



BRINKMAN
COMMERCIAL PROPERTIES

FOR SALE or LEASE



WE DON'T JUST CLOSE DEALS, WE BUILD RELATIONSHIPS

1121 Broadway Street



Huge useful conditioned space on
100'+/- State Hwy 27 frontage
15,686+/- conditioned sqft on 0.56+/- acres
plus frontage on "A" Street and rear alley

\$595,000

\$69,600/annual lease

KATHLEEN KEEN
REALTOR
210.288.8221

HARVEY BRINKMAN
BROKER ASSOCIATE
830.955.7045

BRUCE JOHN STRACKE
BROKER
830.896.8888

BRINKMANCOMMERCIAL.COM

615 EARL GARRETT KERRVILLE TX 78028

All information is from sources deemed reliable; no warranty is implied. Information is subject to errors, omissions, price changes, withdrawal from the market, or other conditions that may affect the value or suitability of the property.

Legal Description –

JA Tivy ADDN
BLK 19 LOT 5-6 &
PTS 7-7 1/2

Parcel & Taxes –

KerrCAD 38526
15,686sqft
\$12,151.40

Zoning –

17-C

Title Company –

Kerr County
Abstract

Utilities –

City Water and
Sewer, KPUB
Electric, Atmos
Natural Gas

Owner –

Nick Gramatikakis



LAND USES	11	12	13	14	15	16	17	18	19	20
Agricultural - General										
Agricultural Service										
Bed and Breakfast	P	P	P	P	P	P	P	P	P	P
Building Construction, General										
Building Construction, Specialist									P	P
Business Services I	P	P		P	C	P	P	P		P
Business Services II	P	C		P	C	P	C	C	P	P
Cocktail Lounge	C	P		C		P	C	P		
Detention Facilities	C							C	C	
Dwelling , Single Family, Detached	C	P	P		P		P		P	C
Manufactured Home or Manufactured Housing					P					
Dwelling, Multiple Family	P	P		P	P	P	P	P	P	P
Dwelling, Single Family with apartment	C	P	P		P		P		C	
Dwelling, RC District Uses (with plat)					P		P			
Education, Secondary and College	C			C	C	P		C	C	C
Education, Primary	C	C	C	P	P	C	C	P	C	C
Equipment Sales/Repair/Storage (Heavy)										
Fuel Sales										C
Funeral Services	P			P		C			P	P
Institutional and Public Use Facilities				P		P	P	P		
Life Care Development	C	C		P	P	P	P	P		P
Manufacturing, Custom	P	P	P	P	P	P	P	P	P	P
Manufacturing and Industrial, Heavy										
Manufacturing and Industrial, Limited										C
Manufactured Housing Sales										
Personal Services I	P	P		P	C	P	C	P	P	P
Personal Services II	P	C		P	C	P	C	C	P	P
Personal Services-Limited	P	P	P	P	P	P	P	P	P	P
Professional Offices	P	P	C	P	C	P	P	P	P	P
Restaurant, General	P	P	P	P	C	P	P	P	P	
Restaurant, Limited	P	P	P	P	C	P	P	P	P	C
Retail Trade – I	P		C	P	C	P	C	P	P	C
Retail Trade – II	C			C	C	P				
Retail Trade – III						P				
Retail Trade – Limited	P	P	P	P	P	P	P	P	P	P
Tourist/Visitor & Recreation Service	P	P	P	P	P	P	P	P	P	
Transportation Terminal (Bus/Aviation)	C									
Vehicle Maintenance and Repair	C	C		C		C	C		C	
Vehicle Sales/Service-Used	C			C		C				
Vehicle Sales/Service – New	P			C		P	C			
Warehousing & Distribution										

(Ord. #2011-09, 05/10/2011)
 (Ord. #2001-11, 07/10/2001)
 (Ord. #2000-12, 07-25-2008)

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11/2/2015



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 coincidental 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.

Brinkman Commercial Properties, LLC	9004104	info@brinkmancommercial.com	(830)896-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce John Stracke	602820	brucejohn@brinkmancommercial.com	(830)896-8888
Designated Broker of Firm	License No.	Email	Phone
Bruce John Stracke	602820	brucejohn@brinkmancommercial.com	(830)928-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bruce John Stracke	602820	brucejohn@brinkmancommercial.com	(830)928-2222
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

Brinkman Commercial Properties, 821 Earl Garrett Street Kerrville, TX 78028
Bruce John Stracke

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IABS 1-0 Date
Harvey Brinkman

