



4M Realty Company • (210) 342-4242
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**4701 NORTH PAN AM
SAN ANTONIO, TEXAS**

Location: Northeast San Antonio (Rittiman and I-35)

Sublease Area: Approximately 12 Acres (Union Pacific)

Expansion Area: Approximately 11 Acres

Highway Frontage: 1532 Feet on IH-35/Loop 410 (The NAFTA Highway)
Excellent visibility and access

Rail: Spur tracks off UP main line sufficient to hold 28 rail cars

Zoning: I-2 Heavy Industrial District

Improvements: Paved area - 20 acres
Totally fenced
Entire site lighted with 1000 Watt Mercury Vapor lamps

Water: 12" line on north side of I-35 frontage

Sewer: City provided

Electric: Three phase, 550 Amp, 480 Volts, 420 KVA

Gas: City provided

Topography: The property is generally flat to gently sloping

Price: Call for pricing on both the Expansion and Sublease areas.

Note: The entire site encompasses 47 acres. Approximately 32 acres are useable.
Approximately 12 acres of the paved area is leased to Union Pacific Railroad until August 2017 and 7 Acres to Sygma until 2010.

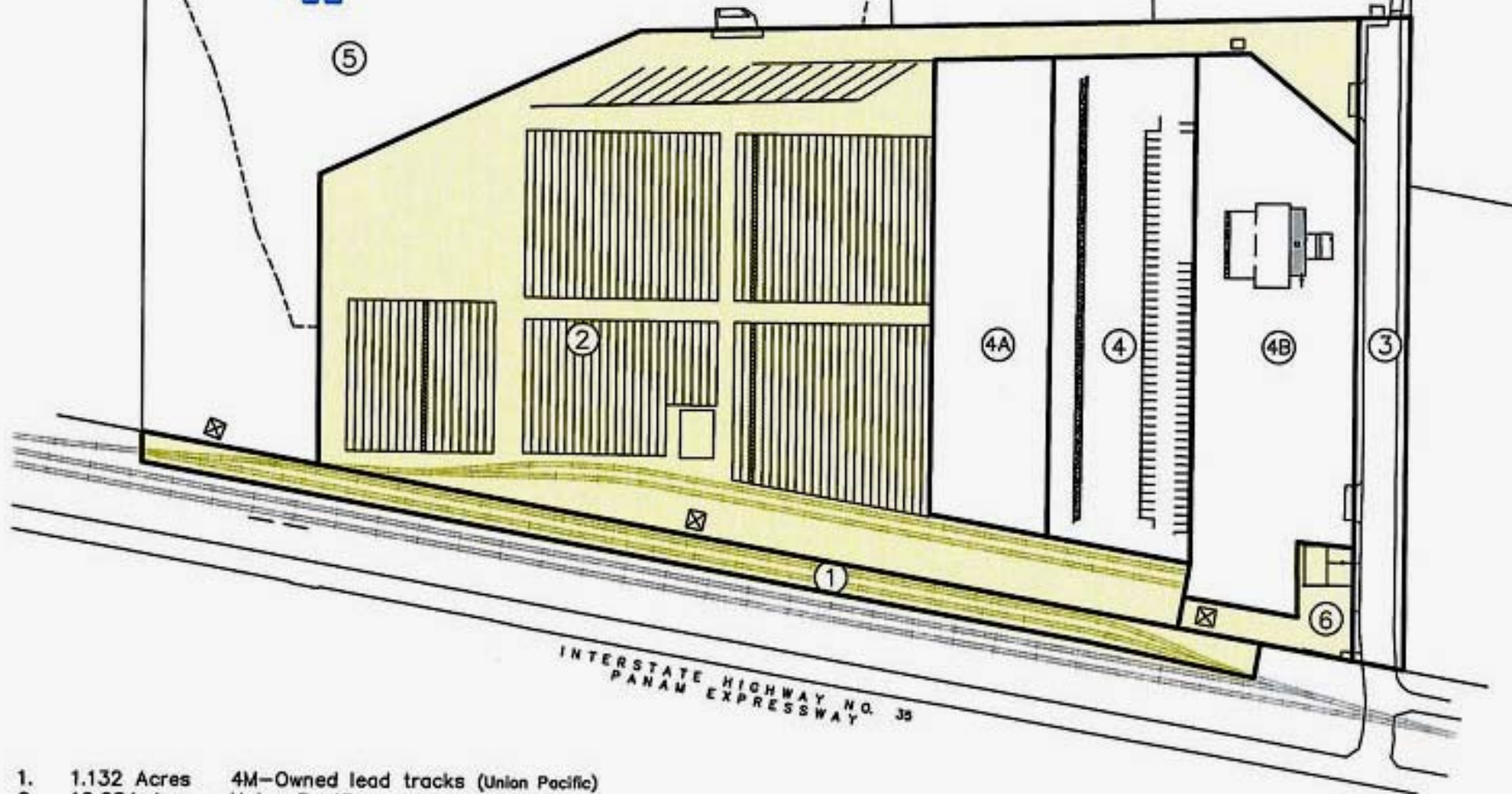
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Development • Sales • Leasing • Property Management • Construction

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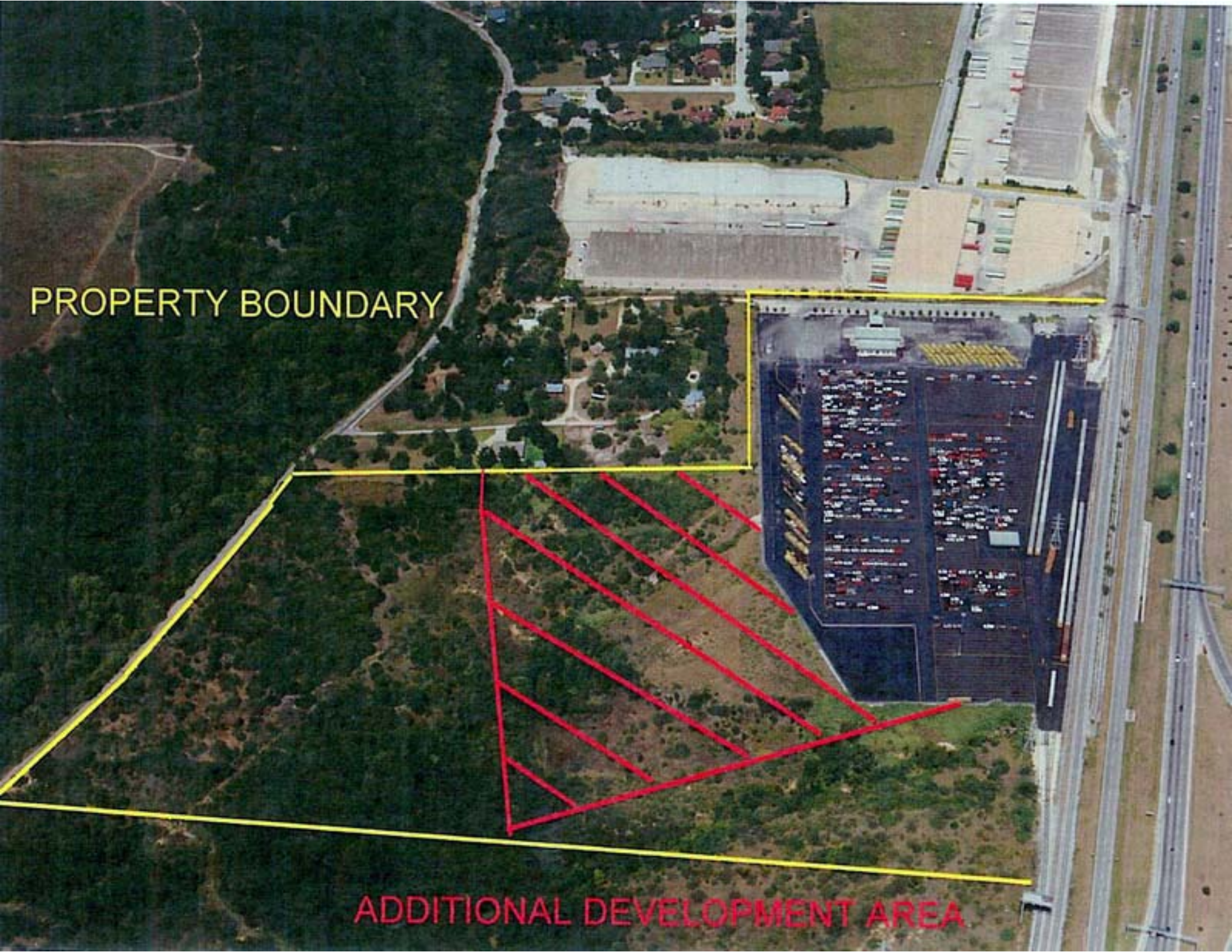
4M PROPERTIES, INC.



- 1. 1.132 Acres 4M-Owned lead tracks (Union Pacific)
- 2. 10.284 Acres Union Pacific area
- 3. 1.075 Acres Roadway
- 4A. 1.798 Acres Sygma new lease-01/05
- 4. 2.311 Acres Sygma (Original Lease)
- 4B. 2.660 Acres Sygma (Original Lease)
- 6.769 Sygma total acres
- 5. 11.500 Acres Additional land for development/lease
- 6. 0.327 Acres I.T.S. Parking/access (Union Pacific)

Union Pacific total area: 1) 1.132 Acres, 2) 10.284 Acres, 6) 0.327 Acres = Total 11.743 Acres.

Total improved acres 19.587

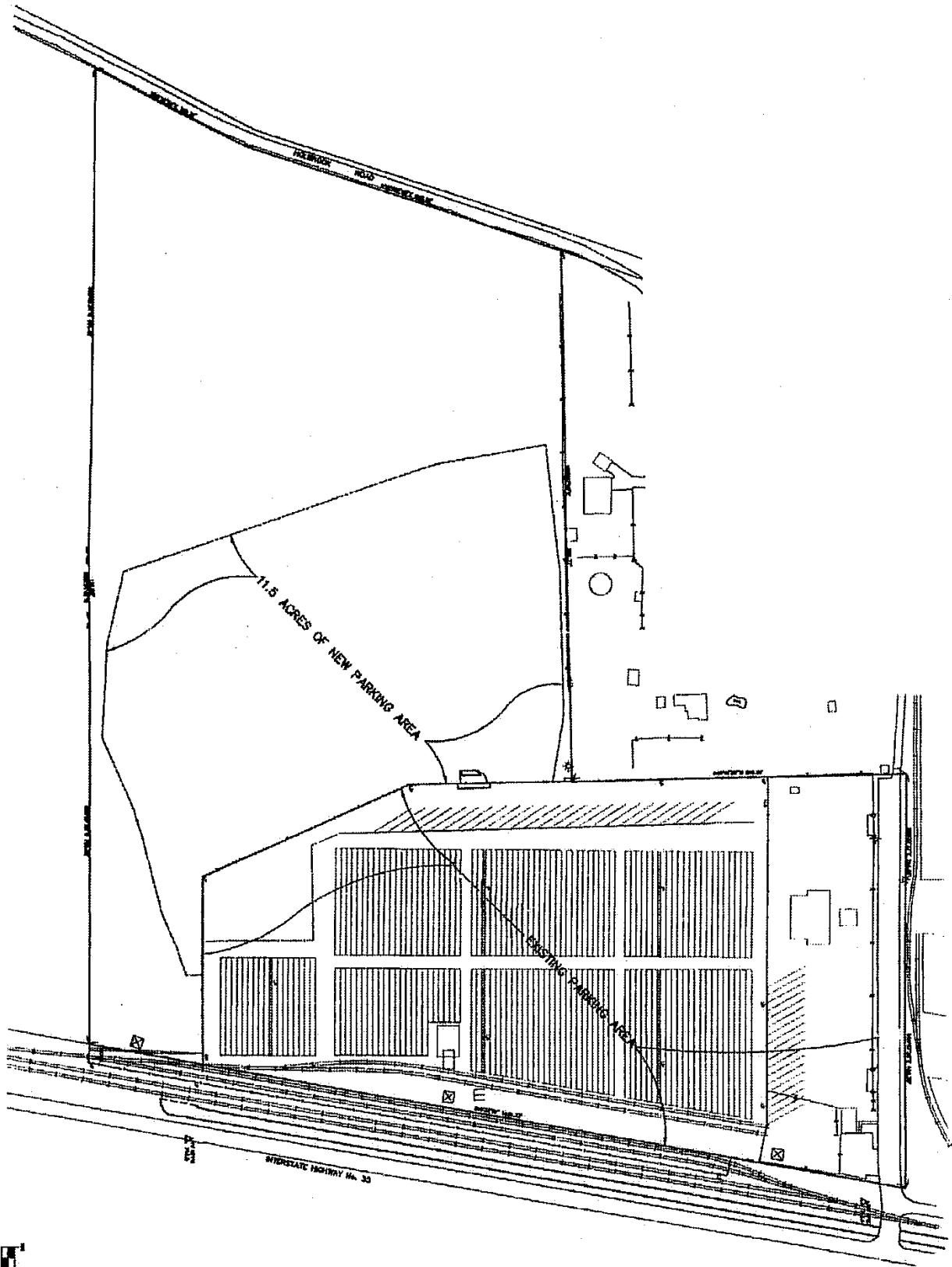
An aerial photograph showing a property boundary in yellow and an additional development area in red. The property is situated between a wooded area on the left and a large parking lot with many cars on the right. A multi-lane highway is visible on the far right. The yellow lines form a large, irregular polygon. The red lines form a smaller, irregular polygon within the wooded area.

PROPERTY BOUNDARY

ADDITIONAL DEVELOPMENT AREA









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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**4701 N. PAN AM
SAN ANTONIO, TEXAS**

Real Estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Owner or Landlord

Date

Buyer or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.