

52 ACRES FOR SALE

Center Point Rd. & Labrador Dr.

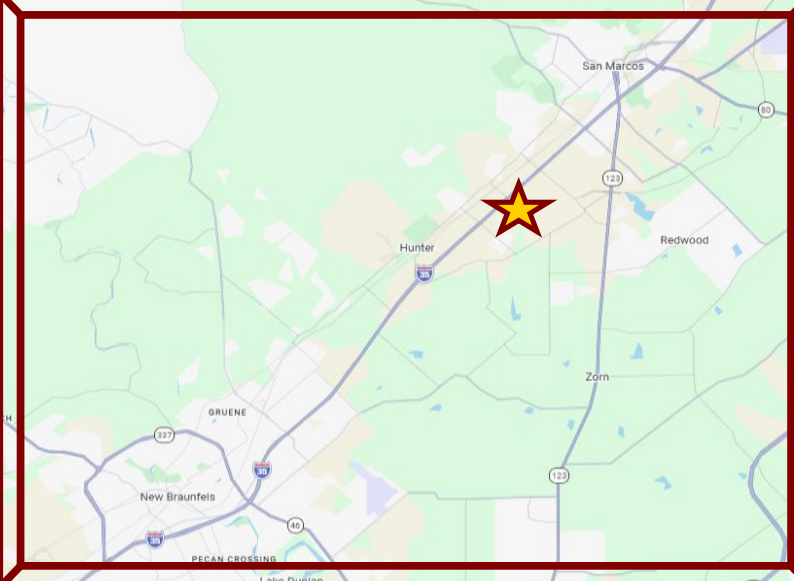


San Marcos



FEATURES:

- *Behind San Marcos Outlets Mall*
- *Unzoned: in the ETJ*
- *All Utilities*
- *Centro 35 Apartments: 330 Units*
- *Subdivide - 20 Acres & Up*
- *Easy I-35 Access*
- *Seller Financing*



TODD BEEBE, Broker

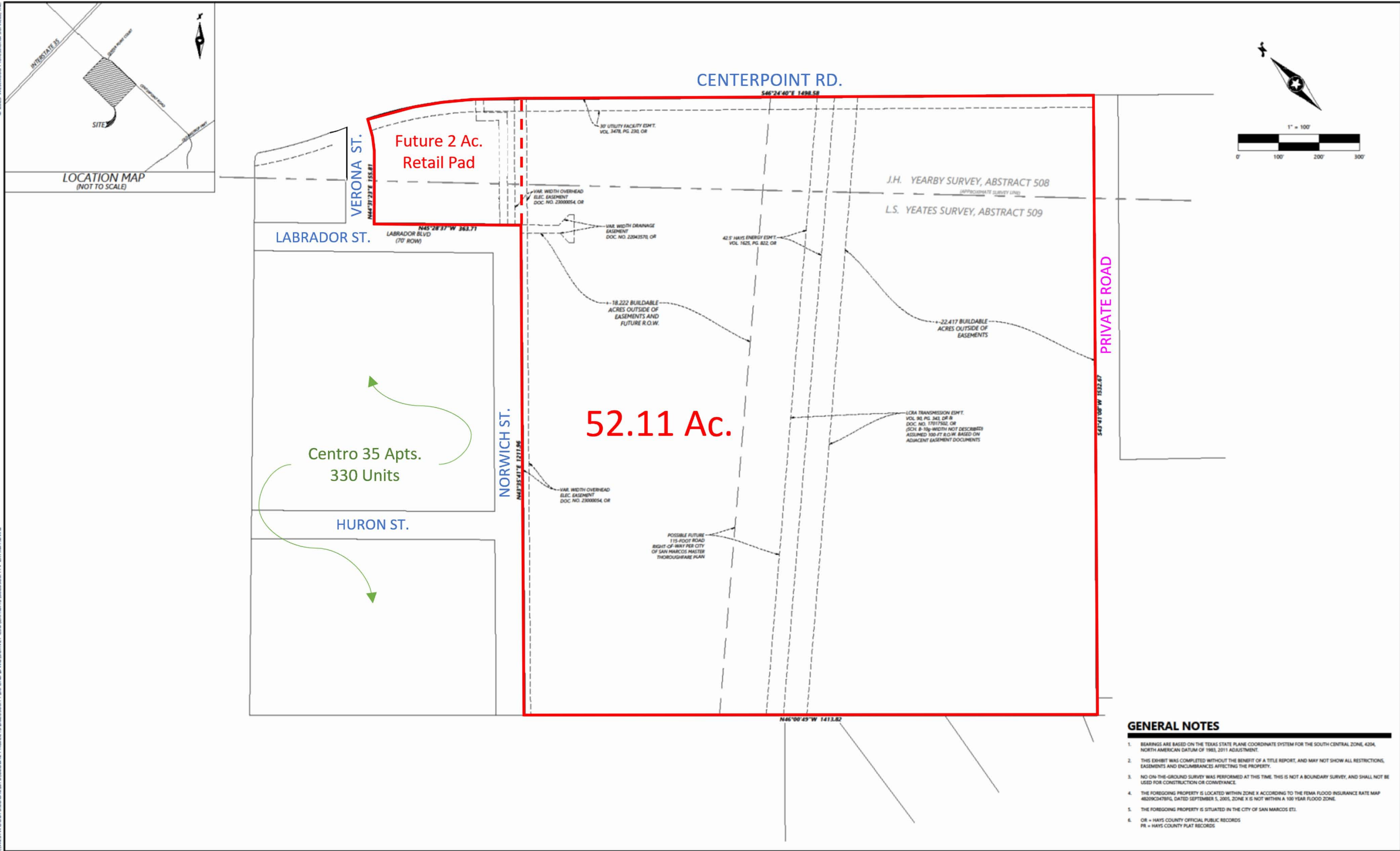
Cell: (210) 410 9904

tbeebe@hoganre.com

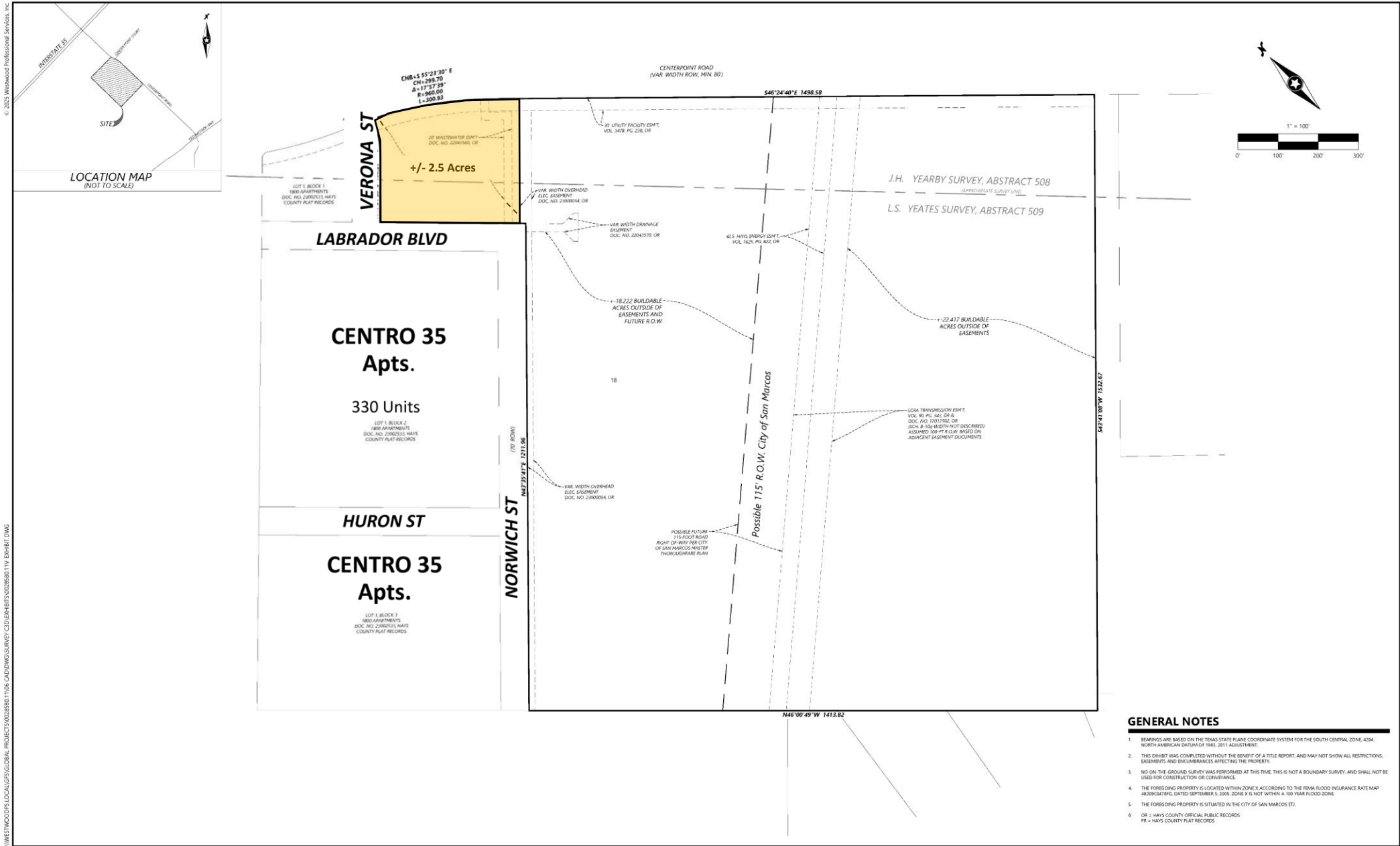
HOGAN

COMMERCIAL PARTNERS

1618 Lockhill Selma Rd., San Antonio, TX 78213



- GENERAL NOTES**
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 2. THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT SHOW ALL RESTRICTIONS, EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY.
 3. NO ON-THE-GROUND SURVEY WAS PERFORMED AT THIS TIME. THIS IS NOT A BOUNDARY SURVEY, AND SHALL NOT BE USED FOR CONSTRUCTION OR CONVEYANCE.
 4. THE FOREGOING PROPERTY IS LOCATED WITHIN ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 48209C478FG, DATED SEPTEMBER 5, 2005, ZONE X IS NOT WITHIN A 100 YEAR FLOOD ZONE.
 5. THE FOREGOING PROPERTY IS SITUATED IN THE CITY OF SAN MARCOS ETI.
 6. OR = HAYS COUNTY OFFICIAL PUBLIC RECORDS
PR = HAYS COUNTY PLAT RECORDS



\\WESTWOOD\LOCAL\PROJECTS\002560\116 CAD\DWG\SURVEY\CD\DWG\116.DWG

PROJECT NO.	20560.11
CHECKED	
DRAWN	JCD
FIELD CREW	
FIELD WORK DATE	

REVISIONS:	

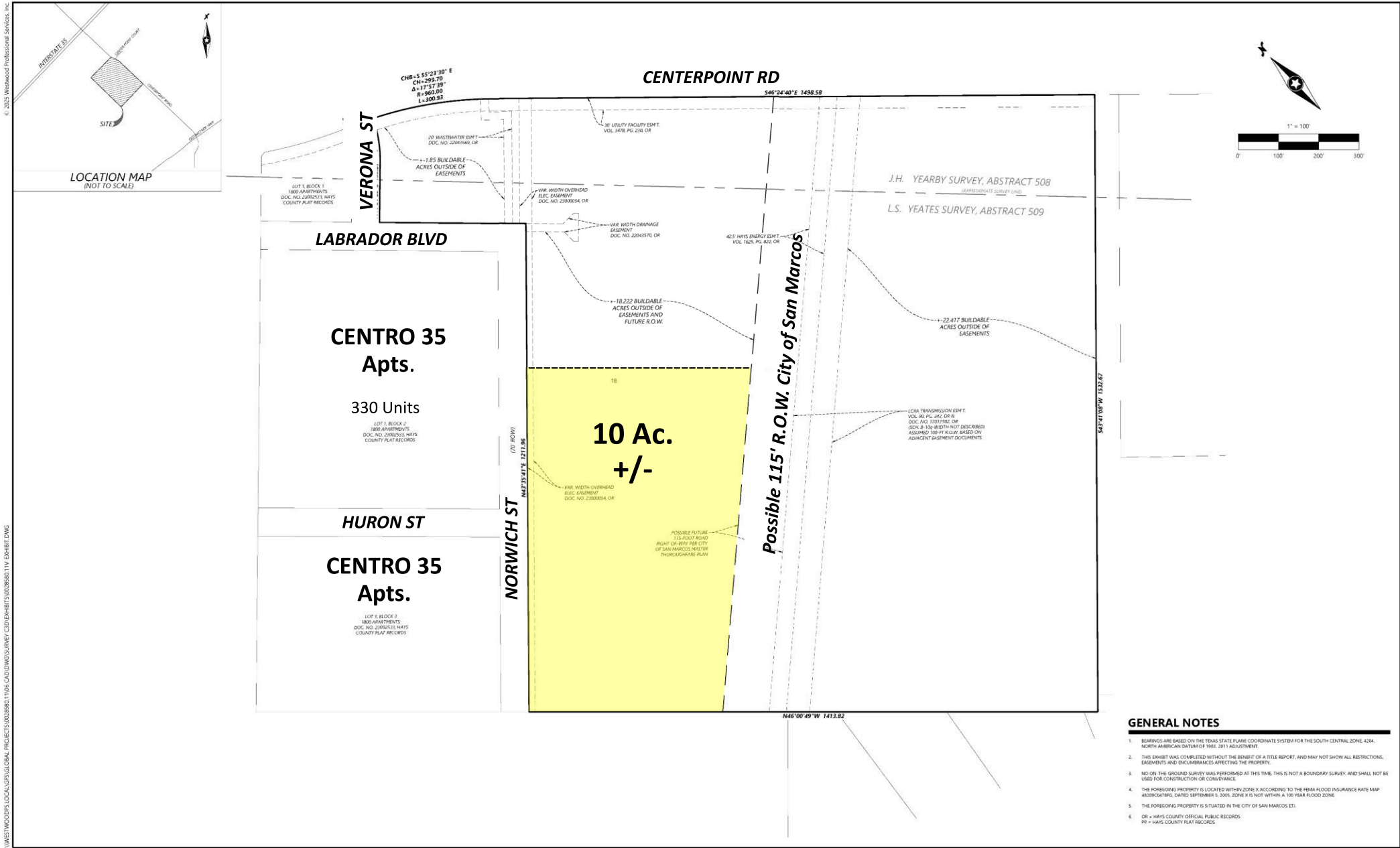
PREPARED FOR:
HOGAN COMMERCIAL PARTNERS

DEED SKETCH OF:
**SAN MARCOS
52.11 ACRES**

A 52.11 ACRE TRACT SITUATED IN THE L.H. YEATES SURVEY, ABSTRACT 509, AND THE J.H. YEATBY SURVEY, ABSTRACT 508, HAYS COUNTY, TEXAS, BEING THE REMAINING PORTION OF A CALLED 72.193 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 21019185, HAYS COUNTY OFFICIAL PUBLIC RECORDS

Westwood
Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Tulsa (800) 937-0150 San Antonio, TX 78202
westwood.com
Westwood Professional Services, Inc.
TOWNSHIP SURVEYING FIRM NO. 10014301

SHEET NUMBER:
1 OF 1
DATE: 3/06/25



PROJECT NO. 28580.11	REVISIONS	PREPARED FOR:	DEED SKETCH OF:	A 52.11 ACRE TRACT SITUATED IN THE L.H. YEATES SURVEY, ABSTRACT 509, AND THE J.H. YEABBY SURVEY, ABSTRACT 508, HAYS COUNTY, TEXAS, BEING THE REMAINING PORTION OF A CALLED 72.193 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 21019185, HAYS COUNTY OFFICIAL PUBLIC RECORDS	Westwood Phone: (214) 265-6300 211 W Loop 1604 E, Suite 205 Toll Free: (888) 937-0110 San Antonio, TX 78252 westwoodps.com Westwood Professional Services, Inc. 10900 LBJ BLVD STE 1000 SAN ANTONIO, TX 78241	SHEET NUMBER:
DRAWN BY: KCP		HOGAN COMMERCIAL PARTNERS	SAN MARCOS			1 OF 1
FIELD CHECK:			52.11 ACRES			
FIELD WORK DATE:						
						DATE: 3/06/25



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.

Michael Alan Hogan	167890	mhogan@hoganre.com	(210)682-1500
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Hogan Commercial Partners	167890	mhogan@hoganre.com	(210)682-1500
Designated Broker of Firm	License No.	Email	Phone
Michael Alan Hogan	167890	mhogan@hoganre.com	(210)410-9904
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Ronald Todd Beebe	244886	tbeebe@hoganre.com	(210)410-9904
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

IABS 1-0 Date