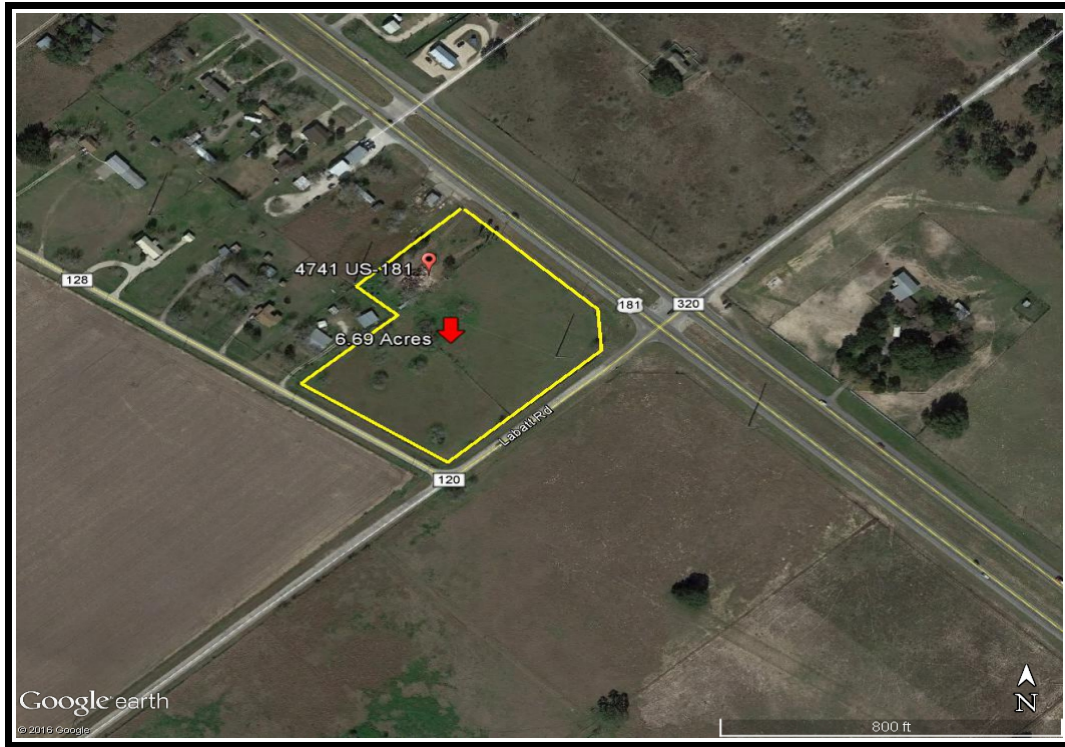


FOR SALE
4741 US Highway 181 North
Floresville, TX.



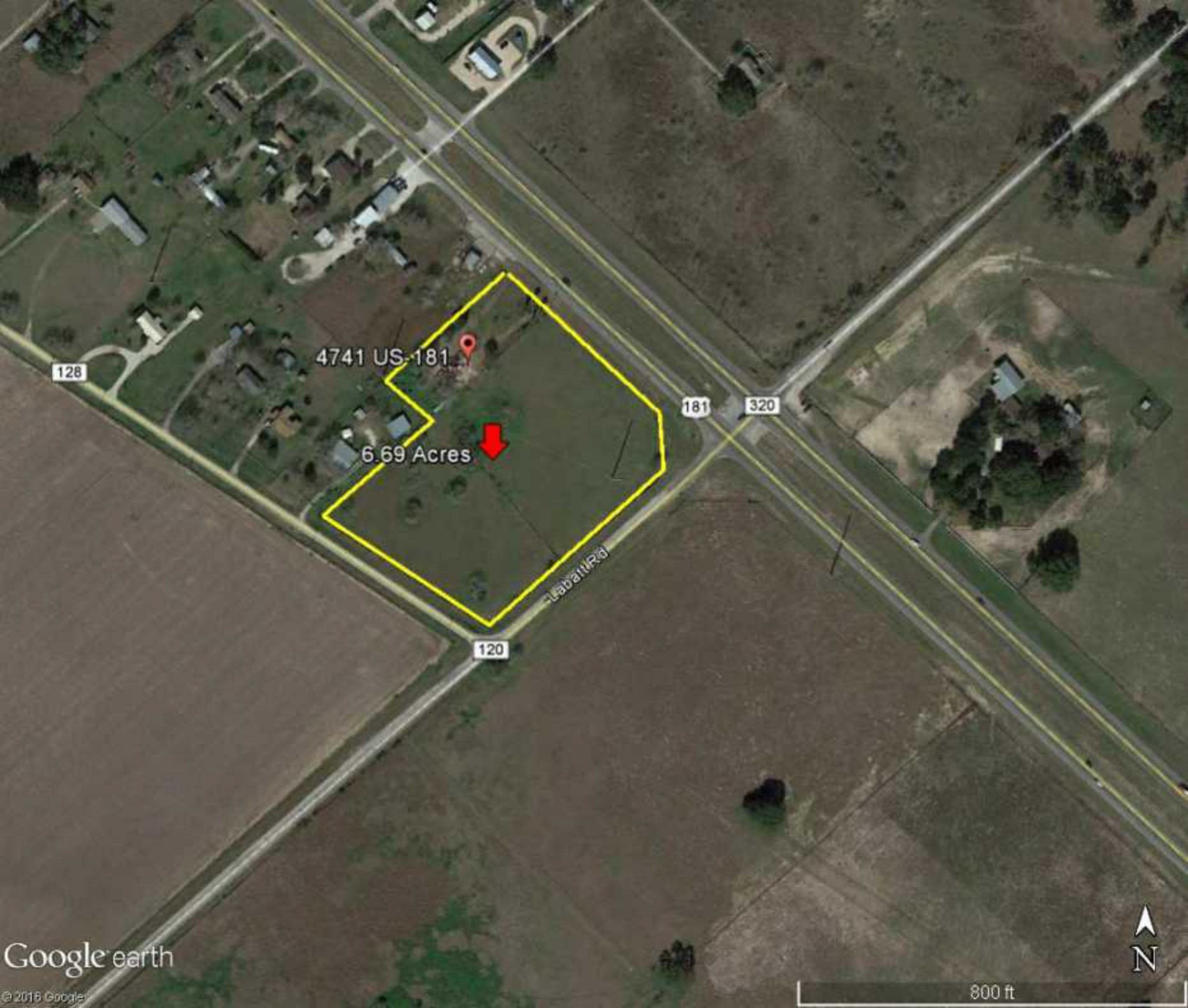
REPRESENTING THE OWNER

BILL OSBORNE
OSBORNE PROPERTIES
PO BOX 206
5056 HIGHWAY 87 WEST
SUTHERLAND SPRINGS, TEXAS 78161-0206

830-217-4011 TELEPHONE
830-217-4077 FAX
210-260-6884 CELL
op@texas.net E-MAIL

PROPERTY INFORMATION

| | |
|--|---|
| PROPERTY: | 4741 US Highway 181 North |
| LAND SIZE: | 6.69Acres |
| PRICE: | \$399,000.00 (\$1.3692 SF) |
| FINANCING: | Owner will consider Owner financing. Terms to be negotiated |
| ZONING: | None. Property located in County. |
| UTILITIES: | Buyer is advised to retain an engineer to confirm the location, capacity and accessibility of utilities to confirm they are adequate for Buyer's intended use. |
| TRAFFIC COUNT: | 26,327 VPD |
| DEMOGRAPHICS: | Demographics available upon request. |
| AGENCY: | Osborne Properties represent the Owner. |
| AREA ACTIVITY: | Wal-Mart, Connally Memorial Hospital, Kubota Tractor, Richardson Brothers Chevrolet, McCoy's, Hibbitt Sports, Rue 21 and CVS have all located in the Highway 181 area North of Floresville. New Elementary School built on FM 775. |
| INFORMATION ABOUT BROKERAGE SERVICES: | Included in this package |



4741 US-181

6.69 Acres

Labatt Rd

FLORESVILLE

FLORESVILLE
Pop 5868

- ★ **COURT HOUSE**
★ **FLORESVILLE CHAMBER**
- 1 KINDERGARTEN
 - 2 ELEM 1-2
 - 3 ELEM 3-5
 - 4 MIDDLE SCHOOL 6-8
 - 5 HIGH SCHOOL 9-12
 - 6 CATHOLIC SCHOOL
 - 7 TENNIS & BASKETBALL
 - 8 STADIUM
 - 9 EARLY COLLEGE & TECH CENTER

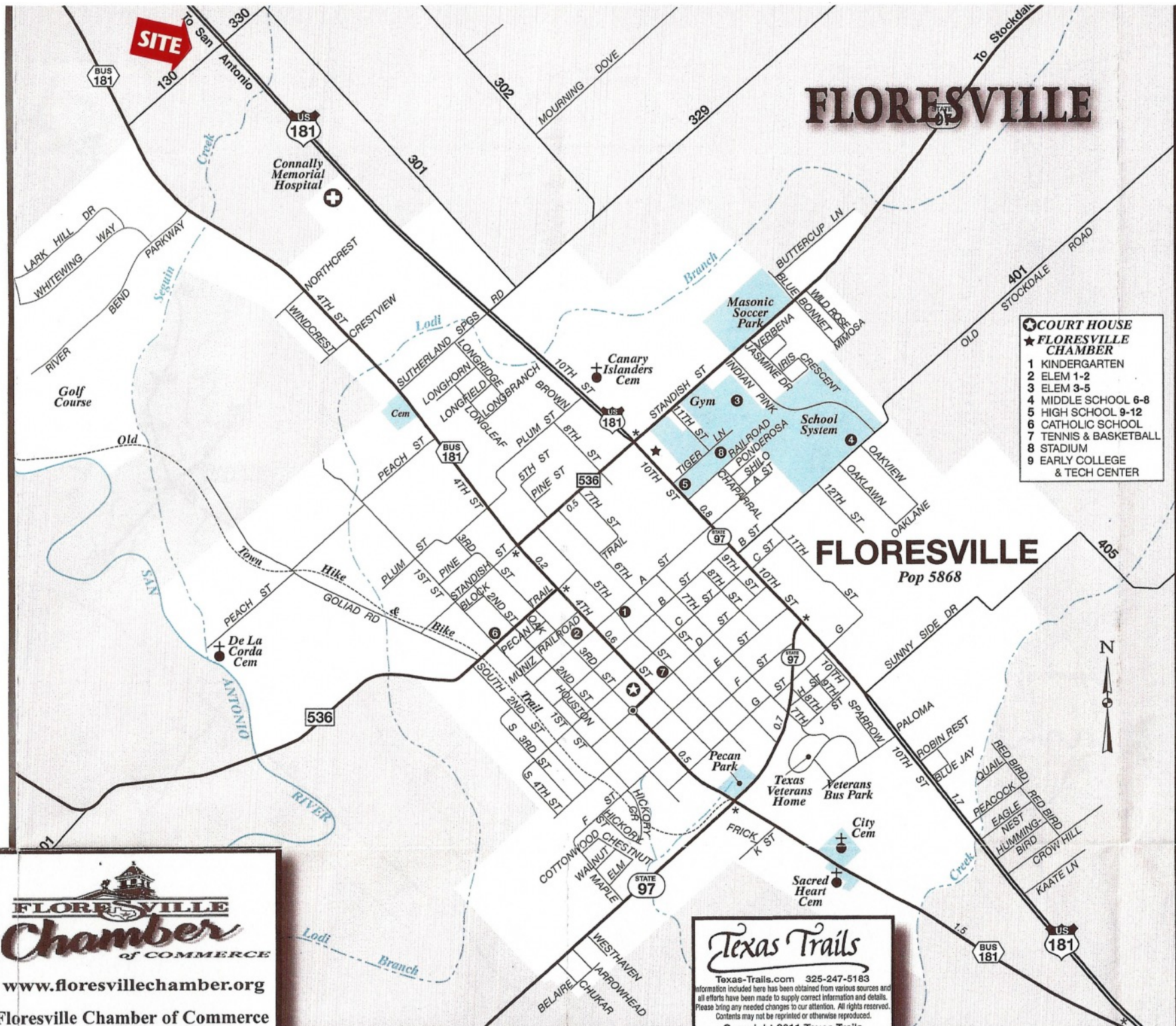


www.floresvillechamber.org

Floresville Chamber of Commerce

Texas Trails

Texas-Trails.com 325-247-5183
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TEXAS

State Sectional

AUSTIN REGION

MAP #8001

Scale: 1" equals 18.6 miles

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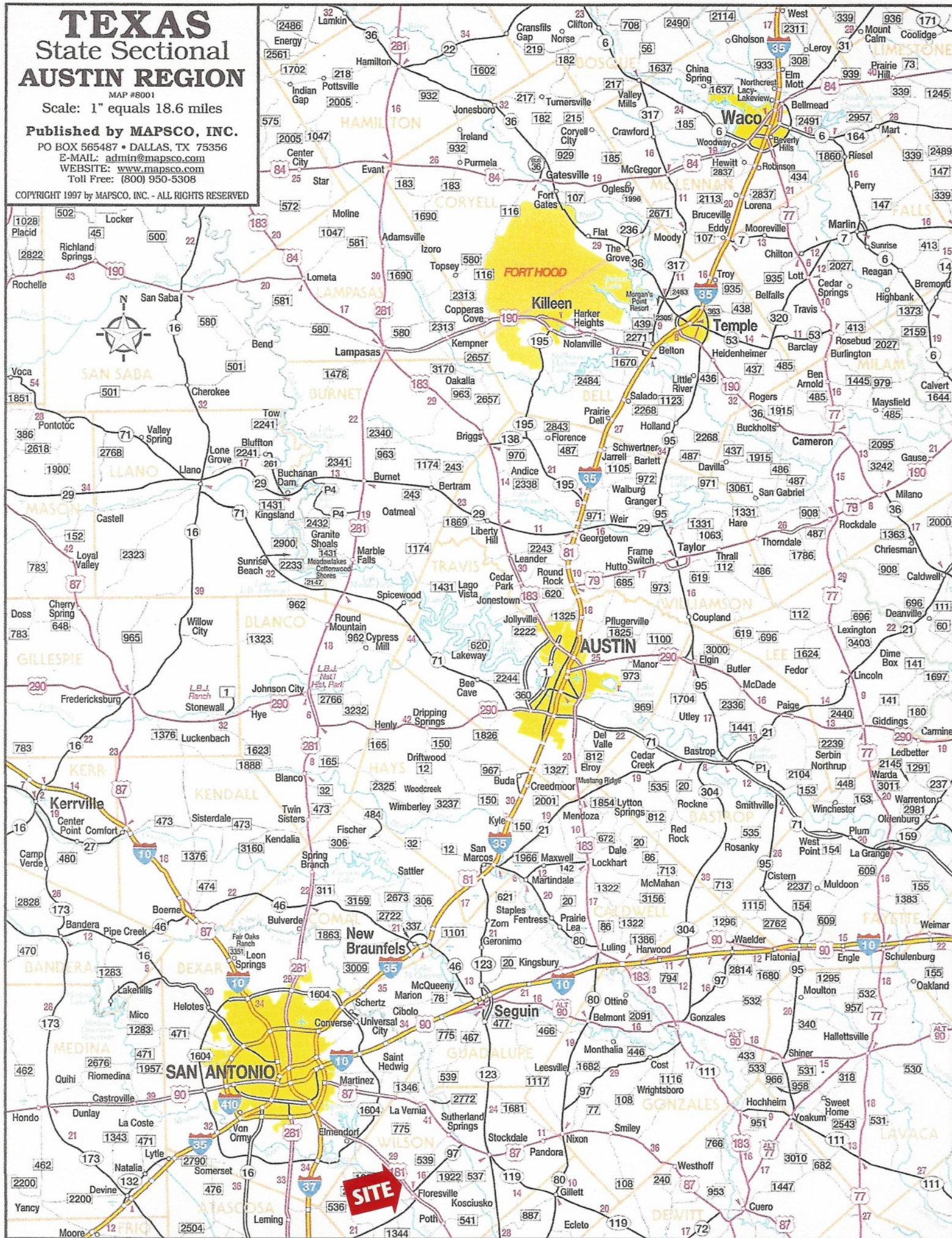
PO BOX 565487 • DALLAS, TX 75356

E-MAIL: admin@mapSCO.com

WEBSITE: www.mapSCO.com

Toll Free: (800) 950-5308

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PROPERTY INFORMATION DISCLAIMER

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TITLE ADVISE

As required by law, Tenant/Buyer are advised to have the abstract covering the property examined by an attorney of their own selection or obtain a lease hold owner's policy of title insurance (Tenant) or a policy of title insurance. (Buyer)

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities: modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and Tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

SALE/LEASE HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may, in the future, be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or uses in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above and below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel regarding the Property.

4741 US Highway 181 North



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.

4741 US HIGHWAY 181 N. FLORESVILLE, TX. OSBORNE PROPERTIES REPRESENT THE OWNER.

William Paul Osborne

dba Osborne Properties

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

358357

License No.

op@texas.net

Email

(830)217-4011

Phone

William Paul Osborne (Bill) Osborne

Designated Broker of Firm

358357

License No.

op@texas.net

Email

(830)217-4011

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

William Paul Osborne (Bill) Osborne

Sales Agent/Associate's Name

358357

License No.

op@texas.net

Email

(830)217-4011

Phone

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

Osborne Properties, 5056 Highway 87 West Sutherland Springs, TX 78161

Phone: 830-217-4011

Fax: 830-217-4077

Information About

William Paul Osborne

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