

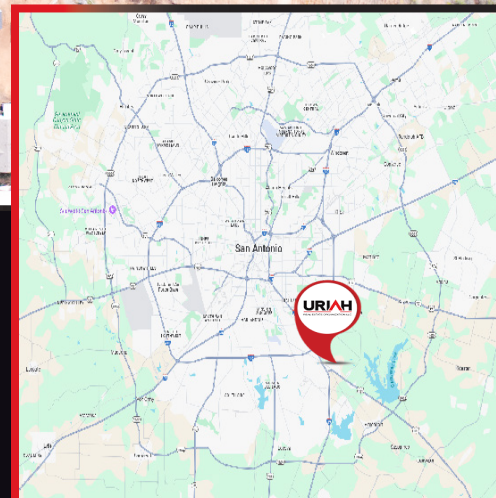
FOR SALE

5084 HIGDON RD

SAN ANTONIO, TX

OFFERING MEMORANDUM





URIAH
REAL ESTATE ORGANIZATION LLC

JAIR GAMIZ

Real Estate Investment Specialist

M: (210) 618.6646

Jair@UriahRealEstate.com

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 OVERVIEW - 5084 HIGDON RD

PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell approximately 15 acres located at 5084 Higdon Road, San Antonio, TX 78223. The property offers excellent accessibility and strong development potential in a steadily growing area of southeast San Antonio. Conveniently positioned near Loop 410 and I-37, the site provides quick access to major corridors while maintaining a quiet setting ideal for commercial or residential development. Zoned OTC (Outside City Limits), it allows for flexible use opportunities without city restrictions. Situated within the East Central Independent School District and Bexar County, the property benefits from competitive tax rates and ongoing nearby growth around Brooks City Base and surrounding communities.

PROPERTY INFORMATION

LOT SIZE

15.09 +/- AC
648,101 +/- SQFT

UTILITIES

UTILITIES ON SITE:
WATER, ELECTRICITY

ZONING

OCL

FRONTAGE

542 +/- FT

PROPERTY HIGHLIGHTS

ZONED OTC (OUTSIDE CITY LIMITS) – FLEXIBLE FOR COMMERCIAL OR RESIDENTIAL DEVELOPMENT

CONVENIENT ACCESS TO LOOP 410 AND I-37, MINUTES FROM BROOKS CITY BASE

IDEAL FOR OWNER-USERS, DEVELOPERS, OR INVESTORS SEEKING A VERSATILE SITE IN BEXAR COUNTY

LOCATED IN A QUIET, DEVELOPING CORRIDOR WITH LONG-TERM GROWTH POTENTIAL

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PROPERTY PHOTOS | 5084 HIGDON RD



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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:
 - 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 Organization</u>	<u>9002555</u>	<u>uri@uriahrealestate.com</u>	<u>(830)600-LAND</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord-Initials	Date	Date	