

# For sale

7333 Joe Newton St.  
San Antonio, TX 78251

20.021 + Acres available

Jones Lang Lasalle Brokerage, Inc.

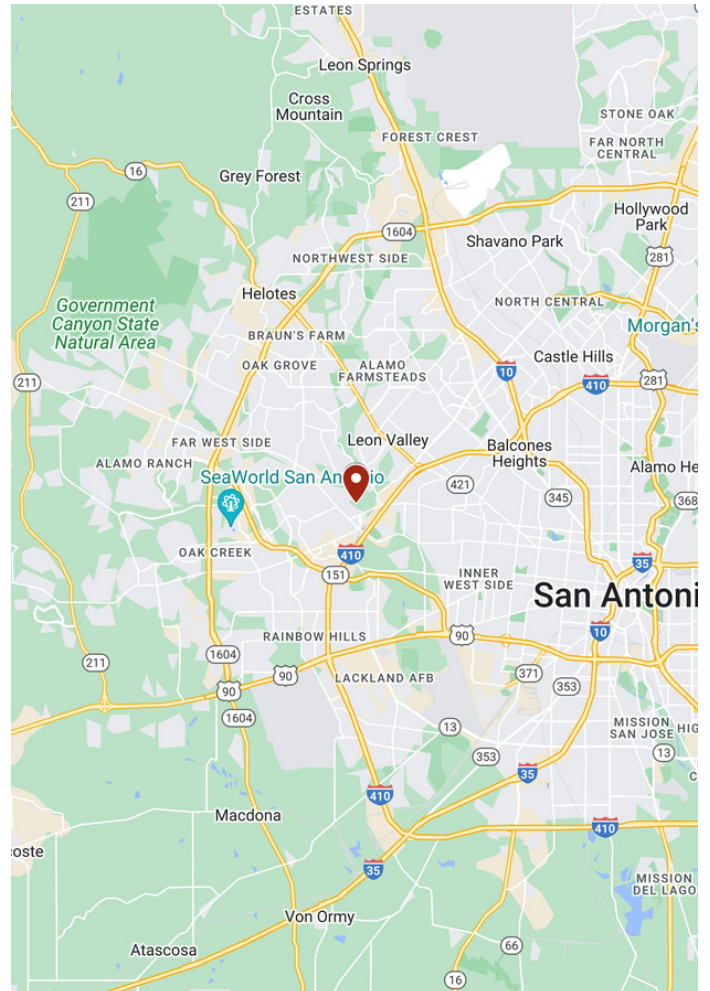


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**All offers will be considered**

- 20.021 + acres available
- Northwest submarket
- All utilities reported to be available to site\*
- Zoning is R-6
- Near abundant area retailers, entertainment and large corporate campuses
- Located on the NE corner of Joe Newton St. and Mabe Rd.
- Quick access to Loop 410 and Hwy 151

*\*Buyer should consult with their onw engineer to confirm availability of utilities.*



**Number of households**

1-miles	3-miles	5-miles
<b>5,752</b>	<b>43,581</b>	<b>128,997</b>

**Estimated population**

1-miles	3-miles	5-miles
<b>13,786</b>	<b>113,568</b>	<b>340,571</b>

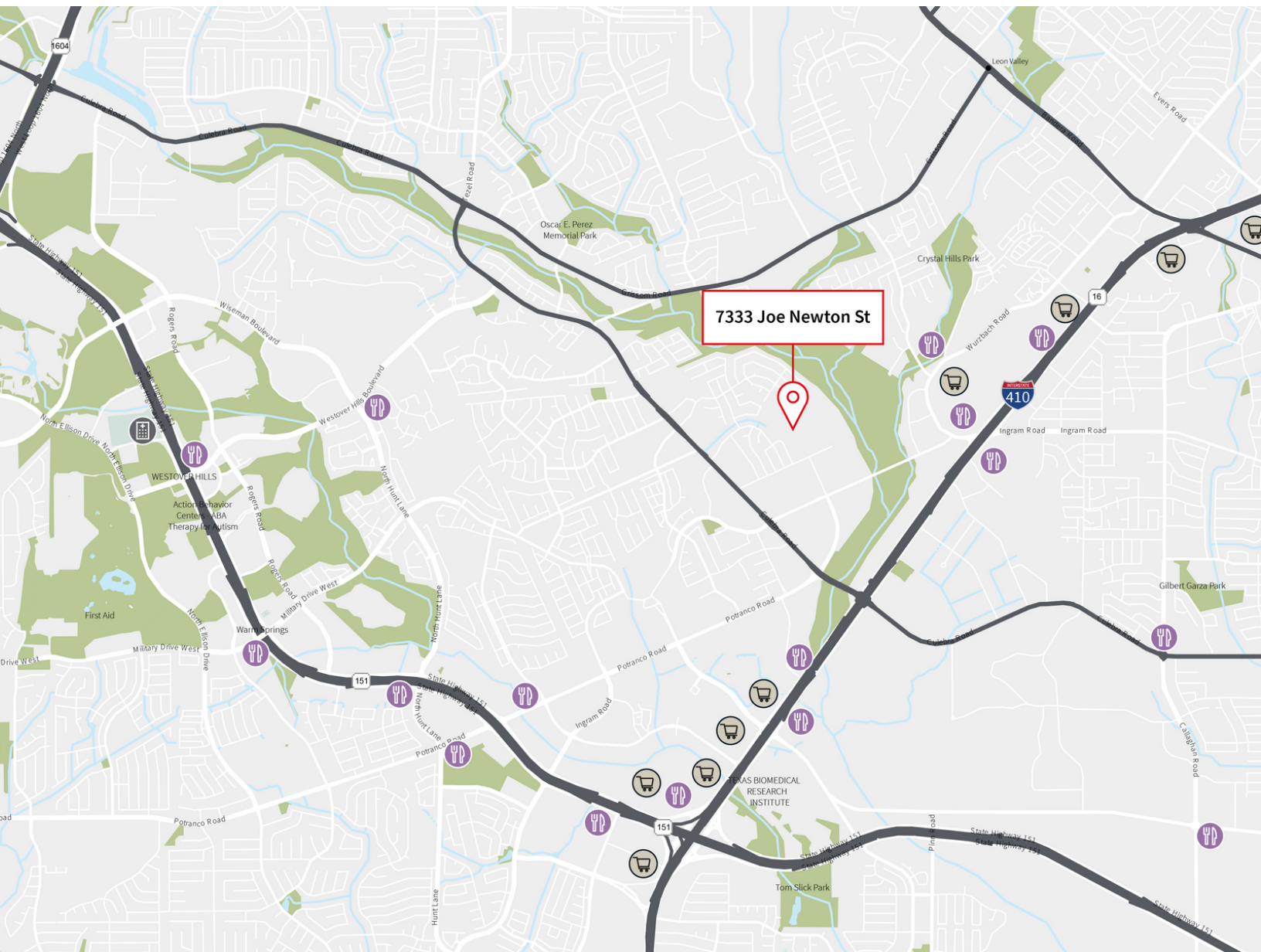
**Median Household Income**

1-miles	3-miles	5-miles
<b>52,272</b>	<b>57,109</b>	<b>57,368</b>

**Total Daytime Population**

1-miles	3-miles	5-miles
<b>10,892</b>	<b>110,541</b>	<b>350,523</b>





## Restaurants

- Rudy's 'Country Store' and Bar-BQ
- The Jerk Shack
- Dave's Hot Chicken
- Burget Boy
- Krispy Kreme
- Main Event San Antonio West
- Twin Peaks
- Bubba's 33
- Cheddar's Scratch Kitchen
- Texas Roadhouse

- Chick-fil-A
- Sichuan House
- Olive Garden Italian
- Taurinos Mexican Restaurant #2 (Culebra)
- Sandia Mexican Restaurant & Fruteria

## Shopping

- The Home Depot
- Target

- Lowe's Home Improvement
- Walmart Supercenter
- Academy Sports + Outdoors
- Ingram Park Mall
- Best Buy
- Cavender Toyota

## Hospital

- CHRISTUS Santa Rosa Hospital - Westover Hills





## About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://jll.com).

## JLL Contacts:

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Roger Hill	530167	roger.hill@jll.com	210-293-6832
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date





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Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
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