



Fallbrook
Subdivision

SITE

Old Fredericksburg Rd

Southbound
Plaza



26602 Old Fredericksburg Rd

Boerne, TX

78015

±21.94 Acres

Land
For Sale

Contact:

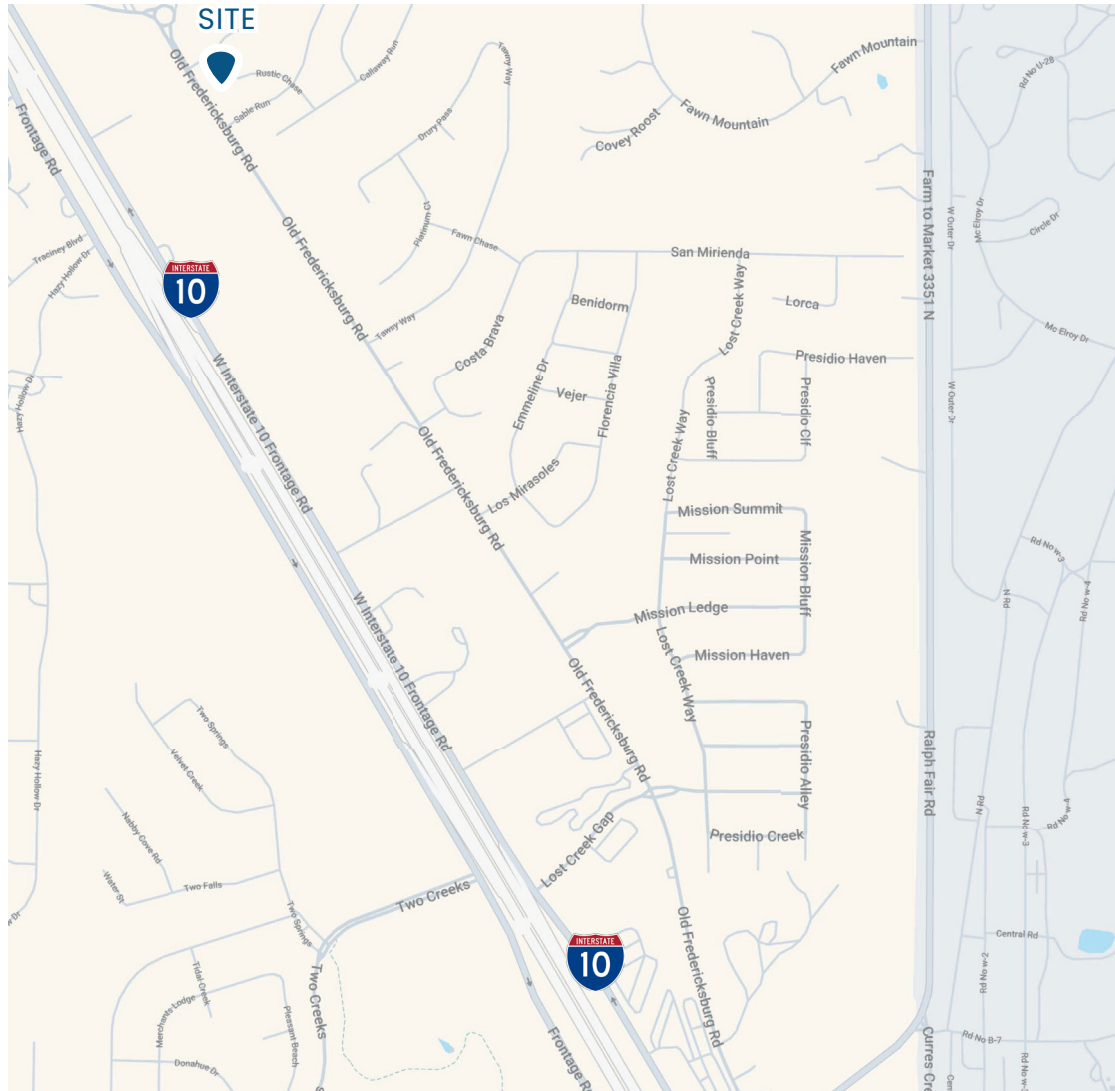
Kelly Ralston

kelly.ralston@transwestern.com // 210.253.2928

Russell T. Noll, CCIM, CPM

russell.noll@transwestern.com // 210.253.2945

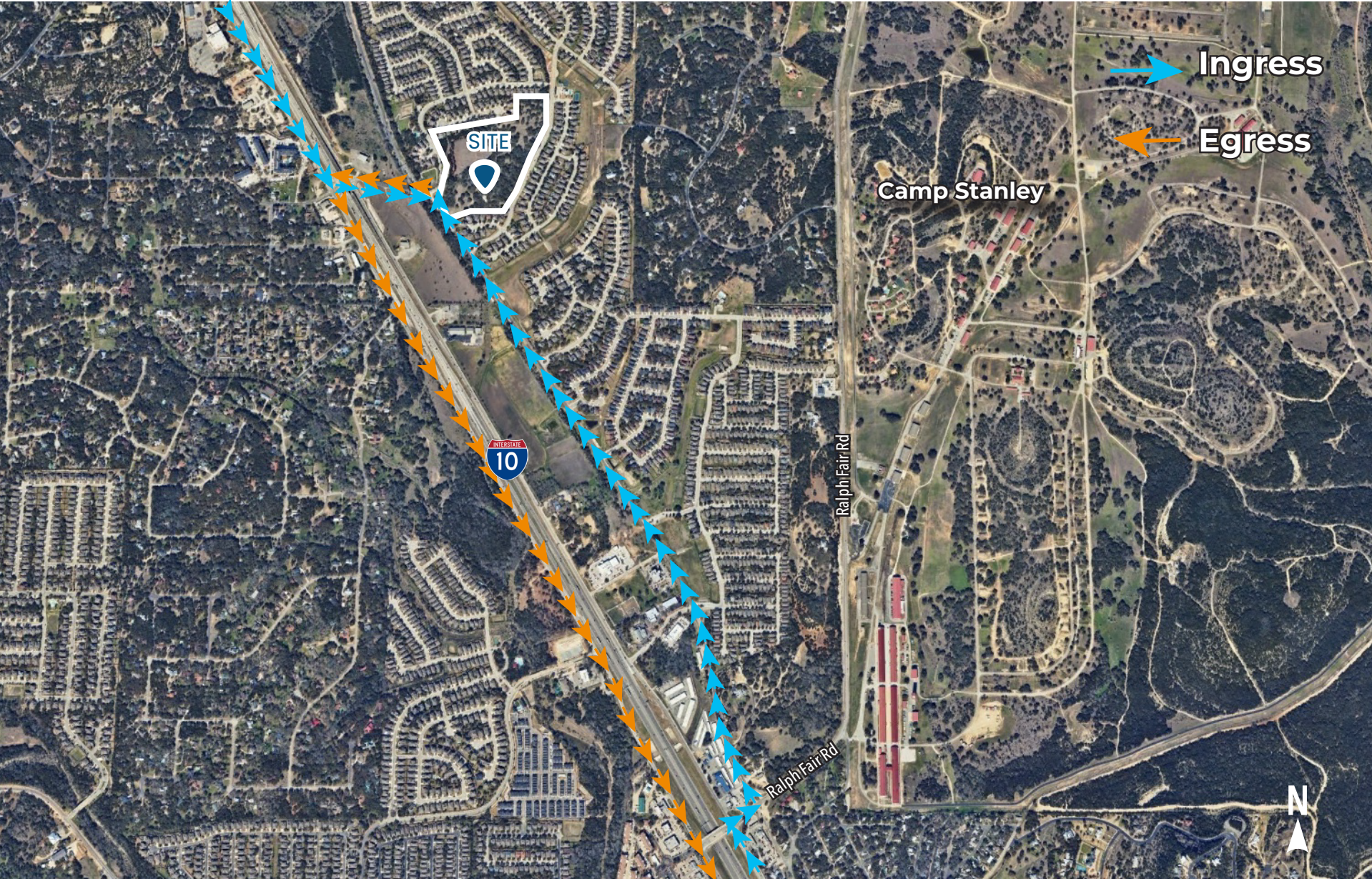
Location Map



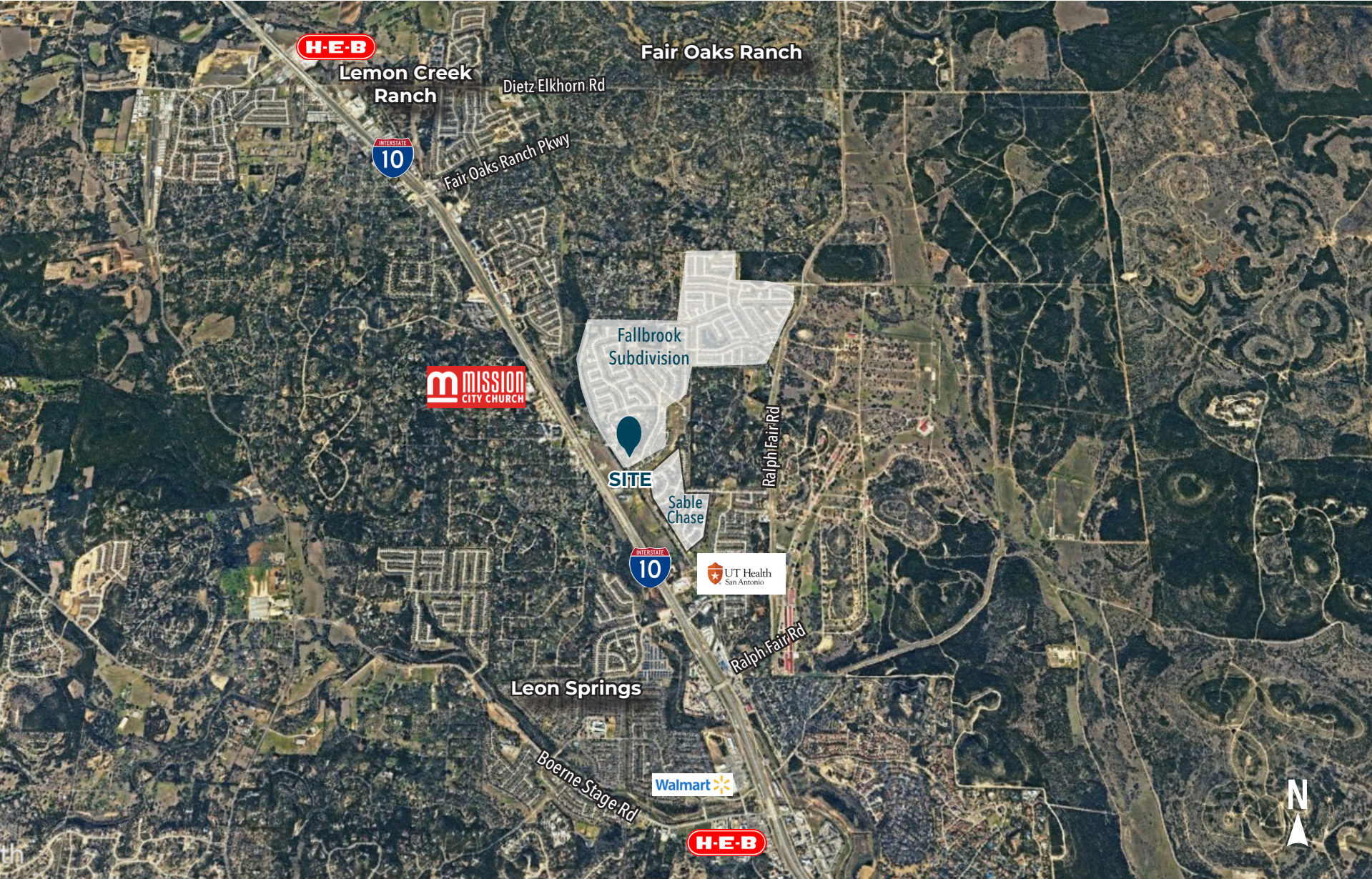
Property Highlights

- Quick access to IH-10 and Ralph Fair Road
- ±21.94 acres
- Bexar County ETJ
- Boerne ISD

Ingress/Egress Map



Aerial Map



Tract 1
Boundary Survey of a 2.000 acre tract of land out of the McCullough Survey No. 30, Abstract No. 529, County Block 4710, Bexar County, Texas, said 2.000 acre tract also being out of the remaining portion of a 172.29 acre tract of land recorded in Volume 3405, Pages 183-188, Official Public Records, Bexar County, Texas.

Tract 2
Boundary Survey of a 20.272 acre tract of land out of the McCullough Survey No. 30, Abstract No. 529, County Block 4710, Bexar County, Texas, said 20.272 acre tract also being out of the remaining portion of a 172.29 acre tract of land recorded in Volume 3405, Pages 183-188, Official Public Records, Bexar County, Texas.

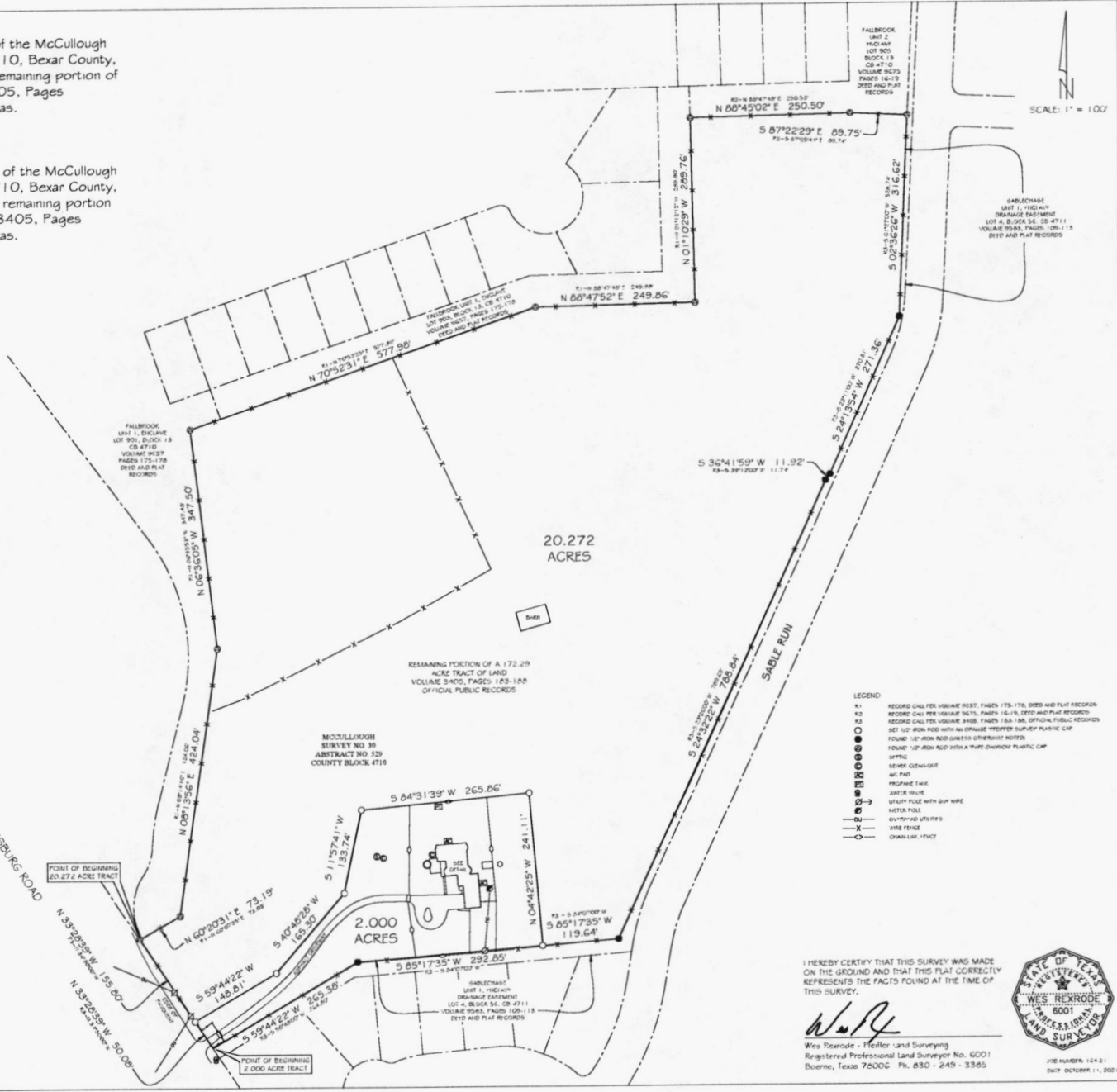
DETAIL



NOTES

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL NEIGHBORING ENCUMBRANCES AND ENCUMBRANCES MAY NOT BE SHOWN HEREON.
- 2) ADJOINING PROPERTY OR CONSTRUCTION SHOULD BE CHECKED FOR INFORMATIONAL PURPOSES ONLY.
- 3) BOUNDS OF BEING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 43264, NAD 83.
- 4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL NEIGHBORING ENCUMBRANCES AND ENCUMBRANCES MAY NOT BE SHOWN HEREON.
- 5) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL NEIGHBORING ENCUMBRANCES AND ENCUMBRANCES MAY NOT BE SHOWN HEREON.

PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385
FORM NO. 10/19/16



- ### LEGEND
- 1) RECORD CALL PER VOLUME 3405, PAGES 175-178, DEED AND PLAT RECORDS
 - 2) RECORD CALL PER VOLUME 3405, PAGES 16-18, DEED AND PLAT RECORDS
 - 3) RECORD CALL PER VOLUME 3405, PAGES 184-188, OFFICIAL PUBLIC RECORDS
 - 4) SET 1/2\"/>

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

W. Rexrode
Wes Rexrode - Pfeiffer Land Surveying
Registered Professional Land Surveyor No. 6001
Boerne, Texas 78006 Ph. 830 - 249 - 3385



JTB NUMBER: 104-21
DATE: OCTOBER 11, 2021

Contact Information

Kelly Ralston | SENIOR VICE PRESIDENT
Kelly.Ralston@transwestern.com 210.253.2928

Russell T. Noll, CCIM, CPM | EXECUTIVE MANAGING DIRECTOR
Russell.Noll@transwestern.com 210.253.2945





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.

| | | | |
|--|-------------|---------------------------------|--------------|
| Transwestern Property Company SW GP LLC | 466196 | | 210-341-1344 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Steve Ash | 392519 | steve.ash@transwestern.com | 713-270-7700 |
| Designated Broker of Firm | License No. | Email | Phone |
| Leah Gallagher | 526657 | leah.gallagher@transwestern.com | 210-341-1344 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Russell Noll | 386386 | russell.noll@transwestern.com | 210-341-1344 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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.

| | | | |
|--|-------------|---------------------------------|--------------|
| Transwestern Property Company SW GP LLC | 466196 | | 210-341-1344 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Steve Ash | 392519 | steve.ash@transwestern.com | 713-270-7700 |
| Designated Broker of Firm | License No. | Email | Phone |
| Leah Gallagher | 526657 | leah.gallagher@transwestern.com | 210-341-1344 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Kelly Ralston | 538964 | kelly.ralston@transwestern.com | 210-341-1344 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date