



INVESTMENT REALTY CO. L.C.

## Green Oak Learning Center For Sale

7223 Green Oak Place  
San Antonio, TX 78221

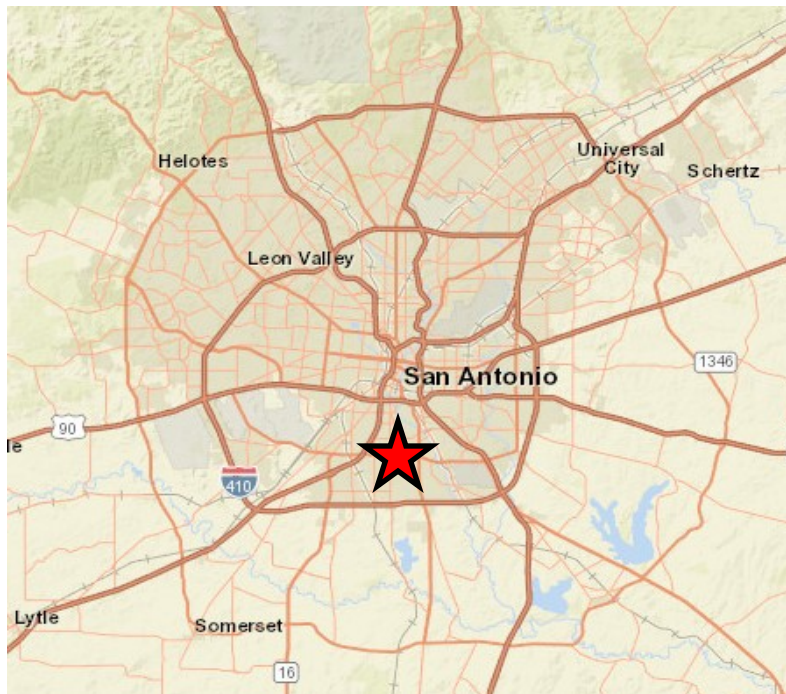


### Property Information

**Space:** 4,408 Sq. Ft.

- Active Day Care Center with 4 classroom, 5 restrooms, office, cafeteria, kitchen, supply room and playground.
- Recent upgrades to electrical & plumbing systems, new flooring, fire alarm system, commercial kitchen includes oven, refrigerator and grease trap.
- All inventory and playground equipment is included in the price
- Current owners have contracts with city and community schools, provide after school care and two vans to transport children.

**Price:** \$375,000



**James Murry**  
Associate Realtor, Texas  
210.314.7835  
[murry@InvestmentRealty.com](mailto:murry@InvestmentRealty.com)

**Sunny Fischer**  
Broker Associate, Texas  
210.780.9000  
[sunny@InvestmentRealty.com](mailto:sunny@InvestmentRealty.com)









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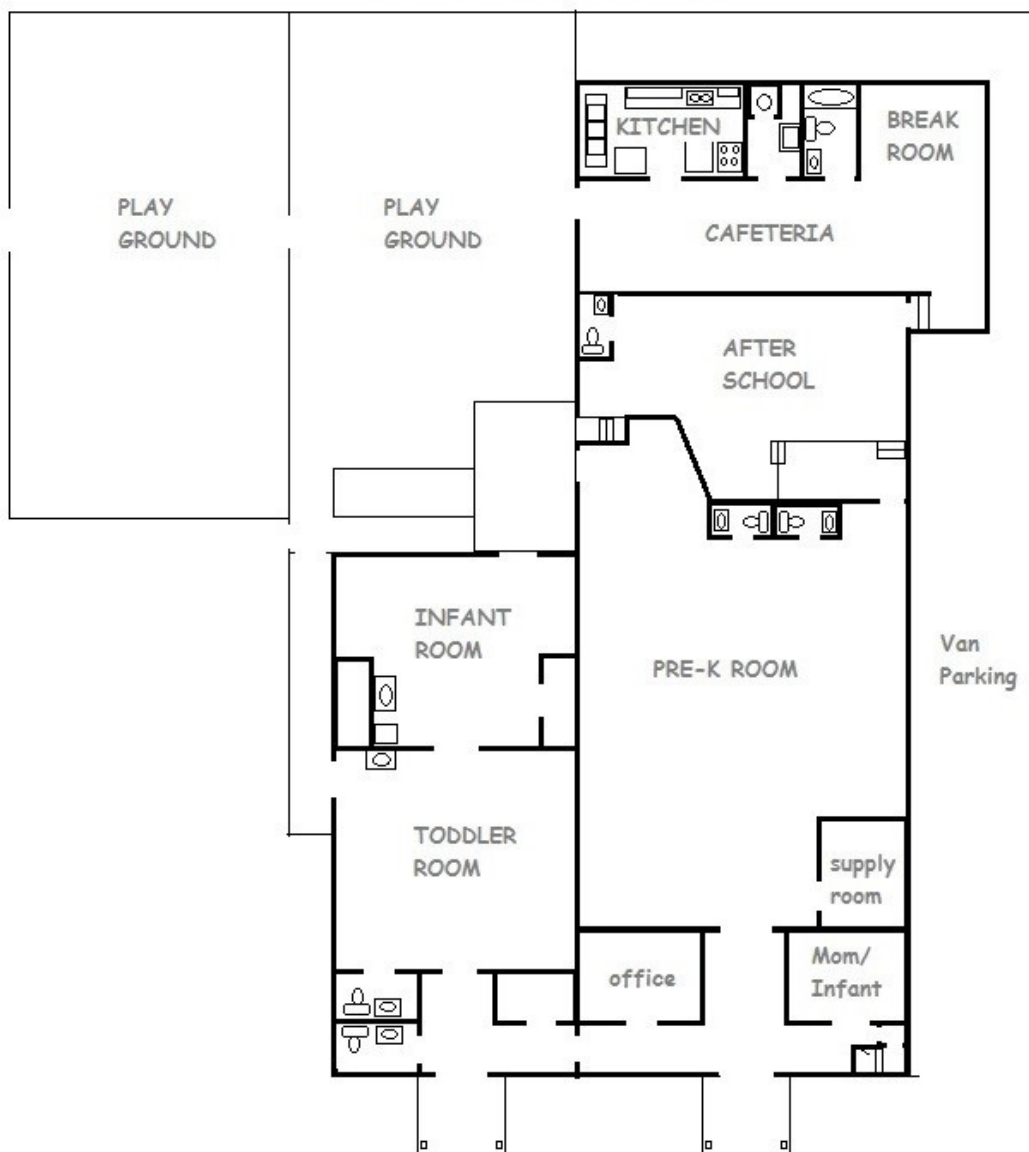
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### Traffic Count Map



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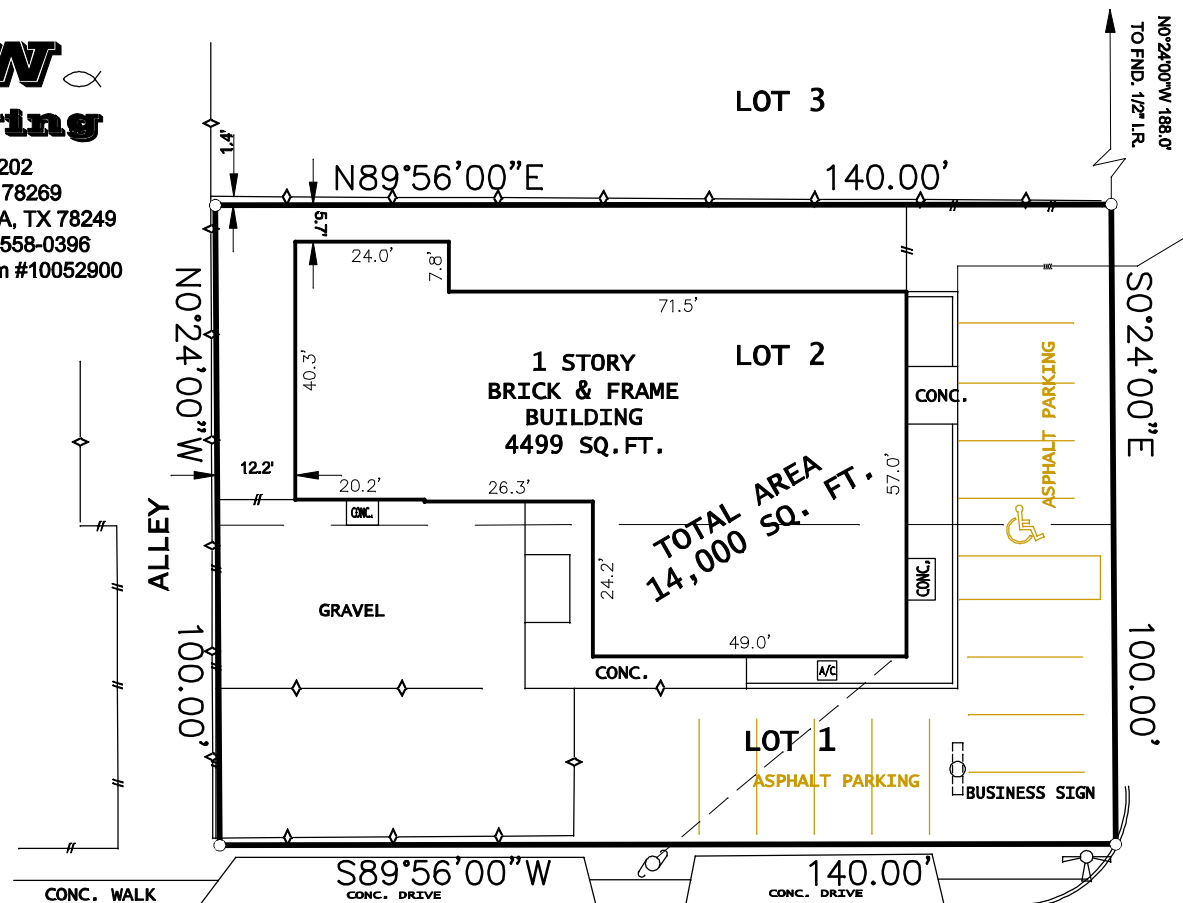
1. Carroll Bell Elementary  
2. Bellaire Elementary  
3. Schulze Elementary  
4. La Petite Pre School  
5. Hutchins Elementary  
6. Collier Elementary  
7. Stonewall Flanders  
8. Adams Elementary  
9. Morrill Elementary  
10. EH Gilbert Elementary  
11. Wright Elementary  
12. Pupil Personnel ISD

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# C&W Surveying

P.O. Box 692202  
San Antonio, TX 78269  
12719 Spectrum Dr, SA, TX 78249  
210-613-2097, 210-558-0396  
210-690-8241 Fax, Firm #10052900



W. VADO PL.

50' WIDE R.O.W.

## LEGEND

WOOD FENCE	==
CHAIN LINK FENCE	◇
OVERHEAD ELECTRIC	- - -
EDGE OF PAVEMENT	---
SET 1/2" IRON ROD	○
POWER POLE	⊗
FIRE HYDRANT	⊕

Drawing Scale: 1"= 30', Paper Size: 14" x 8.5"

METAL FENCE POST

## NOTES:

1. THIS PROPERTY SHOWN HEREON IS LOCATED IN ZONE X ACCORDING TO FIRM 48029C0580G AS SUPPLIED BY FEMA DATED SEPTEMBER 29, 2010.
2. BEARINGS ARE BASED ON PLAT RECORDED IN VOLUME 7600, PAGE 98 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ACCORDING TO MONUMENTATION FOUND ON THE SOUTH R.O.W. LINE OF W. VADO PL.

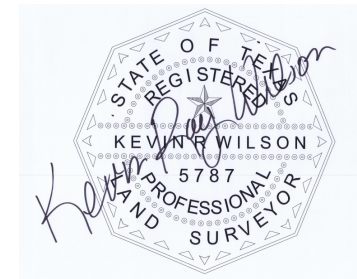
STEWART TITLE GUARANTY COMPANY, GF# 0119196  
LENDER: RANDOLPH-BROOKS FEDERAL CREDIT UNION  
BUYER: JUAN M. HERNANDEZ & MARIA Z. HERNANDEZ

## SURVEY PLAT OF

LOTS 1 AND 2, BLOCK 3, NEW CITY BLOCK 9475, IN THE  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ADDRESS: 7223 GREEN OAK PL  
SAN ANTONIO, TEXAS 78221

I, Kevin Ray Wilson, Registered Professional Land Surveyor  
number 5787, do hereby certify that a survey was made on the  
ground, under my supervision, on date of October 10, 2018, of the  
property hereon described, and that this survey substantially  
complies with the current Texas Society of Professional Surveyors  
Standards and Specifications for a Category 1A Condition II survey.



LOT 1,  
N.C.B. 14431  
VOL. 7600, PG. 98

GREENOAK ST

50' WIDE R.O.W. (VOL. 7600, PG. 98)

S0°24'00"E

N89°56'00"E

CONC. WALK

55' WIDE R.O.W.

N89°56'00"E

FND. 1/2" I.R.

FND. 1/2" I.R.

JOB NO. 2931-115



## 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:
  - 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>Investment Realty Co., L.C.</u>	<u>432312</u>	<u>N/A</u>	<u>(210)828-9261</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Stephen A. Raub</u>	<u>333833</u>	<u>raub@investmentrealty.com</u>	<u>(210)314-7839</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Sunny C. Fischer</u>	<u>530656</u>	<u>sunny@investmentrealty.com</u>	<u>(210)780-9000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission  
TAR-2501

Sunny C. Fischer, 2206 Buroak RDG San Antonio TX 78248  
Sunny Fischer

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 2107809000

Fax ..

13763 Judson Rd

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)





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11-2-2015

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Designated Broker of Firm	License No.	Email	Phone
<u>Connie P. Raub</u>	<u>562804</u>	<u>cpraub@investmentrealty.com</u>	<u>(210) 314-7838</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>James G. Murry, III</u>	<u>630371</u>	<u>murry@investmentrealty.com</u>	<u>(210) 314-7835</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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TAR 2501

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