

# 20223 STATE HWY 16

SAN ANTONIO, TX

16± ACRE  
DEVELOPMENT LOT

LOCATED IN A PRIME  
INDUSTRIAL DISTRICT

SUSTAINED FRONTAGE TO  
HWY 16, & MAJOR  
MANUFACTURING  
SITES NEARBY

PRIME DEVELOPMENT LAND

**\$650,000**



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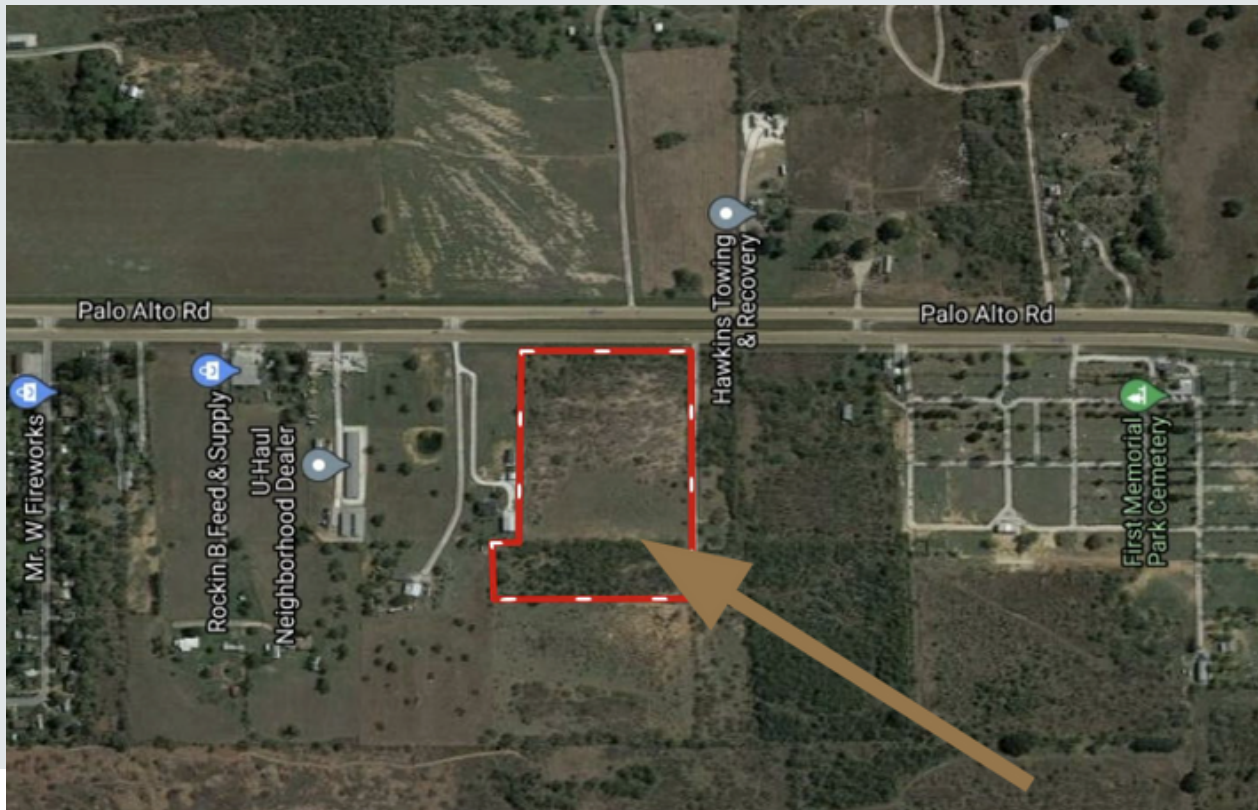
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# OVERVIEW



Welcome to this exceptional opportunity at 20223 State Hwy 16, a stellar property boasting approximately 16 acres of prime land in San Antonio, TX. Priced at \$650,000, this property is an unmissable investment for savvy developers and investors.

This property represents a rare chance to acquire a substantial parcel of land in one of San Antonio's most desirable areas. Whether for immediate development or as a long-term investment, 20223 State Hwy 16 is an opportunity not to be missed. Don't wait - explore the potential of this incredible offering today!



# KEY FEATURES



## EXTENSIVE FRONTAGE

Enjoy sustained frontage on Hwy 16, offering high visibility and easy access, perfect for commercial or residential developments.



## STRATEGIC LOCATION

Situated just 3/4 of a mile south of Loop 1604 on Hwy 16 (Palo Alto Rd), the location couldn't be more ideal. The proximity to major highways ensures seamless connectivity.



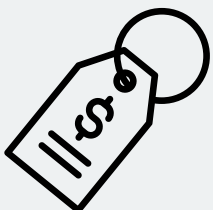
## NEARBY MANUFACTURING HUBS

The property is located close to major manufacturing sites, presenting a lucrative opportunity for businesses looking to establish or expand operations in a thriving area.



## DEVELOPMENT POTENTIAL

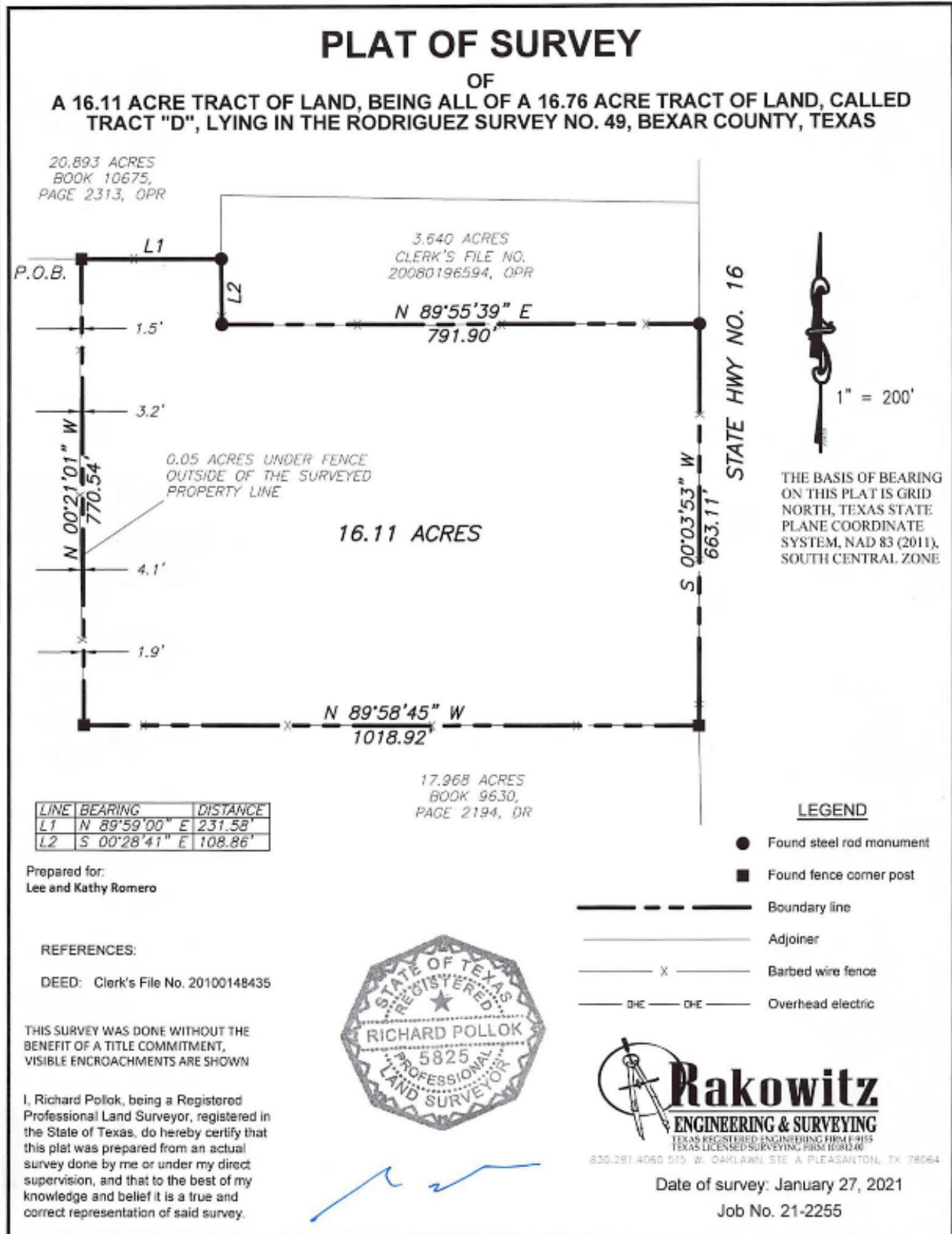
With flat land and superb Hwy 16 frontage, the property is a blank canvas with tremendous potential. Whether for commercial, industrial, or residential development, the possibilities are vast & varied.



## ACCESSIBLE PRICE POINT

Offered at \$650,000, this property presents an affordable entry into a highly sought-after area, with a significant scope for value appreciation.

# SURVEY



# LOCATION DETAILS

## SAN ANTONIO, TEXAS

San Antonio, Texas, is a vibrant city rich in history and booming with modern attractions. Known for its iconic Alamo and the scenic River Walk, San Antonio is the seventh most populous city in the United States and the second-largest city in Texas. This city blends deep historical roots with a dynamic present, offering a unique cultural experience.

Investing in commercial real estate in San Antonio is a strategic choice due to several factors:

- 1. Economic Growth:** San Antonio has a diverse and growing economy, with strong sectors in healthcare, military, tourism, and a burgeoning tech industry. This economic diversity provides stability and a wide array of opportunities for commercial real estate investment.
- 2. Population Growth:** The city is experiencing a steady increase in population, driven by its high quality of life and affordability compared to other major Texas cities. This growth translates to a rising demand for commercial properties, such as retail spaces, offices, and multifamily units.
- 3. Tourism and Culture:** San Antonio is a major tourist destination, known for attractions like the Alamo, SeaWorld, and Six Flags Fiesta Texas. This consistent influx of tourists bolsters the retail and hospitality sectors, making investments in these areas particularly lucrative.
- 4. Business-Friendly Environment:** Texas is known for its business-friendly policies, including no state income tax, which makes it an attractive location for new and expanding businesses. This environment encourages business growth, which in turn drives demand for commercial real estate.
- 5. Infrastructure and Accessibility:** The city boasts a well-developed infrastructure, with easy access to major highways, San Antonio International Airport, and efficient public transportation. This accessibility makes it an ideal location for businesses and commercial developments.

Overall, San Antonio's combination of economic vitality, demographic trends, cultural richness, and a pro-business environment makes it an excellent choice for investing in commercial real estate.



# MEET THE TEAM

## MARK BUKOWSKI

DIRECTOR OF LAND & RANCH SALES, PARTNER

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Mark's profound respect for and expertise in the realm of ranching were cultivated through the ownership and operation of numerous ranch properties spanning from Texas to Colorado. These endeavors have endowed him with an extensive reservoir of knowledge and profound insights into the management, valuation, ownership, and cultural aspects of these lands.

His participation in Ranch Horse & Reined Cow Horse competitions, coupled with his tenure on various boards including his role as the former vice president of the Working Ranch Cowboy Association, further enhances his capacity to provide comprehensive insights.

Mark's acumen extends to intricate domains such as water and mineral rights, bolstered by a robust network of contacts and resources. His unparalleled commitment to customer service and his involvement in numerous successful real estate transactions substantiate his unmatched expertise.

Additionally, Mark's experience within his family's century-old construction enterprise, where he steered multi-million dollar projects from conception to fruition, has engendered his reverence for principled, enduring business relationships.

This ethos propels his unwavering commitment to equipping and advising his clients in navigating intricate real estate transactions.

Holding valid real estate licenses in both Colorado and Texas, Mark stands as a trailblazer in issues pertaining to water rights and other land-specific matters in both states. His nuanced comprehension of factors influencing the acquisition and conservation of land, ranches, and diverse property types enriches his guidance.

# MEET THE TEAM

## CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES, PARTNER

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With a deep-seated enthusiasm inspired by Boerne's distinctive heritage and promising future, Charlie infuses a contemporary allure into his community, all the while paying homage to its rich cultural legacy.

This fervor is prominently displayed in the noteworthy commercial ventures where Charlie serves as the creative visionary, guided by his commitment to fostering sustainable growth of the highest quality in Boerne and the surrounding Texas hill country.

In addition to his aspiration to incorporate the best of Boerne's history into his ongoing projects and commercial listings throughout the state, Charlie's results-oriented business acumen empowers him to adeptly handle intricate deals and projects, all while arming his clients with the knowledge to make well-informed decisions throughout the process.

Ultimately, Charlie's multifaceted drive centers around closing deals and simultaneously enabling his clients to embark on a stress-free, fulfilling journey, allowing them to actively participate in building a legacy for both themselves and their community.

## RIDDLE & BUKOWSKI | LEGACY BROKER GROUP

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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.

11-2-2015



**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.

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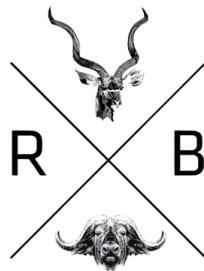


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**NOTABLE TRANSACTIONS/PROJECTS**

- The Boerne Mercantile: Acquisition/Buyer
- The William "Crescent Quarters": Acquisition/Buyer
- Historic Bergmann Lumber Property: Master Lease/Owners
- 17 Herff: 26 Acre Master Planned Mixed Use Development
- 470 Main Street "The Historic Sach's Garage"
- Historic 325 S Main Street/110 Theissen: multi prop acquisition for renovation
- 134 Oak Park- Harz Gas Station: off market/owners/buyers
- Historic 35 Old San Antonio Rd: Sale/Owner
- The Dienger Trading Co.
- Wheeler's Outfitters & Feed

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