



# BRINKMAN COMMERCIAL PROPERTIES

Kerrville, Texas  
821A Earl Garrett  
830.896.8888  
email: info@harveybrinkman.com  
www.harveybrinkman.com



## 200 CHAPMAN DRIVE 12± acres

840± FT Guadalupe River frontage!



**\$983,149 \$1.85 per SF**  
**By Owner/Broker**

**Access from Chapman Drive at Bandera Highway**  
with back entrance from "G" Street



R13930  
Abs A0137  
Francis,  
Sur 146,  
12.1 acs

Owner:  
Kevin Sutherlin,  
etal

TAXES:  
2011  
KISD \$2,153.43  
Kerr \$1,896.48

TITLE CO:  
Kerr County  
Abstract & Title

UTILITIES:  
City  
water & sewer

ZONING:  
GR

All information provided herein is from sources deemed reliable. However, no warranty of representation is made by Brinkman Commercial Properties or Harvey Brinkman. All measurements and figures are approximate. The information provided is subject to errors, omissions, price changes, withdrawal from the market, or other conditions that may affect the value or suitability of the property.



200 Chapman Drive  
12 +/- Acres

Future  
Farmer Texas Rangers  
Museum

Museum of Western Art

Highway to Riverhill  
Keeshill Community Center

Rio 10  
Theater

Ultra-Fit

Rio Vista  
Apt's

Guadalupe  
Professional  
Plaza

Guadalupe  
National  
Bank

River Hill  
Apartments

FUTURE  
BANK

FUTURE  
TOWNHOME DEVELOPMENT

Bank of the Hills  
South

STATE HIGHWAY 16

STATE HIGHWAY 173

STATE HIGHWAY 27

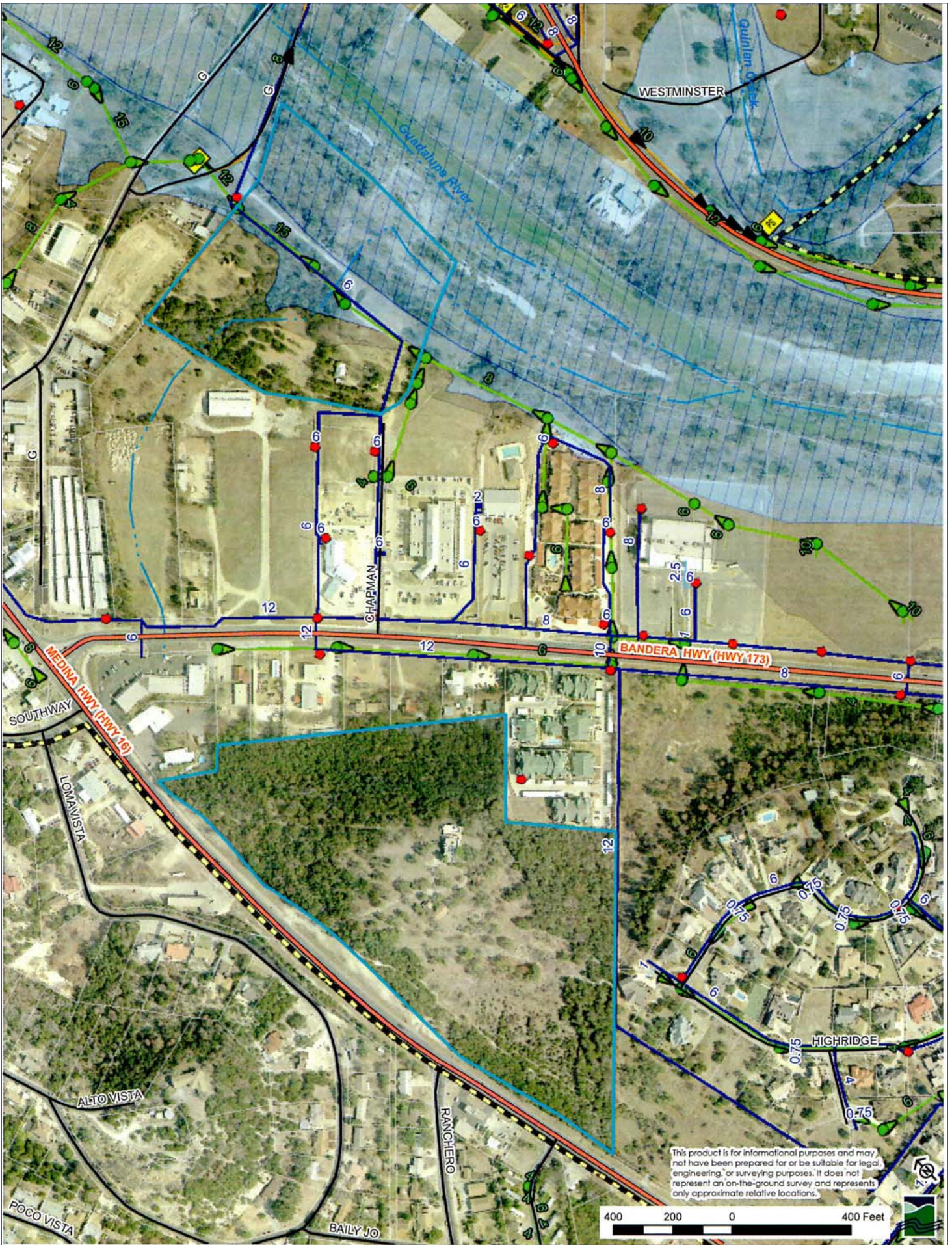
GUADALUPE RIVER

G STREET



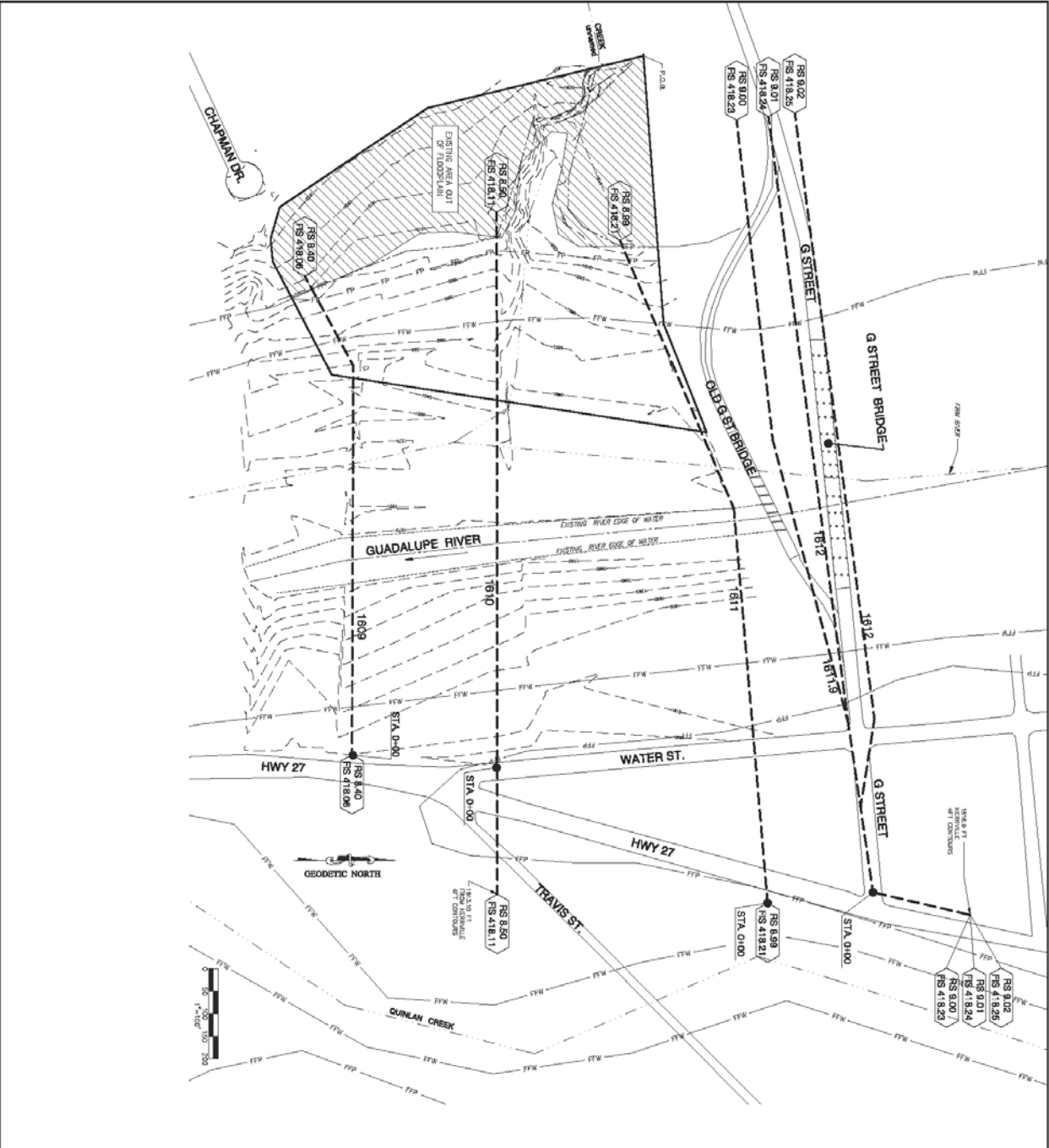


# Map Showing Portion of Property in Flood Plain





Start Date: 10/30/2020  
File no: 88041 Flood Study

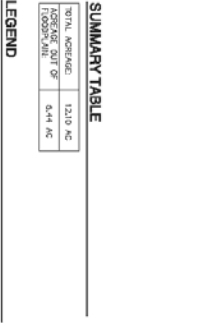


**SUMMARY TABLE**

TOTAL ACQUIRED	121.0 AC
ACQUIRED OUT OF FLOODPLAIN	0.4 AC

**LEGEND**

- EXISTING AREA OUT OF FLOODPLAIN
- PAVED ROADSIDE DRAINAGE
- PAVED FLOODWAY LAKE
- PAVED ROAD/CRACK
- EXISTING RIVER EDGE OF WATER
- EXISTING CONDUIT LAKE
- PROPERTY BOUNDARY
- AS DETERMINED EXISTING FLOODPLAIN
- DATE 8/20/20 ON 12/17/20
- AS DETERMINED CENTERLINE RIVER
- NO DETERMINED CHANNEL
- NO-KNS CROSS SECTIONS
- NO-KNS CROSS SECTIONS
- NO-KNS CROSS SECTIONS



**NOTES:**

- NOI PREPARED REPRESENTS THE RESULTS OF THE C-AND S-13 PROJECT UNDER CONTRACT BY ORDER AND DATED 02/17/2008.
- THE PROPERTY BOUNDARY IS BASED ON PRIVATE SURVEY BY SURVEYORS A ASSOCIATES, P.L.L.C. (2008) 1004 1004 1004 1004.
- CONSTRUCTION LABELS FROM FLOOD HAZARD STUDY (FHS) FROM 2000. COUNTY, TX & RECORDED MAPS 1714 JULY 18, 2000.
- DATA ACQUIRED FROM 12/17/2020. NO CROSS-SECTION DATA ACQUIRED AT THIS TIME.
- THIS IS NOT A PROPERTY SURVEY. ANY EXISTING OR PROPOSED PROPERTY BOUNDARIES ARE BASED ON THE INFORMATION PROVIDED BY THE PROFESSIONAL LAND SURVEYOR.

**BOUNDARY OF SITE**

DATE OF ACQUISITION: ON THE RIGHT SIDE OF TRAVIS HIGHWAY NO. 27 AT A POINT WEST OF THE INTERSECTION WITH RIVER ROAD WITH AN ELEVATION OF 972.00 FEET.

**EXP**

1 of 1

DATE: 12/17/2020  
BY: [Signature]  
CHK: [Signature]  
APP: [Signature]

NO. 030411

EXISTING CONDITIONS SITE PLAN  
**HARVEY BRINKMAN**  
SOUTHWEST OF G STREET & GUADALUPE RIVER CROSSING  
KERRVILLE TEXAS

**VEI**

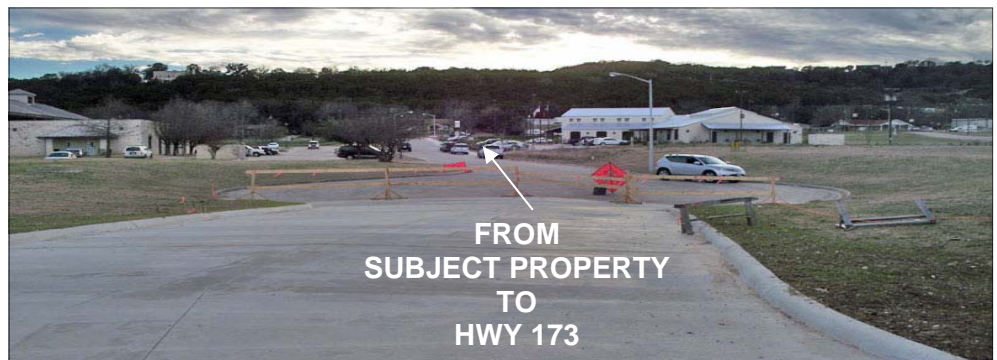
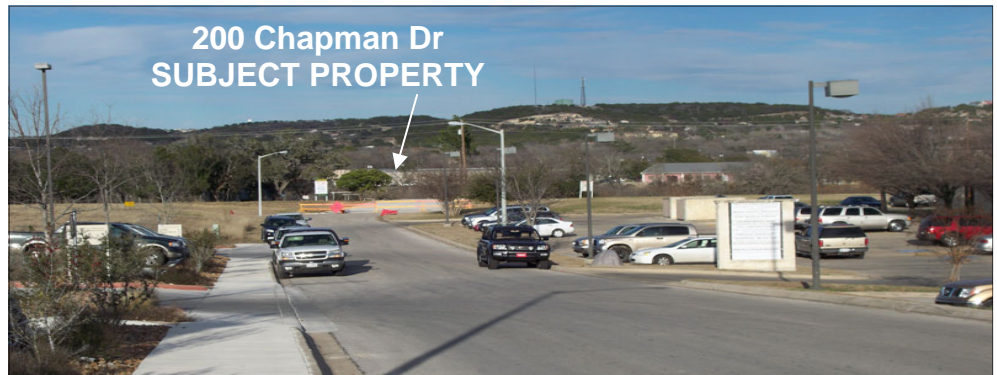
**VORDENBAUM ENGINEERING INC**  
507-D EAST HIGHWAY STREET,  
FREDERICKSBURG, TEXAS 78624

830-997-4744 FAX 830-997-6667  
In Kerrville 830-895-4770 FAX 830-895-7441

**200 CHAPMAN DRIVE EXTENSION PROJECT  
1/25/2010**



**200 Chapman Dr  
SUBJECT PROPERTY**





## Information About Brokerage Services

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 that 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 responsibilities of the broker, you should resolve those questions before proceeding.

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

Buyer, Seller, Landlord 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, TX 78711 or 512-459-6544.

### **"AS IS" DISCLAIMER**

Seller has not made and does not make and hereby expressly negates and disclaims any representations or warranties, either express or implied, either under common, statute or otherwise, as to the physical condition, layout, footage, expenses, operation or any other matter affecting or relating to the property (except as to title as herein provided and limited), and by acceptance of this deed, grantee hereby expressly acknowledges that no such representations or warranties have been made, that grantee has inspected the property and accordingly grantee expressly agrees, that to the maximum extent permitted by law, the property is conveyed "AS, WHERE IS, AND WITH ALL FAULTS".