

**For  
Sale**

# 1.93 - 5.30 Acres

## 27220 & 27230 Bulverde Rd. San Antonio, Texas 78260



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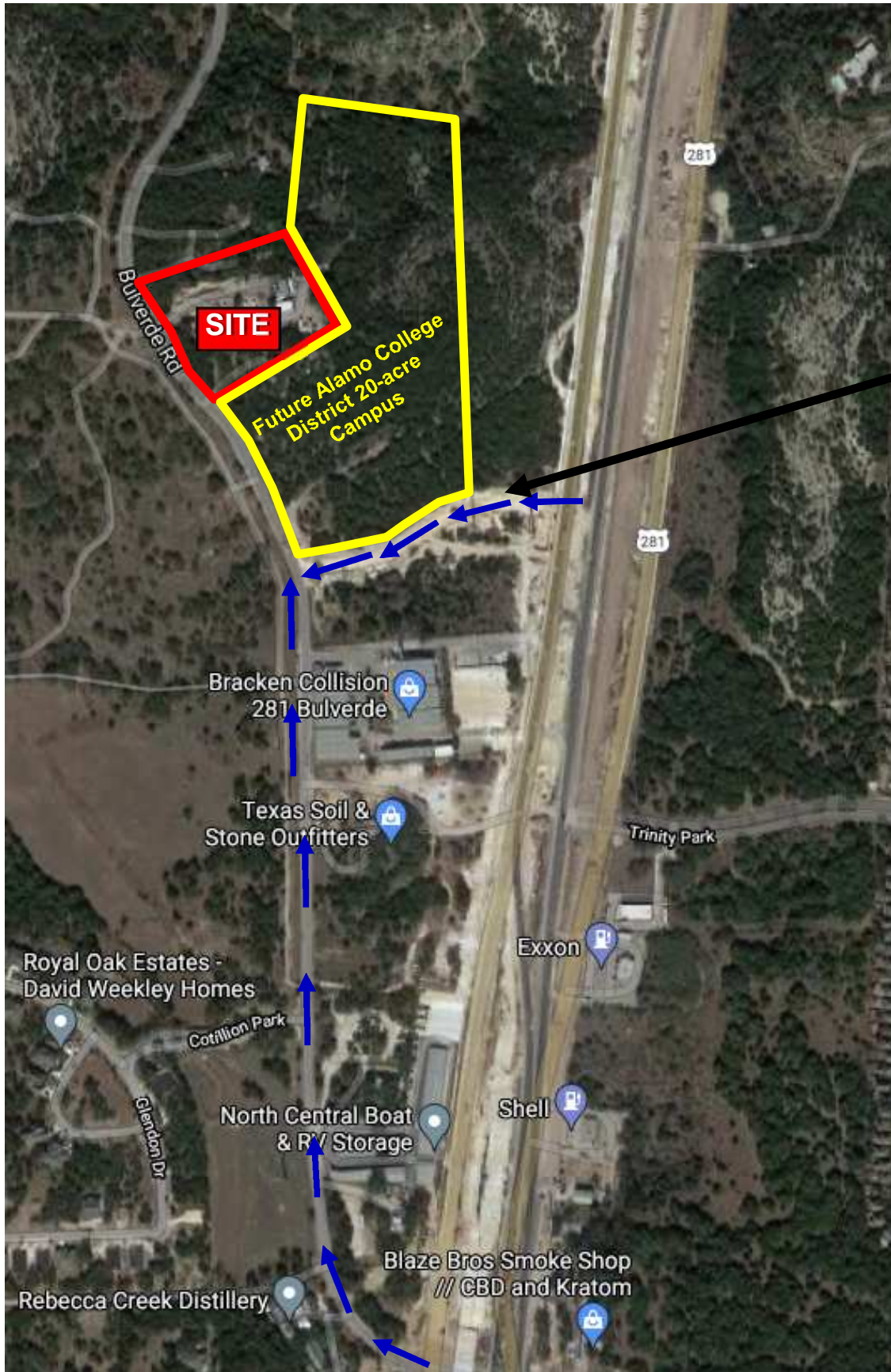


- Location:** The property is located in far north central San Antonio, adjacent to the future Alamo College District 20-acre Campus, on Bulverde Road north of the Bulverde Rd./ Hwy 281 intersection and just south of Borgfeld Rd.
- Land Size:** Approximately 1.93 - 5.30 Acres (3.41 acres out of the 5.30 acres are currently leased to Zachry Construction through March, 2023)
- Utilities:** CPS Energy, GVTC (telephone), water well and septic system
- SAWS:** SAWS water and sewer are available to be connected. Utility Service Agreement issued by SAWS.
- Price:** Contact Broker
- Comments:** Great office, retail or restaurant location. The tree preservation plan for this property has been approved by the City of San Antonio.

**100 NE Loop 410, Ste. 510 · San Antonio, Texas 78216**

The information contained herein was obtained from sources believed reliable; however, Providence Commercial Real Estate Services, Inc. makes no guarantees, warranties or representations as to its completeness or accuracy. It is your responsibility to independently confirm its accuracy and completeness. Any presentation of size, quality or quantity of any of the physical characteristics of the property should be verified by you or your advisors.

27220 & 27230 Bulverde Rd.  
Ingress/Egress Aerial



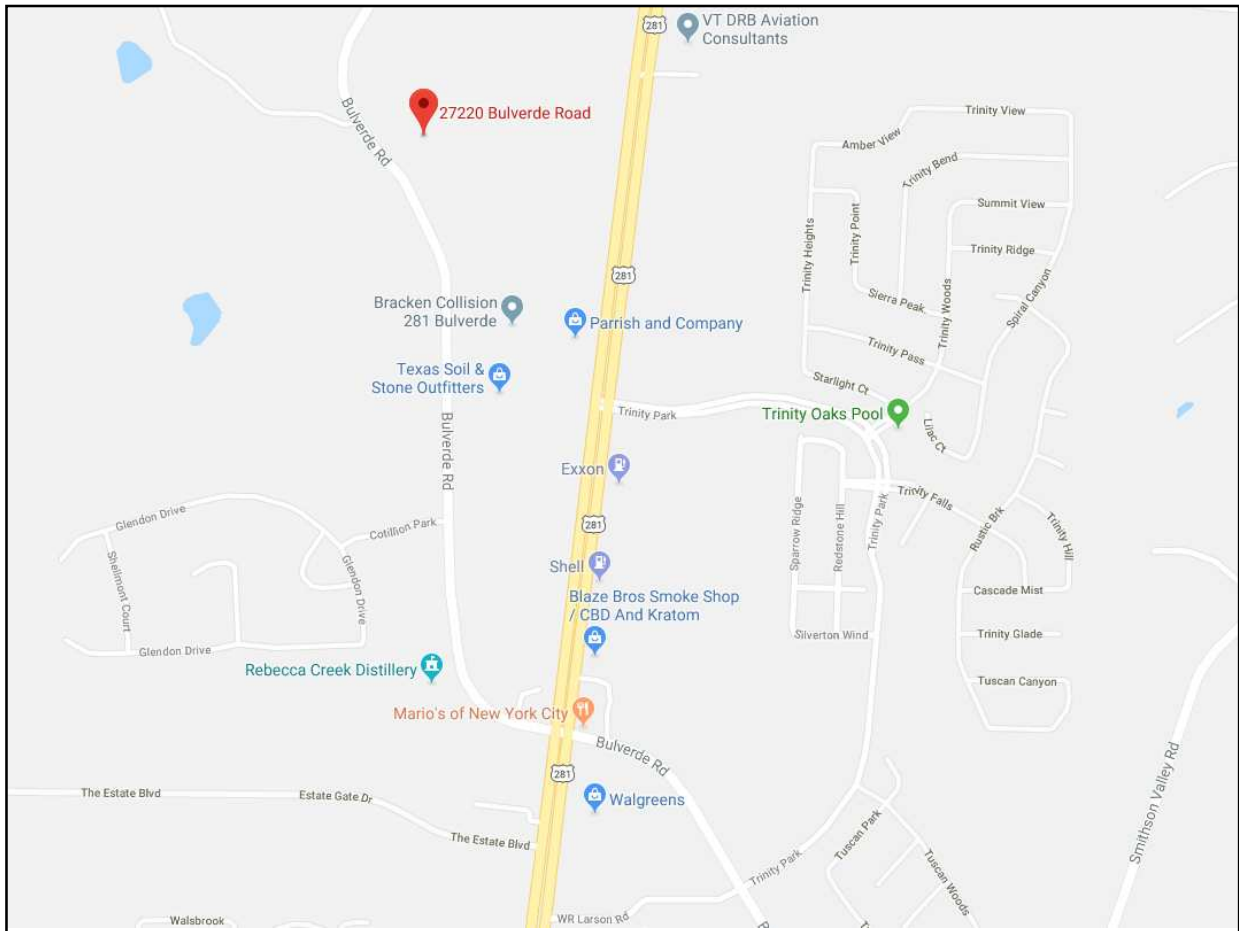
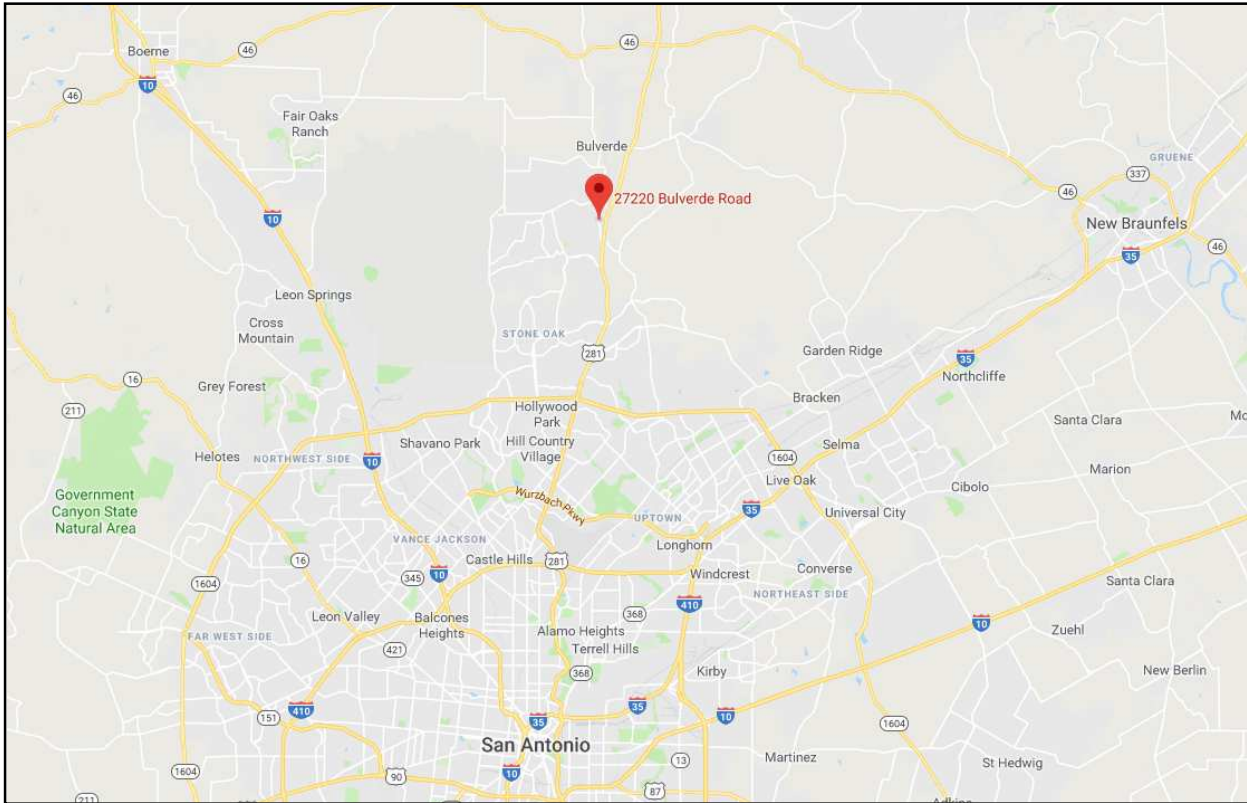
Paul  
Harvill  
Lane



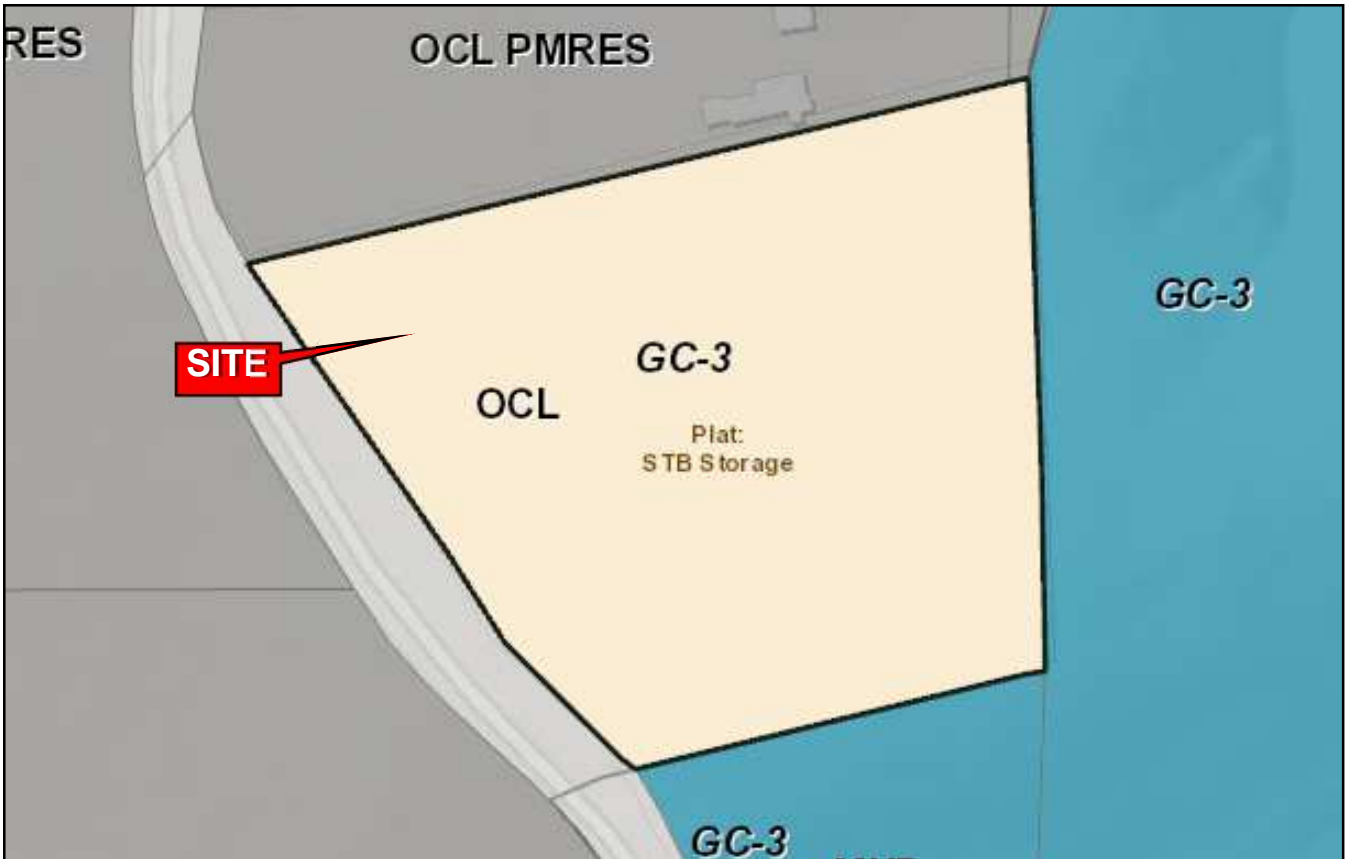




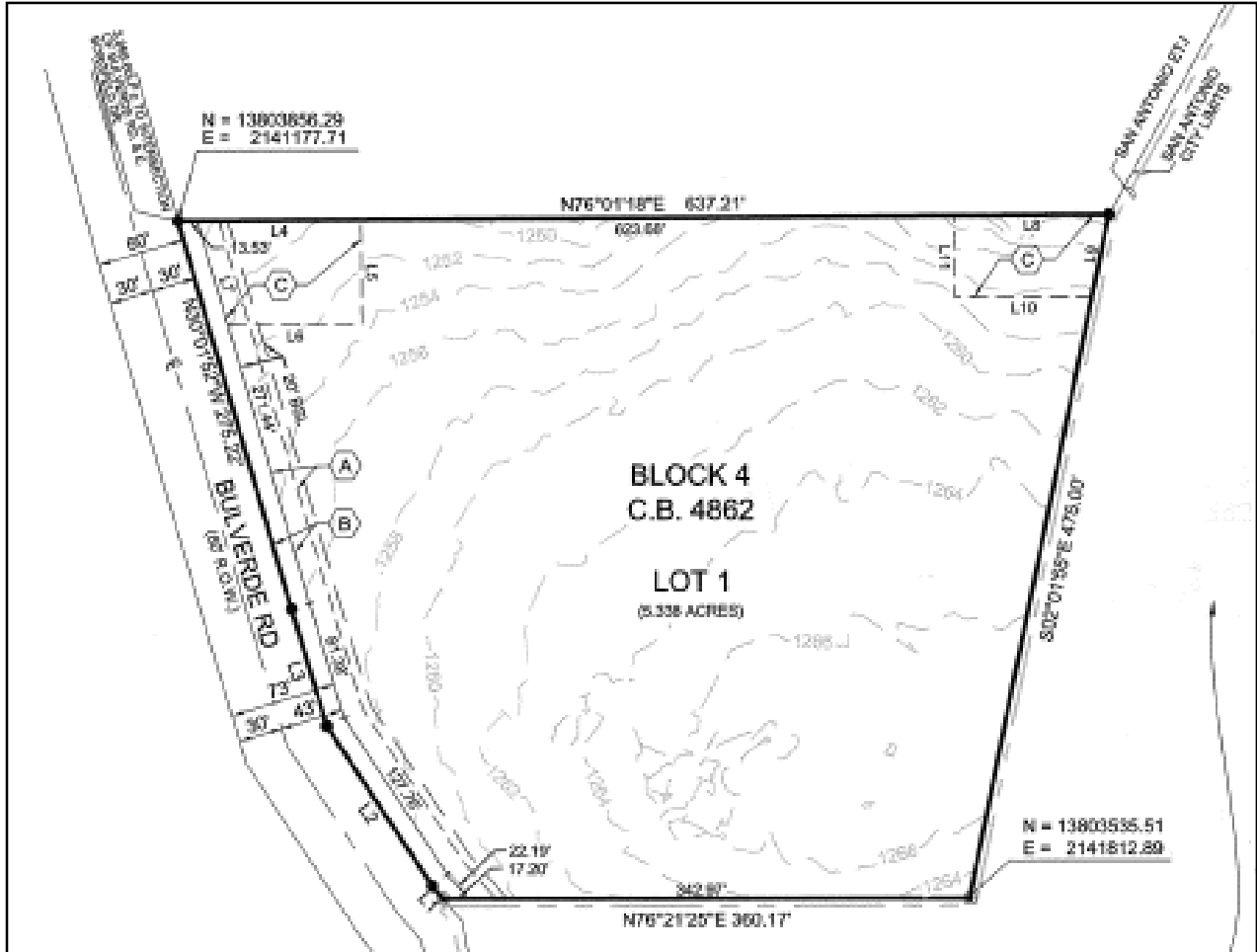
## 27220 & 27230 Bulverde Rd. Location Maps



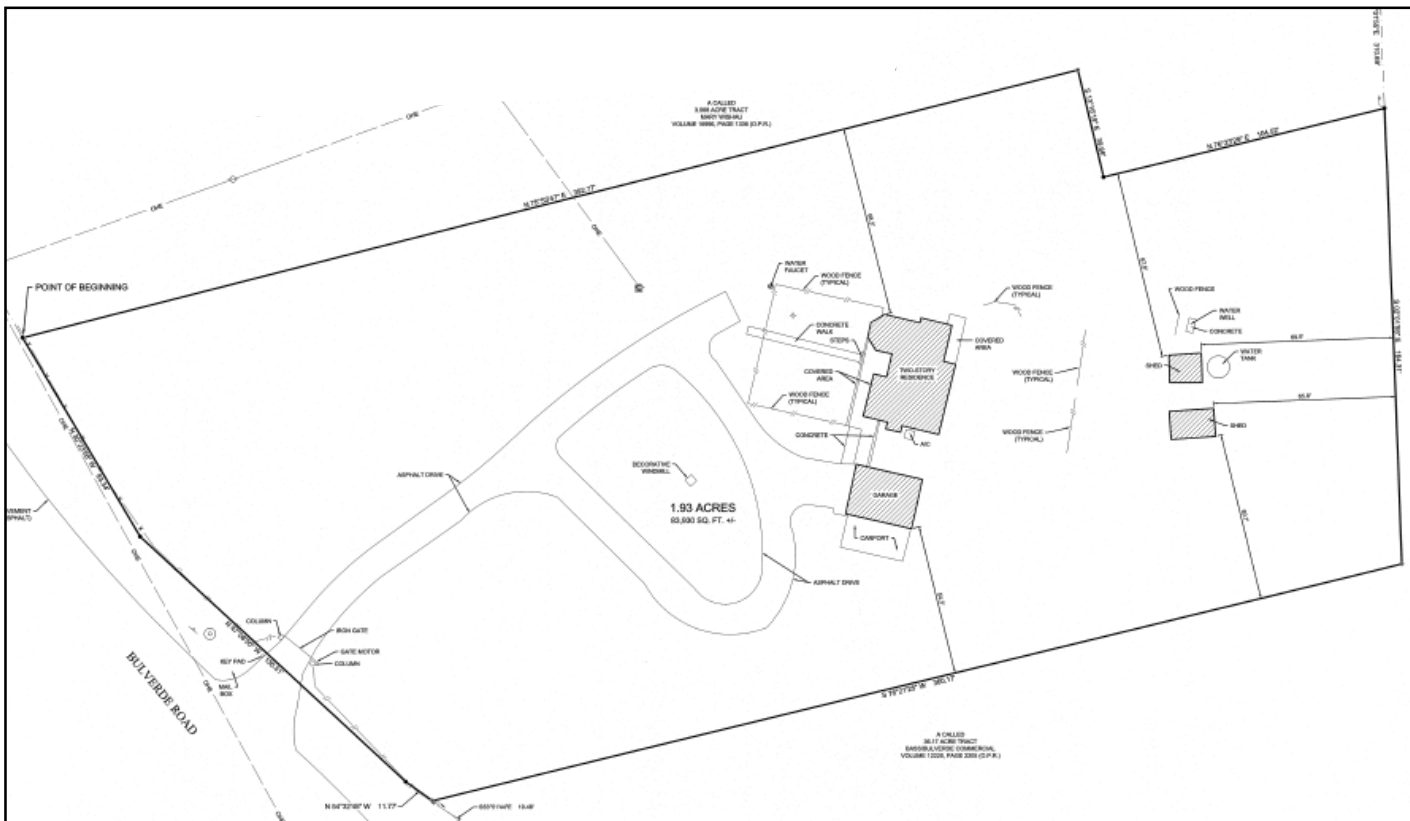
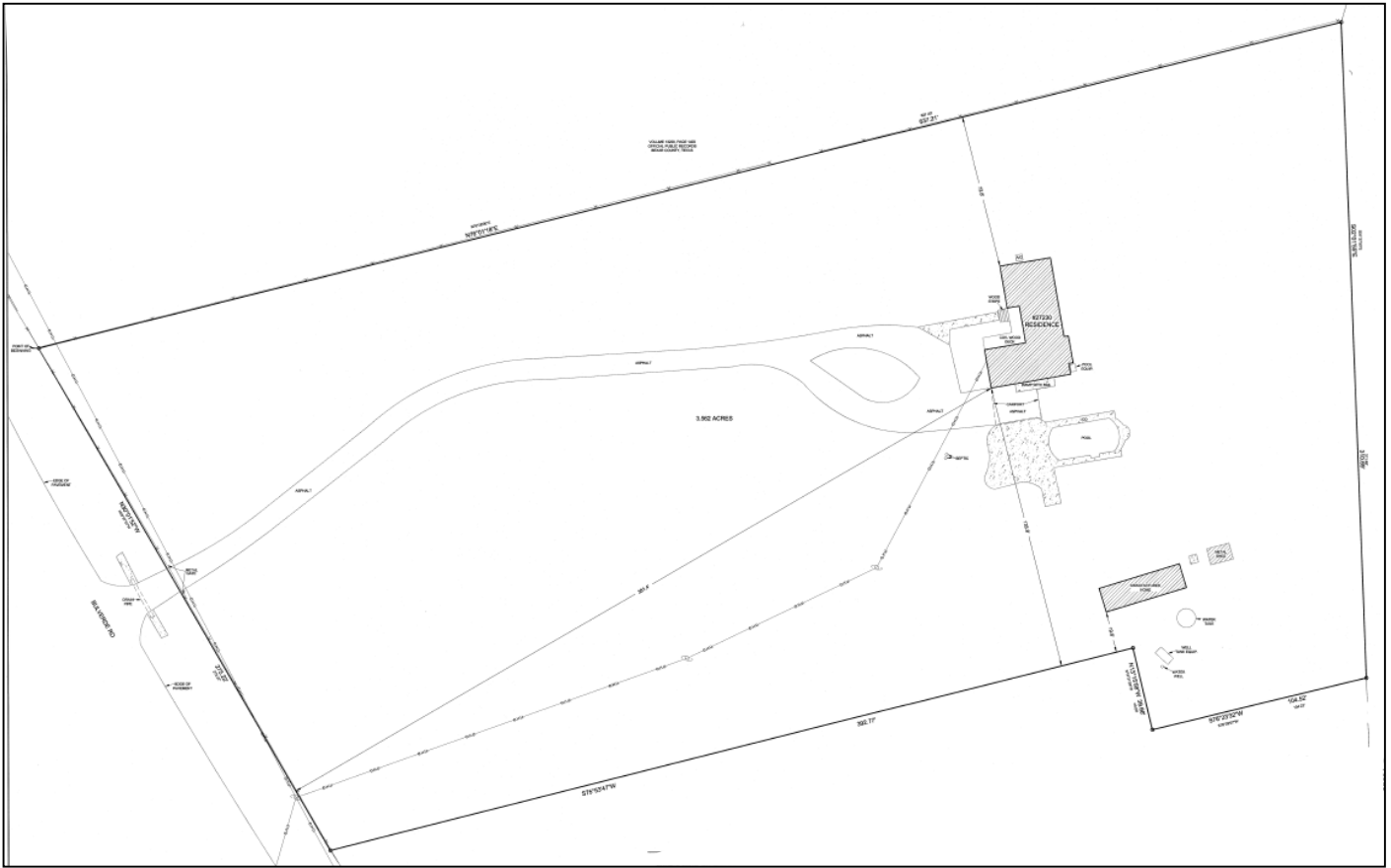
27220 & 27230 Bulverde Rd.



27220 & 27230 Bulverde Rd.  
Overall Survey/Plat



27220 & 27230 Bulverde Rd.  
Detailed Survey/Plat







## 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:
  - 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 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.

Providence Commercial Real Estate Services, Inc.

_____	413947	_____	(210) 366-4444
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Steve Garza	339237	steve@pcres.com	(210) 598-3520
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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