



For sale

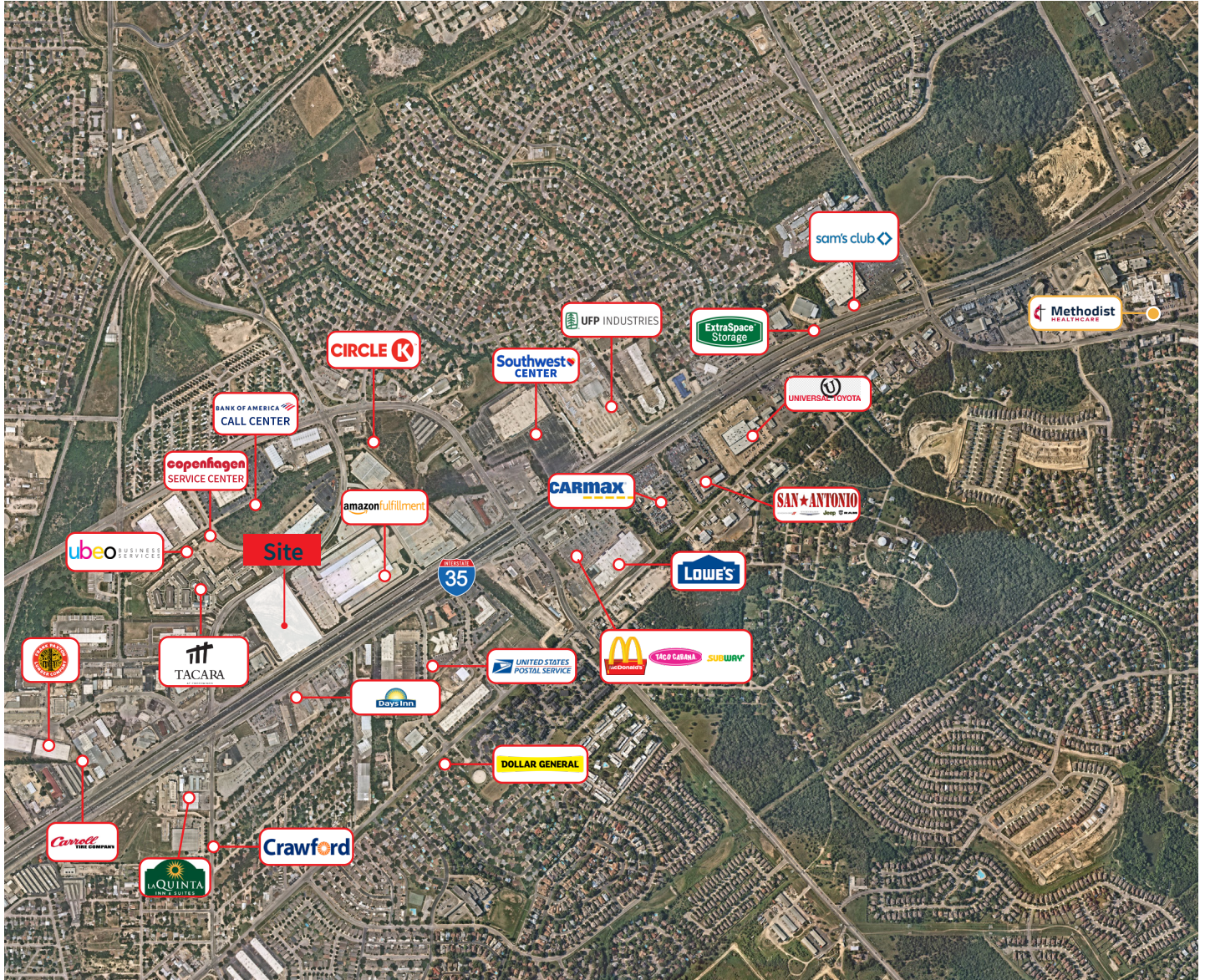
I-35 Corridor Land
Crosswinds Way at Tech Com
San Antonio, TX 78233

8.576 Acres (\pm 6.95 usable acres)

Asking Price: \$2,100,000.00 (\$6.94 Per USF)

Property Overview

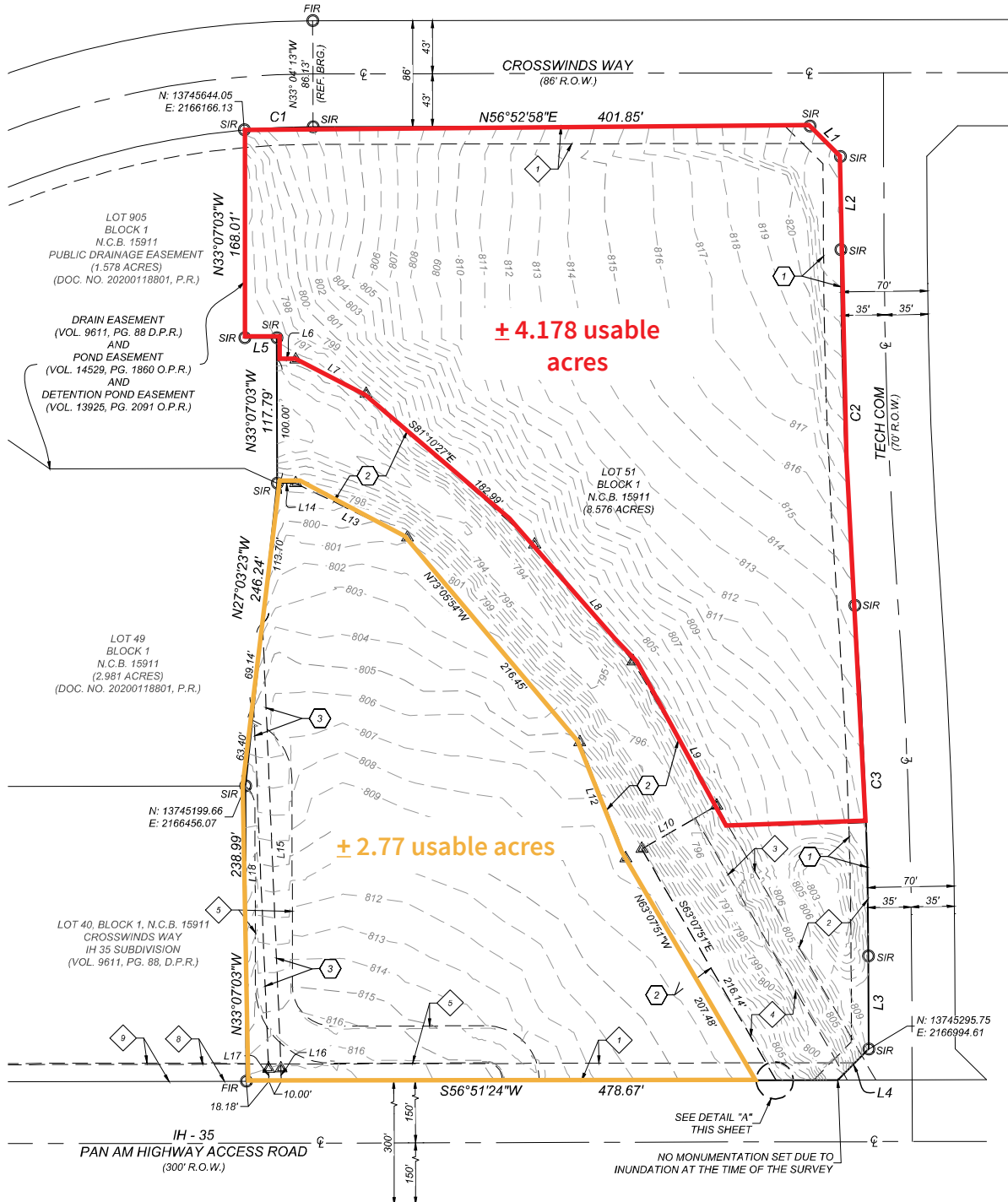
This site is located along the IH-35 corridor with direct frontage and easy access to Wurzbach Pkwy. Surrounding users include an Amazon distribution facility, the 303 unit Tacara at Crosswinds multi-family project, School of Science & Technology, Lowe's, Sam's Club, Morgan's Wonderland, Toyota Field, Randolph AFB and various other retail, hospitality and medical users.



Drive times

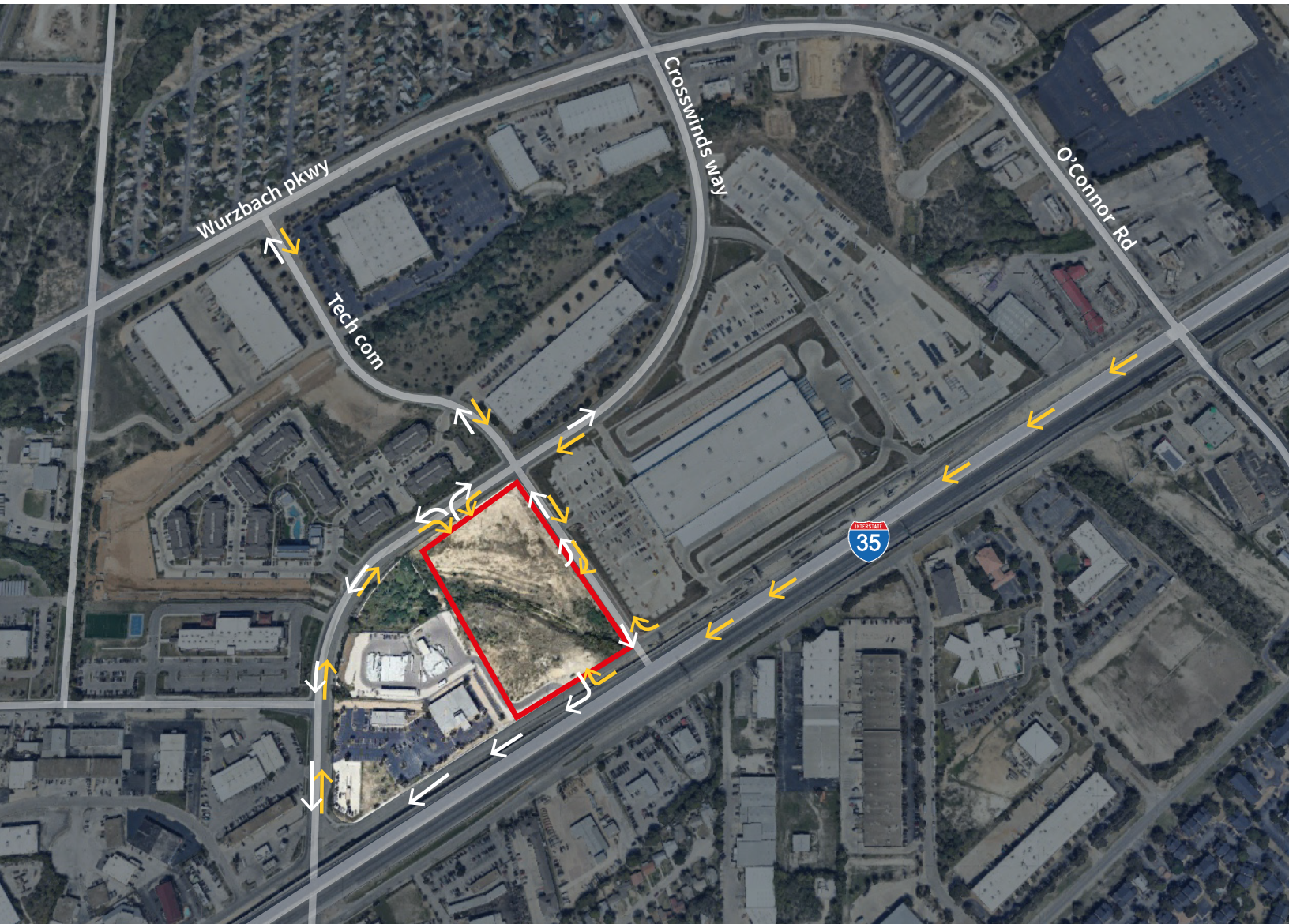
- 18 Minutes to San Antonio Intl. Airport
- 20 Minutes to Downtown San Antonio
- 24 Minutes to New Braunfels
- 65 Minutes to Austin.

Site plan



- ± 6.95 usable acres
- I-35 Frontage
- Easy access to Wurzbach Pkwy
- Zoning: L (light industrial)
- Multiple points of ingress & egress

Ingress/Egress map and area demographics



	1 mile	3 miles	5 miles
Total households	3,772	44,588	106,577
Median ages	42.7	37.5	37.2
Labor force-white collar	58%	59.1%	60.4%
Labor force-blue collar	22.6%	21.7%	21%
Traffic counts	216,413 VPD (Tech Com at I-35)	19,647 VPD (Crosswinds Way at I-35)	20,366 VPD (O'Connor Rd at I-35)

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11-2-2015



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.

Elizabeth Mittel	447249	lisa.mittel@jll.com	210-293-6834
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Alcide Longoria	524315	alcide.longoria@jll.com	210-293-6868
Sales Agent/Associate's Name	License No.	Email	Phone

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