





# DISCLAIMER

LAND FOR DEVELOPMENT | 2.21 ACRES | LA VERNIA, TX

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

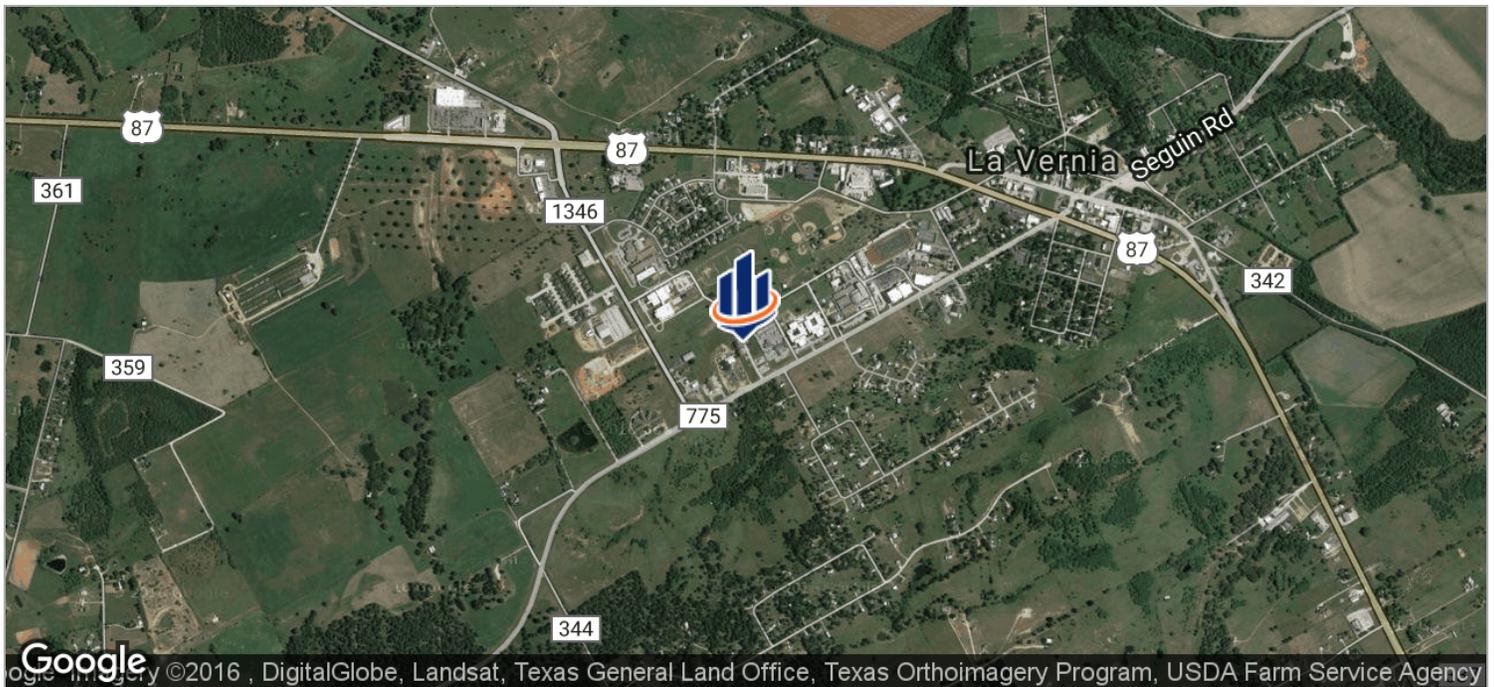
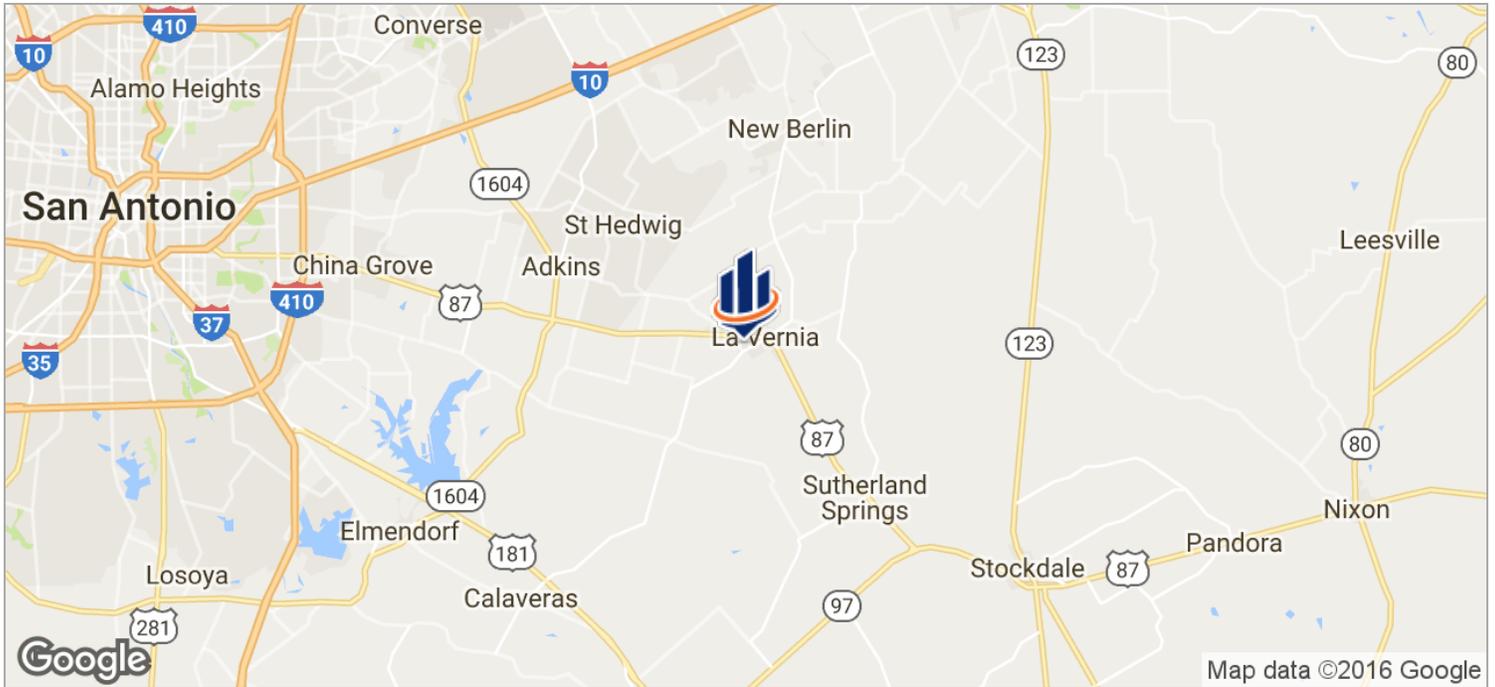




FOR SALE | LAND

# LAND FOR DEVELOPMENT

Micah Point Rd , La Vernia, TX 78121



**JAY DABBS**

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**SCOTT FORESTER**

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## PROPERTY HIGHLIGHTS

Lots Can Be Bundled or Sold Individually  
All Underground Utilities and City Sewer  
Multiple Permitted Uses  
Near Schools

## PROPERTY OVERVIEW

Lots ready for development, located within walking distance to four schools [K-12], the La Vernia Park, Restaurants and a daycare.

## LOCATION OVERVIEW

Property is located at the corner of Hwy 775[Old Seguin Rd] and Micah Point between La Vernia High School and the Post Office.

## PERMITTED USES

Home Occupation  
Sales Office  
Condos / Townhomes / Duplex  
Multifamily  
Retirement Home  
Single Family Home  
Adult Day Care  
Childcare  
Community Center  
Dance Hall  
Public Building  
Hospice  
Library  
Park / Playground  
Public Swimming Pool  
Retail Shops / Office / Storage  
Oil Change Facility  
Animal Grooming / Pet Shop  
Bank  
Clinic  
Coffee Shop  
Convenience Store / Grocery Store  
Dry Cleaning  
Restaurant



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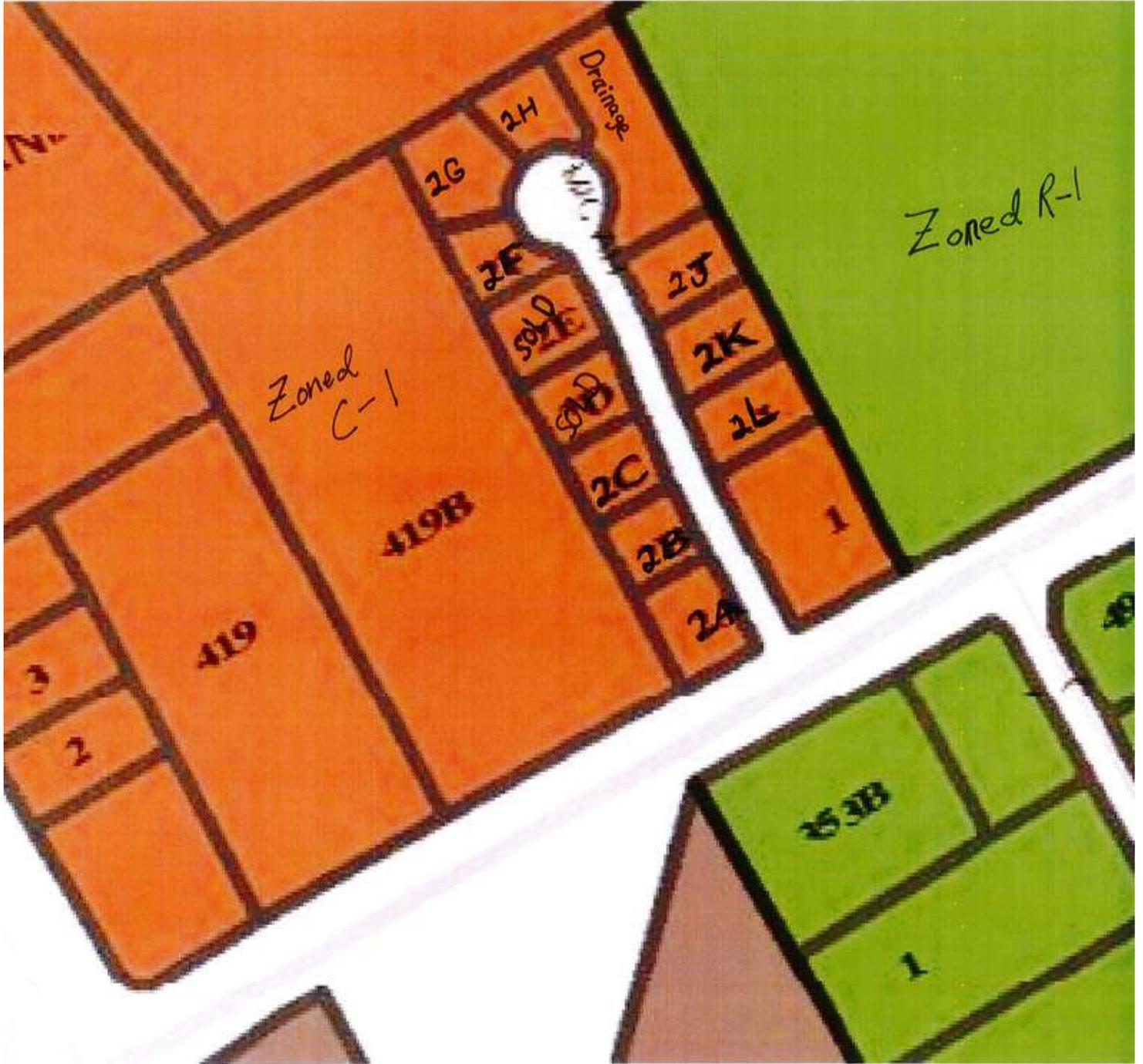
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**SURVEYOR'S NOTES**

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 481050 0001 B, THIS TRACT LIES WITHIN ZONE X. (AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN).
- THERE ARE 20' BUILDING SETBACK LINES ALONG ALL ROADS EXCEPT FOR LOT 2A WHICH HAS A 30' BUILDING SETBACK LINE ALONG F. M. HIGHWAY NO. 775 THAT WILL BECOME 20' IF AND WHEN THE 15' STRIP DESIGNATED AS FUTURE R.O.W. IS PURCHASED TO WIDEN F.M. HIGHWAY NO. 775. THERE ARE ALSO 10' BUILDING SETBACK LINES ALONG ALL SIDE LOT LINES AND 20' BUILDING SETBACK LINES ALONG ALL REAR LOT LINES EXCEPT AS SHOWN OTHERWISE.
- THERE ARE 15' PUBLIC UTILITY EASEMENTS ALONG THE FRONT OF ALL LOTS EXCEPT FOR LOT 2A WHICH HAS A 30' PUBLIC UTILITY EASEMENT ALONG F. M. HIGHWAY NO. 775 THAT WILL BECOME 20' IF AND WHEN THE 15' STRIP DESIGNATED AS FUTURE R.O.W. IS PURCHASED TO WIDEN F.M. HIGHWAY NO. 775. THERE ARE ALSO 5' PUBLIC UTILITY EASEMENTS ALONG THE SIDES OF ALL LOTS EXCEPT WHERE NOTED ON THE PLAT.
- OVER TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

**EXISTING LOT CONFIGURATION**  
BEING ALL OF LOT 2, MICAH POINT SUBDIVISION, CITY OF LA VERNIA, WILSON COUNTY, TEXAS RECORDED IN VOLUME 9, PAGE 55 OF THE WILSON COUNTY PLAT RECORDS.

STATE OF TEXAS  
COUNTY OF WILSON  
CITY OF LA VERNIA

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF WILSON COUNTY DEED RECORDS

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA, THIS 12 DAY OF APRIL A.D. 2007.

BY: Walter Thompson  
CHAIRMAN, PLANNING AND ZONING COMMISSION

BY: Walter Thompson  
SECRETARY

STATE OF TEXAS  
COUNTY OF WILSON

# 23918

I, Eva Martinez, CLERK OF THE COUNTY COURT OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON APR 11 2007 AT 2:35 O'CLOCK, P.M. VOLUME 10 PAGE 24 OF RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE AT 2:35 P.M. THE DAY AND DATE LAST ABOVE WRITTEN.

EVA S. MARTINEZ, COUNTY CLERK

CLERK, COUNTY COURT  
WILSON COUNTY,  
BY: Judy Fleming

JUDY FLEMING

THIS SUBDIVISION PLAT OF LOTS 2A THROUGH 2L, MICAH POINT SUBDIVISION, SECTION 2, SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

Bonnie Young  
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Kyle Smith  
KYLE SMITH, R.P.L.S. NO. 5507

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Kyle Smith KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF March A.D., 2007.

Barbara D. Williamson  
BARBARA D. WILLIAMSON  
Notary Public, State of Texas  
My Commission Expires November 13, 2016

LEGEND

- WILSON COUNTY PLAT RECORDS
- WILSON COUNTY DEED RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND
- NO PLASTIC CAP

**BYRN & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS

10 Pg. 34



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## Jay Dabbs

Advisor

SVN | Norris Commercial Group

Jay Dabbs is an Associate Advisor with Sperry Van Ness | Norris Commercial Group, LLC in New Braunfels, TX. He specializes in the greater San Antonio area.

Jay believes integrity is his most valuable asset. His business is built on treating others with respect and communicating effectively. Jay's background in marketing gives him an advantage when negotiating complicated and lengthy commercial real estate transactions.

Jay and his wife have lived in the area for 18 years and have 2 children. His son is a member of the Clemens High School Band and a daughter who participates in volleyball and twirling.

## Memberships & Affiliations

National Association of Realtors

Phone: 830.358.7806

Fax: 830.214.6434

Cell: 210.749.5494

Email: [jay.dabbs@svn.com](mailto:jay.dabbs@svn.com)

Address: 373 S. Seguin Avenue  
New Braunfels, TX 78130



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## Scott Forester

Advisor

SVN | Norris Commercial Group

Scott Forester currently serves as a Commercial Real Estate Advisor for Sperry Van Ness | Norris Commercial Group in New Braunfels, TX. Scott works to actively know the commercial real estate market in the surrounding Central Texas area, including, Seguin, Canyon Lake, Spring Branch, Bulverde, Schertz, Cibolo, Seguin, San Marcos and San Antonio.

Scott's 13 years of prior residential real estate helped him transition into commercial real estate in 2012. He joined the Sperry Van Ness |Norris Commercial Group office in New Braunfels for several reasons:

- A great national platform to help his clients gain the most exposure
- A culture of sharing and collaboration amongst other Sperry Van Ness advisors, both locally and nationwide
- A strong team which together covers decades of experience and hundreds of transactions, each different in nature
- A strong growing market along the IH - 35 and IH - 10 corridors

Some of Scott's greatest skills are those of a communicator and facilitator, traits he honed during many years of coaching and teaching around the state of Texas. That "coaching" mentality is exactly what serves his commercial real estate clients and customers so well.

Scott currently concentrates on sale and lease listings as a Seller and Landlord representative. He is a tireless, enthusiastic worker who knows the current market for industrial, office, retail, and raw land properties. He has helped guide his clients through dozens of sale and lease transactions in these categories, and has been there to guide and answer questions along the way. Scott will commit his best effort in giving to his clients what they want most; to correctly value, aggressively market and to sell or lease their commercial property at the best market rate possible.

Scott uses the latest tools and technology along with the help of his partner Jay Dabbs and the rest of the Sperry Van Ness team to evaluate, market, contact prospects, and take a commercial transaction from listing to closing in a very effective and efficient way. Scott wants the opportunity to help you with your commercial needs now or in the future and to develop a relationship of trust built on communication.

## Memberships & Affiliations

Member of the New Braunfels/Canyon Lake Board of Realtors

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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.

Sperry Van Ness | Norris  
Commercial Group

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

9000964

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Designated Broker of Firm

185345

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Chris Blankenship

Licensed Supervisor of Sales Agent/  
Associate

586082

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chrisb@svn.com

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(830) 387-5150

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](http://www.trec.texas.gov)**

TAR 2501

IABS 1-0

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Chris Blankenship

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Commercial Listing

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