

FAMILY HOMESTEAD



DEVELOPMENT OPPORTUNITY



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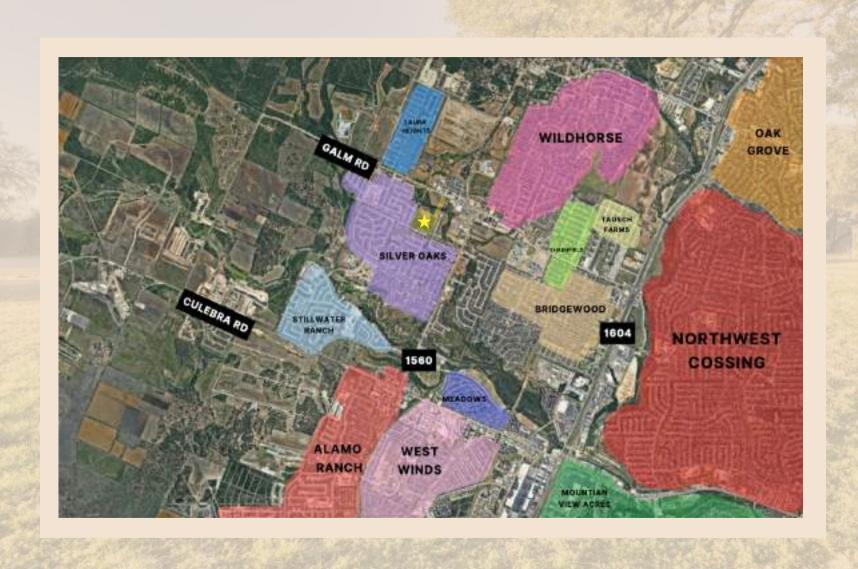
Discover the perfect blend of tranquility and potential with this 5.2-acre gem, ideally situated just outside the city limits. Once a cherished family homestead, this property now offers a wealth of possibilities for a new family homestead or an exciting development opportunity.

- Zoning: Out of City Limits versatile for various uses including residential and development.
- Access: Conveniently situated off the Shaenfield Rd exit on Loop 1604 N, the property is located at the intersection of Galm Rd and boasts excellent connectivity to both Loop 1604 and Highway 281.
- Terrain: Level to gentle slope with many trees, offering a beautiful natural setting.
- Location: Secluded yet easily accessible, providing a serene country view while remaining close to local amenities. Adjacent to Silver Oaks Subdivision and ready for a new subdivision. The property falls within the Northside Independent School District, offering access to reputable local schools including Franklin Elementary School, Folks Middle School, and Harlan High School.
- Investor Potential: Ideal for those looking to develop residential projects or create a unique family retreat.

Whether you envision a peaceful homestead or a promising housing development, this property offers a rare opportunity in a sought-after area.

11720 GALM ROAD

Surrounding Neighborhoods





11720 GALM ROAD

Community Benefits





78254 Facts & Stats



























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:

- ABROKER isresponsibleforallbrokerageactivities,includingactsperformedbysalesagentssponsoredbythebroker.
- ASALESAGENT mustbesponsoredbyabrokerandworkswithclientsonbehalfofthebroker.

ABROKER'SMINIMUMDUTIESREOUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- Puttheinterestsoftheclientaboveallothers,includingthebroker'sowninterests;
- Informtheclientofanymaterialinformationaboutthepropertyortransactionreceivedbythebroker;
- Answertheclient'squestionsandpresentanyoffertoorcounter-offerfromtheclient; and
- Treatallpartiestoarealestatetransactionhonestlyandfairly.

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 informationdisclosed to the agent of the property of transaction known by the agent, including information about the property of transaction known by the agent, including information about the property of transaction known by the agent, including information about the property of transaction known by the agent, including information about the property of transaction known by the agent, including information about the property of transaction known by the agent, including information about the property of transaction known by the agent, including information about the property of transaction known by the agent, including information about the property of transaction known by the agent, including information about the property of transaction known by the agent, including information about the property of transaction known by the agent, including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of transaction known by the agent including the property of tra

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 underlinedprint, setforththebroker's obligations as an intermediary. Abroker who acts as an intermediary:

- Musttreatallpartiestothetransactionimpartiallyandfairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and

buyer)tocommunicatewith,provideopinionsandadviceto,andcarryouttheinstructionsofeachpartytothetransaction.

- Mustnot,unlessspecificallyauthorizedinwritingtodosobytheparty,disclose:
 - $\bigcirc \quad that the owner will accept a price less than the written asking price;$
 - $\bigcirc \ that the buyer/tenant will pay a price greater than the price submitted in a written of fer; and$
 - 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. Asubagent 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:

- $\blacksquare \ \ The broker's duties and responsibilities to you, and your obligations under the representation agreement.$
- Whowillpaythebrokerforservicesprovidedtoyou, 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 youtousethebroker'sservices. Pleaseacknowledgereceiptofthisnoticebelowandretainacopyforyour

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