

# 2.75 ACRES - U.S. HWY 181 RETAIL . COMMERCIAL SITE

4200 SOUTH HIGHWAY 181, KENEDY . TX 78119

# FOR SALE



**SALE PRICE**  
\$360,000

**LAND SIZE**  
2.75 acres

**LEGAL DESCRIPTION**  
AB 187 J W LOONEY TR 20  
Karnes County, Texas

- PRIME HWY 181 LOCATION
- EAGLE FORD SHALE REGION
- 60 MILES SOUTHEAST OF SAN ANTONIO
- ACROSS FROM RESTAURANT AND TWO NEW HOTELS
- HIGH TRAFFIC AREA
- STRONG VISIBILITY, INGRESS & EGRESS
- EXCELLENT LOCATION FOR STRIP CENTER OR OTHER RETAIL

Prospective buyers should retain an independent engineer to verify the location, accessibility, and capacity of all utilities & entitlements for buyer's intended use.

Recent Retail Growth is highlighted by expansions and relocations of both the Wal-Mart and HEB Grocery.

Other area retailers include:  
Cadillac Jack's Western Wear  
Hibbett Sports  
GNC  
AT&T  
Flashburger.

Anytime Fitness  
Domino's  
The UPS Store  
Agave Dental  
Tractor Supply Co



KARNES COUNTY APPRAISAL MAP

**TRAFFIC COUNT**

Hwy 181: 17,765 CPD (2013)

**NOTE**

There is a house on the property that will need to be razed.



200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78212

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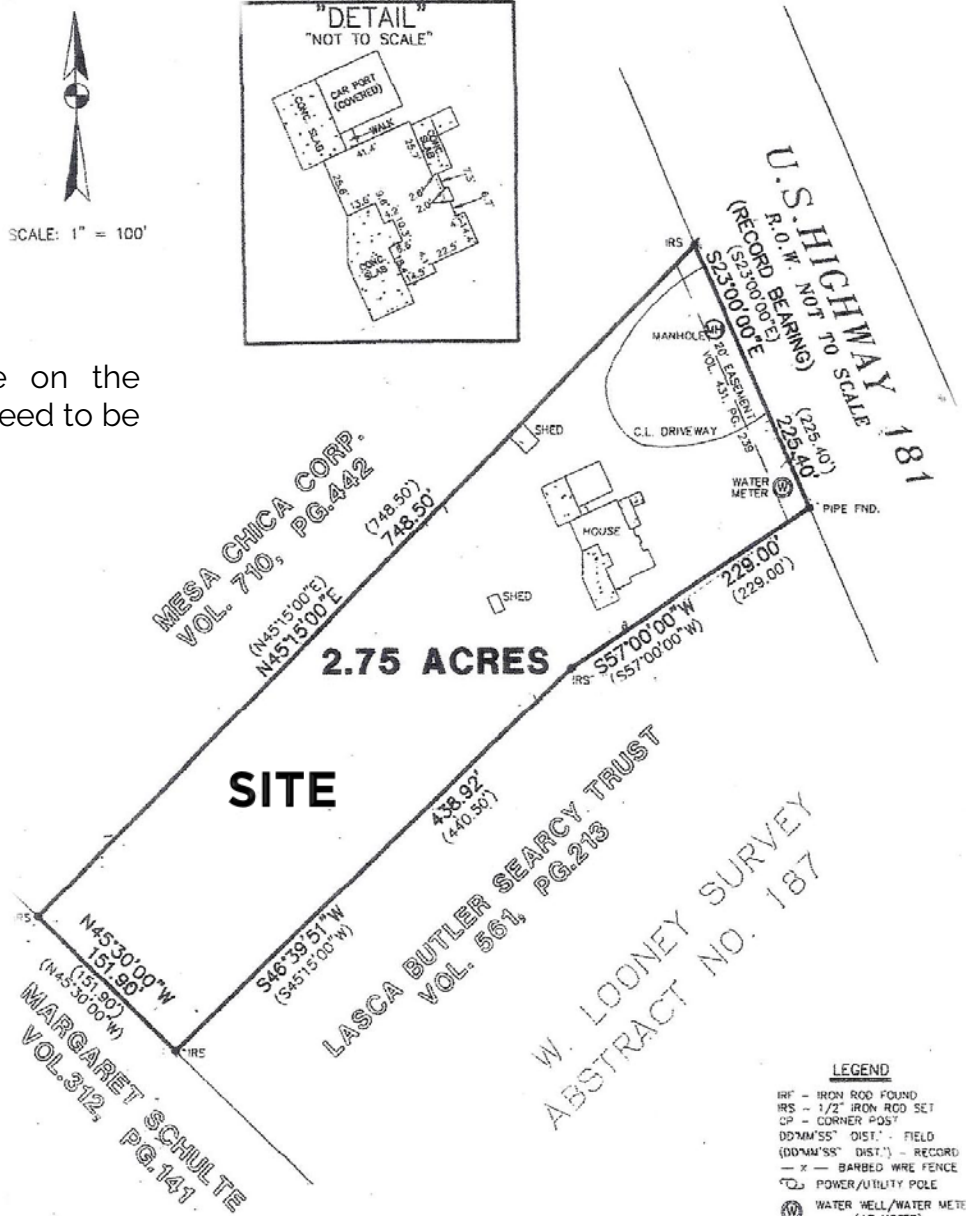
For information or to schedule a tour:

**PETE TASSOS**  
**210 341 9292 x303**  
[ptassos@sullivansa.com](mailto:ptassos@sullivansa.com)

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SURVEY PLAT OF 2.75 ACRES OF LAND OUT OF THE J.W. LOONEY SURVEY, ABSTRACT NO. 187, KARNES COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED IN A CONVEYANCE TO THE THEIS FAMILY LIVING TRUST C/O JOHN M. THEIS, TRUSTEE IN A BEING OF RECORD IN VOLUME 605, PAGE 198 OF THE DEED RECORDS OF KARNES COUNTY, TEXAS.

THE BASIS OF THE RECORD BEARING IS THE DEED

REFERENCE:  
VOL. 605, PG. 198 - DEED  
VOL. 431, PG. 239 - ESMNT.  
VOL. 492, PG. 474 - ELECT. ESMNT.(BLANKET)



**POLLOK & SONS**  
**SURVEYING**  
FLORESVILLE, TEXAS  
(830) 393-4770

STATE OF TEXAS  
COUNTY OF KARNES

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 28TH DAY OF JUNE 19 99 A.D.

*Norman L. Pollok*  
NORMAN L. POLLOK R.P.L.S. NO. 4031

JOB NO. THEIS0699



200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

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INFORMATION ABOUT  
**BROKERAGE SERVICES**

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or leases the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: shall treat all parties honestly ;may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner ;may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer: and may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order of if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party. If You Choose to Have a Broker Represent You, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information on agency relationships for broker's records.

\_\_\_\_\_  
Owner or Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer or Tenant

\_\_\_\_\_  
Date



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