



6303 Casa Del Sol Blvd.

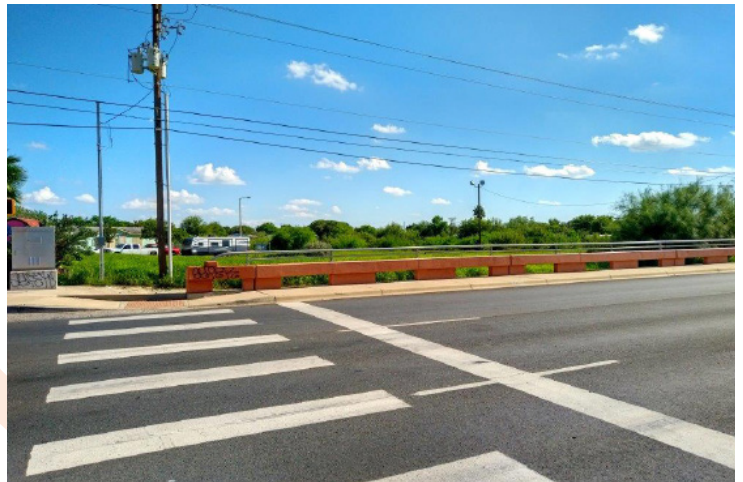
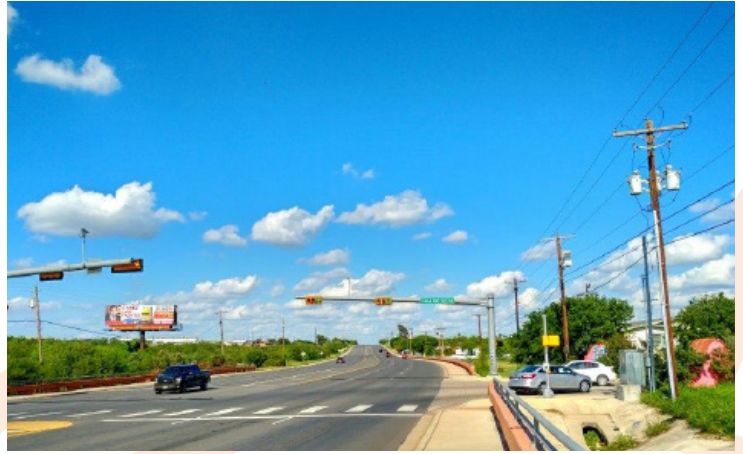


This property is currently zoned B-3. Compass Investments is available as a Fee-Developer or Consultant to potential Buyer by private treaty. \$325,000.00 or \$9.00 psf.
Contact: Jay Puig 956-237-8075



DESCRIPTION

This property is being offered exclusively by Compass Real Estate Investments. This property is located on the signalized corner of HWY 59 and Casa Del Sol Blvd. Located in the direct vicinity, are several residential communities with homes varying in value from \$150,000 to \$190,000. Also located in the immediate area is Dr. Henry Cuellar Elementary School. There is a Super Wal-Mart, Target, Conn's, BBVA Compass Bank, Chase Bank, and restaurant chains only minutes away from the property. There is also plans for a Future Power Center on the corner of HWY 59 and Bob Bullock Loop. Also located near the property is Casa Blanca Lake State Park, Casa Blanca Public Golf Course, Webb County Road and Bridge, Webb County Agricultural Department, Sheriff Department, and L.I.F.E. Downs. L.I.F.E. Downs is the proposed site for the new Webb County Fairplex which will boast the first of its kind for the city and county, with multi-purpose venues which will host future events such as concerts, pro rodeo events, moto-cross, and monster truck events to name a few. The adjacent land owner is also open to the sale of its property (all or part) to allow for additional land which would give the new buyer options for a larger project if need be. The property is well suited for a C-Store with access from HWY 59 (through adjacent property) and Casa Del Sol Blvd. The property boasts high traffic counts being located near the County Road and Bridge Department as well as the Sheriff's Department, which are two of the largest employment locations in the County.



OTHER

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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.

Compass Performance Services, LLC.	9006462	Jay@CompassSTX.com	(956) 237-8075
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James W. Puig, Jr.	0480796	Jay@CompassSTX.com	(956) 237-8075
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/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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IBS-Seller-091

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