

FOR SALE

4240-4270 GREEN VALLEY RD

CIBOLO, TX

OFFERING MEMORANDUM





GREEN VALLEY RD: VPD: 2,986 +/-

FM 1103: VPD: 20,636 +/-

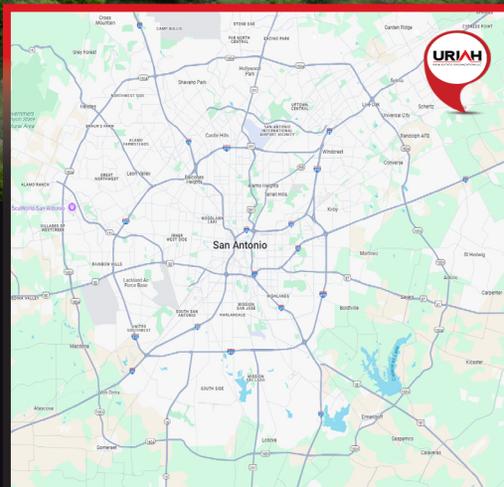
PRESENTED



MICHAEL RAYOS
Investment Specialist
M: (210) 378.6955
Michael@UriahRealEstate.com

URI URIAH
Broker
M: (210) 315.8885
Uri@UriahRealEstate.com

The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.



PROPERTY OVERVIEW - 4240-4270 GREEN VALLEY RD

PROPERTY SUMMARY

URIAH Real Estate Organization is proud to present a premier land development opportunity located on Green Valley Road, just off the signalized intersection at FM 1103 in the rapidly expanding community of Cibolo, Texas. Directly across from Cibolo Valley Elementary School, this exceptional 11.82 +/- acre (514,879 SF) parcel offers high visibility and accessibility. Strategically positioned in a high-growth corridor, the site is surrounded by established and emerging commercial developments, ensuring strong traffic counts and exposure. Zoned SF2 and C1, the property presents a compelling rezoning opportunity, particularly as adjacent parcels are also available, offering the potential for a contiguous 19.4-acre commercial development. This property represents an outstanding opportunity for developers, investors, or end-users seeking a presence in one of the fastest-growing submarkets in the San Antonio MSA.

PROPERTY INFORMATION

LOT SIZE

ACRES: $6.86 + 4.96 = 11.82 +/-$
SQFT: $298,908 + 215,970 = 514,879 +/-$

UTILITIES:

ON SITE: WATER, ELECTRIC
AVAILABLE: SEWER

ZONING

SF2- LOW DENSITY SINGLE
FAMILY RESIDENTIAL

FRONTAGE

423 FT +/- ON GREEN VALLEY RD

PROPERTY HIGHLIGHTS

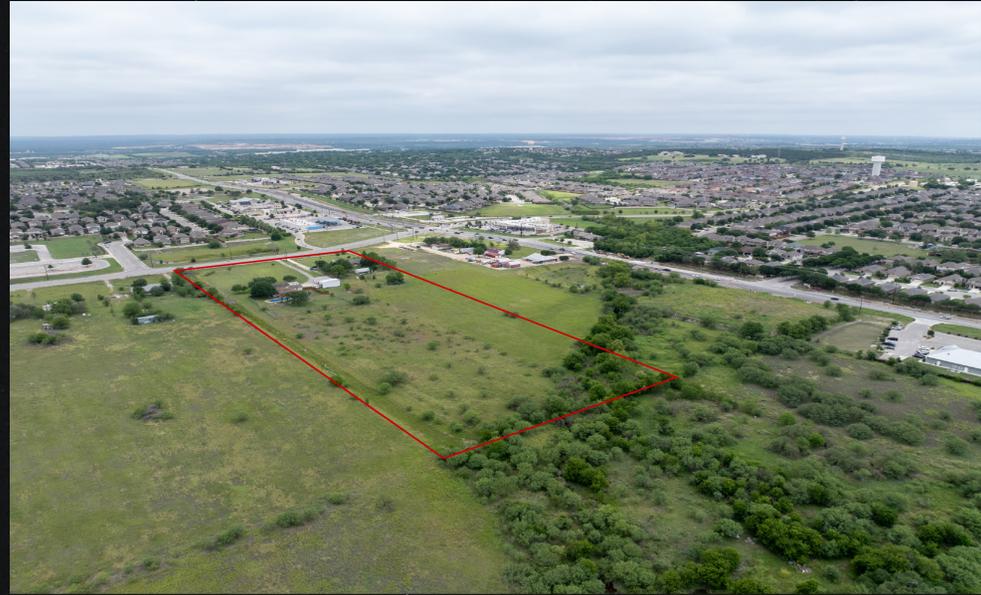
SURROUNDED BY HIGH DENSITY RESIDENTIAL DEVELOPMENTS

EXCELLENT VISIBILITY AND FRONTAGE ON GREEN VALLEY RD, 1.9 MILES TO I-35

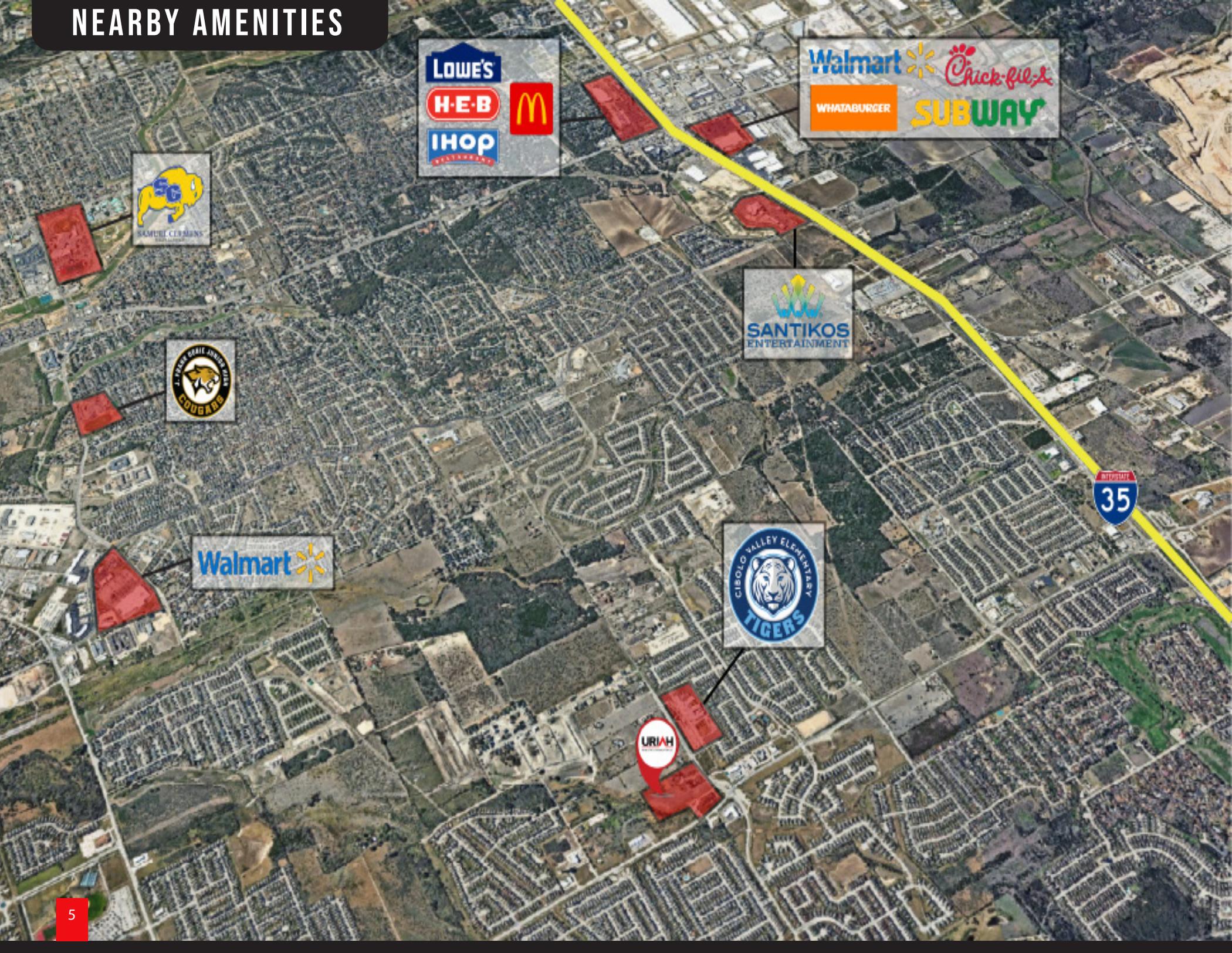
PRIME REZONING OPPORTUNITY FOR COMMERCIAL USE IN UNDERSERVED AREA.

The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY PHOTOS | 4240-4270 GREEN VALLEY RD



NEARBY AMENITIES



NEARBY AMENITIES



7.67 ADDITIONAL AC FOR SALE



4240-4270 GREEN VALLEY RD CIBOLO, TX

OFFERING MEMORANDUM

CONTACT:

MICHAEL RAYOS

Investment Specialist

M: (210) 378.6955

Michael@UriahRealEstate.com

URIAH

REAL ESTATE ORGANIZATION LLC



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:
 - 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.

| | | | |
|---|----------------|------------------------------------|----------------------|
| <u>Uriah Real Estate Organization</u> | <u>9002555</u> | <u>uri@uriahrealestate.com</u> | <u>(830)600-5263</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Uri Uriah</u> | <u>604991</u> | <u>uri@uriahrealestate.com</u> | <u>(210)315-8885</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>Uri Uriah</u> | <u>604991</u> | <u>uri@uriahrealestate.com</u> | <u>(210)315-8885</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Michael Rayos</u> | <u>836413</u> | <u>Michael@UriahRealEstate.com</u> | <u>(210)378-6955</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov