



835 Gillette Blvd, San Antonio, TX 78224

Offering Memorandum

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This presentation is provided for informational purposes only and is subject to change. It does not constitute investment advice, a recommendation, or an advertisement, and is not intended for public distribution. This presentation does not constitute an offer to sell or a solicitation of an offer to buy. Any such offer or solicitation will only be made through a confidential private offering memorandum or other appropriate disclosure documents, which will detail the material terms, including but not limited to risk factors, conflicts of interest, fees and charges, and tax implications. Such documents will be provided only in jurisdictions where permitted by applicable law.

Investments should only be considered by individuals who are able to hold their interests indefinitely and without the expectation of resale. There is no secondary market for the interests, and one is not anticipated to develop.



### 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:
  - 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.

<b>Real Broker LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>0491108</b> License No.	<b>TXBroker@TheRealBrokerage.com</b> Email	<b>(512)960-3253</b> Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Virtus Realty LLC, 14317 Potranco Rd. Ste 205 San Antonio TX 78253  
Michael Vasquez

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

IABS 1-0 Date

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REAL Brokerage

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

# Table of Contents



4. Executive Summary

7. Property Photos

10. Map and Location

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# EXECUTIVE SUMMARY



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# Investment Overview

Address: 835 Gillette Blvd, San Antonio TX 78224

Sale Price: \$670,000.00

Total Acreage: 3.296-acres

Zoning: R-4

County: Bexar

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# Property Summary



- Perfect opportunity for a developer to capitalize on a shovel ready development opportunity in the booming Southside of San Antonio! This property is sold with all construction docs to begin horizontal construction and platted for 21 single family homes. See city plat in photos. Great project for developers and builders looking to scale into a larger project. Close proximity to the VIDA, Texas A&M University, Palo Alto College, hwy. 410, Brooks City Base and more!

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# PROPERTY PHOTOS



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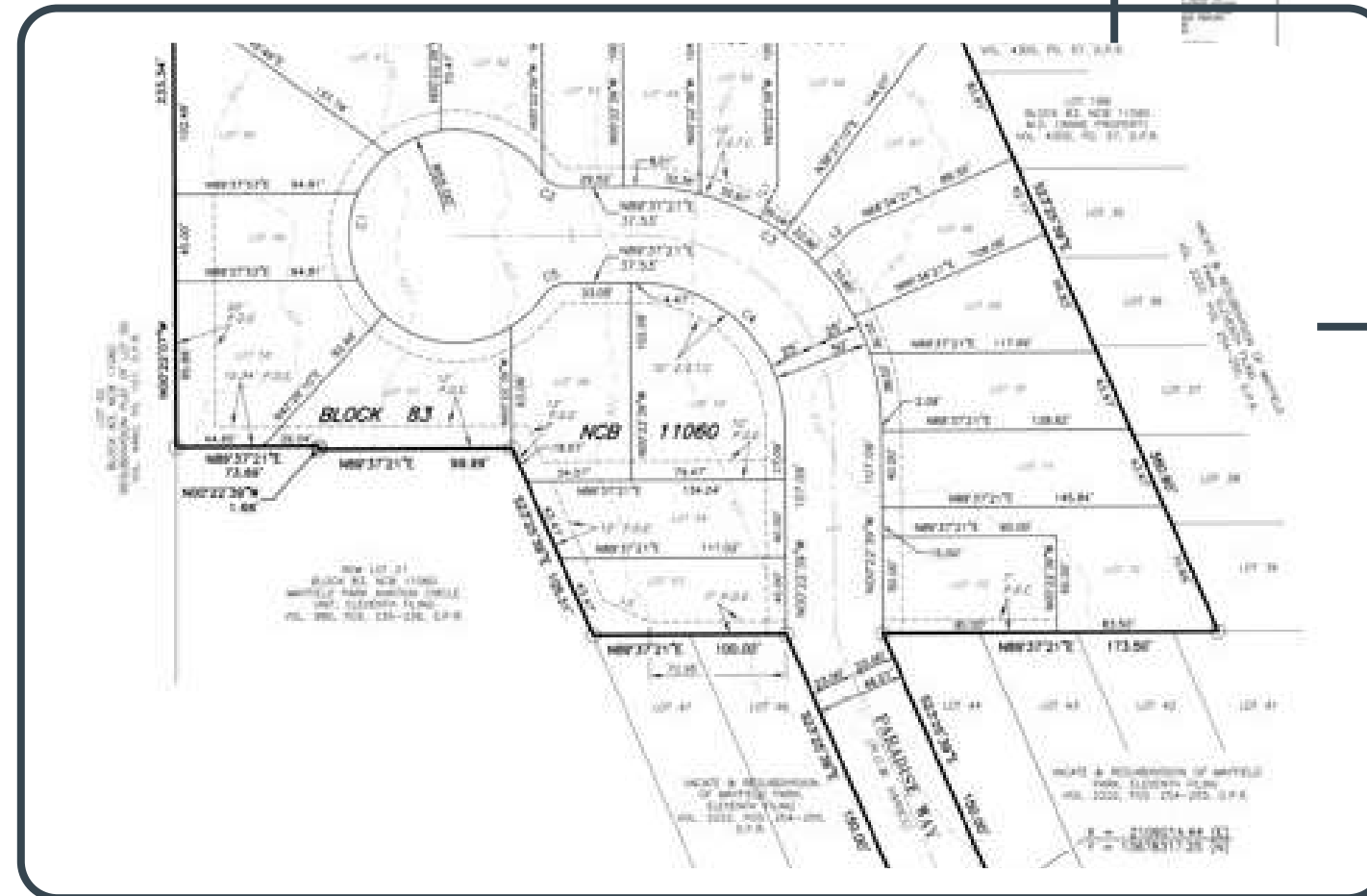
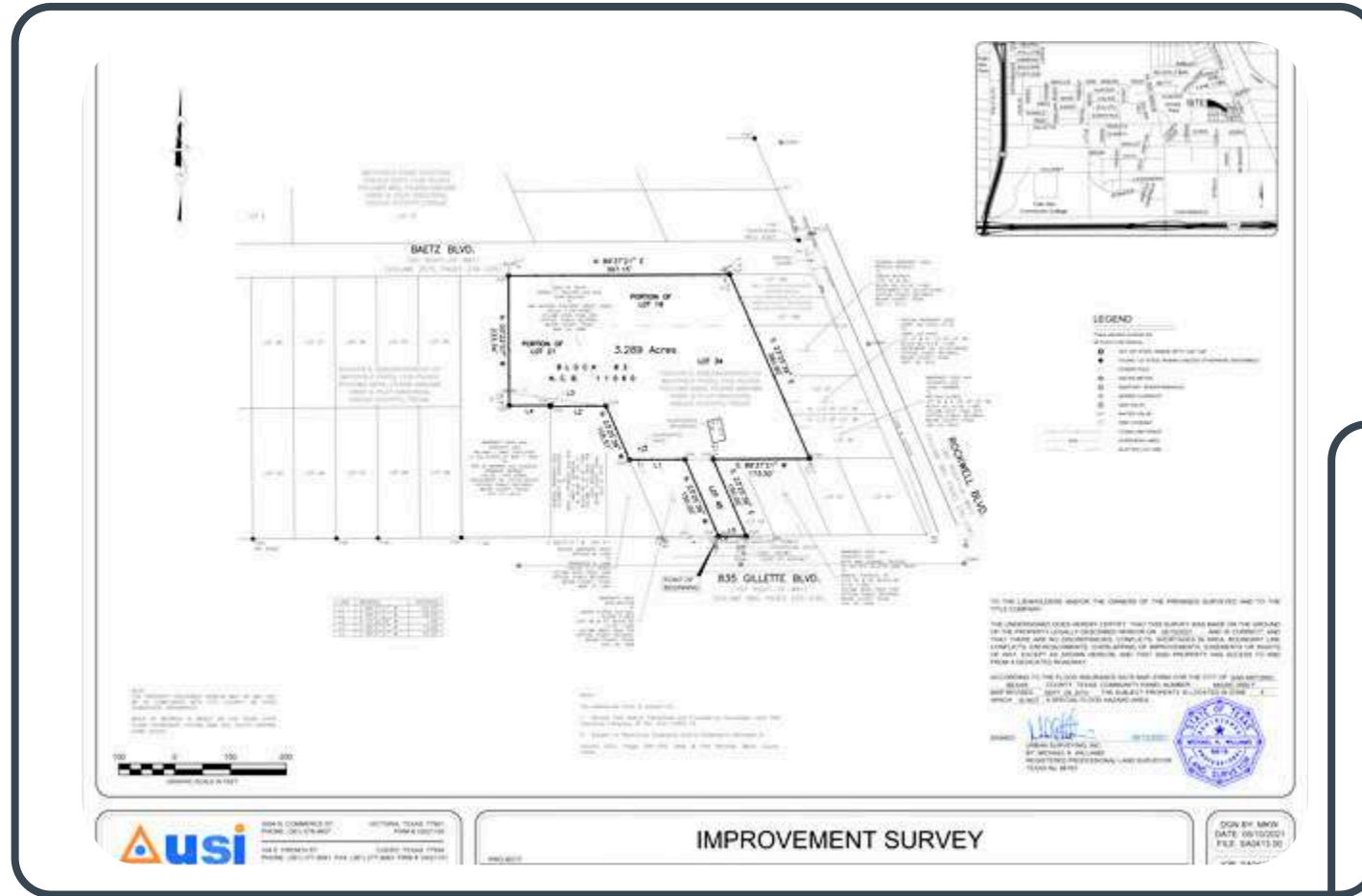
# Aerial Photos



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# Survey Photos



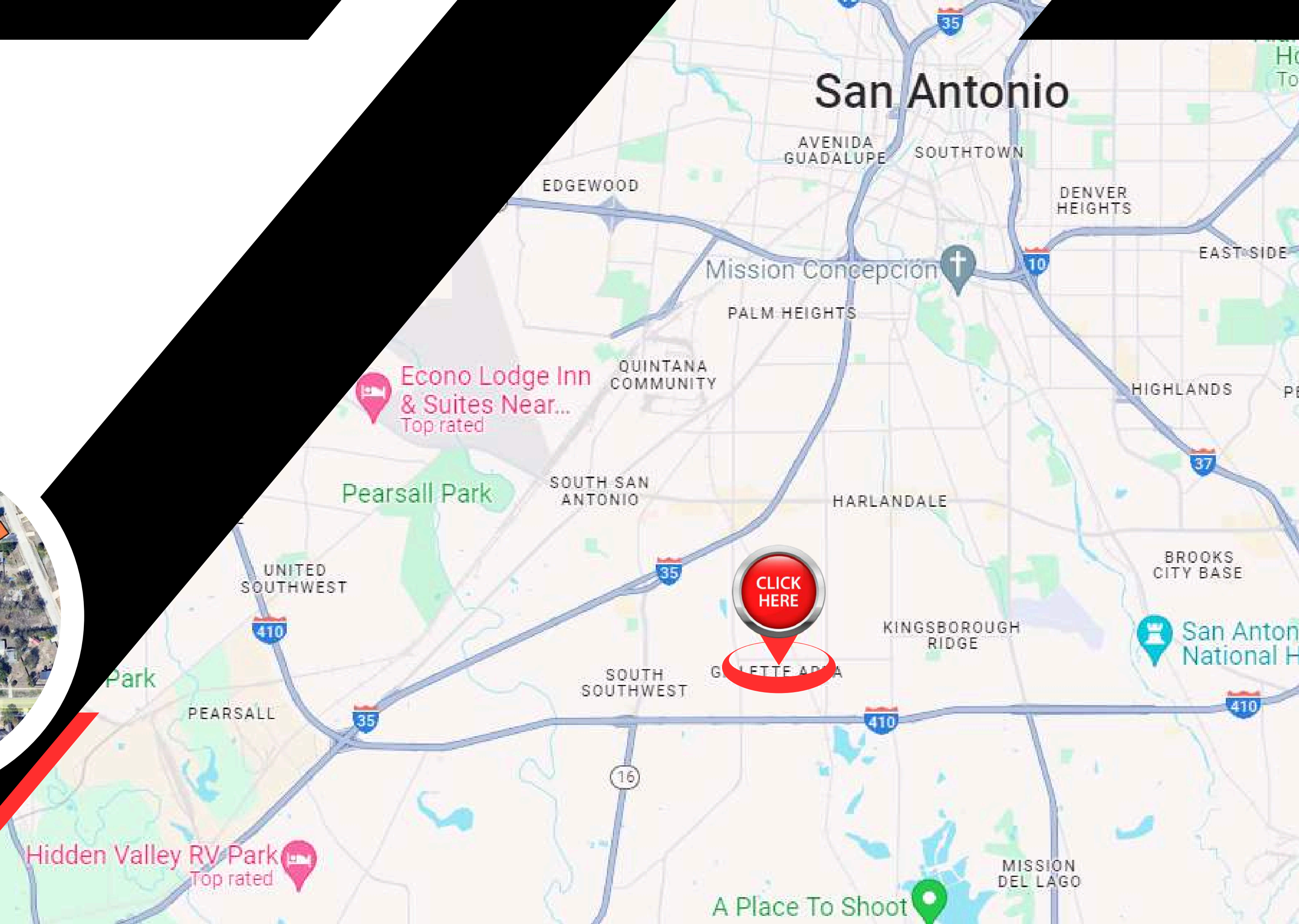
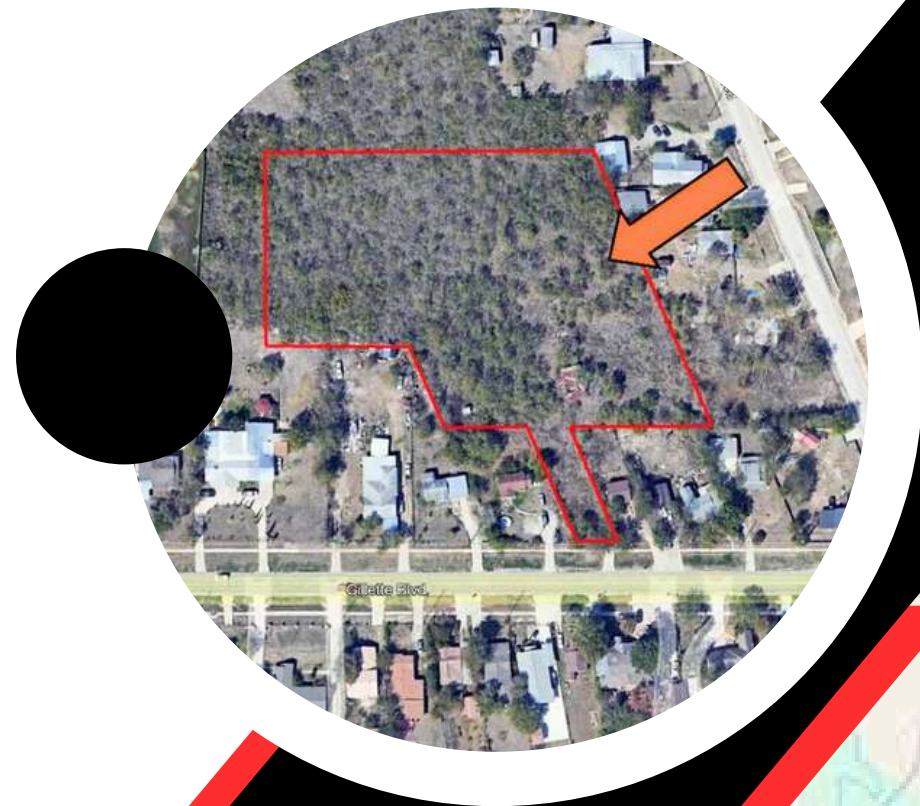
# MAP & LOCATION



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# Area Map





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