

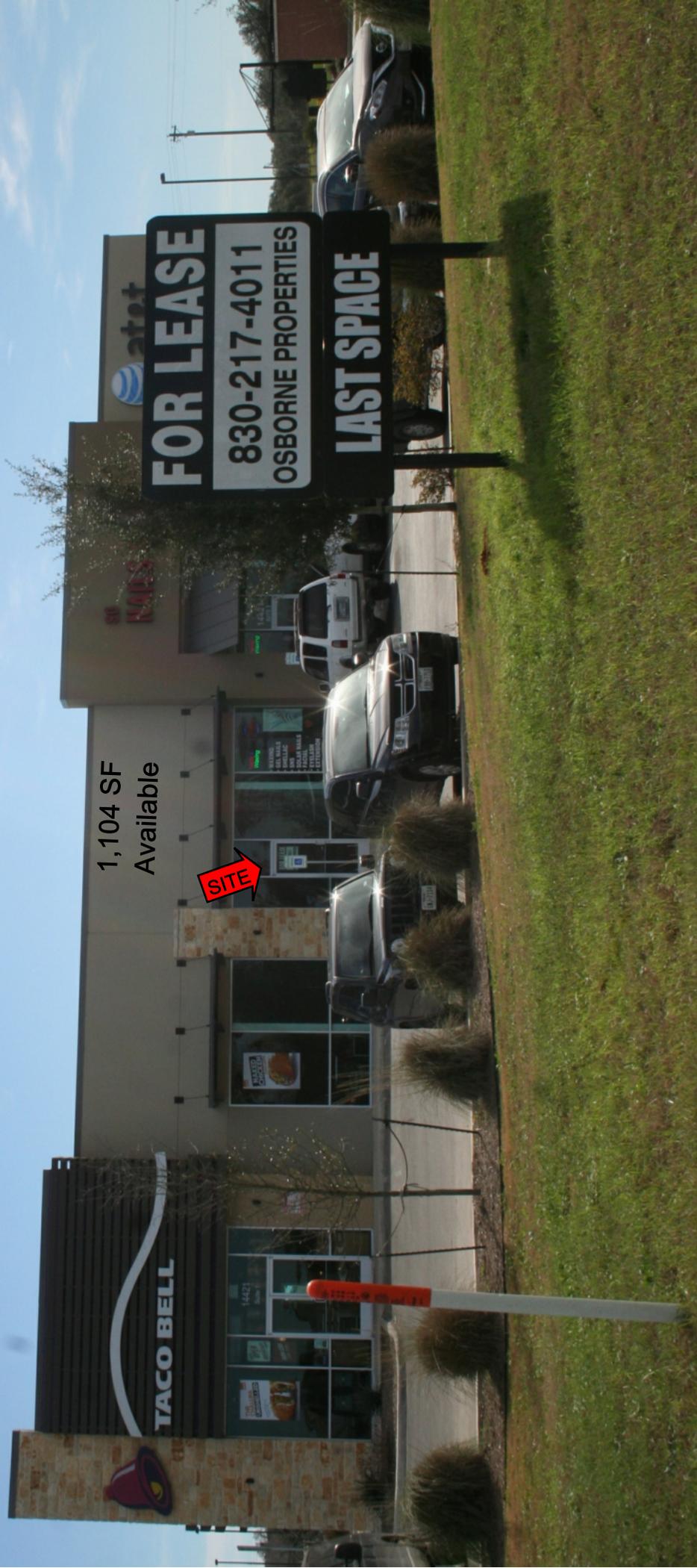
LA VERNIA CROSSING
LA VERNIA, TX
LAST SPACE FOR LEASE



REPRESENTING THE OWNER

BILL OSBORNE
OSBORNE PROPERTIES
P.O. BOX 206
SUTHERLAND SPRINGS, TEXAS 78161
TELEPHONE 830-217-4011
CELL 210-260-6884
E-MAIL op@texas.net

LOT 5 A

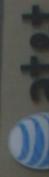


1,104 SF
Available

SITE

FOR LEASE
830-217-4011
OSBORNE PROPERTIES

LAST SPACE



KINGS

TACO BELL

PROPERTY INFORMATION

PROPERTY:	La Vernia Crossing Center La Vernia, TX.
LOCATION:	14421 US Highway 87 West at FM 1346
LAND SIZE:	1,059 Acres (Lot 5A)
BUILDING SIZE:	6,104 SF
BAY DEPTH:	55 FT
AVAILABLE SPACE:	1,104 SF
LEASE RATE:	\$20.00 SF
EXPENSES:	Estimated at \$5.17 SF Annually, NNN
MINIMUM LEASE TERM:	Five (5) years
FINISHOUT ALLOWANCE:	\$20.00 SF above existing raw shell
PARKING SPACES:	39
CROSS ACCESS:	Lot 5A has cross access through the entire center
ZONING	C-1. City of La Vernia 830-779-5441
TRAFFIC COUNT:	15,505 (2015) Highway 87 7,677 (1015) FM 1346
PYLON:	\$50.00 Monthly for pylon panel
UTILITIES:	All utilities are available. Lessee is responsible for retaining an engineer to confirm location, accessibility and capacity for Lessee's intended use.
DEMOGRAPHICS:	Available upon request.
AGENCY:	Osborne Properties represents the owner.
INFORMATION ABOUT BROKERAGE SERVICES:	Included in this package



Mesquite Bean

Day Care

FM 1346

HEB CENTER

Whataburger

US Highway 87 West

FM 1346

Property Owned by HEB

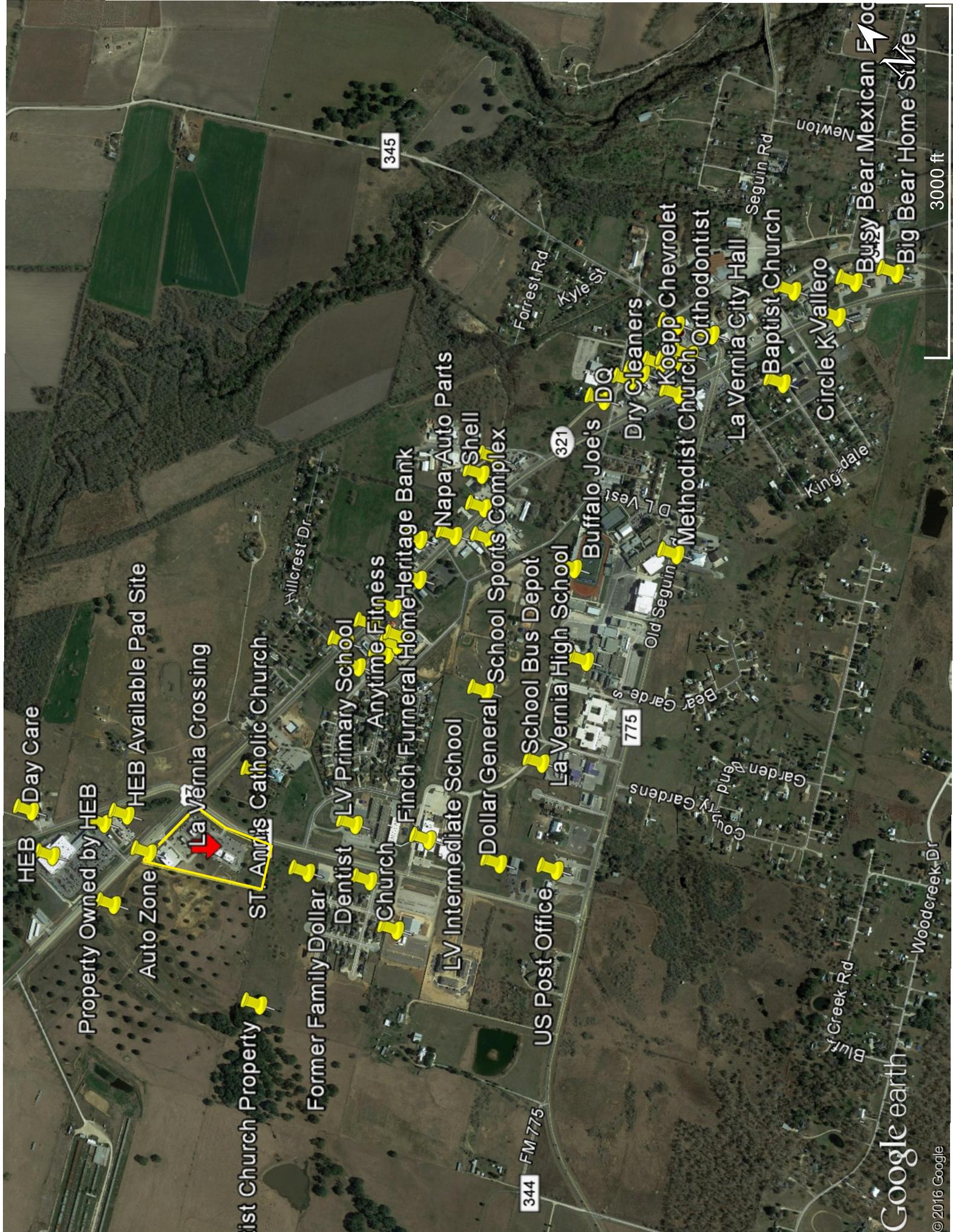
La Veria Crossing Center

SITE

1346

Google earth





HEB Day Care

Property Owned by HEB

Auto Zone HEB Available Pad Site

La Vernia Crossing

Methodist Church Property

ST Ann's Catholic Church

Former Family Dollar

Dentist LV Primary School

Church Anytime Fitness

Finch Funeral Home Heritage Bank

LV Intermediate School

Dollar General School Sports Complex

US Post Office

School Bus Depot

La Vernia High School

Napa Auto Parts

Shell

Buffalo Joe's DQ

Dry Cleaners

Koepp Chevrolet

Methodist Church Orthodontist

La Vernia City Hall

Baptist Church

Circle K Vallero

Busy Bear Mexican Food

Big Bear Home Store

Google earth

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3000 ft

345

321

775

344

FM 775

Forrest Rd

Kyle St

Seguin Rd

Newton

Kingdale

Old Seguin

DL West

Bear Garden's

Bear Garden's

County Gardens

Garden Road

Bluff Creek Rd

Woodcreek Dr

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 advise 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 advise 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 leasehold 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 or 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.

**La Vernia Crossing
La Vernia, TX.**



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.

LA VERNIA CROSSING CENTER. OSBORNE PROPERTIES REPRESENT THE OWNER.

William Paul Osborne

dba Osborne Properties

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

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Phone

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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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Information About

William Paul Osborne

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