

DOWNTOWN  
SAN ANTONIO  
25 MINUTES



THE SHOPS AT LA CANTERA



LOOP  
1604

Deer Canyon Ranch  
102 Acres



BOERNE STAGE RD

Birdsong at Leon Springs  
248 MF Units

**Dominion**  
Home Values Up To 7.5M  
Average Home Value of \$1M  
1500+ Homes  
Premier Golf & Country Club

Leon Springs  
Elementary School



Leon  
Springs

Park at Rialto  
274 MF Units

Camp Stanley



RALPH FAIR RD

±19.69  
ACRES  
ALSO AVAILABLE

±34.65  
ACRES

OLD FREDERICKSBURG RD

±34.65 Acre Prime Development Opportunity  
Located Near IH-10 & Camp Bullis

Old Fredericksburg Rd, San Antonio, TX 78015



BROKER CONTACT:

Zack Shepherd, Associate

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# PROPERTY DETAILS



## ADDRESS

Old Fredericksburg Rd  
San Antonio, TX 78015

## SIZE

±34.65 Acres  
(Seller willing to subdivide)

## LAT., LONG.

29.679457411024845, -98.63340348237158

## ZONING

OCL

## PARCEL

04733-000-0220

## TAX

1.980%

## SCHOOLS

Northside ISD  
Leon Springs Elementary School  
Rawlinson Middle School  
Clark High School

## LEGAL

CB 4733 P-22 (22.2488 AC), P-1P (.0351 AC),  
P-21 (12.3661 AC) 2022-RMS PER SPLIT PER  
DEED 20210312827, EXE

## PRICE

Call for Pricing









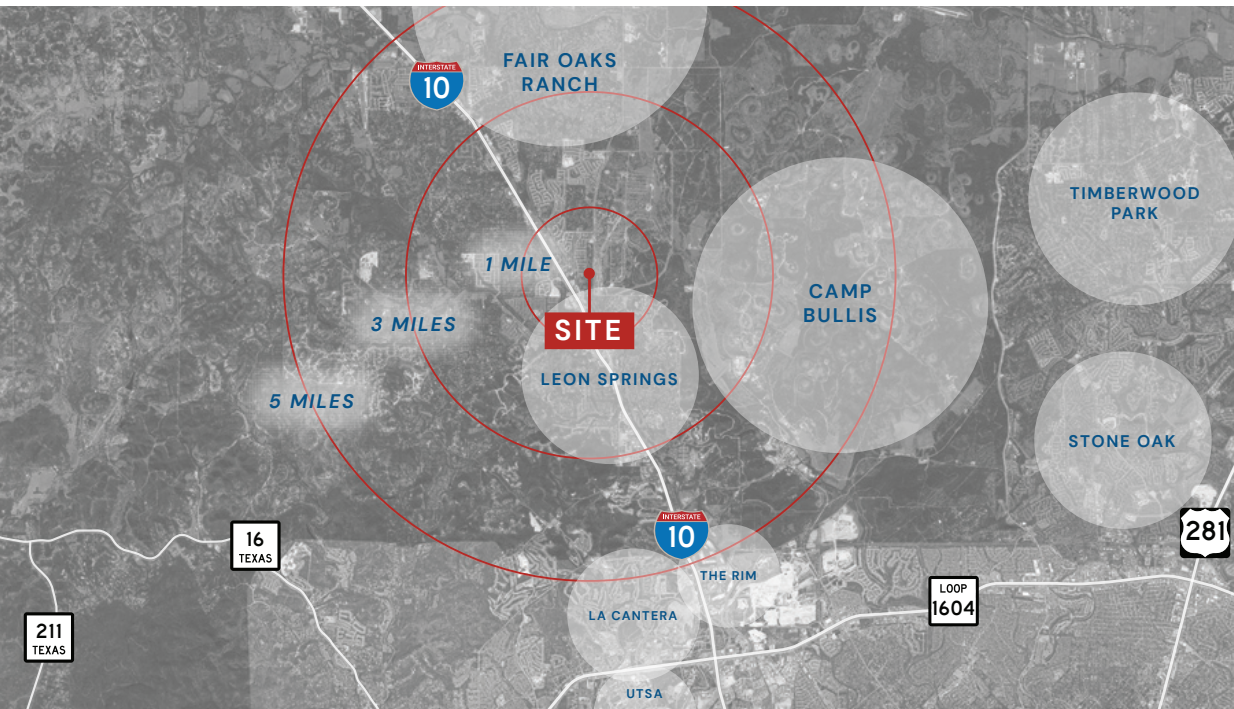






1. **Camp Bullis Military Training Reservation**  
Adjacent to site  
27,000+ Acres
2. **Leon Springs Elementary School**  
4 minutes from site  
466 Students
3. **Dominion**  
Less than 10 minutes from site  
1,500+ Homes / Golf & Country Club
4. **The Rim**  
10 minutes from site  
2M sqft. of open-area retail, restaurants, and residences
5. **La Cantera Resort & Spa**  
12 minutes from site  
550 Acre Luxury Resort and Golf Course
6. **Six Flags Fiesta Texas**  
8 minutes from site  
220 Acre Theme Park / 1.5M+ Annual Visitors
7. **The Shops at La Cantera**  
7 minutes from site  
1.3M sqft. open-air shopping mall / 2,700+ Employees
8. **Valero Energy - Corporate Headquarters**  
10 minutes from site  
5,000+ Employees
9. **University of Texas at San Antonio**  
10 minutes from site  
758 Acres / 34,734 Students / 7,000 Employees
10. **Rawlinson Middle School**  
12 minutes from site  
1,300+ Students
11. **Clark High School**  
12 minutes from site  
3,000+ Students
12. **South Texas Medical Center**  
15 minutes from site  
45 Medically-Related Institutions  
900 Acres / 30,000+ Employees / 4,200 Patient Beds
13. **USAA - Corporate Headquarters**  
14 minutes from site  
286 Acres / 19,000+ Employees



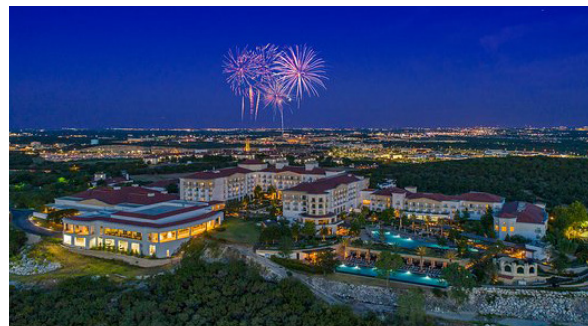


## 2023 TAX RATES

08	Road and Flood	0.023668
09	Alamo Comm College	0.149150
10	Hospital District	0.276235
11	Bexar County	0.276331
19	SA River Authority	0.018360
56	Northside ISD	1.190100
100	Emerg. Serv. Dist. #4	0.051595
TOTAL		1.985439

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2023 POPULATION ESTIMATE	5,865	33,539	58,437
5 YEAR EST. POPULATION GROWTH	4.7%	5.1%	7.4%
AVERAGE HOUSEHOLD INCOME	\$188,906	\$203,800	\$185,449
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$359,069	\$392,888	\$411,218





## Development Site Located In San Antonio, TX

- Bexar County, where San Antonio is located, and its four adjacent counties comprise the ninth fastest-growing region in the U.S. last year, according to the U.S. Census. San Antonio's population grew from nearly 1.44M in 2020 to roughly 1.48M in 2023.
- As of August 2023, over 20,000 Multi-Family units were underway in San Antonio with delivery dates stretching into 2025.

## Strong Local and Regional Employers

- San Antonio is the 7th-largest city in the country, and is home to 5 Fortune-500 Companies: Tesoro, CST Brands, iHeartMedia, Valero Energy, and USAA.

## Direct Access to the San Antonio Metro Area

- Site is located less than a mile from IH-10
- The Rim – 9 minutes away
- La Cantera – 9 minutes away
- UTSA – 10 minutes away
- Boerne – 14 minutes away
- San Antonio Int. Airport – 18 minutes away
- Downtown San Antonio – 20 minutes away





**37 MILLION**   
ANNUAL VISITORS

 **\$16 BILLION**  
ANNUAL ECONOMIC IMPACT  
FROM VISITOR SPENDING

**2.5 MILLION**  
MSA POPULATION  
7TH MOST POPULOUS  
CITY IN THE U.S



  
**97**  
NEW  
RESIDENTS  
DAILY

## Major Employers



**80,000**  
EMPLOYEES



**30,000**  
EMPLOYEES



**20,000**  
EMPLOYEES



**19,000**  
EMPLOYEES



**6,300**  
EMPLOYEES



**5,000+**  
EMPLOYEES

JPMORGAN CHASE & CO.



**5,000**  
EMPLOYEES



**2,800**  
EMPLOYEES

- NO. 1** ● **Population Numeric Growth**  
(U.S. Census Bureau - May 2022)
- NO. 1** ● **Best Places to Visit in Texas**  
(U.S. News & World Report - April 2022)
- NO. 1** ● **Top Trending Zip Code in the Nation for Renters (78215)**  
(RentCafe - October 2022)
- NO. 4** ● **Hottest Housing Markets in the U.S.**  
(Zillow - January 2022)
- NO. 5** ● **Cities with the Most Bang for Your Buck (Home Price Per Sq. Ft.)**  
(HomeBay - August 2022)
- NO. 7** ● **Best Vacations for Kids in the U.S.**  
(PureWow - September 2021)
- NO. 7** ● **Largest Populations in U.S.**  
(U.S. Census Bureau - May 2022)
- NO. 9** ● **Top U.S. Cities**  
(Travel + Leisure - July 2022)
- NO. 9** ● **Hottest Job Markets**  
(GACC - January 2022)
- NO. 10** ● **Best Places to Visit in Summer**  
(WalletHub - May 2022)
- NO. 16** ● **Most Beautiful Sites Around the World (Riverwalk)**  
(Kuoni - August 2022)
- TOP 10** ● **Hidden Gem Housing Markets**  
(NAR - July 2022)



## CONTACT US



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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.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

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BUYER, SELLER, LANDLORD OR TENANT

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BUYER, SELLER, LANDLORD OR TENANT



# CONTACT US



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