

TOWNHOUSE/DUPLEX SITE

LOCATION: Entrance to Iron Horse Master Planned Subdivision in Helotes, TX

SIZE: 4.844 acres

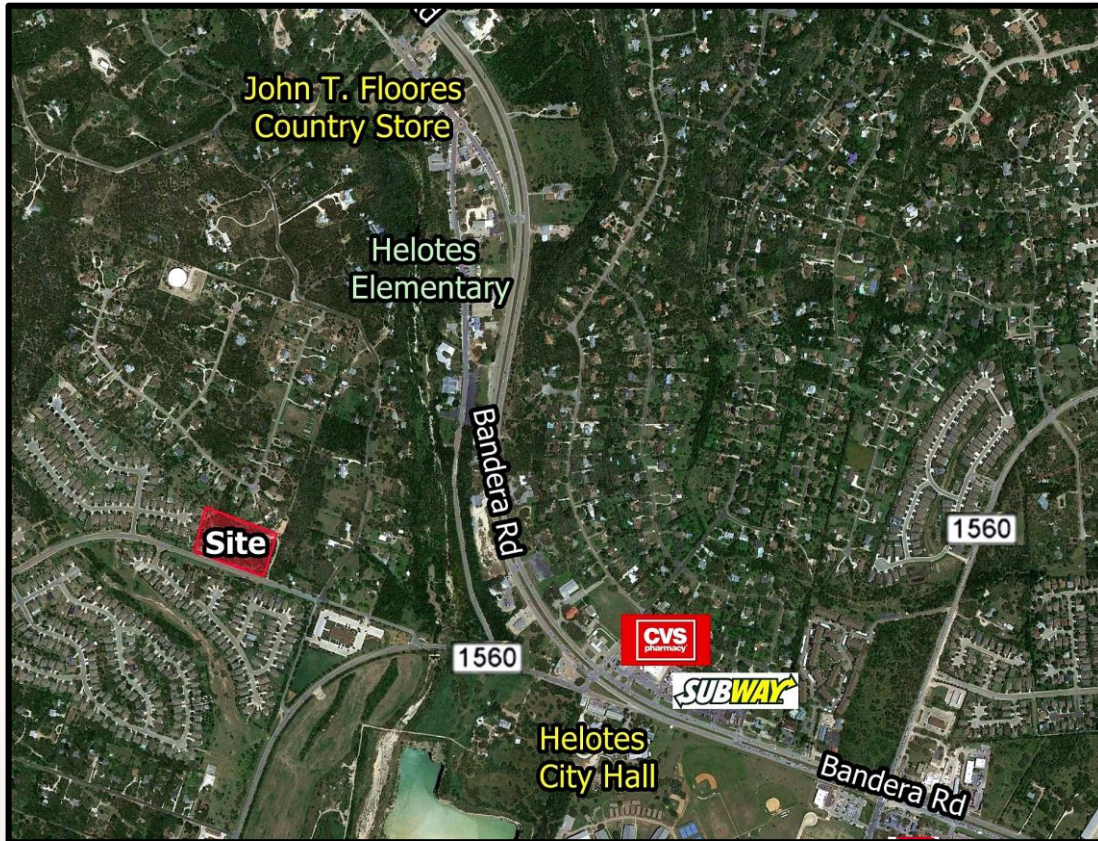
ZONING: R-TH (10 Units/Ac) Townhouses, Duplexes or Garden Homes

UTILITIES: Water: SAWS
Sewer: SAWS
Electric: CPS
Gas: Grey Forest

Prospective buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use .

HIGHLIGHTS: Property is located in the coveted O'Connor High School NEISD District. All utilities available to site. This is the ONLY Duplex, Townhome, Garden Home Zoning in Helotes!

PRICE: \$979,000.00

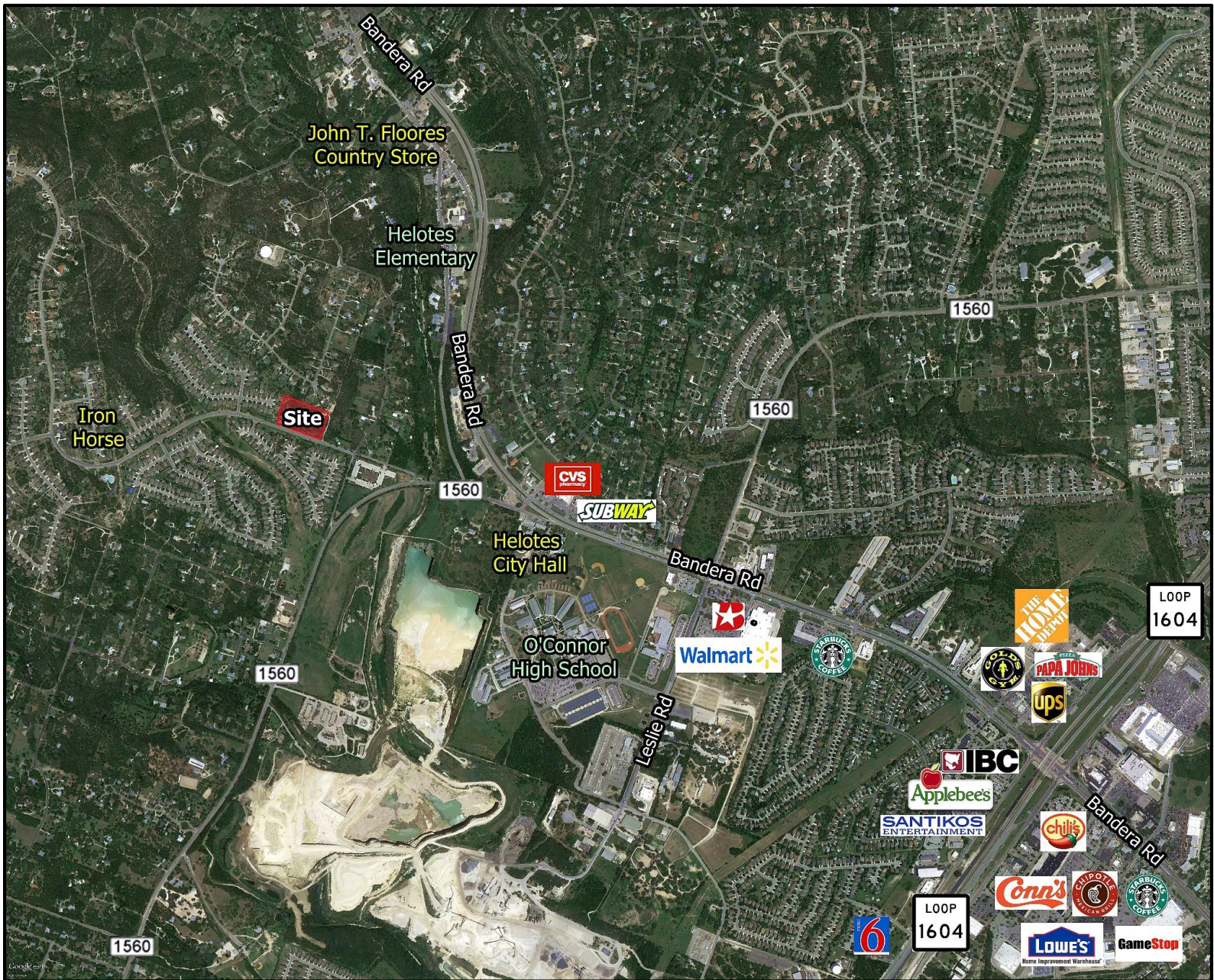


FOR MORE INFORMATION, PLEASE CONTACT:

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210.496.7775
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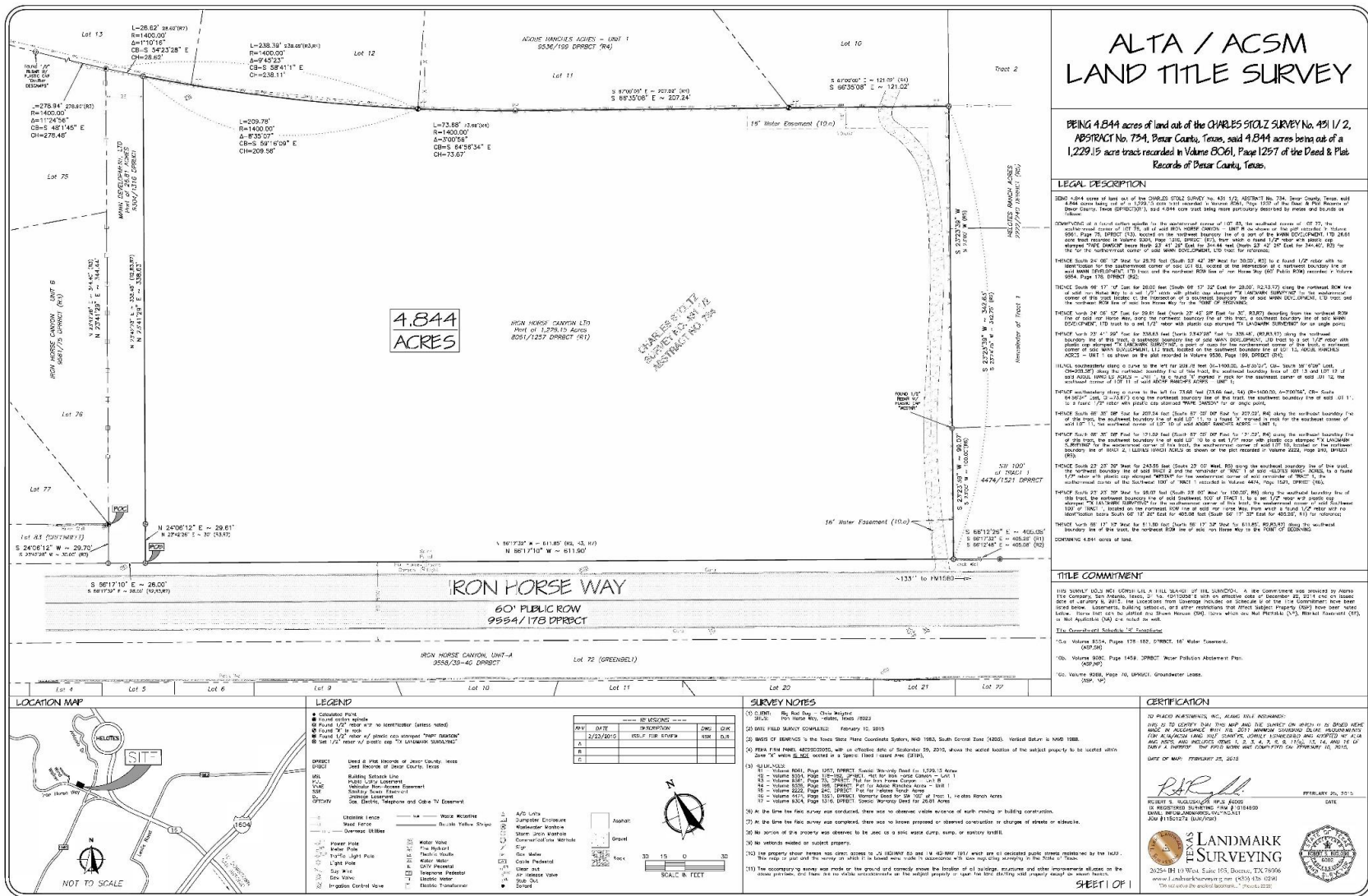


COMMERCIAL PROPERTY GROUP



All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Survey



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Site Information/Location:

- This project site totals ±5.00 acres and is located at 13402 Iron Horse Way, within the City limits of Helotes, Texas. (See Aerial Map, *Attachment 1*).

Site Access:

- This site fronts Iron Horse Way.
- Iron Horse Way is maintained by the City of Helotes, the existing R.O.W. appears to be adequate for the current planned designation.

Zoning:

- The property is currently designated by the City of Helotes as R-TH zone, refer to attachment 9 (Zoning Ordinance) in regards to restrictions for uses.

Subdivision/Land Entitlements:

- The site is currently unplatted, platting of the site will be required for development.
- The Preliminary plats shall be considered by City of Helotes Planning and Zoning commission for recommendations but requires approval from City Council.
- The plat process requires 3 stages before approval:
 - Plat Application filing
 - Preliminary Plat
 - Final Plat
- Plat application requirements are outlined in City of Helotes Code of Ordinances sec 78-41 to 78-48.
- Preliminary Plats requirements are outlined in City of Helotes Code of Ordinances sec 78-65.
- Final Plats requirements are outlined in City of Helotes Code of Ordinances sec 78-69.
- A recommendation letter is encouraged from the City Engineers office
- Typical platting process takes approximately 3 months due to City Council monthly meetings. Alternatively if the preliminary and final plat were completed at the same time, then the process could potentially be completed in 2 months.

Traffic Impact Analysis (TIA):

- City of Helotes adopts City of San Antonio Unified Development Code Article V Division 2 Section 35.
- TIA study is required if the proposed development generates more than seventy six (76) peak hour trips (PHT).
- Based on the size of the existing property and current zoning, we do not anticipate a need for a full TIA study for future development.

Storm Water Management:

- The site is located within the Edwards Aquifer Recharge Zone, inside the Culebra Creek Watershed.
- The City of Helotes requires when you propose a sewer or septic system that you go through the applicable state agency; TCEQ requires that if you have a sanitary sewer system that you submit a Sewage Collection System (SCS) plan.
- A SCS plan will be required for development.
- The site is not inside a Mandatory Detention Area, however may be required according to the Sec. 34-53 of the Helotes City Code, which states that peak storm water run-off for all new and redevelopment must be equal to or less than pre-development conditions." (The City of Helotes has the sole discretion of accepting a fee in lieu of detention per Sec. 34-55.)
- Any site work will require a Storm Water Management Plan (SWMP) for permitting (According to Sec. 34-51 of the Helotes City Code).
- The SWMP will calculate and analyze any increase in storm water runoff stemming from the proposed development. It will also determine if existing drainage infrastructure will have capacity for such increase.
 - Based on preliminary discussions with the City and downstream improvements, participation in a regional detention program may apply to this site.

Floodplain:

- This site is outside the Federal Emergency Management Agency (FEMA) 500-year floodplain per FEMA's Flood Insurance Rate Map, Panel No. 48029C0205G, dated September 29, 2010 (See *Attachment 3* for the current FEMA map).



Trees/Parkland:

- Based on a site visit and aerial imagery, there are several existing trees on site. Commercial and residential subdivision development within the City’s corporate limits and its Extraterritorial Jurisdiction are subject to tree removal, preservation and / or pruning restriction and permitting requirements based on City of Helotes Tree Ordinance Sec 94.
- Attachment 10 outlines tree preservation criteria required for a site such as Protected, Heritage and 100 Year Flood Plain Categories. Large and small Tree species categorization varies dependent on its category as well as their preservation which is calculated based on percentages of total inches of their respective category.
- Tree survey is required for development.
- The site is located in a level 1 and 3 Karst Zone. A geological assessment will be required for TCEQ permitting

Wet Utilities:

- Water service will be provided by the San Antonio Water System (SAWS). Currently there appears to be a SAWS 12-inch PVC waterline that runs on east side of the property till it reaches Iron Horse Way.
- Wastewater service will be provided by San Antonio Water Systems (SAWS). There appears to be an existing 8-inch PVC sanitary sewer located at the south east corner of the property that goes straight down to Red Tail Cul De Sac.
- Please reference SAWS map showing water and sewer service, included as *Attachment 4*.

Dry Utilities:

- Electric service can be provided by CPS Energy. (See CPS Electric Map, *Attachment 5*)
- Gas services can be provided by Grey Forest Utilities. (See GFU Gas Map, *Attachment 6*)
- Cable, telephone, and internet services are available from AT&T and Time Warner.

Building Permit Procedures:



- Building permits for the development will be issued by the City of Helotes Development Services Department.
- All applicable permit fees are due prior to issuance of the permit. Fees are based on the total valuation of the project.
- The following are current codes adopted by the City of Helotes:
 - International Building Code, 2015 edition
 - International Fire Code, 2015 edition
 - International Residential Code, 2015 edition
 - International Property Maintenance Code, 2015 edition
 - International Plumbing Code, 2015 edition
 - National Electrical Code, 2014 edition
 - Municipal Code of Ordinances (located above) - See more at:

Other Codes include: Chapter 28 Signs and Billboards, Sustainable Building Codes, The San Antonio Property Maintenance Code.

Fee Schedule:

Fee	Cost
Basic Preliminary Platting Fee	\$ 619.50 (per plat)
Base Final Platting Fee	\$ 381.50 (per plat)
Single Residential Development	\$ 63.50 (per lot)
Total Cost	\$ 1064.50



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Dirt Dealers V LLC	562388	cscott@dirtddealers.com	210-496-7775
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Benton Scott	0501123	cscott@dirtddealers.com	210-496-7775
Designated Broker of Firm	License No.	Email	Phone
Craig Benton Scott	0501123	cscott@dirtddealers.com	210-496-7775
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mellick T. Sykes, JR.	496240	msykes@dirtddealers.com	210-496-7775
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____