

FOR SALE

LIVE OAK PAD SITES

NWC LOOP 1604 & PALISADES DR. | LIVE OAK, TEXAS | 78233

There are three available pad sites for sale with frontage access. These pads are situated at the NWC of Loop 1604 and Palisades Drive, in Live Oak.



BILL COATS, CCIM
ASSOCIATE VICE PRESIDENT
(210) 816-2734
BCOATS@FORESITECRE.COM

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LIVE OAK PAD SITES

LIVE OAK, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

“

This location has excellent access and visibility to the 65,124+ vehicles that travel Loop 1604 daily.

Bill Coats

”

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,964	82,241	136,217
Household Income	\$77,278	\$91,515	\$97,974
Households	5,873	30,065	48,008
Median Age	37.8	36.2	37.0

DESIRED USES

Quick Service Restaurants
Auto Services

Car washes
Oil Change Services

PROPERTY HIGHLIGHTS

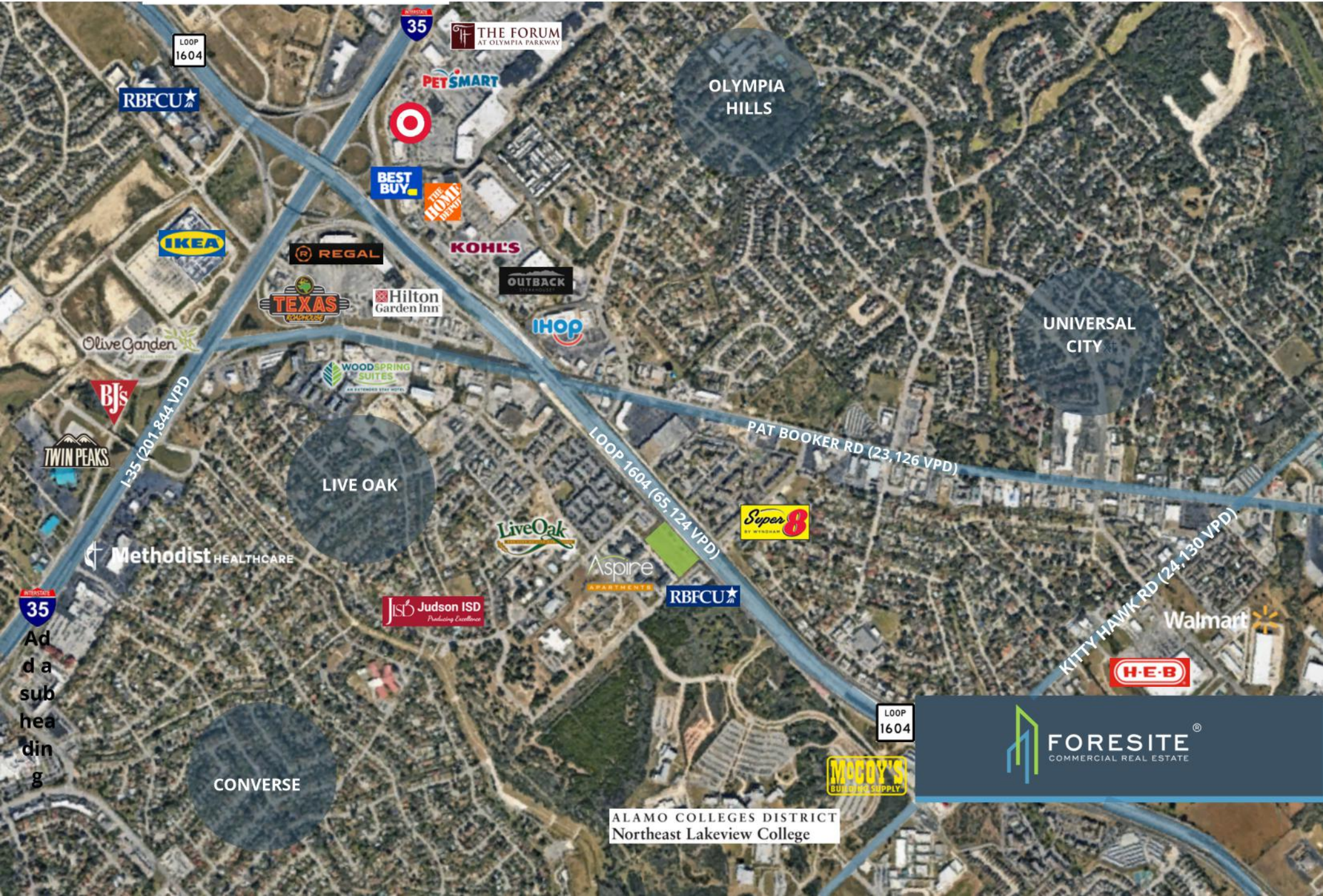
- 1 These pad sites offer direct frontage and access to Loop 1604. Capitalize on the higher volume of traffic on Loop 1604.
- 2 Loop 1604 exit ramp is located immediately before project giving the pad sites excellent access.
- 3 Businesses at this location will benefit from the high residential density in the area.



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Add a sub heading

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AVAILABLE

Lot Number	AC
Lot 6	0.911
Lot 7	0.918
Lot 8	1.837



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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:
 - 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.

Foresite Real Estate, Inc.	9003568		(210) 816-2734
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
Bethany Babcock	598255	bbabcock@foresitecre.com	(210) 816-2734
Designated Broker of Firm		E-Mail	Phone
Chad Knibbe	497303	cknibbe@foresitecre.com	(210) 816-2734
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
Bill Coats, CCIM	710200	bcoats@foresitecre.com	(210) 816-2734
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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