

186 Acres, Devine, TX

Medina County, Texas

\$6,500/acre



186 Acres fronting I-35 and FM463

Approximately 3,700 feet of FM 463 frontage and 2,800 feet of I-35 access road frontage, this 186 acre site is well suited for a business that would benefit from the I-35 visibility, a personal ranch and homesite with easy access to I-35 and San Antonio or subdivided into small acreage tracts of 20+ acres each.

Two wet weather creek systems run through this property. A mix of open pasture and heavy brush with large oaks scattered across the property allow for wildlife cover. This ag exempt property also has a large stock tank, has access to municipal water and is adjacent to the City Limits of Devine, TX on its Western boundary.

For more information please contact:

Glenn Preuss II, CCIM

Broker/Associate

830.431.1785 Cell

Glenn@CompassCTX.com

Adam Schneider

Development Mgr/Associate

512.738.2617 Cell

Adam@CompassCTX.com



Compass Real Estate Investments

7109 N Bartlett Ave., Suite 201

Laredo, TX 78041

CompassCTX.com

186 Acres, Devine, TX

Medina County, Texas



Compass Real Estate Investments
7109 N Bartlett Ave., Suite 201
Laredo, TX 78041

CompassCTX.com

186 Acres, Devine, TX

Medina County, Texas



Compass Real Estate Investments
7109 N Bartlett Ave., Suite 201
Laredo, TX 78041

CompassCTX.com

186 Acres, Devine, TX

Medina County, Texas



Compass Real Estate Investments
7109 N Bartlett Ave., Suite 201
Laredo, TX 78041

CompassCTX.com

186 Acres, Devine, TX

Medina County, Texas



Compass Real Estate Investments
7109 N Bartlett Ave., Suite 201
Laredo, TX 78041

CompassCTX.com

186 Acres, Devine, TX

Medina County, Texas



Compass Real Estate Investments
7109 N Bartlett Ave., Suite 201
Laredo, TX 78041

CompassCTX.com

186 Acres, Devine, TX

Medina County, Texas



Compass Real Estate Investments
7109 N Bartlett Ave., Suite 201
Laredo, TX 78041

CompassCTX.com

186 Acres, Devine, TX

Medina County, Texas



***Ag Exempt**

***Mature Oaks and Hardwoods
throughout Property**

***Terrific Paved Road frontage**

***Quick access to I-35 and San An-
tonio or the South Texas oilfield**

***Potential to subdivide**

***Access to Benton City Water**

***Stock Tank, Wet Weather Creeks**

***Western boundary joins Devine
City Limits**



Compass Real Estate Investments
7109 N Bartlett Ave., Suite 201
Laredo, TX 78041

CompassCTX.com



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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>Compass Performance Services, LLC</u>	<u>9006462</u>	<u>Jay@CompassSTX.com</u>	<u>(956)237-8075</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>James Puig, Broker/Owner</u>	<u>480796</u>	<u>Jay@CompassSTX.com</u>	<u>(956)237-8075</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/			
Associate			
<u>Glenn Preuss, Broker/Associate</u>	<u>607741</u>	<u>Glenn@CompassCTX.com</u>	<u>(830)431-1785</u>
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
IABS 1-0 Date