



±5.73 Acre Commercial Development Opportunity Located off US-281 in Timberwood Park

1402 E Borgfeld Dr, San Antonio, TX 78260



BROKER CONTACT:

Zack Shepherd, Associate

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PRICING

Lot 1 & 2 - \$18.00/PSF

Lot 3 - \$10.00/PSF

*Seller will consider subdividing or selling in a single take

ADDRESS

1402 E Borgfeld Dr
San Antonio, TX 78260

SIZE

±5.73 Total Acres

LAT., LONG.

29.71412513147348, -98.47145647189657

ZONING

OCL (Outside City Limits)

PARCEL

04852-000-0032

TAX

1.89%

SCHOOLS

Comal ISD

Specht Elementary School

Bulverde Middle School

Pieper High School

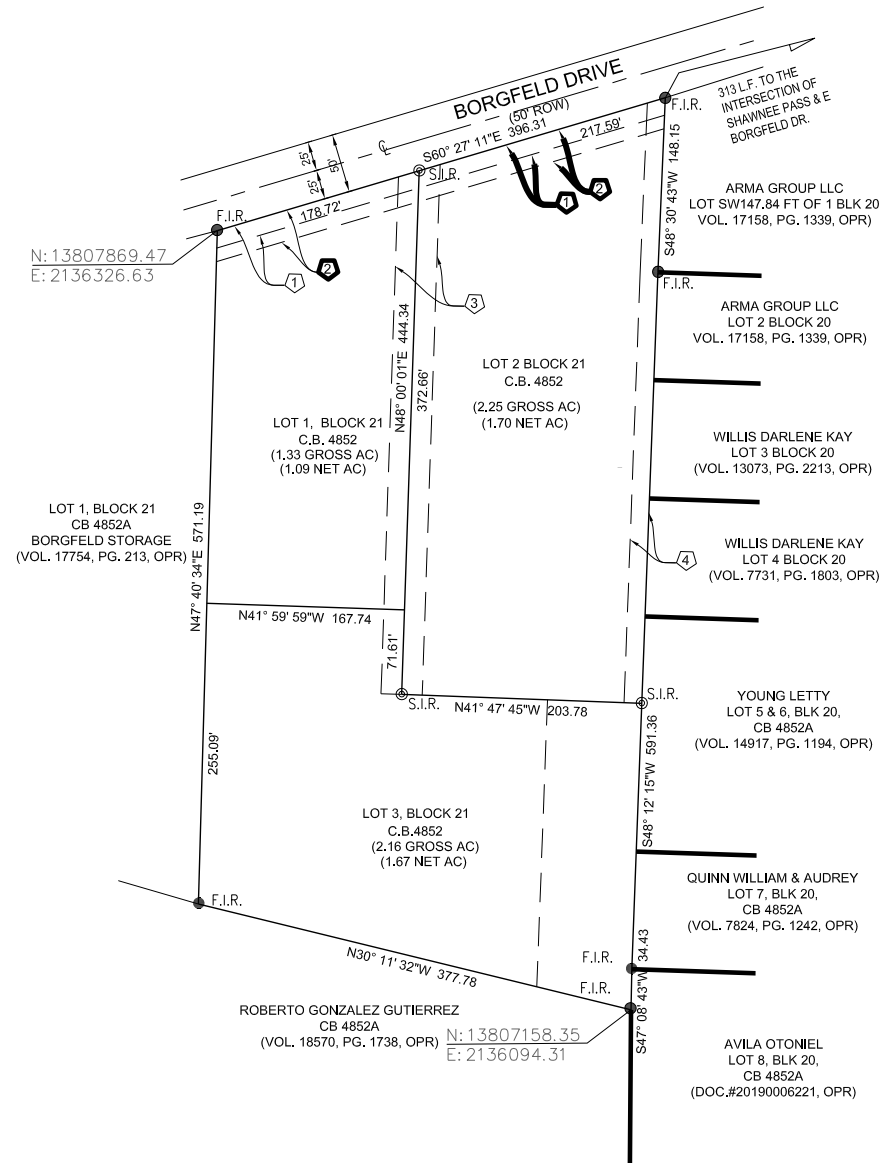
LEGAL

CB 4852 P-3B ABS 263 2022- RSVY PER DEED
20210248835 EXE 9-1-2021. AS\GIS\04-21-
2022.



CONCEPTUAL SITE PLAN

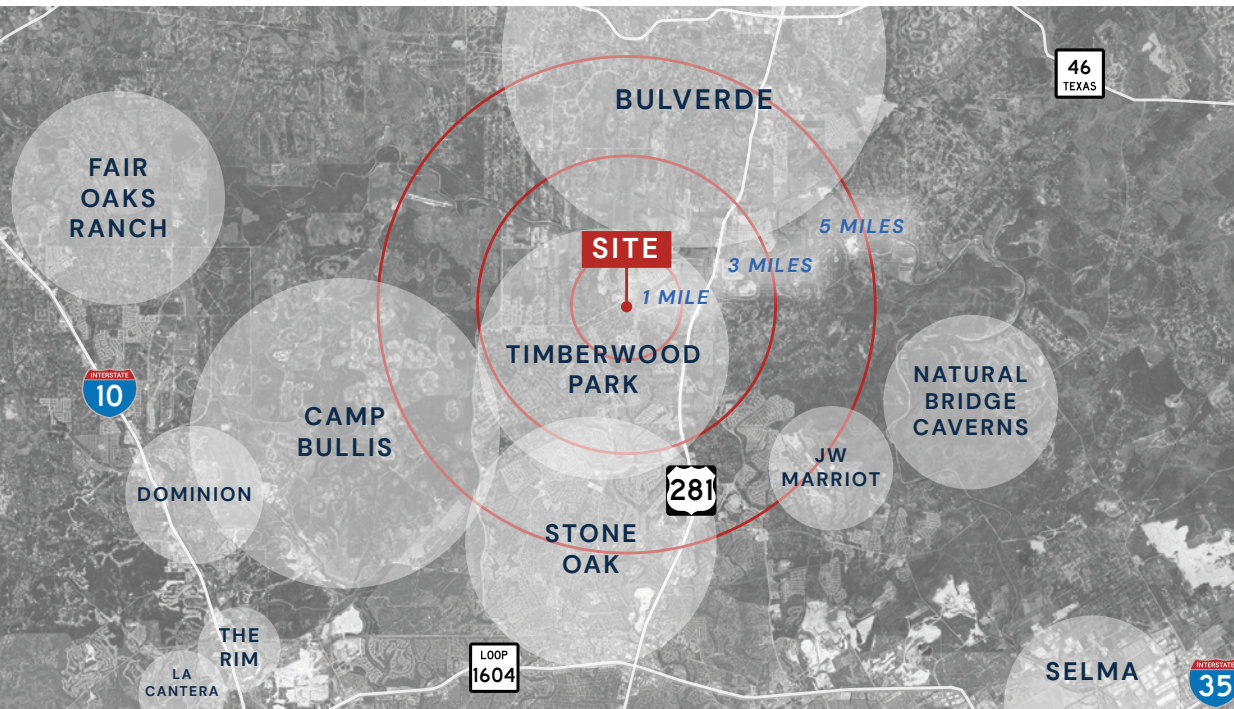
- ① 14' GAS CABLE TELEPHONE TELEVISION EASEMENT
- ② 25' BUILDING SETBACK LINE
- ③ 35' INGRESS/EGRESS ACCESS EASEMENT
- ④ 15' DRAINAGE EASEMENT





AREA HIGHLIGHTS





2024 TAX RATES

06	Bexar Co Rd & Flood	0.023668
08	SA River Auth	0.018000
09	Alamo Com College	0.149150
10	University Health	0.276235
11	Bexar County	0.276331
63	Comal ISD	1.089200
78	Bexar Co Emerg Dist #3	0.063734
TOTAL		1.896318

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	6,764	33,420	87,854
5 YEAR EST. POPULATION GROWTH	13.9%	13.1%	13.8%
AVERAGE HOUSEHOLD INCOME	\$145,909	\$161,762	\$162,458
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$436,443	\$400,220	\$407,207



Timberwood Park - San Antonio, TX



Pieper High School



JW Marriot San Antonio Hill Country Resort & Spa

Prime Development Opportunity in North Central San Antonio

- The site is located within a 5-mile radius of 11 elementary schools, 5 middle schools, and 2 high schools, totaling to over 17,000 students.
- The number of people living in unincorporated Bexar County continues to rapidly increase, making up a third of the County's total population growth from 2000 to 2020.

Close Proximity To Major Thoroughfares

- Site is located 1 mile West off US-281, with direct access via E Borgfeld Dr
- 6 miles South of TX-46
- 7 miles North of Loop 1604
- 11 miles North of I-410

Direct Access Across the San Antonio Metro Area

- Bulverde: 10 minutes
- Stone Oak: 10 minutes
- San Antonio Int. Airport: 15 minutes
- The Rim/La Cantera/UTSA: 20 minutes
- Downtown San Antonio: 30 minutes

THE AUSTIN-SAN ANTONIO METROPLEX

By 2045, 53% of the population between San Antonio and Austin is expected to live within 5 miles of I-35.

FASTEST GROWING CITIES IN US WITH A POPULATION OF 50,000 OR MORE (2023)

- Georgetown (1)
- Kyle (3)
- Leander (4)
- New Braunfels (13)

"The region is expected to collectively grow to 8.3M people by 2050."

POPULATION GROWTH RANKING OF ALL US COUNTIES OVER THE PAST 3 YEARS

- Comal (3)
- Hays (9)
- Williamson (13)

FASTEST GROWING US METRO AREAS (2010-2024)

- Austin MSA (1)
- San Antonio MSA (7)

Austin

983k
2024 POPULATION

27M
ANNUAL VISITORS

1.3M
JOBS IN AUSTIN MSA

Belton Temple

Burnet

Georgetown

Round Rock

Bastrop

Lockhart

San Marcos

Boerne

New Braunfels

Seguin

Bandera

Hondo

San Antonio

1.5M
2024 POPULATION

7th
LARGEST CITY IN THE US

\$19B
ANNUAL ECONOMIC IMPACT FROM VISITOR SPENDING

Home to
5M+
Residents



Over 17%
of the state's total population

3 of the 10 largest universities in the state



The **Great Springs Project**, a 100-mile trail system connecting Austin and San Antonio, is planned for completion by 2036 and will link the 4 major cities along the Edwards Aquifer via natural springs and trails.

6

Fortune 500 Companies



DELL



RUSH ENTERPRISES

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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. 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 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 duties and 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.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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