

FINISHED LOTS FOR SALE

Old Talley Road Lots

NEC Old Talley Rd & Flintdale Loop
San Antonio, Texas 78253

LOCATION:

Off of Talley Rd, south of Culebra Rd & east of Hwy 211.
Close proximity to Loop 1604, SH 211 & SH-151

AVAILABLE: ±259 finished lots

LOT SIZES: 45' x 120' typical

UTILITIES: Sewer & Water - SAWS
Impact Fees estimate ±\$8,000

AMENITIES: None

SCHOOLS: Medina Valley ISD

SALE PRICE: Contact Broker

AREA OVERVIEW:

259 lot single family home development located in western San Antonio. Surrounded by growth, and close to many new subdivisions currently under development in the area. Expected to start this project in the 2nd quarter of 2023 and have the first phase completed by 2nd quarter of 2024.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2022 Population	2,357	26,603	84,327
2027 Proj. Population	3,081	34,653	107,474
Average HH Income	\$108,963	\$140,792	\$130,429



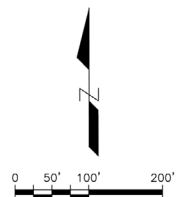
For more information, please contact Alec Guerra, Matthew Baillio or Skip Lietz
210-496-7775 | aguerra@dirdealers.com | mbaillio@dirdealers.com | slietz@dirdealers.com

334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

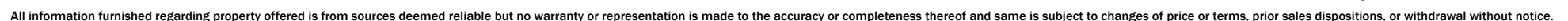


All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

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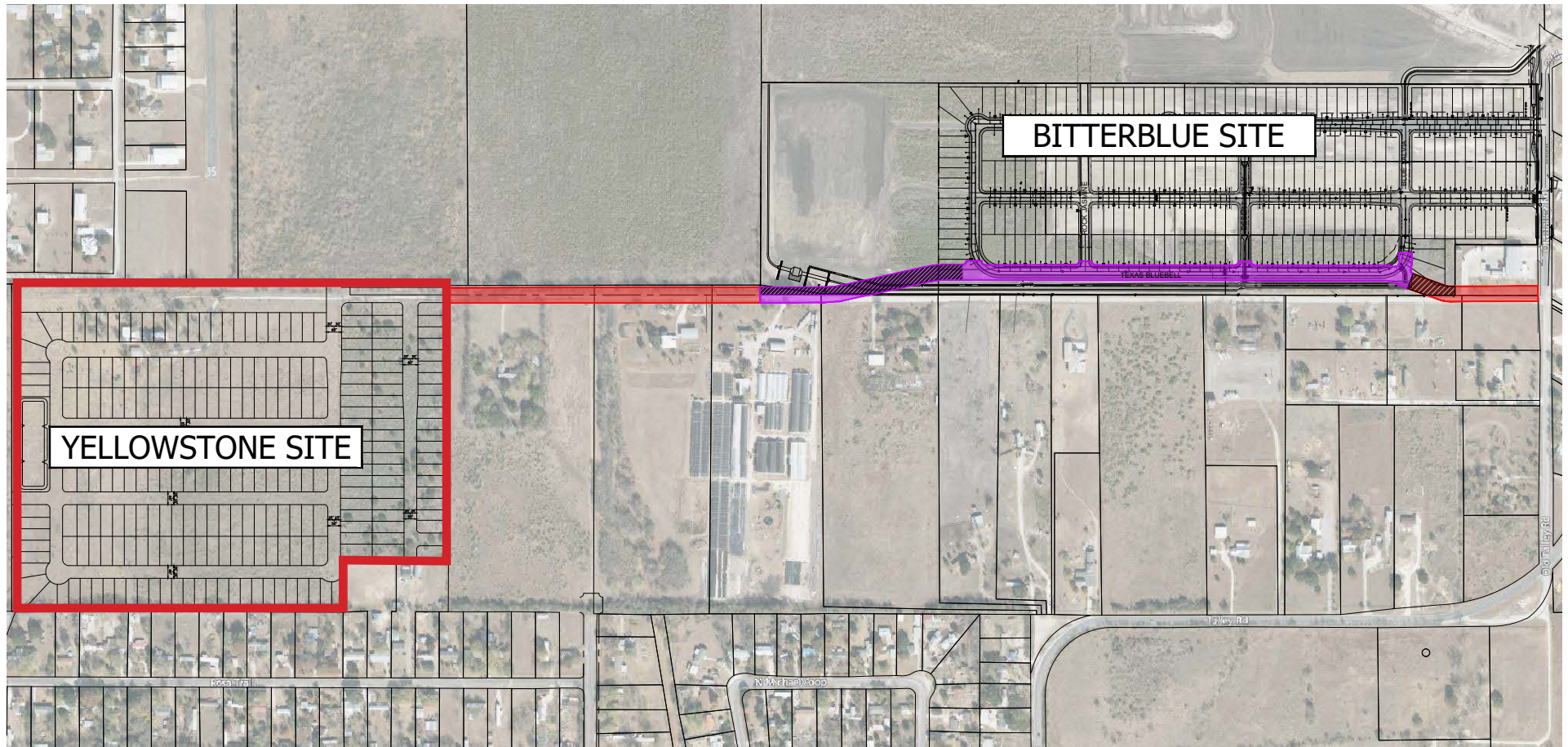
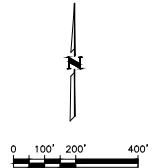
PHASING TABLE							
PHASE	ZONING	AREA (ACRES)	LOTS	REQUIRED PARK/OPEN SPACE (ACRES)	PROPOSED PARK SPACE*	DENSITY (DWELLING UNITS/ACRE)	ESTIMATED BEGIN DATE
PHASE 1	OCL	26.23	124	1.77	3.13	4.73	8/1/2023
PHASE 2	OCL	22.23	135	1.93	0.00	6.07	8/1/2023
TOTAL		48.46	259	3.70	3.13	5.35	



Street Exhibit

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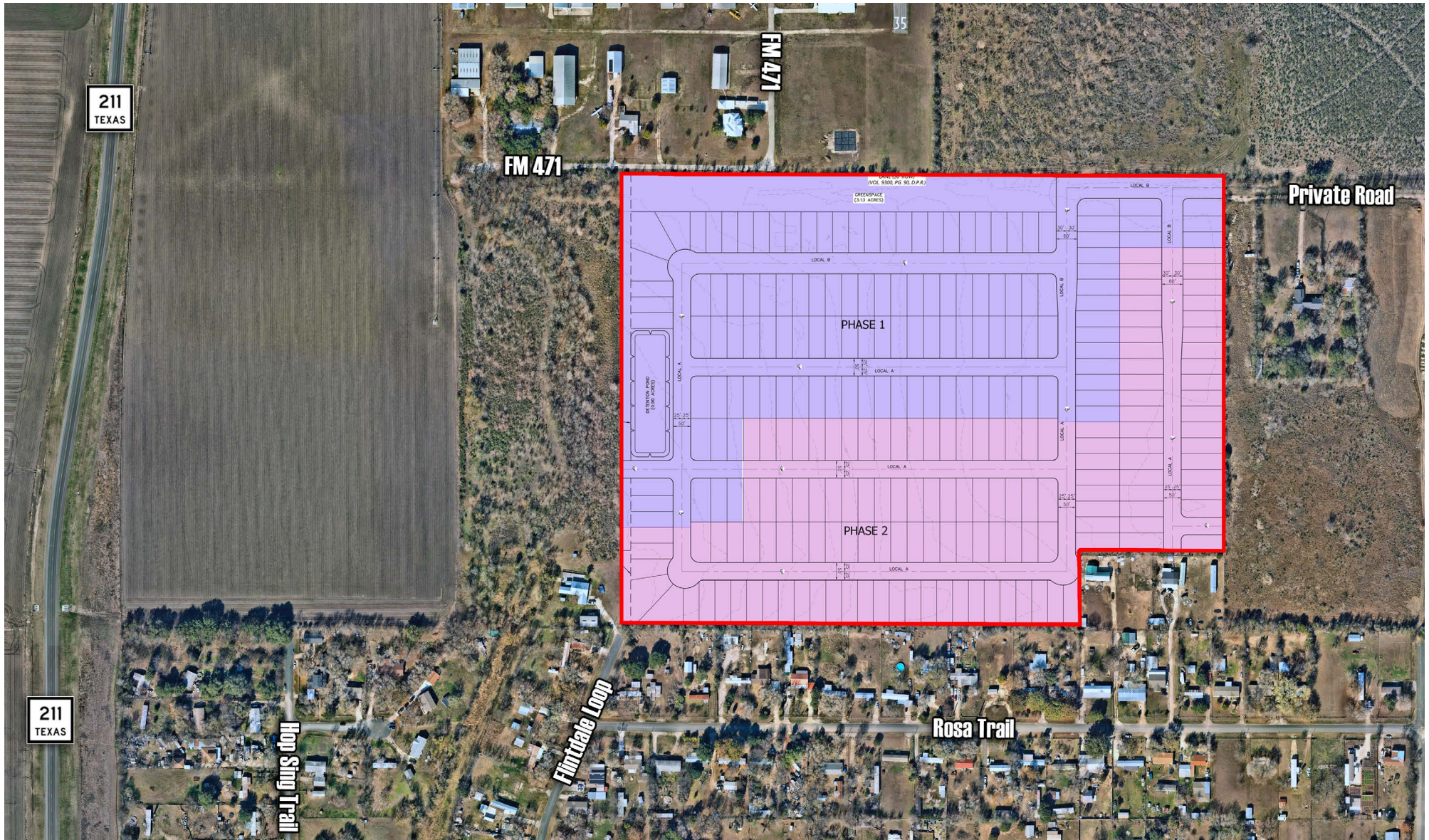
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Site Aerial

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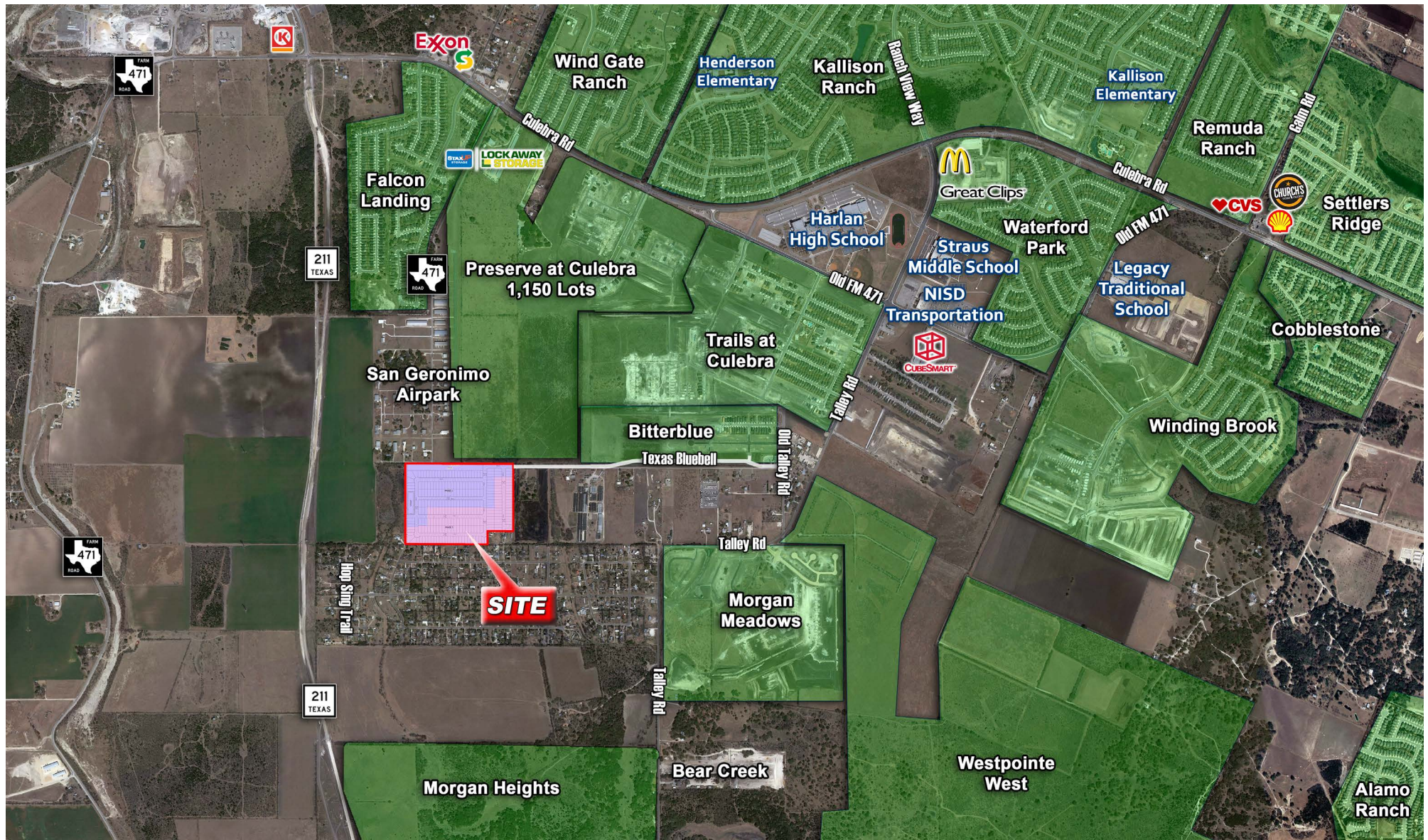
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Wide Aerial

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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:
 - 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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	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