FOR SALE:

1.517 ± Acres US Highway 90 Hondo, Texas 78861





J. Gruber Properties 235 19th Street, Ste 101 Hondo, TX 78861





HIGHLIGHTS:

1.517 ± Acres

Location: US Highway 90 Hondo, TX 78861

Land Size: 1.517 \pm Acres

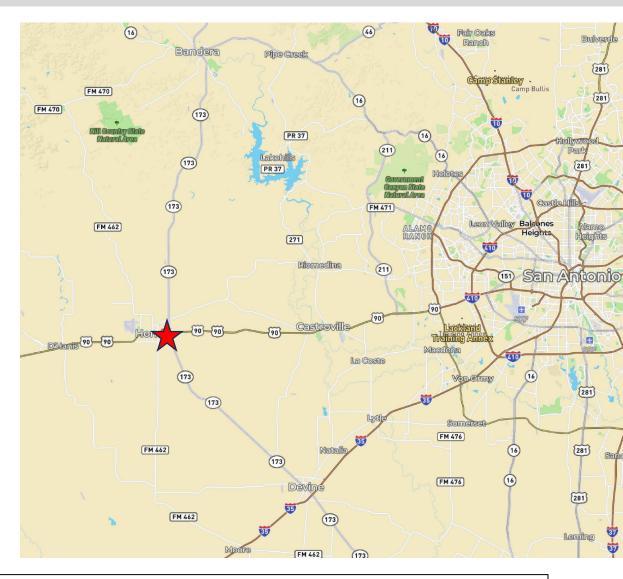
Asking Price: Contact Broker

Zoning: Commercial

Utilities: Water, Sewer, and Electricity (Confirm with City of Hondo)

Area Highlights:

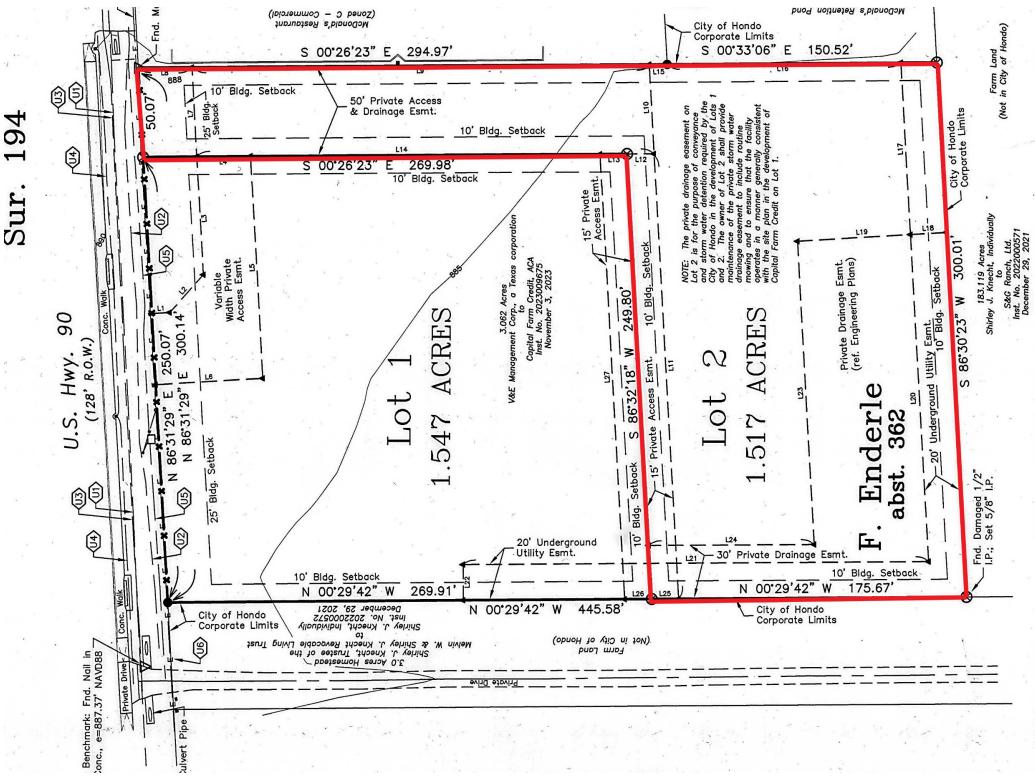
- Great visibility along US Hwy 90
- High traffic counts
- Highest growth area in Hondo
- Medina Regional Hospital
- South Texas Regional Airport

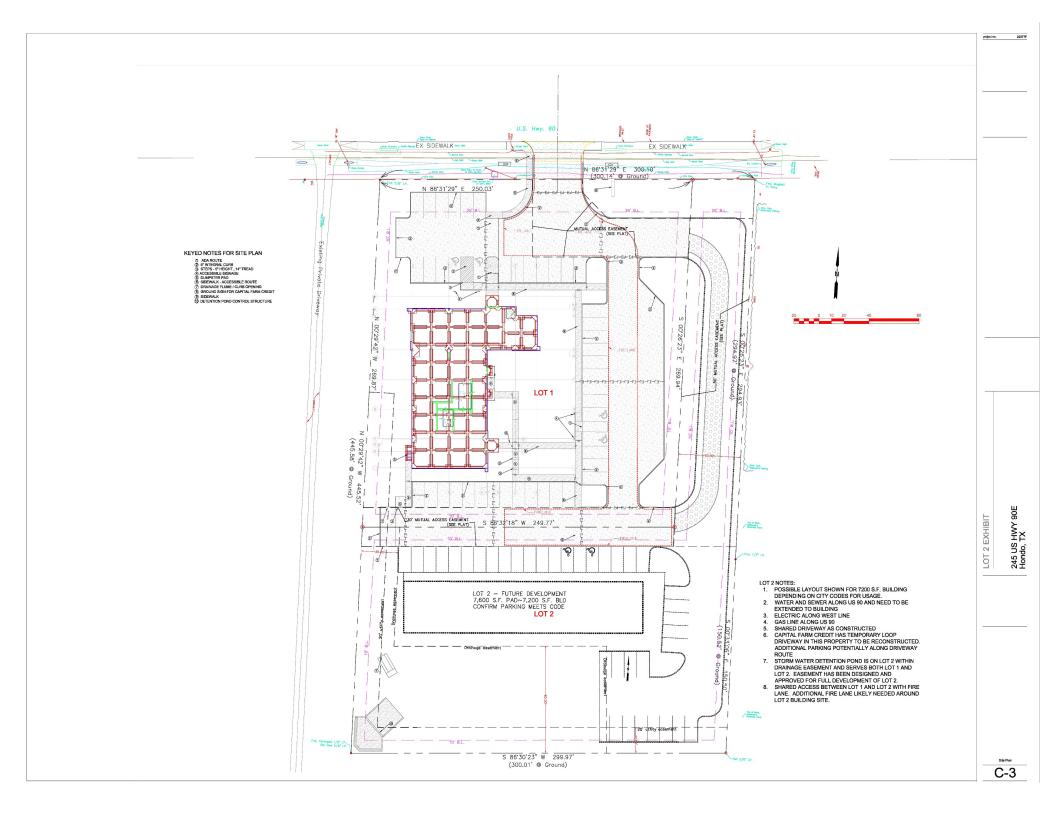


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In Texas law required brokera	formation A res all real estate lic ige services to prosp	Information About Brokerage Services Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.	about
 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all broke A SALES AGENT must be sponsored b 	SS: okerage activities, inc d by a broker and wo	S 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.	by the broker.
 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the 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 reconsert the client's questions and present any offer to or counter-offer from the client. Treat all parties to a real estate transaction honestly and fairly. 	ED BY LAW (A client i e all others, including nformation about the present any offer to o insaction honestly and	DKER'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:	ARTY IN A REAL ESTA	TE TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the owner, usually in a written listing to sell or property management agreeme duties above and must inform the owner of any material information about information disclosed to the agent or subagent by the buyer or buyer's agent.	LIORD): The broker II or property manage er of any material inf bagent by the buyer o	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.	an agreement with the n the broker's minimum by the agent, including
AS AGENT FOR BUYER/TENANT: The br written representation agreement. A bu material information about the property seller's agent.	roker becomes the bu yer's agent must perf / or transaction known	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.	buyer, usually through a inform the buyer of any he agent by the seller or
AS AGENT FOR BOTH - INTERMEDIARY: agreement of <i>each party</i> to the transaction underlined print, set forth the broker's obli	 Y: To act as an intection. The written agi biligations as an interr 	AS AGENT FOR BOTH - INTERMEDIARY : To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> 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:	first obtain the written , in conspicuous bold or
 Must treat all parties to the transa. May, with the parties' written cor buyer) to communicate with, provi 	ction impartially and nsent, appoint a diffe ide opinions and advit	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.	o each party (owner and o 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 w any confidential information or any other information that a party specidisclose, unless required to do so by law. 	rized in writing to do rice less than the writi a price greater than t or any other inform so by law.	rritten offer; and fically instructs the	broker in writing not to
AS SUBAGENT: A license holder acts as buyer. A subagent can assist the buyer b	s a subagent when air out does not represent	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.	ent to represent the ner first.
 TO AVOID DISPUTES, ALL AGREEMENTS The broker's duties and responsibil Who will pay the broker for service 	BETWEEN YOU AND lities to you, and your es provided to you, wh	 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. 	ESTABLISH: /ill be calculated.
LICENSE HOLDER CONTACT INFORMATI you to use the broker's services. Please a	I ON: This notice is bei acknowledge receipt o	ACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for services. Please acknowledge receipt of this notice below and retain a copy for your records.	: create an obligation for rds.
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Jack Gruber	552193	jcg@jgruberproperties.com	210.394.8533
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Te	Buyer/Tenant/Seller/Landlord Initials	ord Initials Date	
Regulated by the Texas Real Estate Commission	ommission	Information available	Information available at www.trec.texas.gov IABS 1-0