

# ± 201.39 Development Acres, Progreso, TX 78555

EXCLUSIVE OFFERING MEMORANDUM



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This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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CONTACT || GUSTAVO TORRES, CCIM || 210 219 3680 || [GUS@ENTRUST-CA.COM](mailto:GUS@ENTRUST-CA.COM) || LIC #681940





## Property Highlights

- ±201.39 Acres High Visibility & great access to S. International Blvd
- (FM 1015) with 2,200 feet of combined frontage on S. International Blvd.
- Various zoning offering a wide variety of development
- Progreso ISD
- Utilities: To be verified by the Buyer
- Prospective Buyers should retain an independent engineer to verify location, and capacity of all utilities to the property

Inquiries: Contact Broker



# ± 201.39 Development Acres, Progreso, TX 78555

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± 41.85 Acres



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# ± 201.39 Development Acres, Progreso, TX 78555

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± 7.5 Acres



# ± 201.39 Development Acres, Progreso, TX 78555

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± 6 Acres



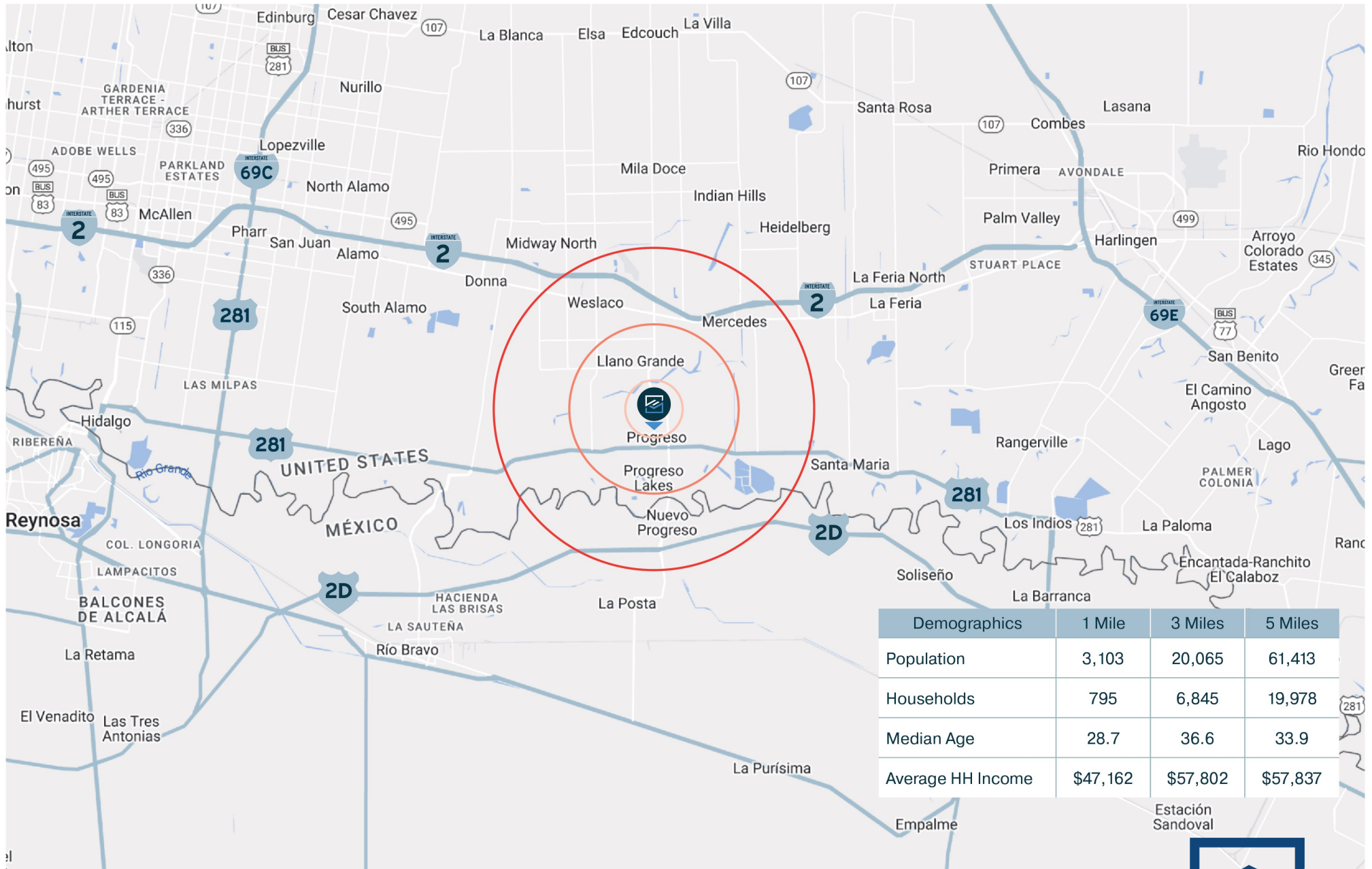
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## Progreso Development Tracts



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Demographics	1 Mile	3 Miles	5 Miles
Population	3,103	20,065	61,413
Households	795	6,845	19,978
Median Age	28.7	36.6	33.9
Average HH Income	\$47,162	\$57,802	\$57,837







# 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.



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ Licensed No.	_____ E-Mail	_____ Phone
_____ Designated Broker of Firm	_____ Licensed No.	_____ E-Mail	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ Licensed No.	_____ E-Mail	_____ Phone
_____ Sales Agent/ Associate's Name	_____ Licensed No.	_____ E-Mail	_____ Phone
_____ Sales Agent/ Associate's Name	_____ Licensed No.	_____ E-Mail	_____ Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

