

FOR SALE

±23 Acres on I-10

SEC of I-10 & Old Fredericksburg Rd
Bexar County, Texas 78015

LOCATION:

Site is situated just NW of San Antonio city limit on the east "going home" side of I-10 West between Leon Springs, Fair Oaks Ranch & Boerne.

AVAILABLE: Tract 1: 13.37 acres
Tract 2: 2.39 acres
Tract 3: 2.46 acres (platted)
Tract 4: 4.96 acres (platted)
TOTAL: 23.18 gross acres (per BCAD) to be sold in entirety

ZONING: None known, outside city limits but within San Antonio ETJ

UTILITIES: SAWS water & sewer lines in place along Old Fredericksburg Rd adjacent to property;
CPS electricity

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.

TOPO: Level & at grade with adjacent roadways with few trees.
Most of this land is in the 100-year floodplain. See attached proposed grading plan & cost estimates.

FRONTAGE: 1,600' on I-10 frontage road
2,250' on Old Fredericksburg Rd

DRIVEWAY: Existing driveway for Tract 1 off I-10 frontage road; Tract 4 has TXDOT permit for I-10 frontage road; Bexar County to construct driveway to Tract 1 from Old Fredericksburg.

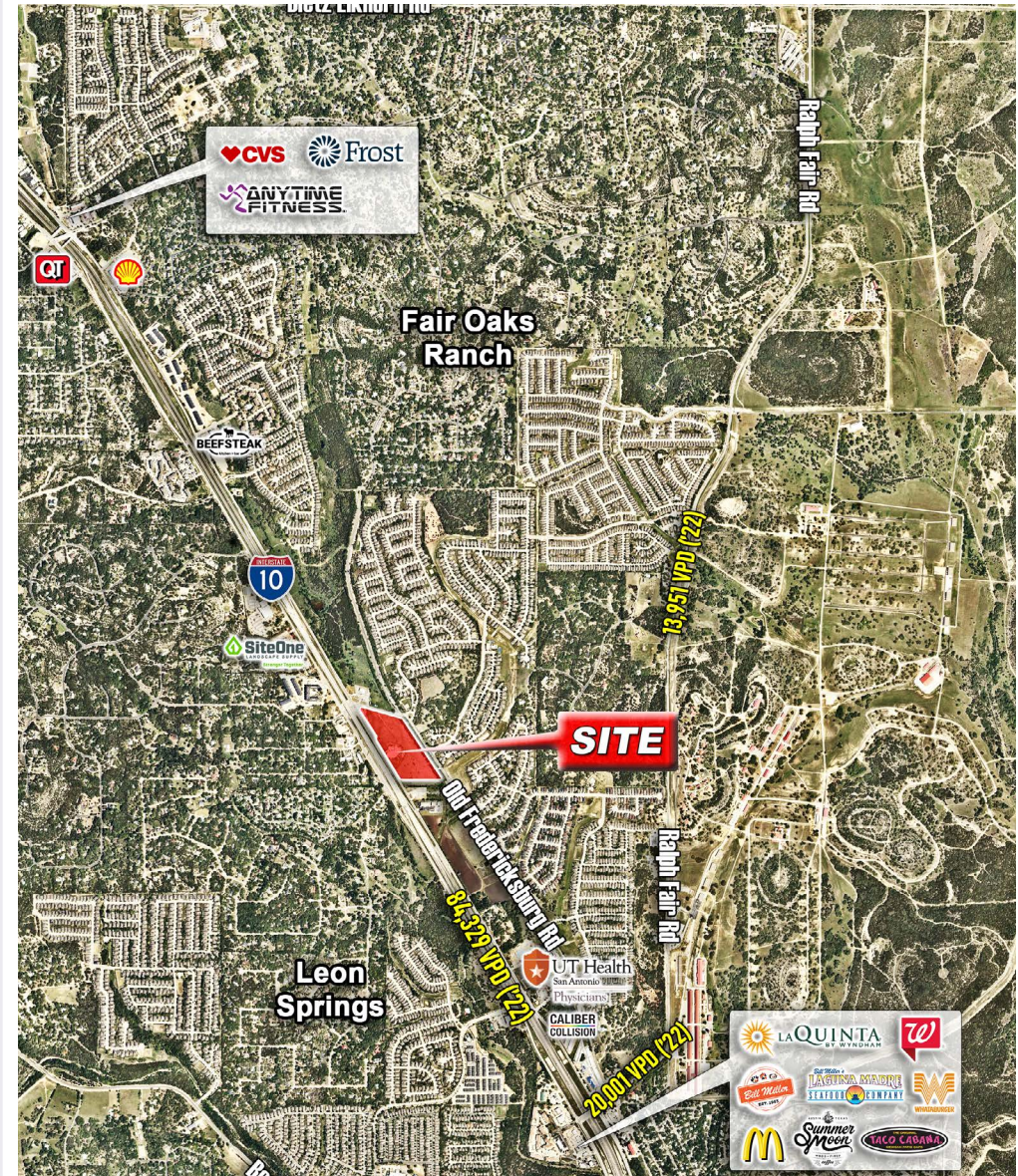
IMPROVEMENTS: 5,000 SF metal commercial building on Tract 1
(1-year leaseback required)

NOTE: Bexar County is taking .8-AC along the north boundary of Tract 1 with capital improvement project for drainage and road upgrade.

PRICE: Contact Broker

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile	7-mile
2023 Population	9,745	33,093	52,635	77,554
2028 Proj. Population	10,272	34,998	56,728	86,868
Average HH Income	\$160,390	\$170,727	\$175,415	\$162,206



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.

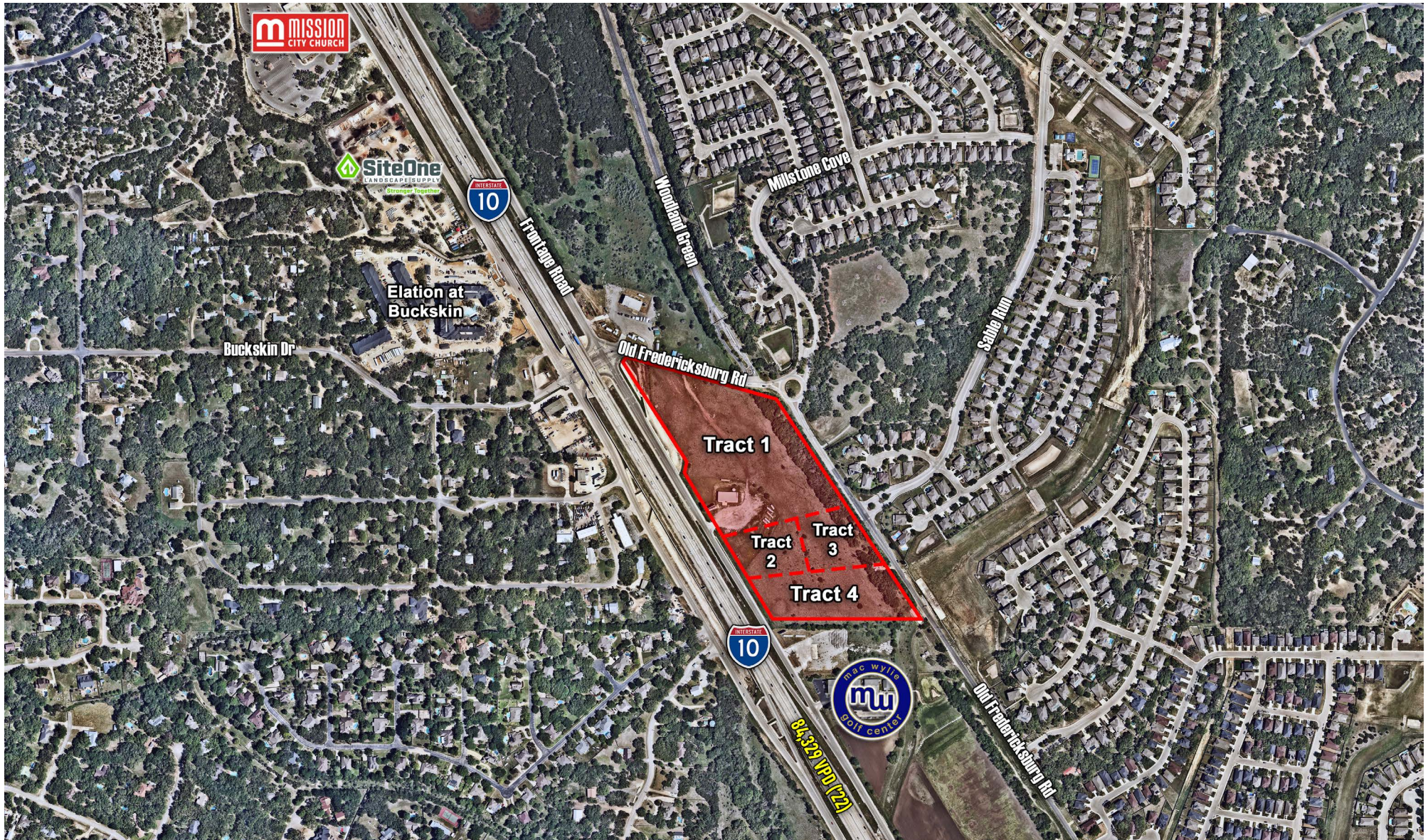
For more information, please contact **Jim Akin**
(o) 210-496-7775 | (c) 210-860-7775 | jakin@dirtydealers.com

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

Intersection Aerial

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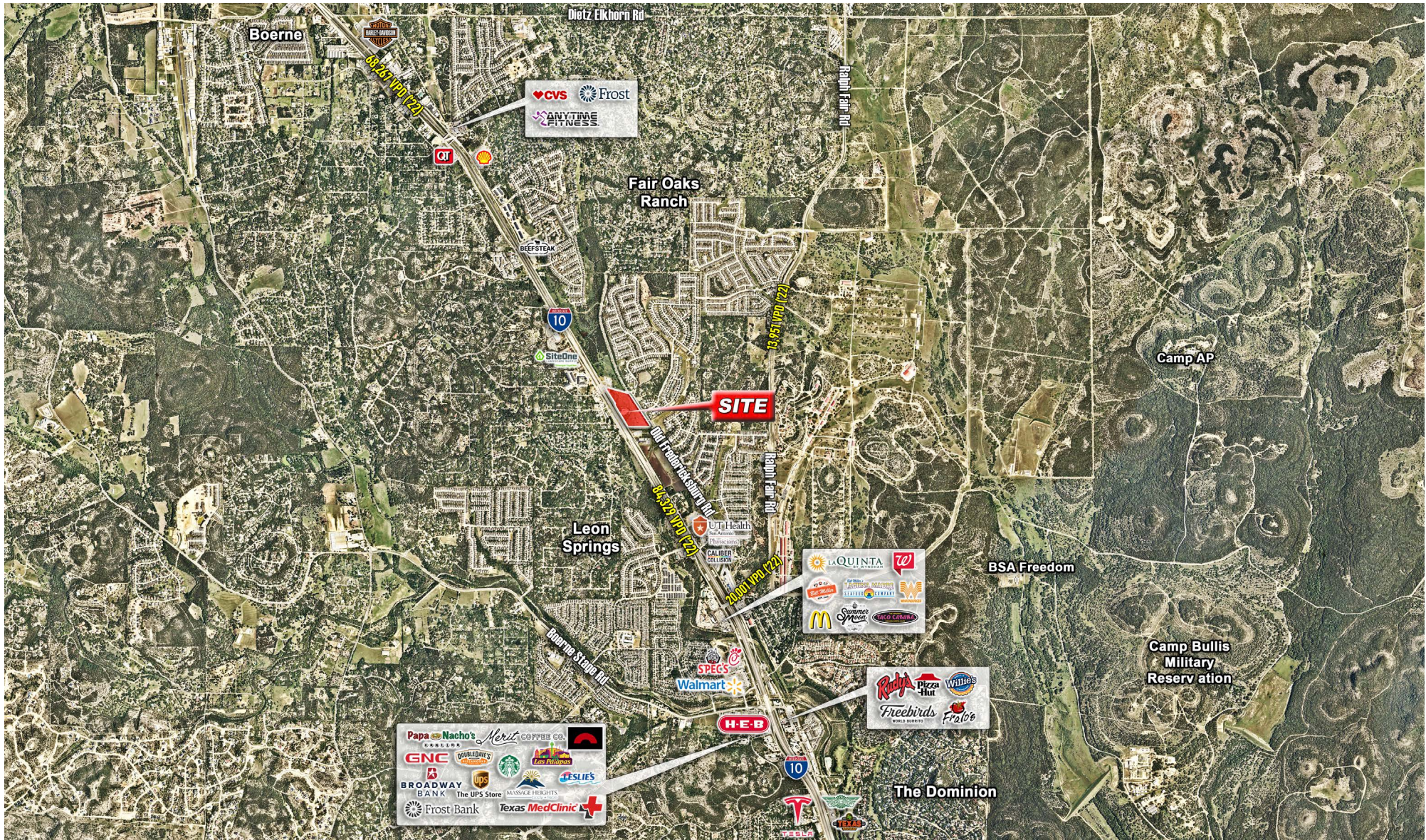
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Wide Aerial

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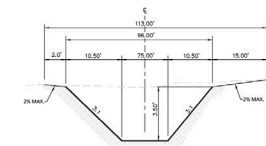
SCALE: 1"=100'



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '100' in the middle, and '200' at the right end.

 100YR PROPOSED FLOODPLAIN

EXCAVATION	28,500 C.Y.
EMBANKMENT	26,500 C.Y.
6" CONCRETE PILOT	2,050 S.Y.



SECTION "A-A"
(N.T.S.)



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Site Plan #3 - Cost Estimate

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Site Improvements

NO	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	Excavation	CY	28,500	\$ 3.00	\$ 85,500.00
2	Embankment	CY	26,500	\$ 3.00	\$ 79,500.00
3	6" Concrete Pilot Channel	SY	2,050	\$ 150.00	\$ 307,500.00
Sub-Total					\$ 472,500.00

Engineering Services

NO	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	Survey	EA	1	\$ 22,000.00	\$ 22,000.00
2	Civil Design, Plans, Const. Admin	EA	1	\$ 85,000.00	\$ 85,000.00
Sub-Total					\$ 107,000.00

FEMA Floodplain Map Revisions

NO	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	Conditional Letter of Map Revision	EA	1	\$ 6,500.00	\$ 6,500.00
2	Letter of Map Revision	EA	1	\$ 8,000.00	\$ 8,000.00
Sub-Total					\$ 14,500.00

COSA/BEXAR PERMITTING

NO	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	Storm Water Quality Permit	EA	1	\$ 750.00	\$ 750.00
2	Right-of-Way Permit	EA	1	\$ 35.00	\$ 35.00
Sub-Total					\$ 785.00
TOTAL COST					\$ 594,000.00

Moy Tarin Ramirez Engineers, LLC. does not warrant or guarantee this "cost estimate" as an "actual cost" and/or if an "actual Construction Cost" is required, and/or desired than construction bids should be obtained from appropriate sources. This estimate is being supplied for the applicable municipality only and no representations, warranties, or guarantees are rendered hereby to any other person or entity specifically including, but not limited to, any mortgagor or lending institution.

This cost estimate excludes subdivision platting.
Prepared By: Moy Tarin Ramirez Engineers, LLC.



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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