



318-337 W Olmos Dr

318-337 W Olmos Dr, San Antonio, TX 78212



Alice Bruni

BK Properties

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318-337 W Olmos Dr

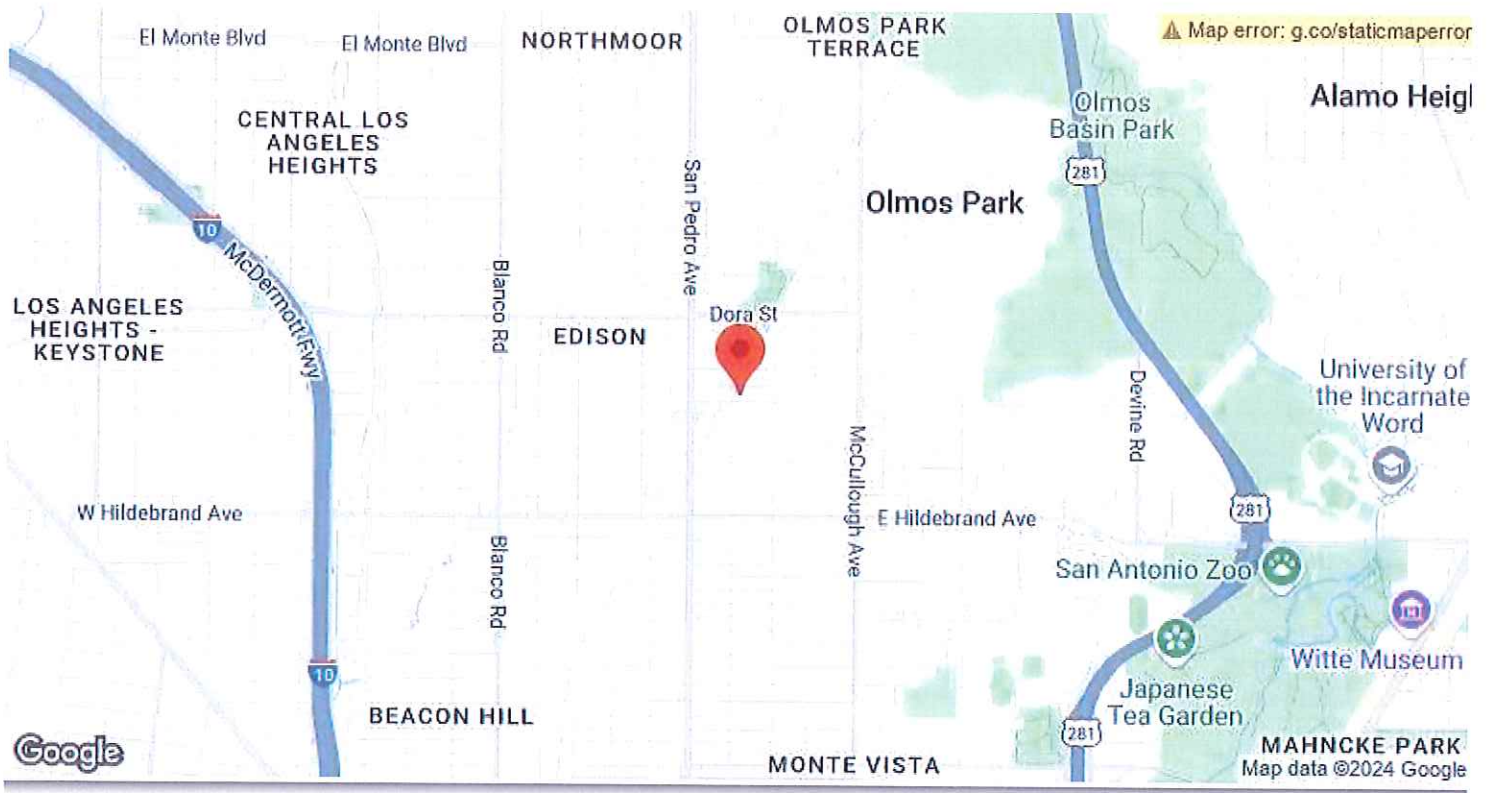
\$2,200,000

Great location on W Olmos across from HEB. Currently being used as a retail center (car lot, FedEx store and beauty salon). This property is almost an acre and could be redeveloped. Very unique site that has a space being used as a residential unit as well. This property will be vacated on a sale. Owner will retain cell tower.

Co-listed with Anne Buffington 210-573-3219



Price:	\$2,200,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.81 AC
Gross Leasable Area:	7,788 SF
No. Stories:	1
Year Built:	1964
Tenancy:	Multiple
Parking Ratio:	5.6/1,000 SF
Clear Ceiling Height:	14 FT
No. Dock-High Doors/Loading:	1
Zoning Description:	C-3
APN / Parcel ID:	07305-016-0180



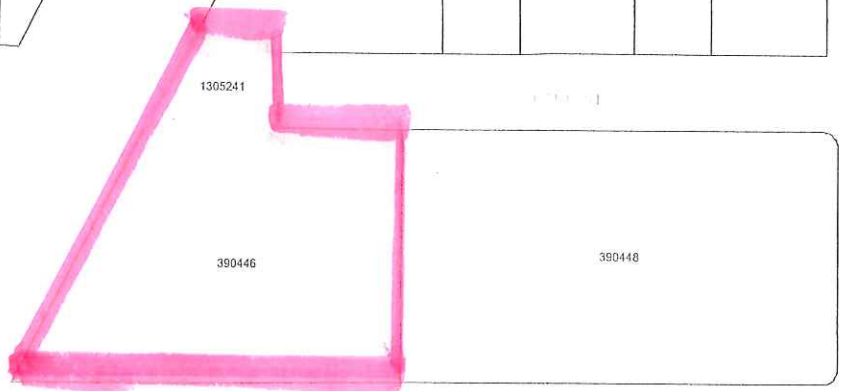
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390371	390370	390368
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390457	390456	390455	390454
390452	390451	390450	390449

Odell St
Howard St
Agnes St
Earl St
Vassar Ln
Melrose Pl
Carney St
Wilson Ave

390382



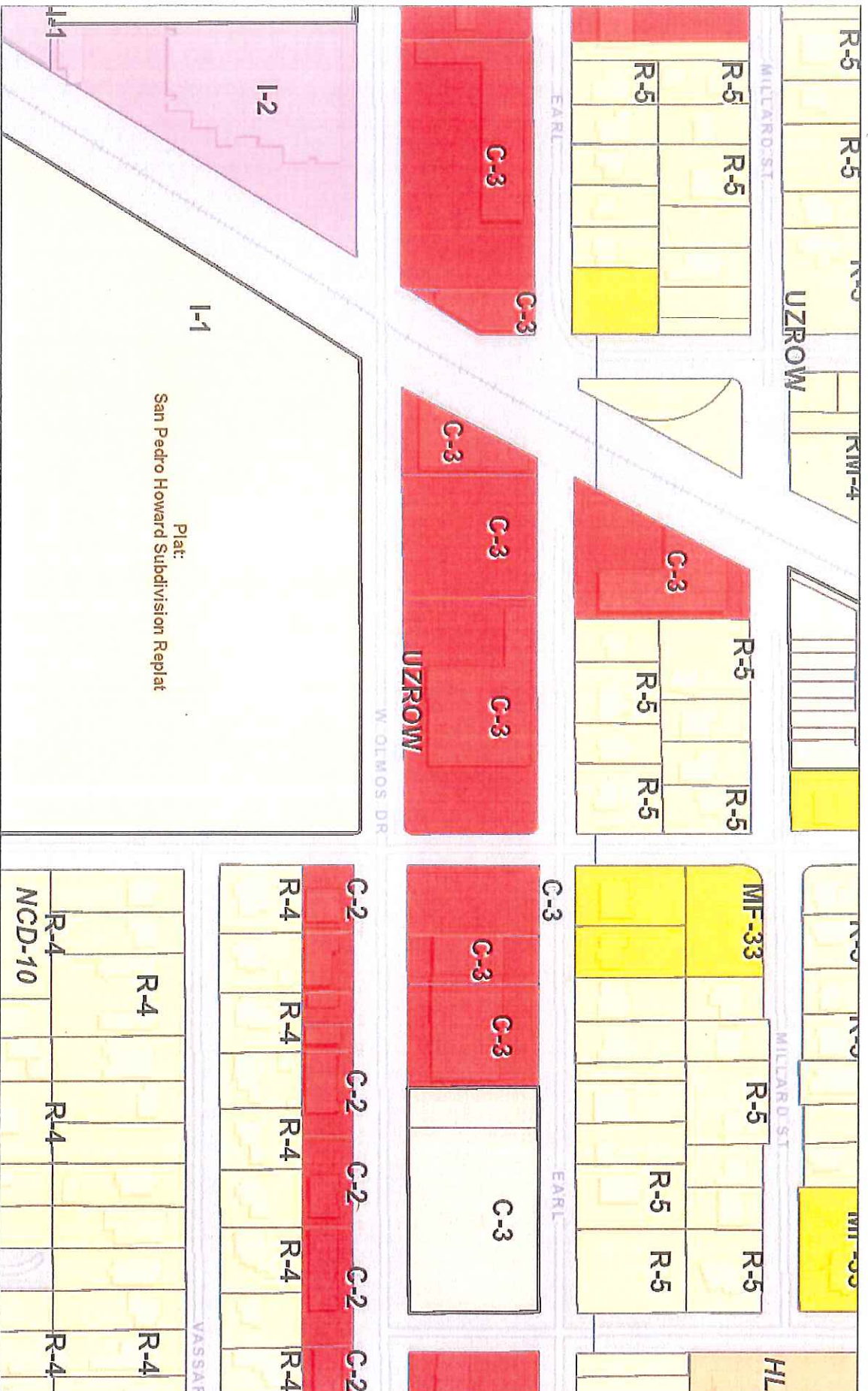
417660	City of
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Show Search Results

417699	417700	417701
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30m
100ft

City of San Antonio One Stop



August 6, 2024

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels



Property Photos



P1120447



P1120432

Property Photos



P1120434



P1120437

Property Photos



P1120436



Other



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>BK Properties, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>463381</u> License No.	<u>bkproperties@sbcglobal.net</u> Email	<u>(210) 490-0483</u> Phone
<u>Robert Bruni</u> Designated Broker of Firm	<u>441426</u> License No.	<u>bjbruni@mac.com</u> Email	<u>(210) 416-4777</u> Phone
<u>Robert Bruni</u> Licensed Supervisor of Sales Agent/ Associate	<u>441426</u> License No.	<u>bjbruni@mac.com</u> Email	<u>(210) 416-4777</u> Phone
<u>Alice Bruni</u> Sales Agent/Associate's Name	<u>441329</u> License No.	<u>abruni@sbcglobal.net</u> Email	<u>(210) 887-8828</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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