Surplus Land For Sale - City of Live Oak, Texas
Southside of Forest Bluff between O’Connor Road and Toepperwein Road

INVITATION TO OFFERORS
RFP NO. 40-19

The North East Independent School District (“NEISD” or “Owner”) of Bexar County, Texas hereby invites the submission of sealed Proposals on the sale of an unimproved parcel of approximately 35.337 acres (henceforth called 35.34 acres) of unimproved parcel of surplus land located on the northeastern portion of the School District boundary - parcel is generally located within the following boundaries: Southside of Forest Bluff Drive. The School District is seeking to sell the real property. The School District will accept cash offers and is requesting competitive sealed proposals from Offerors, pursuant to Texas Local Government Code Section 272.001. Proposals are to be submitted in accordance with this Invitation and the accompanying Instruction to Offerors. All proposals shall be evaluated for the sale of surplus land in accordance with the Invitation and the Instructions to Offerors.

Proposals should be addressed to and will be received at the office of Procurement & eCommerce, 8961 Tesoro Drive, Suite 317, San Antonio, Texas 78217 until 2:00pm, Friday, December 14, 2018.


LEGAL NOTICE: Neither the information contained herein nor the actions of any real estate broker or agent shall be deemed to be an offer by Northeast Independent School District to sell the herin described real property. Colglazier Properties is not authorized to (1) accept any offers to purchase such real property, or (2) disclose the content of any offers received. The information set out therein is a precursor to publication of a formal notice to the general public in accordance with Texas Local Government code Section 272.001(a). the procedure for submission of sealed bids to purchase the land, will be included with the formal notice. Publication of formal notice to the general public does not require North East Independent School District to accept any bid or offer, or to complete a sale of the subject real property.
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FACT SHEET

Location: Subject property is located in the City of Live Oak on the South side of Forest Bluff between O’Connor Road and Toepperwein Road.

Description: Approximately 35.34 acres having approximately 1,450 feet of frontage along the South side of Forest Bluff.

Zoning: R-1 Single Family District.
Minimum lot size of 7,200 square feet with minimum dimensions of 60’ x 120’ and 5’ side setbacks (According to city of Live Oak).

Utilities: Sewer - Provided by City of Live Oak.
Water - Provided by San Antonio Water System

Prospective purchasers should employ a qualified engineer to provide detailed information regarding utility availability, extension, and capacity as well as development entitlement issues.

Comments: A small portion of the property may lie within the 100 year flood plain limits.
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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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Primary Assumed Business Name
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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