

DEVELOPMENT/BUILD OPPORTUNITY - Alamo Heights

Location: 1519 E Sandalwood Dr

Tract Size: 0.844 acre

Jurisdiction: City of San Antonio

Zoning: IDZ

Utilities: SAWS Water & Sewer, CPS Electric & Gas

Schools: **Alamo Heights ISD**

Attributes: INFILL LOCATION - Proven success in similar developments on Sandalwood Ln.

Prestigious Alamo Height Schools

Price: \$1.5M

Includes Civil Engineering plans for 12 Lots (45' wide by 47' deep)

Includes twelve (12) House Architecture Plans



Greg Jones
(210) 889-7777

Ivan Fraire
(210) 585-1699

www.FraireRealtyGroup.com

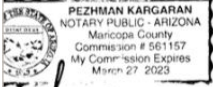
THE
ID:
G. 1508.

LOT 37-A OLMOS PARK HTS. SUBDIVISION (VOL. 2876, PG. 182 D.P.R.)	LOT 84, 85 & 1188 OLMOS PARK HTS. SUBDIVISION (VOL. 3975, PG. 158-61 D.P.R.)	LOT 86, NCB 11882 OLMOS PARK HTS. SUBDIVISION (VOL. 2876, PG. 184-1 D.P.R.)
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E. SANDALWOOD LANE
(60' R.O.W.)

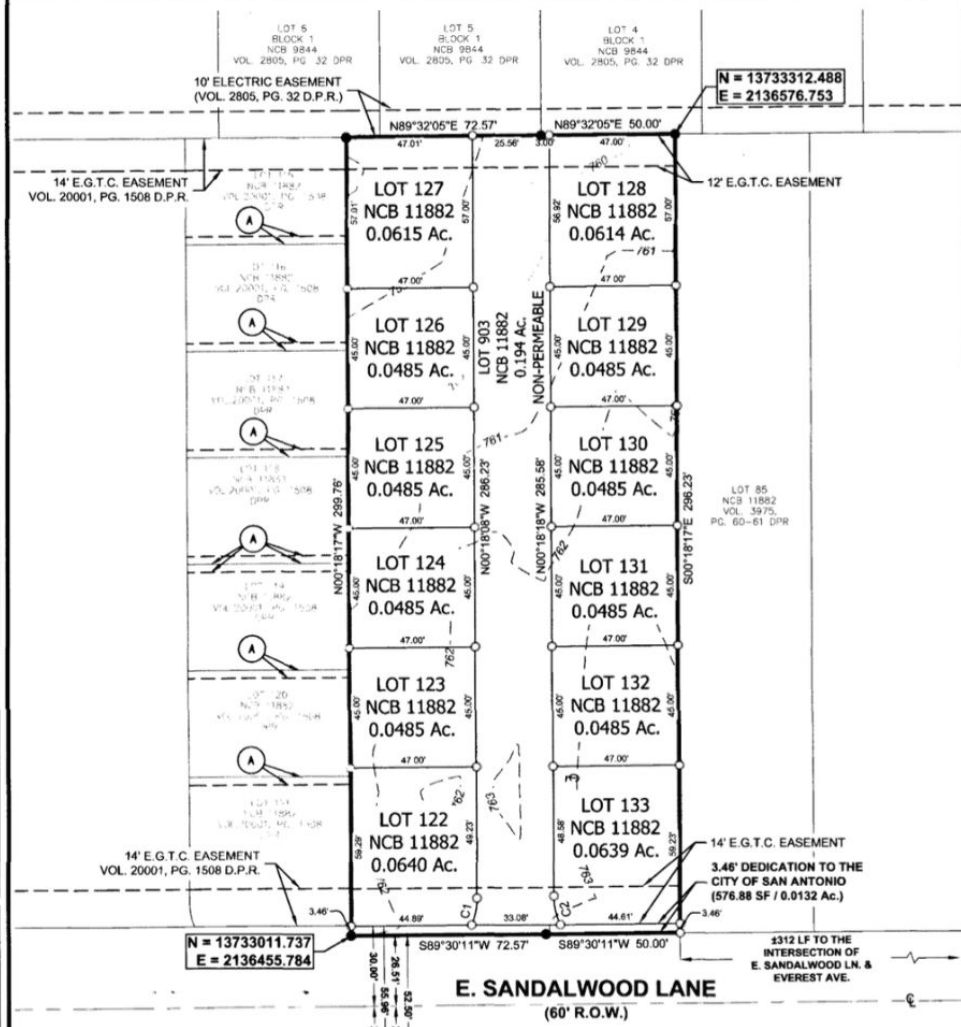
REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
ALL OF LOT 37-A, NEW CITY BLOCK 11882 OF OLMO PARK HTS. DIVISION RECORDED IN VOLUME 3975, PAGE 152, AND ALL OF LOT 84, BLOCK 11882 OF THE KARLEEN H. KAUFMAN ADDITION RECORDED E 3975, PAGE 60-61 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS.

ARIZONA
OF MARICOPA
REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OLMO PARK HTS. WHICH IS RECORDED IN:
PAGE 152, AND VOLUME 3975, PAGE 60-61, BEJAR COUNTY PLAT AND DEED E SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED ON THE PROPOSED REPLATTING OF THIS PROPERTY.
OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
MY HAND AND SEAL OF OFFICE

SUBSCRIBED BEFORE ME THIS THE 14 DAY OF June, 2020.

PEZHMAN KARGARAN
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 581157
My Commission Expires
March 27, 2023
ON EXPIRES: March 27, 2023

TEXAS
OF BEJAR
IF ANY PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT SHOWS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT ACT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING



LL YEAGER, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 113396 - STATE OF TEXAS



N = 13733011.737
E = 2136455.784

N = 13733312.488
E = 2136576.753

LEGEND	
	= PLATTED BOUNDARY
	= EXISTING BOUNDARY
	= CENTERLINE
	= (R/F) 1/2" IRON PIN UNLESS OTHERWISE NOTED
	= (R/F) SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED 'DAM #5348 PROP. COR.' UNLESS OTHERWISE NOTED
	E.G.T.C. = ELECTRIC, GAS, TELE., & CABLE TV
	DPR = OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY TEXAS
	DPR = DEED AND PLAT RECORDS OF BEJAR COUNTY TEXAS
	--- 635 --- = EXISTING CONTOUR
	= EASEMENT
	AC = ACRE
	SF = SQUARE FEET
	VOL. = VOLUME
	PG. = PAGE
	LF = LINEAR FEET
	NCB = NEW CITY BLOCK
	ROW = RIGHT-OF-WAY
	ARB. = ARBITRARY LOT
	= 3' LANDSCAPE & MAINTENANCE EASEMENT (VOL. 20001, PG. 1508 D.P.R.)

STATE OF ARIZONA COUNTY OF MARICOPA
THE OWNER OF LAND AGENT, DEDICATES PART OF AN ENCLAV PARKS, WATERCOUR THE PURPOSE AND C

OWNER AGENT AHMAD ZAKY C MU URBAN 11544 E. DREYV SCOTTSDALE, I (730) 628-3149
STATE OF ARIZONA COUNTY OF MARICOPA
ON THIS 14 D AHMAD ZAKY QASIM SATISFACTORY EVID ACKNOWLEDGED TH
(SEAL) 

THIS PLAT OF 15 IN PLANNING COMMISSION SUCH COMMISSION E AND/OR WHERE ADM
DATED THIS _____
BY: CHAIRMAN
BY: SECRETARY



Search this area

Belfast Dr

Belfast Dr

Belfast Dr

Belfast Dr

Belfast Dr

Kingdom Hall of Jehovah's Witnesses

W Lawndale Dr

Everest Ave

E Sandalwood Ln

E Sandalwood Ln

E Sandalwood Ln

Everest Ave

Vista at Everest

Layers

Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024

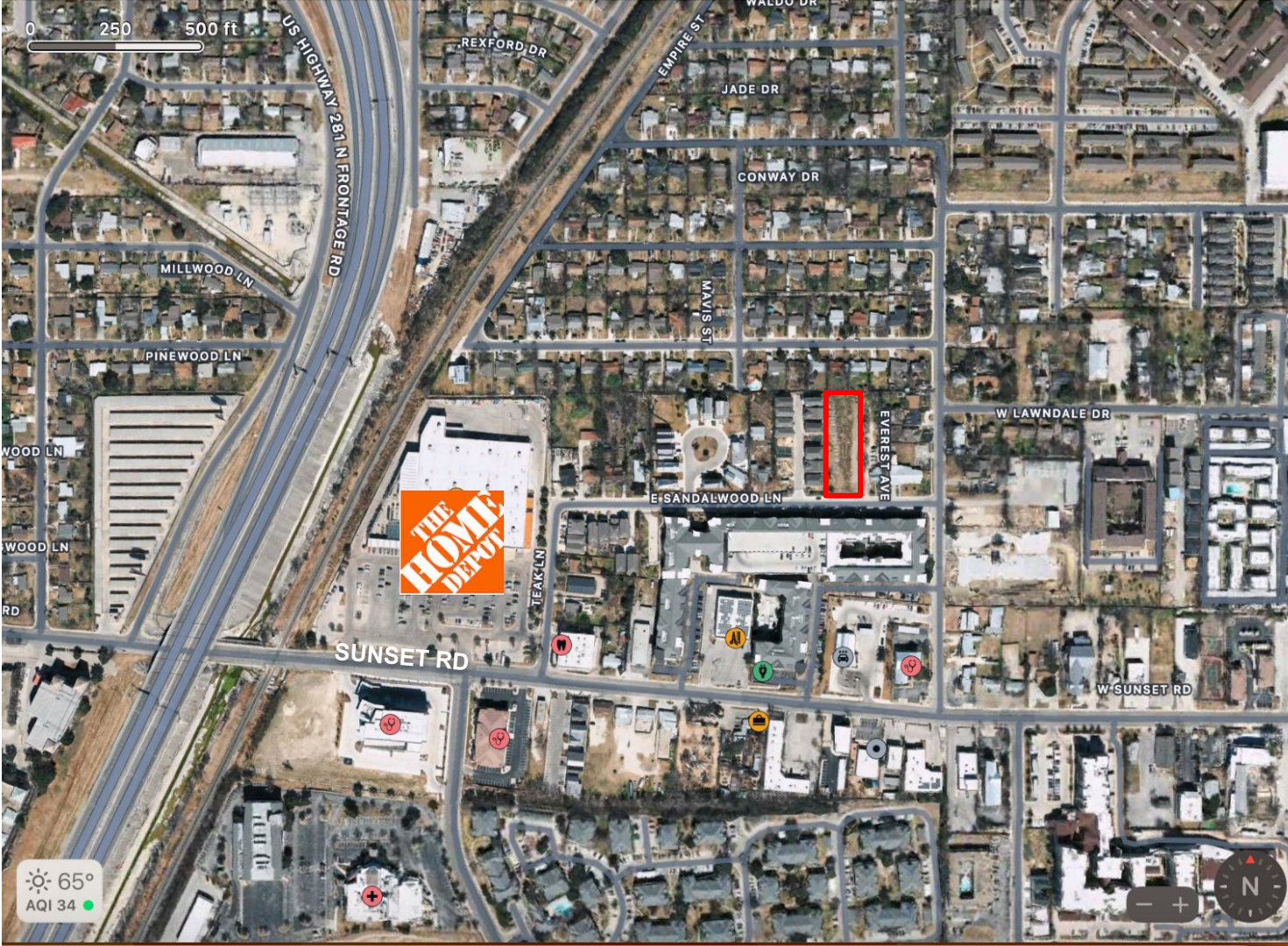
United States

Terms

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Send Product Feedback

100 ft



0 250 500 ft

US HIGHWAY 281 N FRONTAGE RD

REXFORD DR

EMPIRE ST

JADE DR

CONWAY DR

MILLWOOD LN

MAVIS ST

PINEWOOD LN

EVEREST AVE

W LAWNDALE DR

WOOD LN

E SANDALWOOD LN

WOOD LN



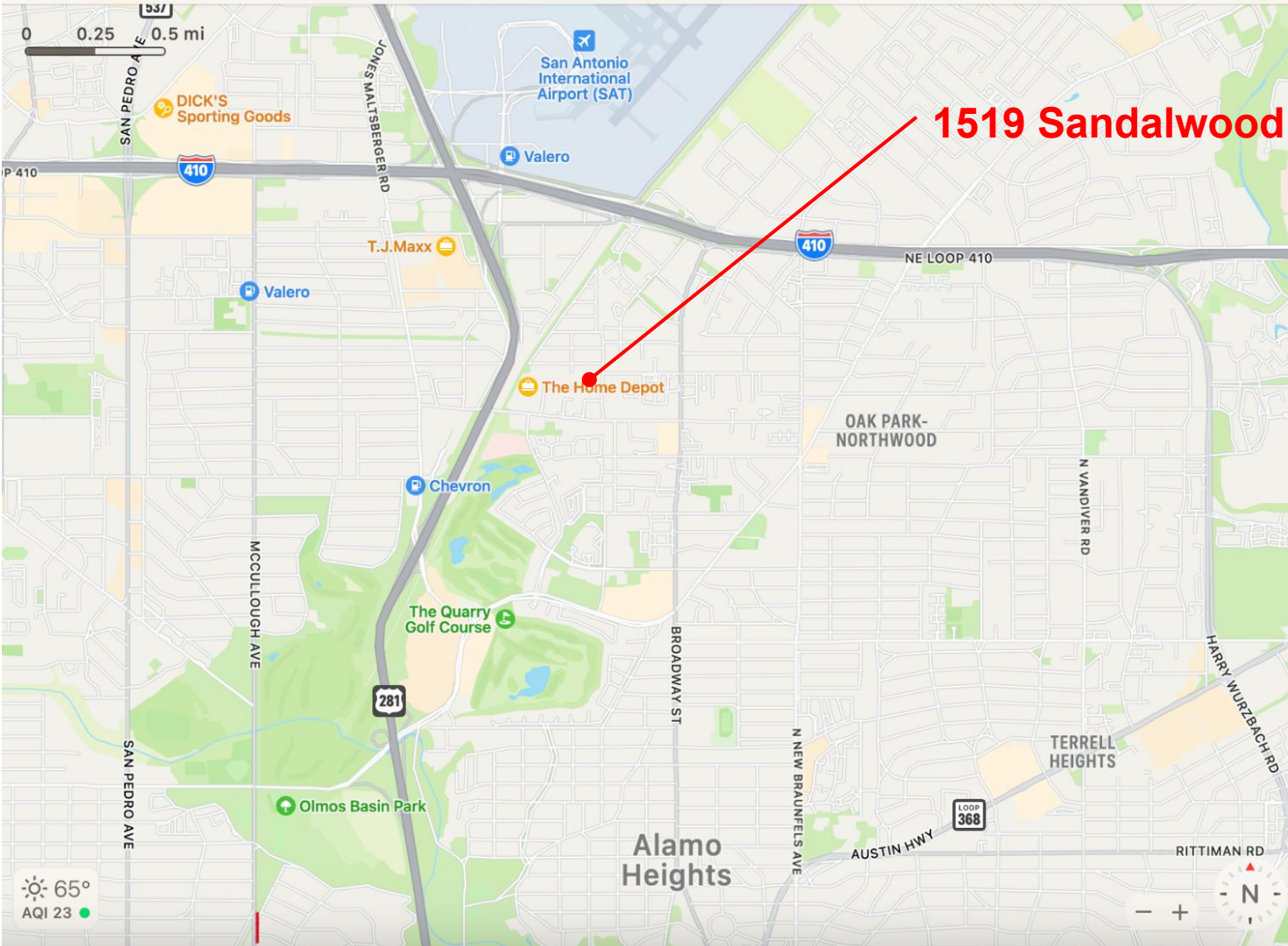
TEAK LN

SUNSET RD

W SUNSET RD

☀️ 65°
AQI 34





1519 Sandalwood

San Antonio International Airport (SAT)

DICK'S Sporting Goods

Valero

T.J. Maxx

Valero

The Home Depot

Chevron

The Quarry Golf Course

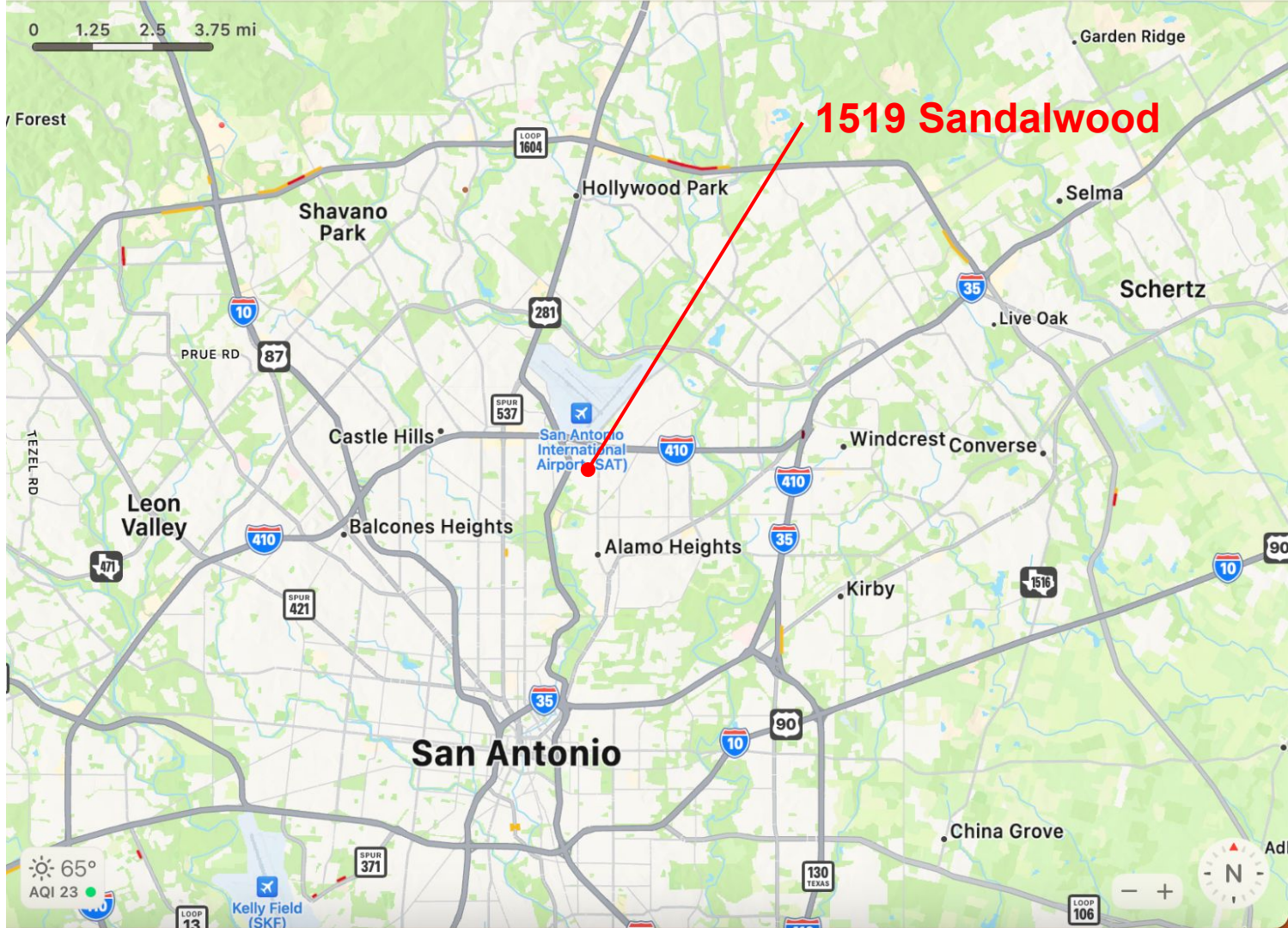
Olmos Basin Park

OAK PARK-NORTHWOOD

Alamo Heights

TERRELL HEIGHTS

0 1.25 2.5 3.75 mi



1519 Sandalwood

LOOP 1604

Hollywood Park

Garden Ridge

Selma

Shavano Park

Schertz

Live Oak

PRUE RD

87

281

35

TEZEL RD

SPUR 537

San Antonio International Airport (SAT)

Windcrest Converse

Leon Valley

410

Balcones Heights

Alamo Heights

410

35

471

SPUR 421

1516

Kirby

90

San Antonio

90

China Grove

☀️ 65°
AQI 23

LOOP 13

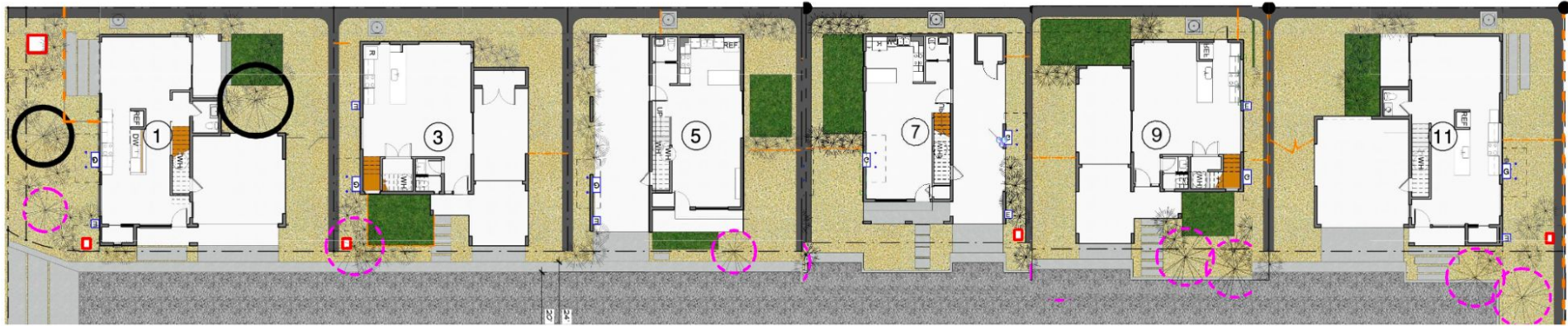
Kelly Field (SKF)

SPUR 371

130 TEXAS

LOOP 106





Full architecture plans of twelve (12) floorplans included in Sales Price



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:
 - 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.

Fr aire Realty Group, Inc	9008456	kelly.welovedirt@gmail.com	(210) 827-7918
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kelly Leach	343037	kelly.welovedirt@gmail.com	(210) 827-7918
Designated Broker of Firm	License No.	Email	Phone
Kelly Leach	343037	kelly.welovedirt@gmail.com	(210) 827-7918
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gregory Jones	660743	gregscotjones@gmail.com	(210) 889-7777
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date