

FOR LEASE
FORMER BAUMANN'S SUPER MARKET
La Vernia, Texas



Representing the Landlord

BILL OSBORNE
OSBORNE PROPERTIES
PO BOX 206
5056 HIGHWAY 87
SUTHERLAND SPRINGS, TEXAS 78161-0206

830-217-4011 TELEPHONE
210-260-6884 CELL
op@texas.net E-MAIL

PROPERTY INFORMATION

PROPERTY: Former Baumanns Super Market

LOCATION: 110 N. Crews Street

LAND SIZE: 33,968 SF

BUILDING SIZE: 10,310 SF

WAREHOUSE: 1,050 SF

LEASE RATE: \$4,500.00 Monthly, NNN

EXPENSES: \$952.83 Monthly. Insurance
\$857.23 Monthly. Taxes
\$309.30 Monthly. CAM

ZONING: Central Business District
Ordinance 12 pages.
Available upon request.
City of La Vernia. 830-779-4541

CODE IMPROVEMENTS: See attached.

UTILITIES: All utilities are available to the property (except gas). Buyer is advised to retain an engineer to confirm the location, capacity and accessibility of all utilities to determine if utilities are adequate for Buyer's intended use.

UNDERGROUND STORAGE TANKS: Removed in 1959. See attached letter.

DEMOGRAPHICS: Available upon request

AGENCY: Bill Osborne/Osborne Properties represents the Landlord. Information About Brokerage Services is included in this package.

OSBORNE PROPERTIES

August 12, 2015

Ewald Koepf
13221 US Highway 87 West
La Vernia, TX 78121

RE: FORMER BAUMAN'S GROCERY STORE

Enclosed is a copy of a letter from Texas Commission on Environmental Quality.

During my conversations with Dwight he said that you had handled the removal of the UST's.

Since the State did not require UST removal registration at that time do you have any documentation of the UST removal?

*NO, BUT THEY WERE REMOVED WHEN WE
MOVED THE DEALERSHIP IN 1957*

Please call should you have any questions.

Regards,

Bill

Bill Osborne



Enclosure:

c. Robert Gregory, La Vernia Mayor
Yvonne Griffin, La Vernia City Manager
Jennifer Kolbe, LVMDD
Kim & Edmond Pruski

Bill Osborne

From: Yvonne Griffin, City Manager <Yvonne.Griffin@LaVernia-TX.gov>
Sent: Thursday, January 28, 2016 9:01 AM
To: Bill Osborne
Cc: jkolbe@laverniamdd.org
Subject: Baumanns Zoning

The Baumanns building is located in the Central Business District and the following apply:

- b. *Central Business District C-B.* All buildings and structures located in the Central Business District C-B shall be constructed of the following:
1. The exterior shall have 75 percent masonry of each wall of the building and on each story or floor of every building; or
 2. A combination of masonry and stucco with a minimum of a three-foot masonry beginning from the base plate of the ground floor level construction, exclusive windows, doors, fascia and soffit.

In addition, these design standards shall be followed for all structures located in these zoning districts:

1. The exterior area or sides of chimney flues on exterior walls that are visible from the street shall be enclosed in 100 percent masonry construction.
2. Gable ends, soffits, eaves, cornices or other visible accent features shall be constructed of cedar, redwood, or a cementitious fiber board.

The above is taken from La Vernia Code, Section 38-404. - Exterior construction and architectural standards.

Yvonne Griffin
Yvonne Griffin, CPM
City Administrator
Office: (830) 779-4541 ext 6
Fax: (830) 253-1198
Cell: (830) 581-9349



City of La Vernia, Texas

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.



TOURNAIS
SUPER MARKET

NNS
MARKE



1 SITE AERIAL
1" = 40'-0"

CONCEPTUAL PARKING LOT LAYOUT



SCHAEFER JOHNSON COX FREY ARCHITECTURE
AUSTIN, TX

PROJECT NO. 0000.00

Former Baumanns Super Market
La Verina, Texas

Aerial

17 SEPT 2014



DQ

Exxon

Wells Fargo

McCarrell Orthodontics

Koepp Chevrolet

775

Former Baumanns

Valero

Valero

321

342

Baptist Church

Car Wash

Subway

Busy Bear

Mini-Storage

Chevron

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Baptist Church

Former Baumanns

Crows St

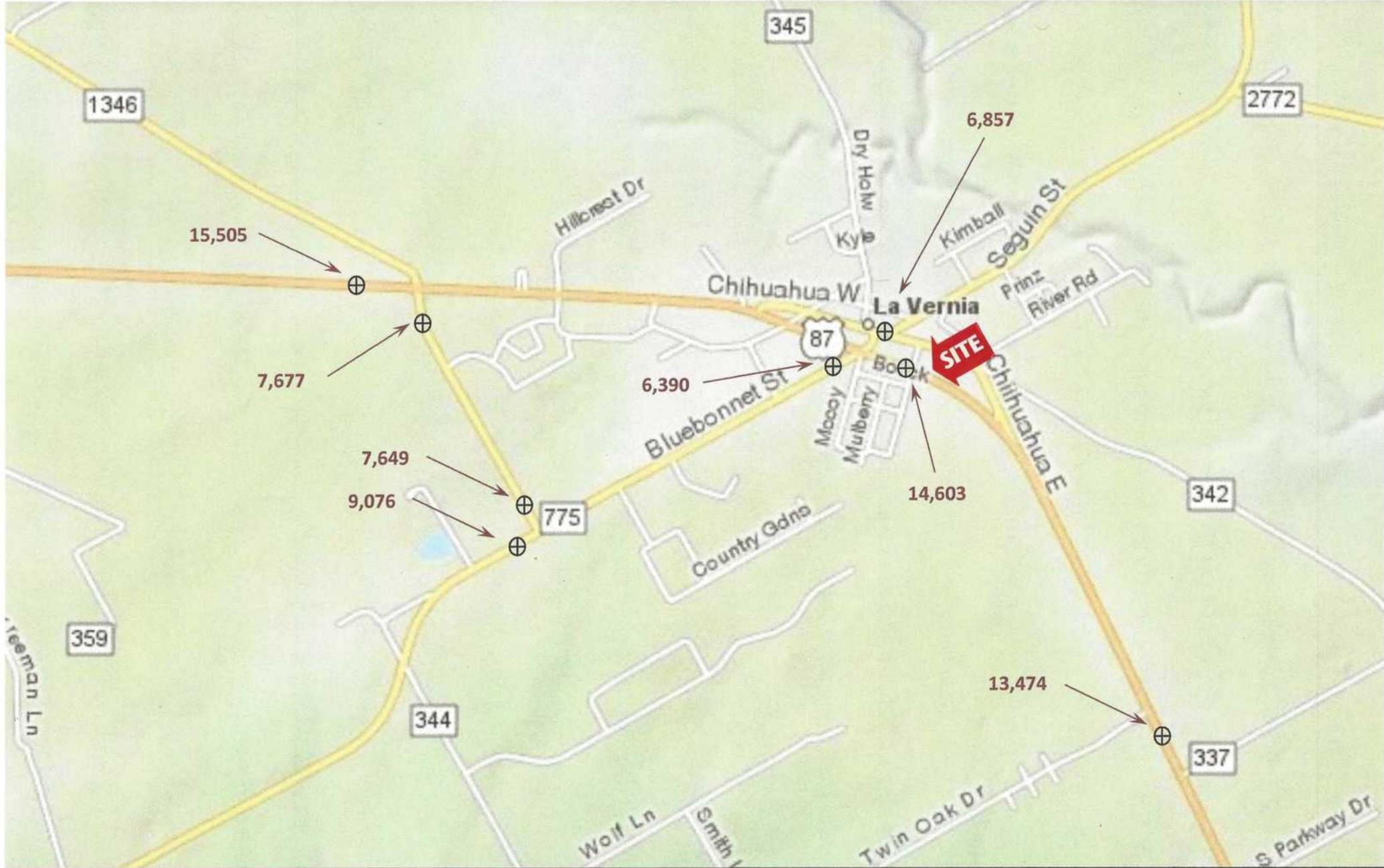
87

321

775

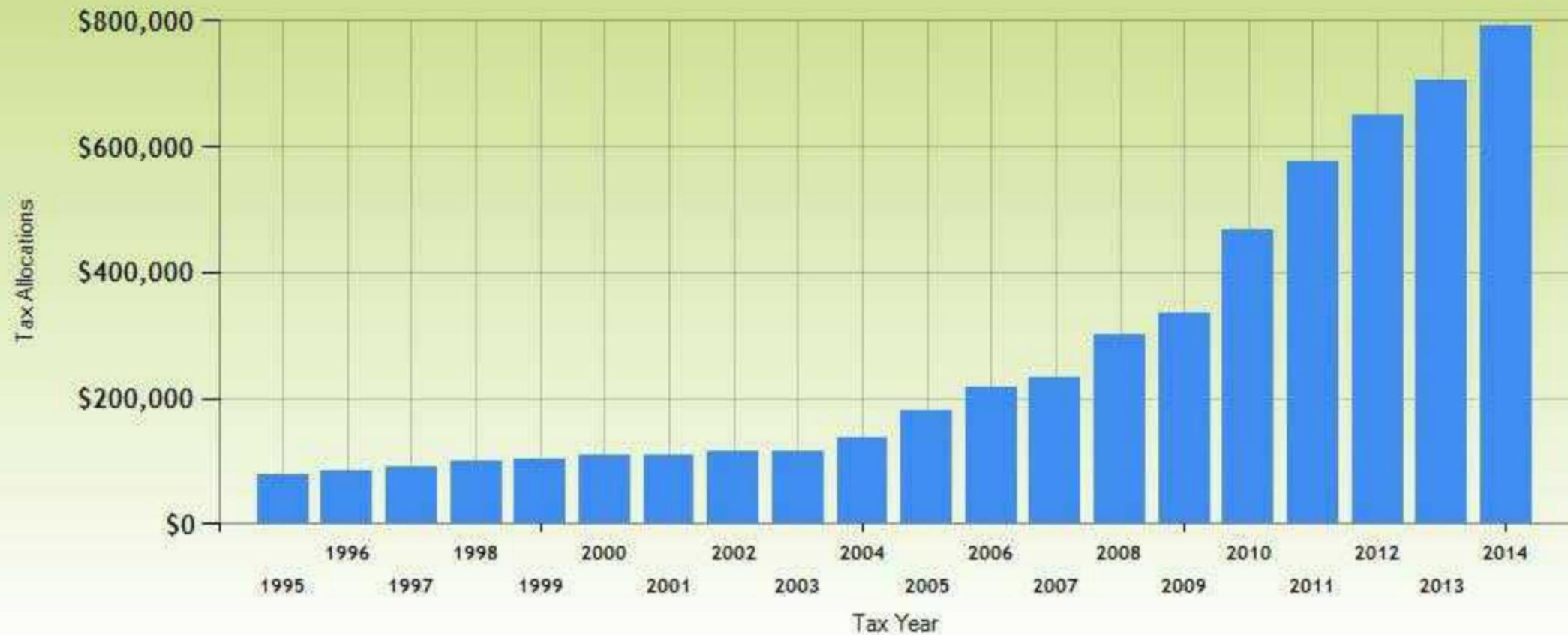
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City of La Vernia 24-Hour Average Daily Traffic Volume Map (2015)

Yearly - Sales Tax Allocations - Past 20 Years



PROPERTY INFORMATION DISCLAIMER

This package is intended to provide interested parties with preliminary information only and is not a solicitation of offers and does not constitute an offer to Lease or Sell. The delivery of this package to any person shall not create any agency relationship. The information included herein was obtained from sources deemed reliable; however the Broker makes no guarantees, warranties or representations, expressed or implied, as to the completeness or accuracy of information. The information included herein is subject to corrections, errors and omissions, change in price, prior sale or lease, or withdrawal of property from the market without notice. The Broker hereby advises prospective Lessee or Buyer to confirm all information included herein with qualified professionals of their choice. No representation is made as to the value of any Lease or Sale; Broker hereby advises prospective Lessee or Buyer to consult their business, tax and legal advisers before making any final decisions and/or submitting any offer to Lease or Purchase.

TITLE ADVISE

As required by law, Tenant/Buyer are advised to have the abstract covering the property examined by an attorney of their own selection or obtain a lease hold owner's policy of title insurance (Tenant) or a policy of title insurance. (Buyer)

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities: modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and Tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

SALE/LEASE HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may, in the future, be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or uses in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above and below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel regarding the Property.

**112 N. Crews Street
La Vernia, Texas**



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.

<u>Osborne Properties</u>	<u>0357358</u>	<u>op@texas.net</u>	<u>(830) 217-4011</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William Paul Osborne</u>	<u>0357358</u>	<u>op@texas.net</u>	<u>(830) 217-4011</u>
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

Osborne Properties, 5056 Highway 87 West Sutherland Springs, TX 78161
William Paul Osborne

Phone: 830-217-4011

Fax: 830-217-4077

Information About

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