



REAL ESTATE

Property Information

2.89 ± Acres Vacant Land

FOR SALE

652 S School Street| Boerne, TX 78006



REAL ESTATE

8700 Crownhill Blvd., Suite 407
San Antonio, TX 78209
(210) 290-9624 Phone
www.RTLRE.com

Contact Information

Matthew White
210-289-7414
matt@rtlre.com

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



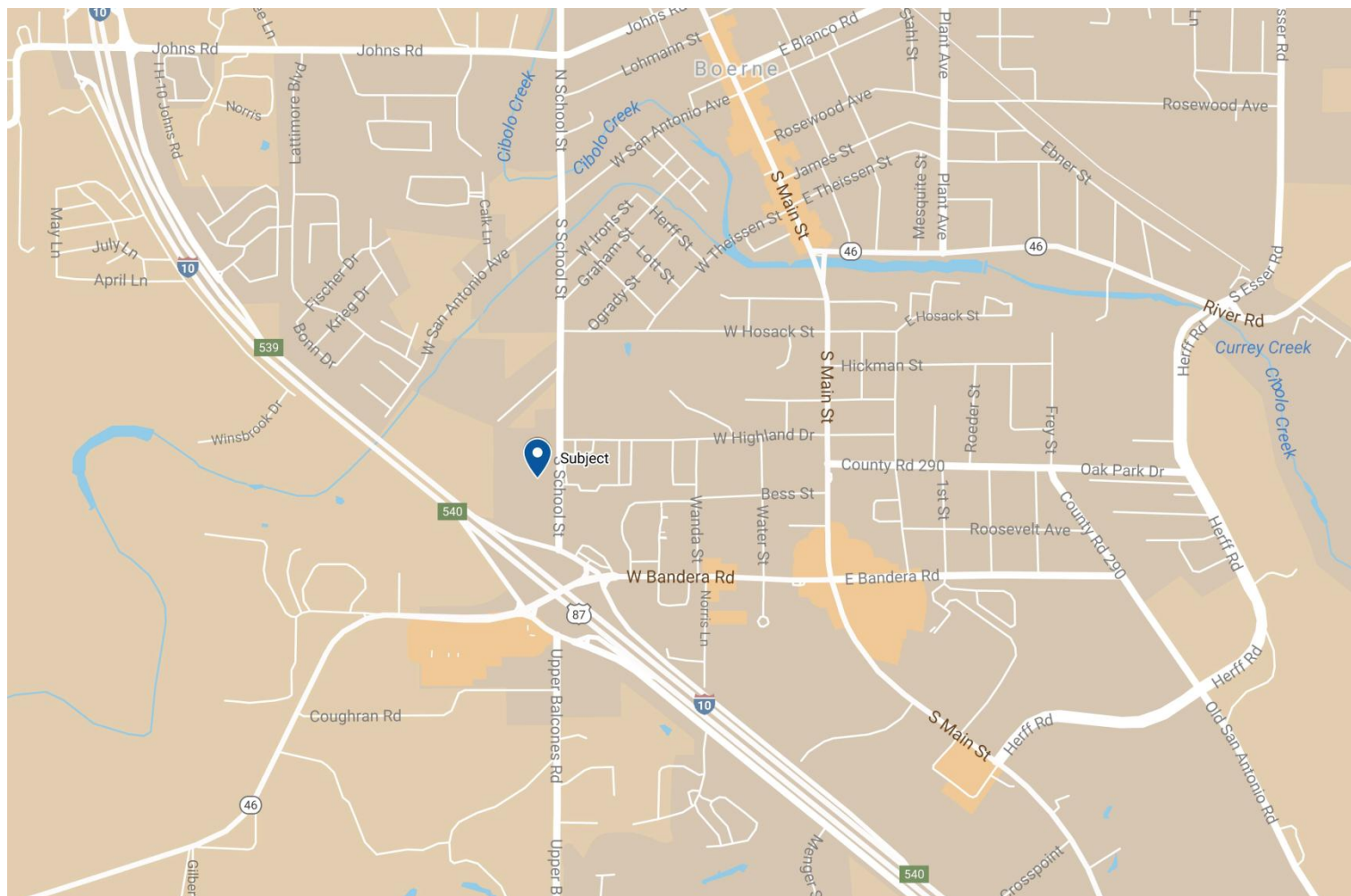
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Property Features

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Size 2.89 ± Acres

Highlights 200 Feet of Frontage on School Street; Near IH-10 and Hwy 46

Zoning B-2

Proposed Use Office or Retail



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Survey

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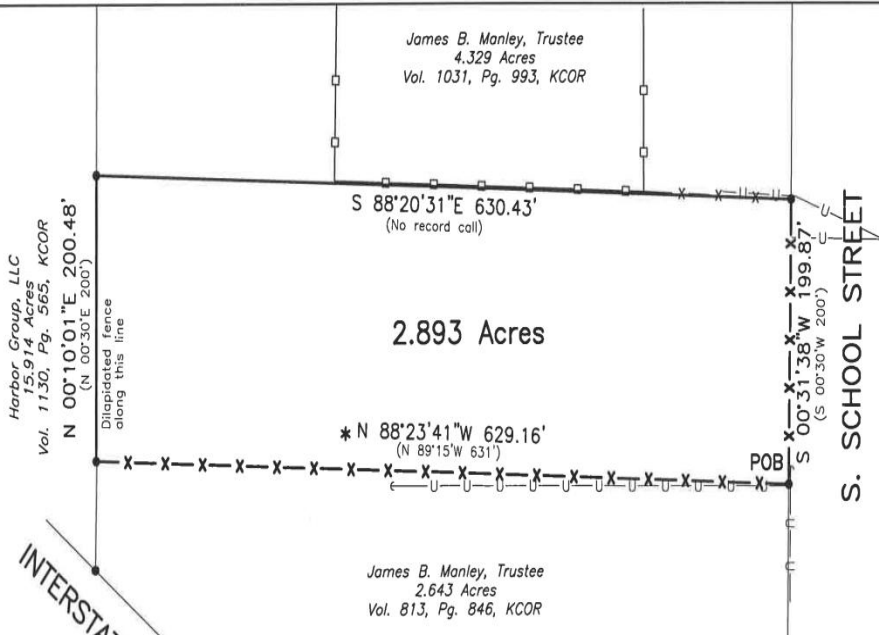
FOR SALE

A 2.893 ACRE TRACT OF LAND OUT OF THE ANTON LOCKMAR SURVEY NO. 178, ABSTRACT NO. 310, KENDALL COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED AS 5.81 ACRES, SAVE AND EXCEPT 2.9 ACRES IN DEED RECORDED IN VOLUME 123, PAGE 132, KENDALL COUNTY DEED RECORDS.

ADDRESS: 652 S. School Street
Boerne, TX 78006

Notes:

- indicates 1/2" steel rod found.
- KCDR = Kendall County Deed Records.
- KCOR = Kendall County Official Records.
- * This bearing, used as the bearing basis for this survey, was established by GPS.
- Bearings and distances in parenthesis are those of record.
- P.O.B. indicates point of beginning of the Metes and Bounds description prepared for tract.
- x-x- indicates wire fence on or near this line.
- o-o- indicates wrought iron fence on or near this line.
- U-U- indicates overhead utility line.
- ⚡ indicates electric guy wire.

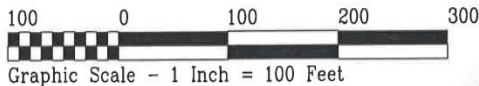


I certify to Boerne Land and Cattle Company, CNR Operations, L.L.C. and Kendall County Abstract Company that this is a true copy of the plat of a survey if it contains an embossed seal, that this survey was made on the ground under my supervision on March 5, 2018 in relation to GF# 40410 and that there are no visible easements or encroachments except as shown.



Schwarz
Land Surveying & Development, Inc.

723 NORTH MAIN, BOERNE, TEXAS 78006
PHONE: (830) 816-8907 Metro FAX: (830) 584-0445
FIRM LICENSE NO. 10132600



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James E. Schwarz

James E. Schwarz
Registered Professional
Land Surveyor No. 4760
Job No. 18-026

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
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