



COMMERICAL LAND

HWY 90 | CASTROVILLE, TX 78009

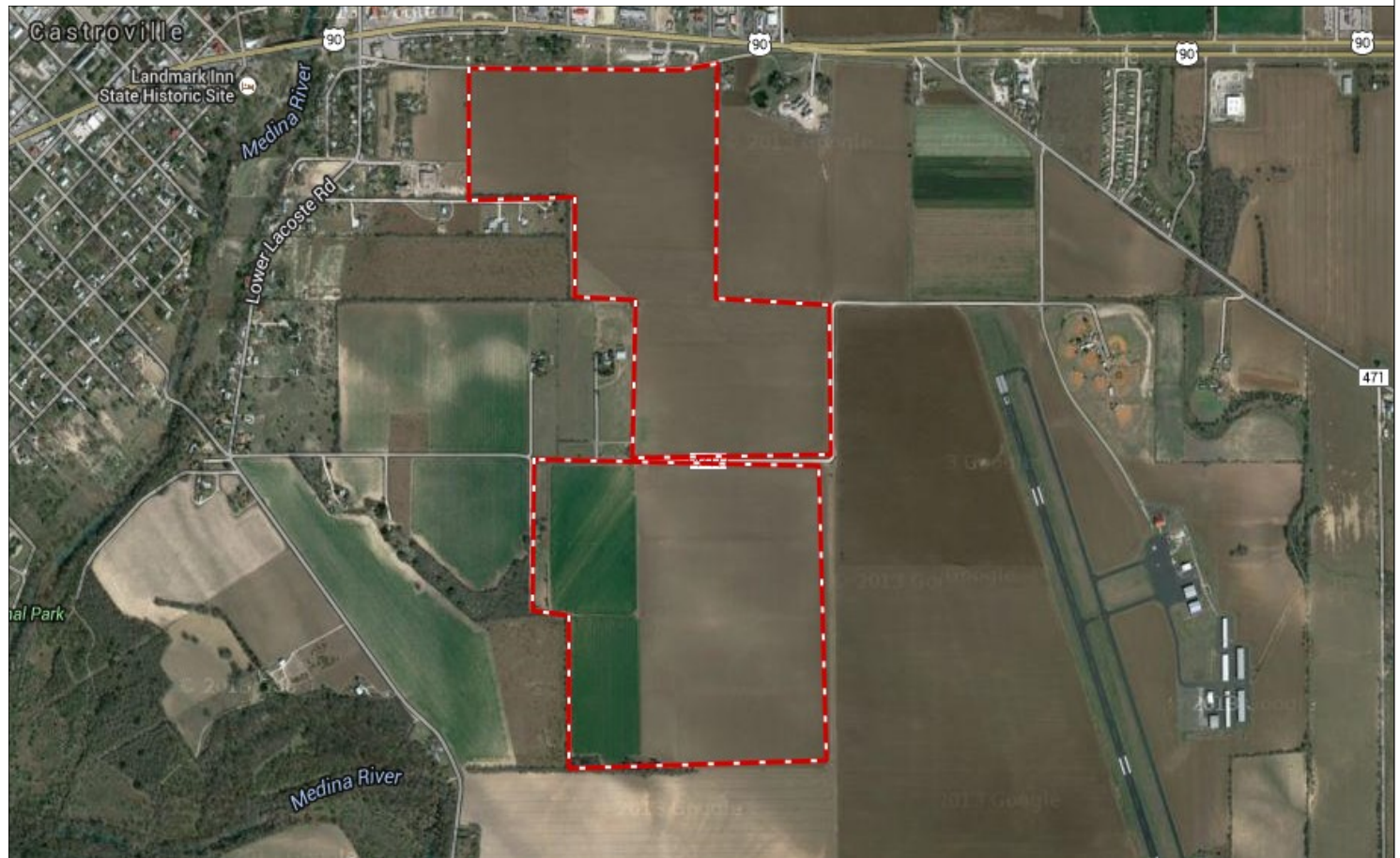
285 ± Acres For Sale

LOCATION: This property is situated in eastern Medina County within a few miles of western Bexar County where the largest growth is occurring the San Antonio area. The property has frontage on Old Hwy 90 and Kempf Lane (CR 4711) that crosses the property which divides it into two tracts.

WATER RIGHTS: There are approximately 291 ± acre feet of base (restricted) Edwards water right that will convey.

UTILITIES: Currently there are existing City of Castroville utilities along the western and northern edge of the property. The City of Castroville has applied for Federal Grants for funding to extend and upgrade their utility lines and services. These extensions currently include a plan to follow the current county road that crosses the property with a major sewer line. Availability of utilities should be verified by buyers engineers.

DEVELOPMENT PLAN Is currently in a master development planning stage, therefore, the property can be divided into smaller tracts.



PRICING Will be determined based on size, shape and location. Call Agent.

HAROLD (BUTCH) GALM, LREB

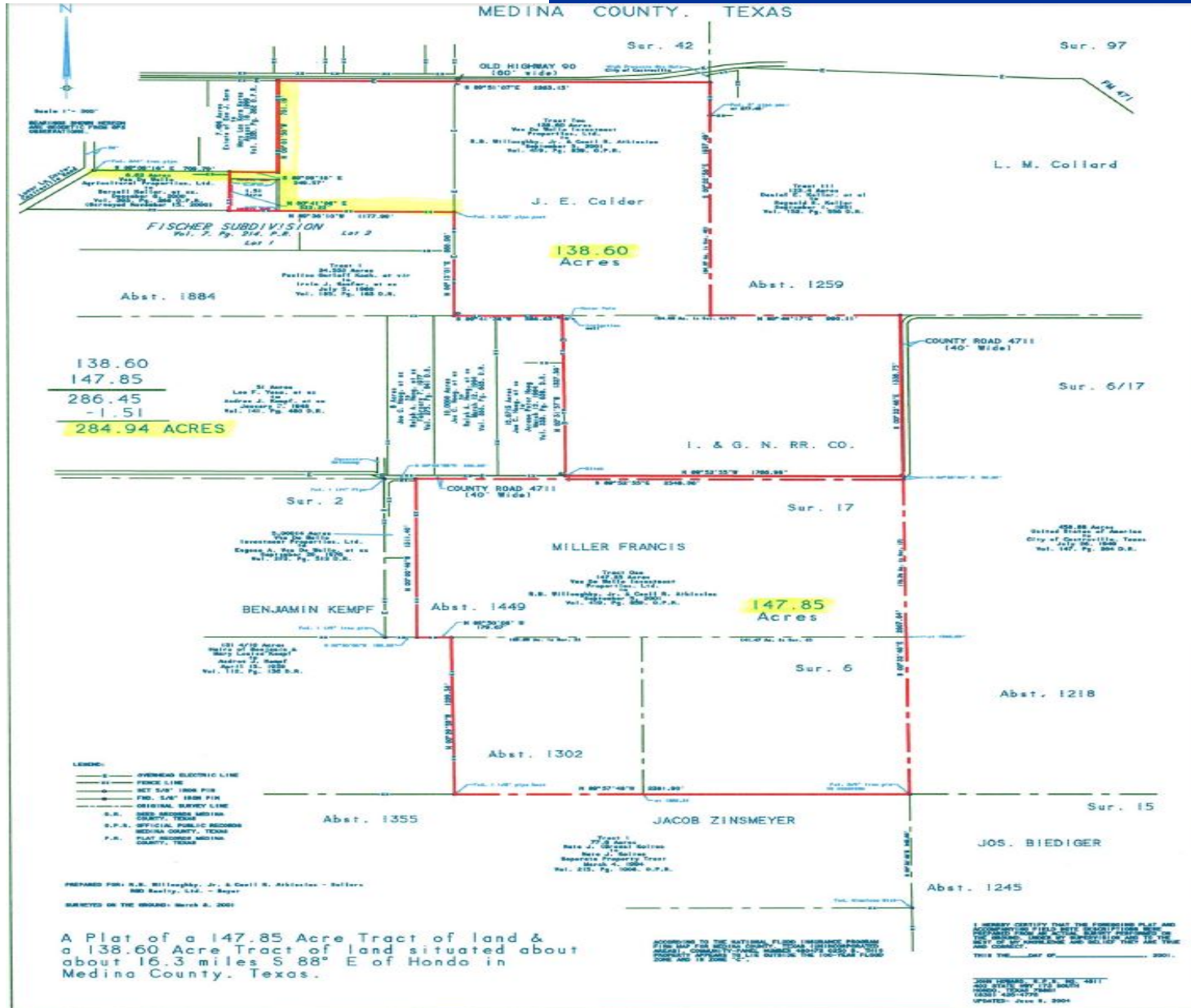
210.688.3874 | haroldgalm@galmrealestate.net

Proudly Serving San Antonio, Hill Country & South Texas Area for 35 Years

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Survey

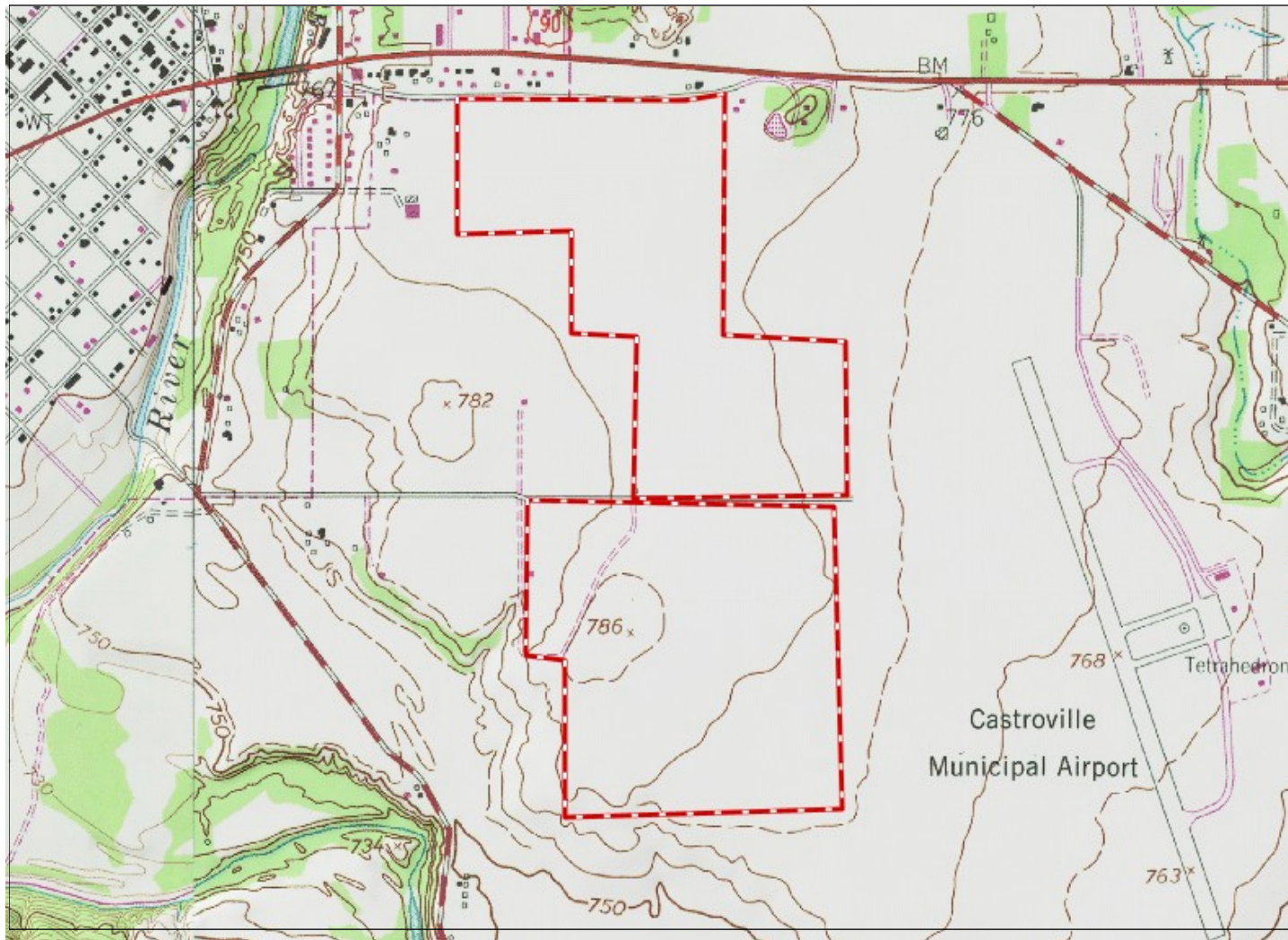
Future Sewer Easement - There is a 60 foot road easement on the western property line which allows access to city sewer.



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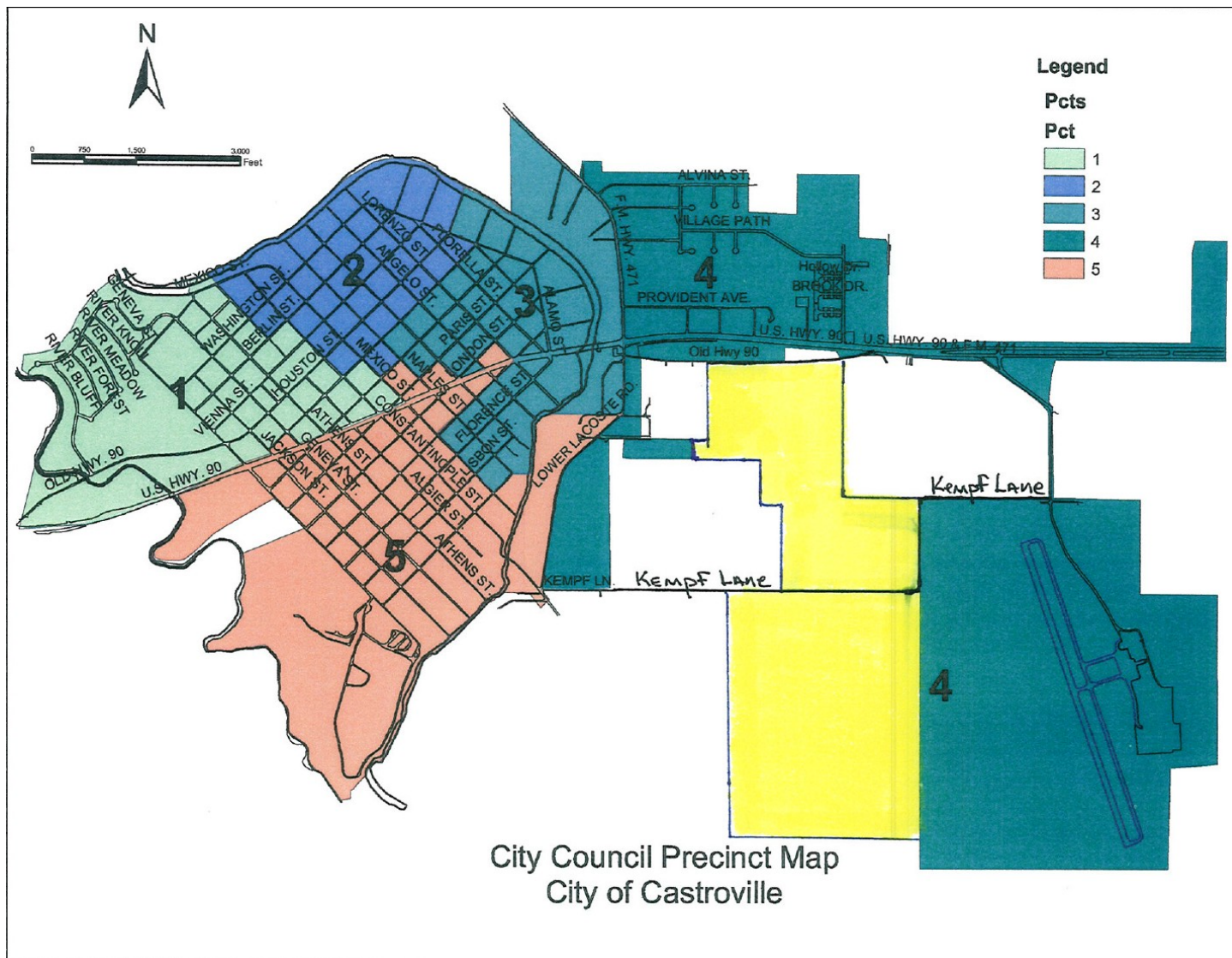
HWY 90 | CASTROVILLE , TX 78009

Topo



Call for an appointment Harold (Butch) Galm 210.688.3874

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Information About Brokerage Services

11-2-2015

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.

<u>Galm Real Estate, LLC</u>	<u>9000405</u>	<u>info@galmrealestate.net</u>	<u>(830) 931-0900</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Harold Galm</u>	<u>284094</u>	<u>haroldgalm@galmrealestate.net</u>	<u>(210) 688-3874</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0