

FOR SALE

Volner Tracts

Somerset Rd & Noyes Rd
Von Ormy, Texas 78073

LOCATION:

Three tracts of land located Southwest of I-35 & Loop 1604, South of Loop 410 in San Antonio & Von Ormy, TX.

TRACT 1: Acreage: 1,107±
Zoning: OCL
Utilities: Water - Atascosa & SAWS
Sewer - SAWS

TRACT 2: Acreage: 538
Zoning: DR (Development Reserve)
Utilities: Water - Atascosa & SAWS
Sewer - SAWS

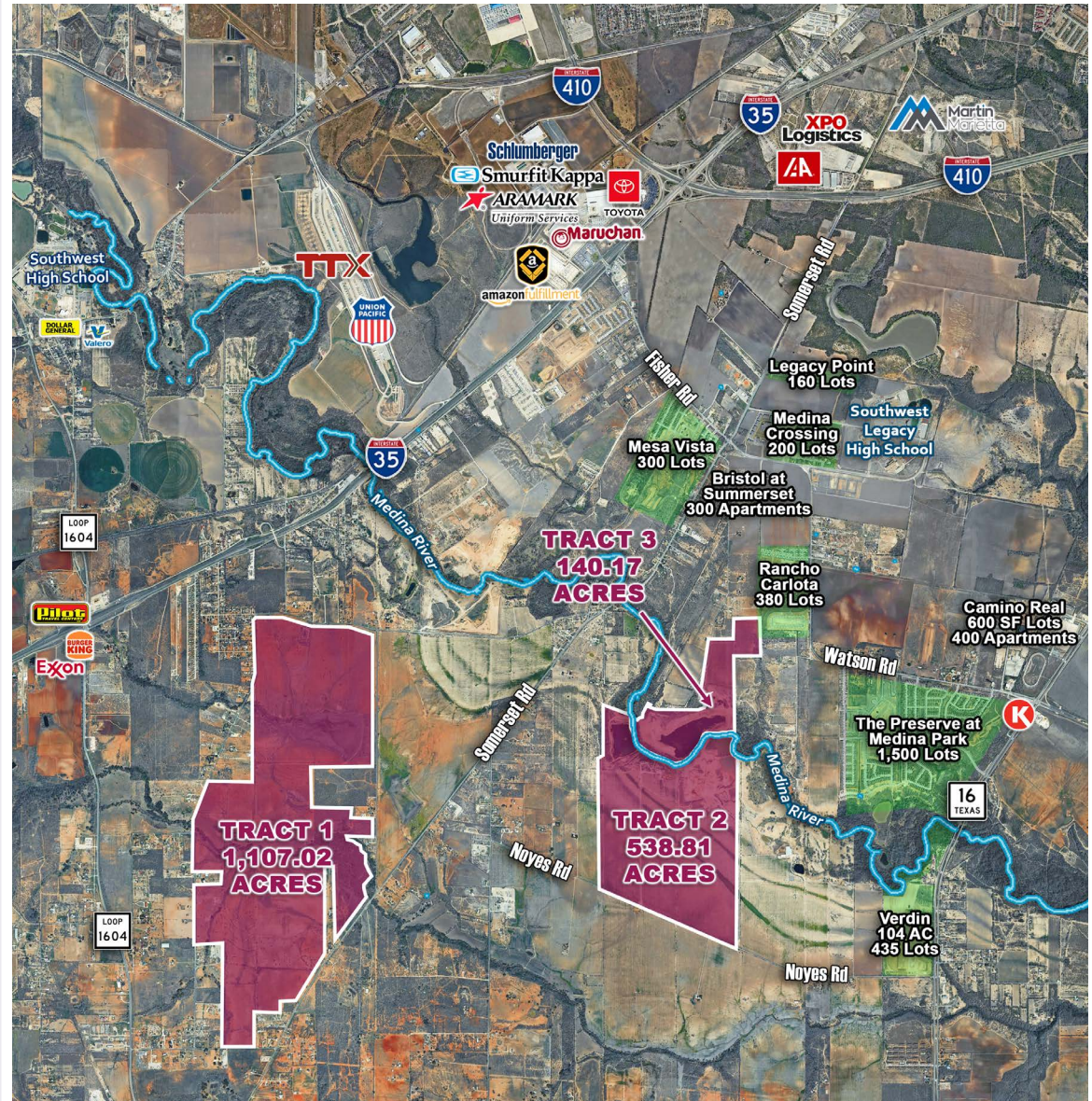
TRACT 3: Acreage: 140±
Zoning: FR (Farm & Ranch) & DR
(Development Reserve)
Utilities: Water SAWS & Atascosa
Sewer SAWS

Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

SCHOOLS: Somerset ISD

SALE PRICE: Contact broker for pricing

AREA OVERVIEW: South San Antonio is growing into a major industrial and manufacturing hub, driving strong single-family housing demand. Massive employment anchors-including Toyota's \$3.6 billion expansion bringing 2,000 new jobs, JCB's \$500 million, 1 million-square-foot plant bringing 1,500 direct jobs, and Navistar's \$250 million manufacturing facility employing over 1,250 local workers-are driving significant momentum. Along with ongoing growth at Texas A&M-San Antonio, this large workforce bump is fast-tracking local residential developments and infrastructure across the Southside submarket.



For more information, please contact Alec Guerra - aguerra@dirdealers.com
Matthew Baillio - mbaillio@dirdealers.com | Drew Pressentin - dpressentin@dirdealers.com

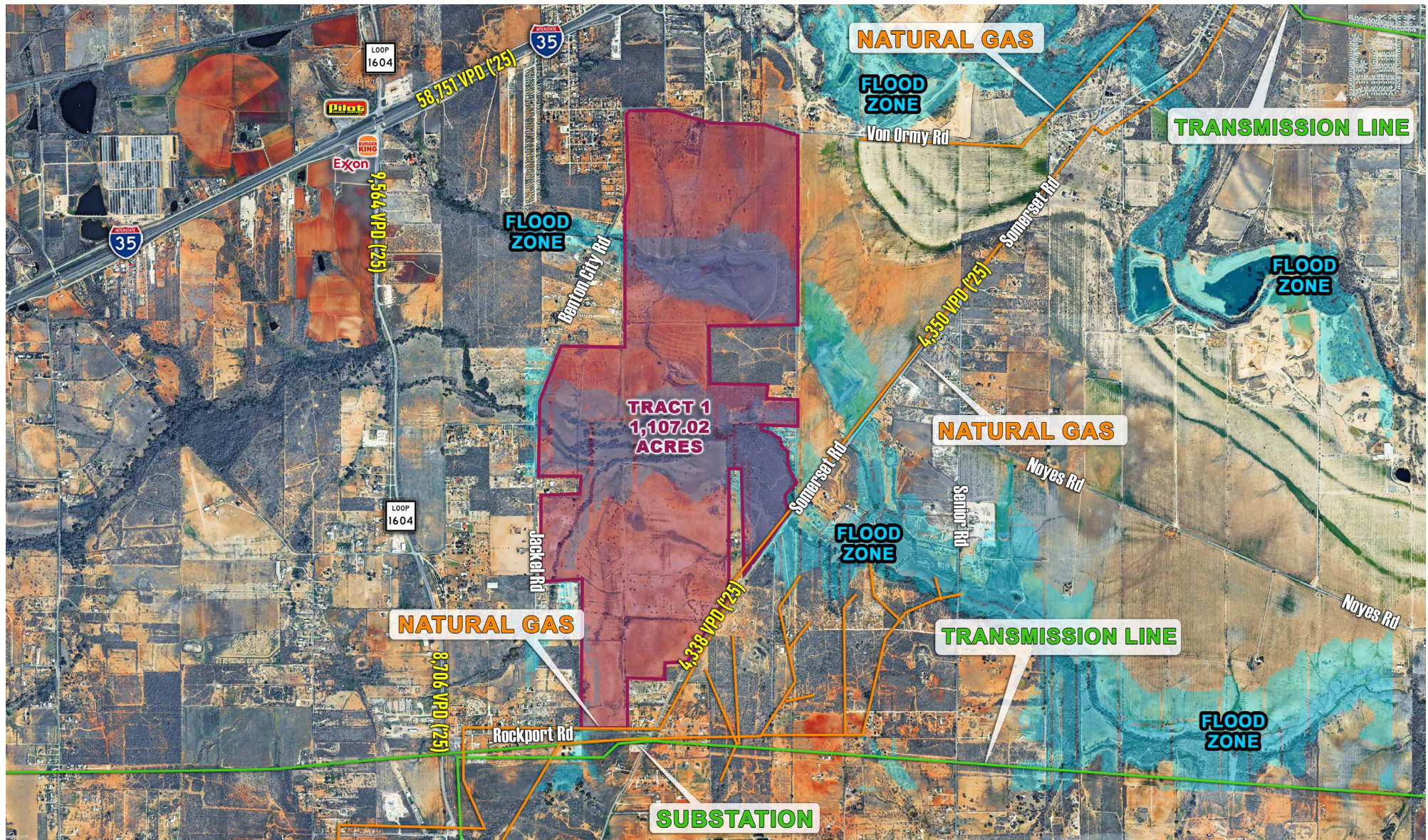
210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Tract 1

Volner Tracts

Somerset Rd & Noyes Rd
Von Ormy, Texas 78073



COMMERCIAL PROPERTY GROUP

For more information, please contact Alec Guerra - aguerra@dirdealers.com
Matthew Baillio - mbaillio@dirdealers.com | Drew Pressentin - dpressentin@dirdealers.com

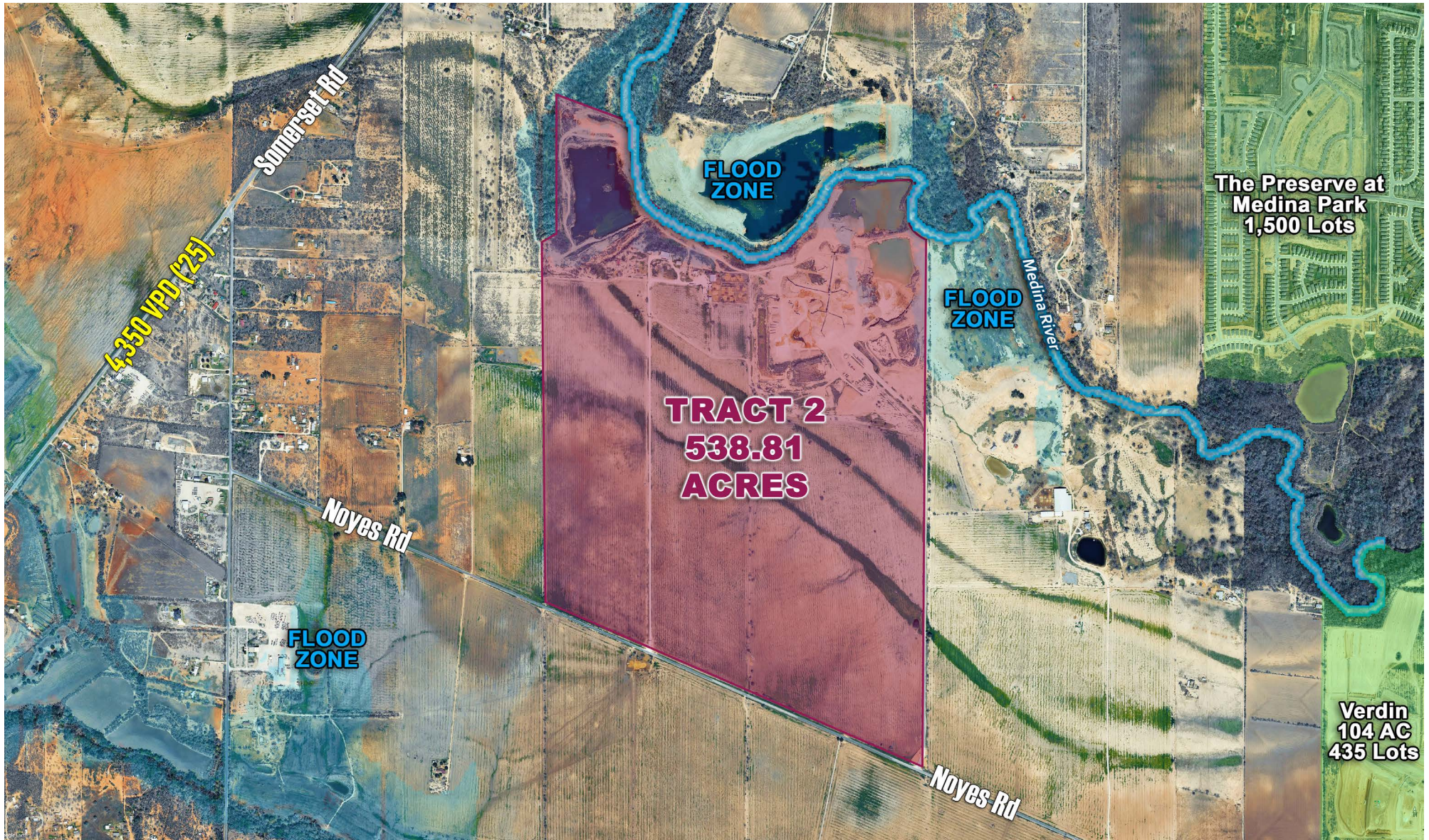
210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Tract 2

Volner Tracts

Somerset Rd & Noyes Rd
Von Ormy, Texas 78073



For more information, please contact **Alec Guerra** - aguerra@dirdealers.com
Matthew Baillio - mbaillio@dirdealers.com | **Drew Pressentin** - dpressentin@dirdealers.com

210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Tract 3

Volner Tracts

Somerset Rd & Noyes Rd
Von Ormy, Texas 78073



For more information, please contact Alec Guerra - aguerra@dirdealers.com
Matthew Baillio - mbaillio@dirdealers.com | Drew Pressentin - dpressentin@dirdealers.com

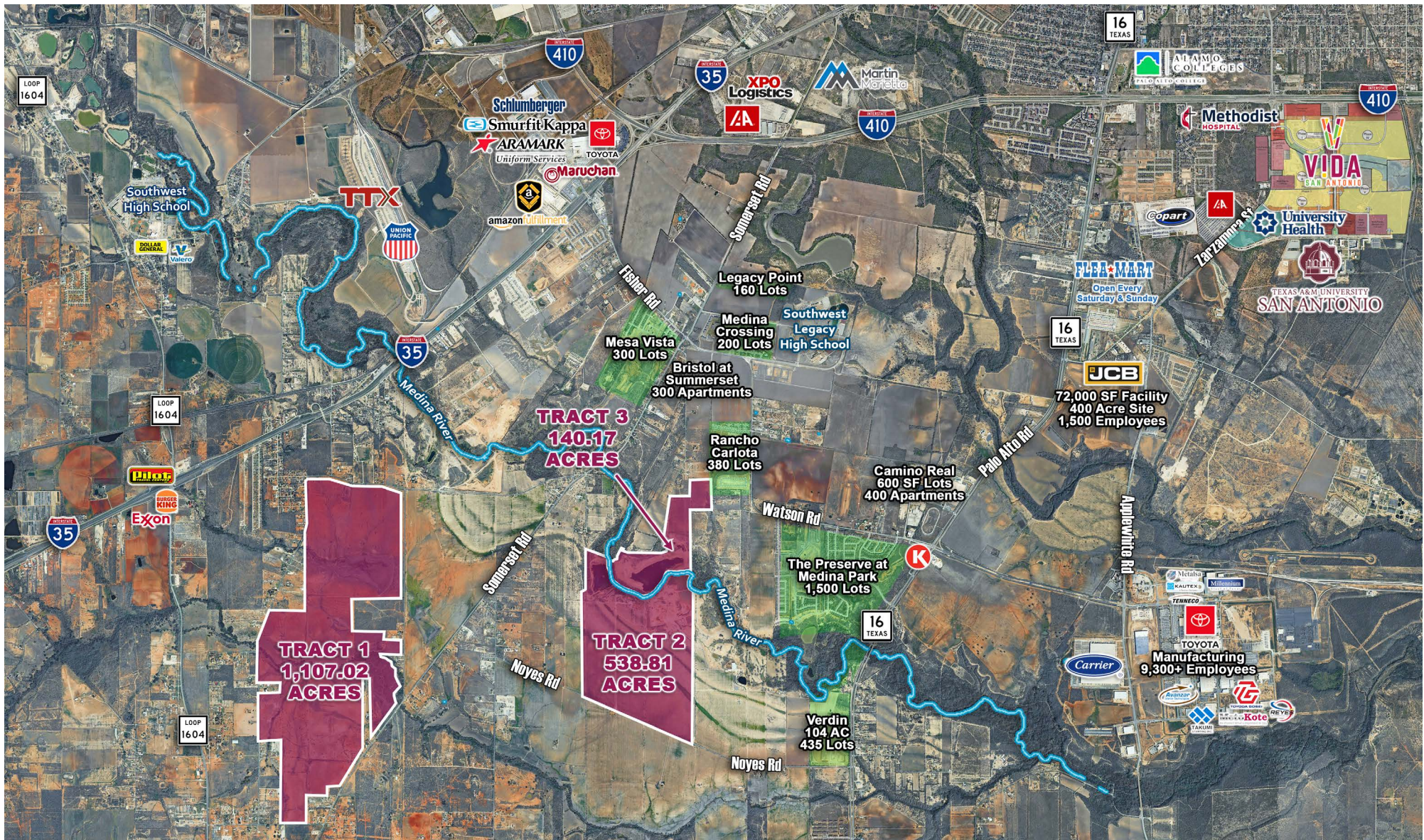
210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Wide Aerial

Volner Tracts

Somerset Rd & Noyes Rd
Von Ormy, Texas 78073



For more information, please contact Alec Guerra - aguerra@dirdealers.com
Matthew Baillio - mbaillio@dirdealers.com | Drew Pressentin - dpressentin@dirdealers.com

210-496-7775 | 334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

TEXAS — BY THE — NUMBERS

#1 U.S. EXPORTER
FOR 24 YEARS IN A ROW
IN 2025



MORE THAN
15.9 **MILLION**
PEOPLE IN THE
CIVILIAN LABOR FORCE



8TH LARGEST ECONOMY IN THE WORLD*

*IF TEXAS WERE A NATION

26 COMMERCIAL
AIRPORTS

23 SEA PORTS

22 INTERSTATE
HIGHWAYS

35 FOREIGN
TRADE ZONES

58 FREIGHT
RAILROADS

367 MILES OF
COASTLINE

**NO PERSONAL
OR CORPORATE
INCOME TAX**



**TEXAS IS THE LARGEST
ENERGY-PRODUCING
STATE IN THE NATION**

**TEXAS IS THE LEADING
DESTINATION FOR CORPORATE
RELOCATION & EXPANSION PROJECTS**



**TEXAS LEADS
THE NATION IN
JOB CREATION**



4 YEARS IN A ROW

**TEXAS IS HOME TO
3.5 MILLION
SMALL BUSINESSES**



**AND HUNDREDS
OF PUBLICLY
TRADED FIRMS**



**TEXAS IS HOME TO
57 FORTUNE 500
COMPANY HQS**



**TEXAS LED THE NATION IN
HIGH TECH EXPORTS
FOR THE 13TH YEAR
IN A ROW IN 2025**





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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Dirt Dealers V LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

First American Property Group

Designated Broker of Firm

562388

License No.

cscott@dirdealers.com

Email

210.496.7775

Phone

562388

License No.

cscott@dirdealers.com

Email

210.496.7775

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov