

MIE SEALE PHNY

URI



# 2.5 ACRES ON KYLE SEALE PKWY, HELOTES TX 78023

### AERIAL

AGEN

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Uri Uriah

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### PROPERTY DETAILS

0	ASKING PRICE:	CALL BROKER FOR DETAILS			
0	LOT SIZE:	2.5 ± ACRES   108,900 ± SF			
0	ZONED	C-2			
0	FRONTAGE:	369 ± LINEAR FT ON KYLE SEALE PKWY			
0	UTILITIES:	ELECTRICITY   WATER   SEWER			
	AGENT				
	Kwame Chesson 210722-7832				
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## PROPERTY SUMMARY

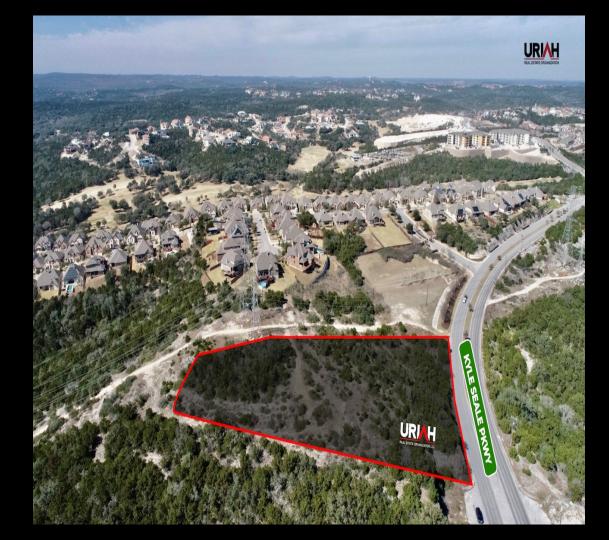
Unique opportunity to purchase a 2.5 ± acre lot in San Antonio, TX. This property has 369 ± linear ft on Kyle Seale Pkwy. Zoned C-2 and with beautiful hill country views located a short drive away from La Cantera, The Rim, Lifetime Fitness and other top local attractions. This site is perfect site for any business or multi-family development.

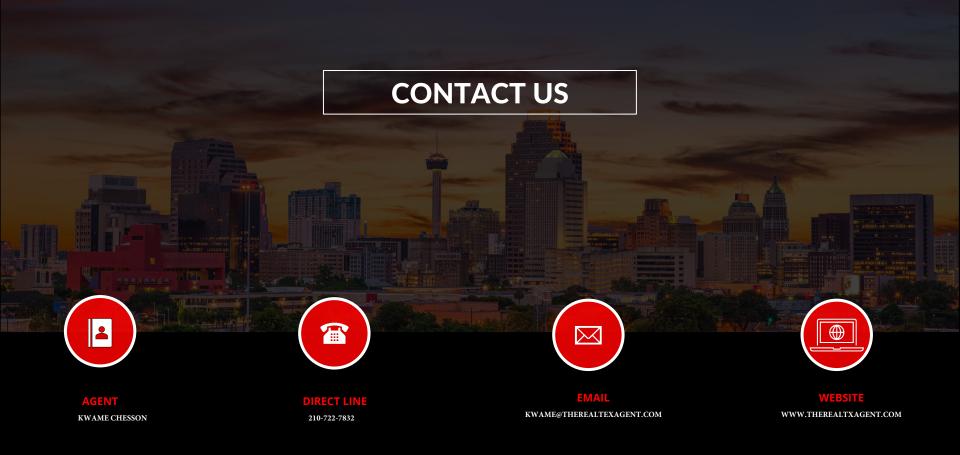
The information contained herein was obtained from sources believed reliable: however Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

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#### Information About Brokerage Services

Texas Jaw 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 MVIMUM 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 REPRESENTA PARTY INA 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 buver's agent must perform the broker's minimum duties above and must inform the buver 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 - NTERMEDIARY: 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 buver) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- · Must not, unless specifically authorized inwriting to do so by the party, disclose:
  - o that the owner will accept a price Less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 buver 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 NWRITING 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 NFORMATION: 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.

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Primary Assumed Business Name			
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Kwame Chesson	760674	kWAME@urlahrealestate.com	(210)722-7832
Sales Agent/Associate's Name	License No.	Email	Phone
Buver/	Tenant/Seller/Landlord Initi	ials Date	

Buver/Tenant/Seller/Landlord Initials

Regulated by the Texas Real Estate Commission hformation available at www.tredexasgov **ABS 1-0 Date** Uriah Real Estate Organization,308 El Paso St San Antonio TX 78207 Phone 2109669402 Fax 123 Uri Villameal Produced with zipl72mi0 by ziplog is 18070 Fitteen Mile Road, Fraser, Michigan 48026 WWW zipl is com

