

FOR SALE

2186 OLD SATTLER RD, CANYON LAKE TX 78133



Old Sattler Rd



AERIAL



CONTACT US



LISTING AGENT: URI URIAH



DIRECT LINE: 210-315-8885



URI@URIAHREALESTATE.COM



PROPERTY DETAILS

- ASKING PRICE: CALL BROKER FOR DETAILS

- LOT SIZE: 2.5 ± ACRES | 108,900 ± SF

- BUILDING SIZE: BUILDING 1: 1,800 ± SF
BUILDING 2: 1,110 ± SF


- FRONTAGE: 237 ± LINEAR FT ON OLD SATTLER RD

- UTILITIES: ELECTRICITY | WATER | SEPTIC

- ZONING: COMMERCIAL

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PROPERTY SUMMARY

Incredible opportunity to purchase a 2.5 ± acre lot in Canyon Lake, TX for sale. This property is zoned commercial and has 237 ± linear ft on Old Sattler Rd. Includes a 1,800 +/- SF commercial building and a 726 +/- SF residential house. Perfect Site for any retail, office or mixed use development.



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Traffic Counts



Daily Traffic Counts ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1
726
2021 Est. daily traffic counts

Street: Gallagher Dr
Cross: Riedel Ln
Cross Dir: SW
Dist: 0.15 miles

Historical counts		
Year	Count	Type
2010	▲ 750	ADT

▲ 2
3,791
2021 Est. daily traffic counts

Street: Startz Rd
Cross: FM 2673
Cross Dir: NW
Dist: 0.1 miles

Historical counts		
Year	Count	Type
2010	▲ 3,770	ADT
2005	▲ 4,030	AADT
2000	▲ 3,470	ADT

▲ 3
1,900
2021 Est. daily traffic counts

Street: Canyon Bend Dr
Cross: Eastview Dr
Cross Dir: N
Dist: 0.18 miles

Historical counts		
Year	Count	Type
2010	▲ 2,080	ADT
2005	▲ 1,820	AADT
2000	▲ 1,780	ADT

▲ 4
9,963
2021 Est. daily traffic counts

Street: FM 2673
Cross: Scenic Hills Dr
Cross Dir: NW
Dist: 0.06 miles

Historical counts		
Year	Count	Type
2019	▲ 10,613	AADT
2018	▲ 10,266	AADT
2013	▲ 9,906	AADT
2011	▲ 9,000	AADT
2010	▲ 7,900	AADT

▲ 5
7,683
2021 Est. daily traffic counts

Street: Cranes Mill Rd
Cross: Startz Rd
Cross Dir: NE
Dist: 0.03 miles

Historical counts		
Year	Count	Type

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

The information contained herein was obtained from sources believed reliable; however Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

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WEBSITE

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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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

