

FOR SALE

7802 RANCH RD 1051

UVALDE, TX

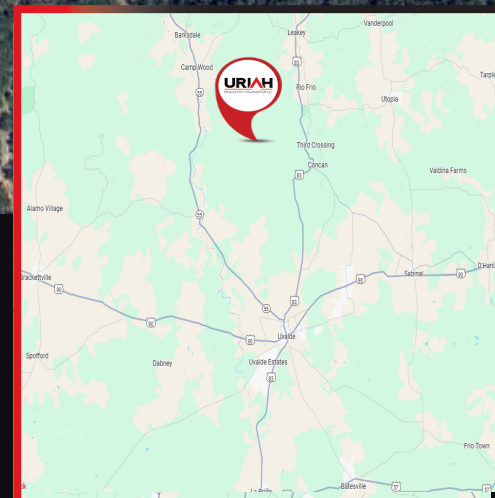
OFFERING MEMORANDUM





SANJAY JAWANDA
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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.





PROPERTY DETAILS:

ZONING

OCL

LAND SIZE:

ACRES: 149.34 +/-

UTILITIES:

WATER, ELECTRICITY

FRONTAGE:

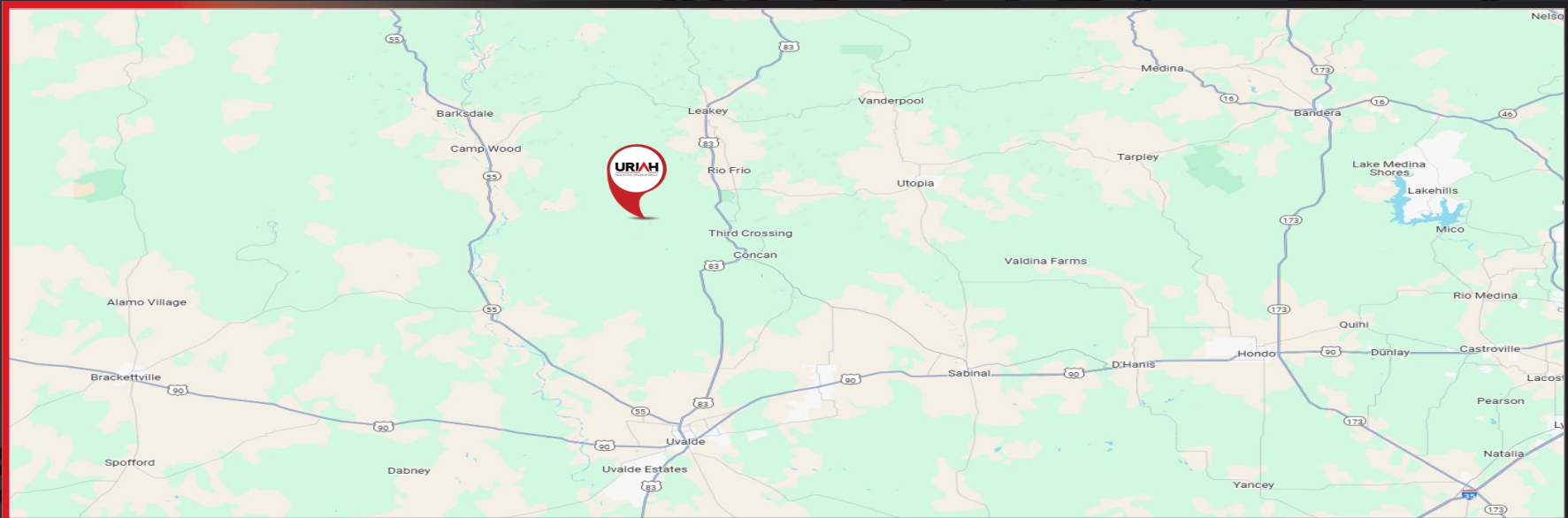
4312 +/- LINEAR FEET ON
RANCH RD 1051

PROPERTY OVERVIEW - 7802 RANCH RD 1051

PROPERTY HIGHLIGHTS

THIS EXCEPTIONAL FULLY FENCED 147-ACRE RETREAT IN REAGAN WELLS, TX, OFFERS A RARE, TURNKEY INVESTMENT OPPORTUNITY. MARKETED BY URIAH REAL ESTATE, THE PROPERTY FEATURES 11 WELL-MAINTAINED BUILDINGS WITH OVER 30 GUEST ROOMS AND 25 BATHROOMS—ACCOMMODATING MORE THAN 70 GUESTS. DESIGNED FOR COMFORT AND FUNCTIONALITY, IT INCLUDES A LARGE INDUSTRIAL KITCHEN, DINING HALL, SEVEN SPACIOUS GUEST HOUSES, A BRAND-NEW CONFERENCE CENTER, AND A FULLY EQUIPPED LAUNDROMAT. EACH GUEST HOUSE IS OUTFITTED WITH MULTIPLE BEDROOMS AND BATHROOMS, PROVIDING A HIGH-QUALITY EXPERIENCE FOR LONG OR SHORT-TERM STAYS. A SEPARATE RENTAL HOME—CURRENTLY OPERATING AS A SHORT-TERM RENTAL—SITS PRIVATELY AWAY FROM THE MAIN GROUNDS FOR ADDED VERSATILITY. RECENT IMPROVEMENTS INCLUDE A NEWLY DRILLED 1,200-FOOT WELL, A STATE-OF-THE-ART WATER SOFTENER SYSTEM, AND WATER STORAGE CAPACITY OF UP TO 7,500 GALLONS. OUTDOOR AMENITIES ELEVATE THE EXPERIENCE FURTHER WITH A BASKETBALL COURT AND A SCENIC HIKING TRAIL THAT LEADS TO AN OBSERVATION DECK OFFERING SWEEPING HILL COUNTRY VIEWS. PROPERTIES OF THIS SCALE AND QUALITY RARELY HIT THE MARKET

PROPERTY MAP



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INTERIOR PHOTOS | 7802 RANCH RD 1051



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CAMP WOOD



CONCAN

HONDO

UVALDE

7802 RANCH RD 1051

UVALDE, TX

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CONTACT:

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URIAH
REAL ESTATE ORGANIZATION LLC



Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Uriah Real Estate</u>	<u>9002555</u>	<u>uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Uri Uriah</u>		<u>uri@uriahrealestate.com</u>	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sanjay Jawanda</u>	<u>Sanjay Jawanda</u>	<u>sanjay@uriahrealestate.com</u>	<u>(210)316-0344</u>
Sales Agent/Associate's Name	License No.	Email	Phone
		<u>06/27/25</u>	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov