

SUNCHASER MARINE, CANYON LAKE TEXAS

151 Old Hancock RD, Canyon Lake, TX 78133



OFFERING SUMMARY

SALE PRICE:	\$1,450,000
LOT SIZE:	3.07 Acres
BUILDING SIZE:	25,976 SF
YEAR BUILT:	1985,1998,2008
PRICE / SF:	\$55.82

PROPERTY OVERVIEW

Excellent lake community location. Lots of possibilities, currently a boat rental, boat repair, boat trailer manufacturing and repair business located a third of a mile from Canyon Lake boat ramp #17 and less than a mile from Canyon Lake boat ramp #16. The property consists of +/- 25,976 square feet of buildings on +/- 3.07 acres of land. Building one consists of +/- 9,376 square feet of service area on the first floor and +/- 2,100 square feet of office/living area upstairs. This building also has a +/- 3,750 square foot covered area attached Building one was built in 1985. Building two is +/- 11,440 square feet and was built in 1998. There is a +/- 3,060 square foot shed on site as well, the shed was built in 2008. Property and business are for sale

PROPERTY HIGHLIGHTS

KW COMMERCIAL

TOM VERDUCCI
Commercial Real Estate Specialist
O: 210.445.7223
C: 361.774.1685
Tom@soldbyTomV.com
TX #537279

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

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PROFESSIONAL PROFILE

Tom Verducci

Senior Managing Director
Commercial Leadership Council



C: 210-445-7223
Tom@soldbyTomV.com
www.TomVerducci.com

Tom Verducci is the sitting Vice Chairman for the, Texas Association of Realtors (TAR) Commercial Real Estate Committee. The purpose of the TAR Commercial Committee is to positively impact the industry through education and advocacy of legislation, favorable to the protection of the private property ownership rights of Texans.

Tom Verducci is a Senior Managing Director for KW Commercial with more than 15 years of experience in commercial real estate sales. He also serves as a member of the KW CRE Commercial Leadership Council (CLC). As a member of the KW CLC, Tom plays a critical role in the execution of KW Commercial initiatives as well as serving as a liaison between his region of +/-135 commercial real estate agents and KW Commercial corporate based in Austin TX. Tom joined the firm in June, 2009. Prior to KW Commercial, he was the Vice President at a prominent commercial real estate firm in Corpus Christi, TX joining that firm in June 2005. Tom has been involved in commercial real estate asset sales for major corporate, institutional and entrepreneurial owners throughout his career.

Professional Designations

- Certified International Property Specialist (CIPS)
- Vice Chairman TAR Commercial Committee
- Texas Realtor Leadership Program (TRLP)
- KW CRE Commercial Leadership Council
- Seller Representative Specialist (SRS)
- KW BOLD Graduate Program
- NAR E-PRO

Professional Affiliations

- National Association of Realtors (NAR)
- Texas Association of Realtors (TAR)
- Corpus Christi Association of Realtors
- San Antonio Association of Realtors
- TAR Commercial Committee



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.

KW Commercial - Heritage	434367	Heritage@mykwsa.com	(210)493-3030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Howard John Flourney	127300	jflourney@kw.com	(210)493-3030
Designated Broker of Firm	License No.	Email	Phone
Stephanie Hornsby	601297	shornsby@mykwsa.com	(830)624-2400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Verducci	537279	TomV@KWCommercial.com	(210)445-7223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date