>	<b>277444</b>	<b>deborah@drakeoccommercial.com</b>	<b>(210)402-6363</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Deborah Bauer</b>	<b>277444</b>	<b>deborah@drakecommercial.com</b>	<b>(210)402-6363</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Travis Bauer</b>	<b>519675</b>	<b>travis@drakecommercial.com</b>	<b>(210)402-6363</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Drake Commercial Group, 4630 N Loop 1604 W # 510 San Antonio, TX 78249  
Travis Bauer

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

Phone: (210)402-6363 Fax: [www.lwolf.com](http://www.lwolf.com)  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Untitled