

LIVE. WORK. INVEST.

Prime Location: Talley Rd area

7193 Old Talley #TRLR 11, San Antonio, 78253



**KW COMMERCIAL | HERITAGE**  
1717 N Loop 1604 E  
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

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## DISCLAIMER

329 WEST HUISACHE AVENUE



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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7193 Old Talley #TRLR 11

# PROPERTY INFORMATION

EXECUTIVE SUMMARY  
PROPERTY PHOTOS  
PHOTOS

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# EXECUTIVE SUMMARY

7193 Old Talley #TRLR 11



## OFFERING SUMMARY

PRICE:	\$
LOT SIZE:	2.994 acres (plenty of room to expand)
LIVING SPACE:	4,281 sq ft
ZONING:	ultimate flexibility for commercial or residential use

- Gated & Fully Fenced Property for privacy and security
- Backup Generator + 1,000-gallon propane tank
- Ample Parking (7 spaces)
- Private Pool
- Stone Construction | Single Story

## FEATURES & UTILITIES

- Electricity (CPS Energy)
- Water (SAWS)
- Septic system
- Private gas setup
- Central HVAC + Heat Pump
- 12 ft ceiling height

## PROPERTY OVERVIEW

Opportunities like this don't come around often. Located in the rapidly expanding Talley Road corridor, this nearly 3-acre unrestricted property offers the perfect blend of residential comfort and commercial flexibility.

Whether you're looking to run your business from home, develop a commercial venture, or invest in a high-growth area, this property delivers unmatched versatility.

Featuring a spacious 4,281 sq ft custom-built residence, secure gated access, and essential infrastructure already in place, this is a rare chance to capitalize on one of San Antonio's fastest-growing zones.

No restrictions. No limits. Just an opportunity.

### Ideal for:

- Home-based business owners
- Contractors/service businesses
- Small commercial operations
- Live-work setups
- Redevelopment projects

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# PROPERTY PHOTOS

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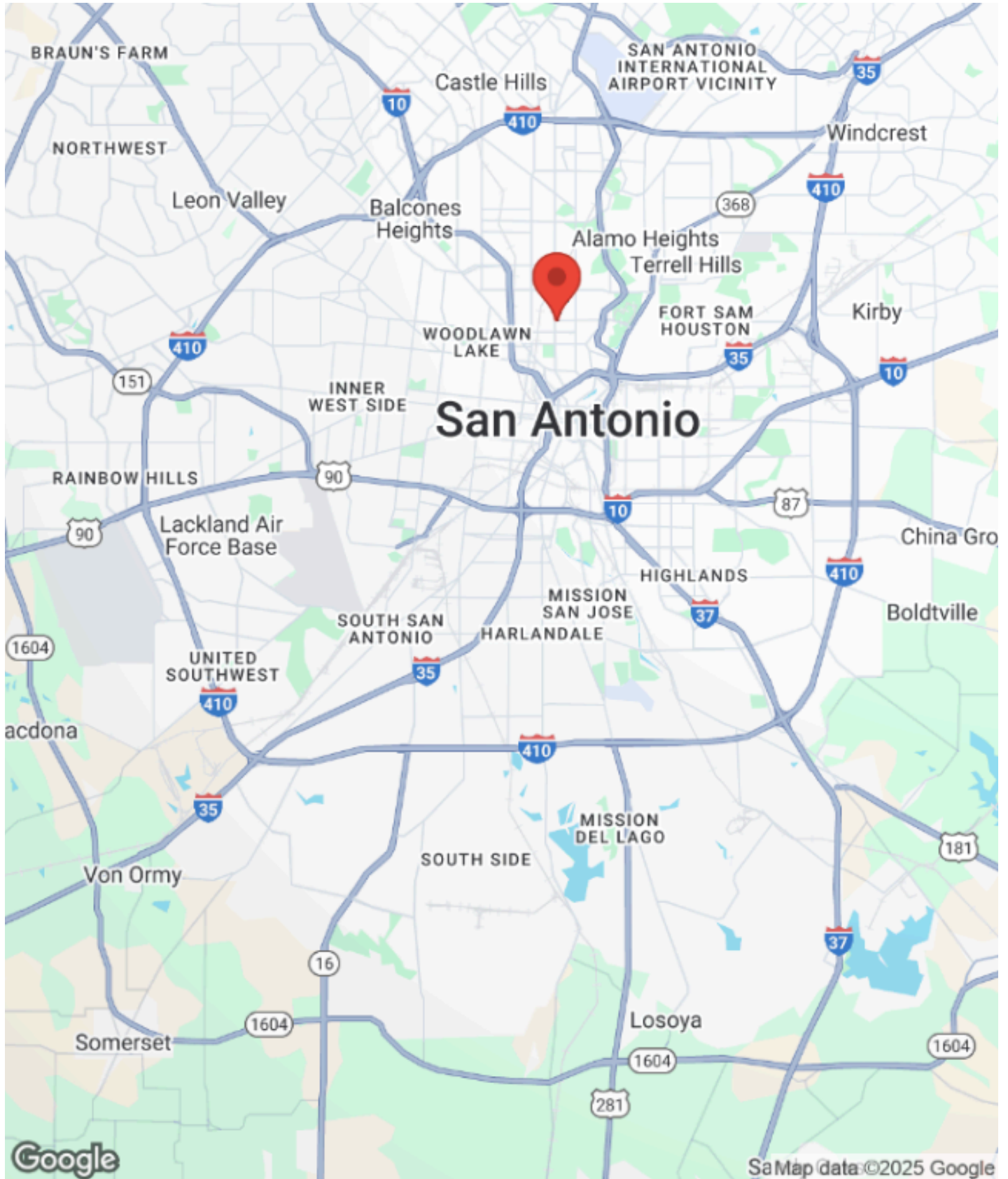
# LOCATION INFORMATION

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REGIONAL MAP  
LOCATION MAPS  
MAP

# REGIONAL MAP

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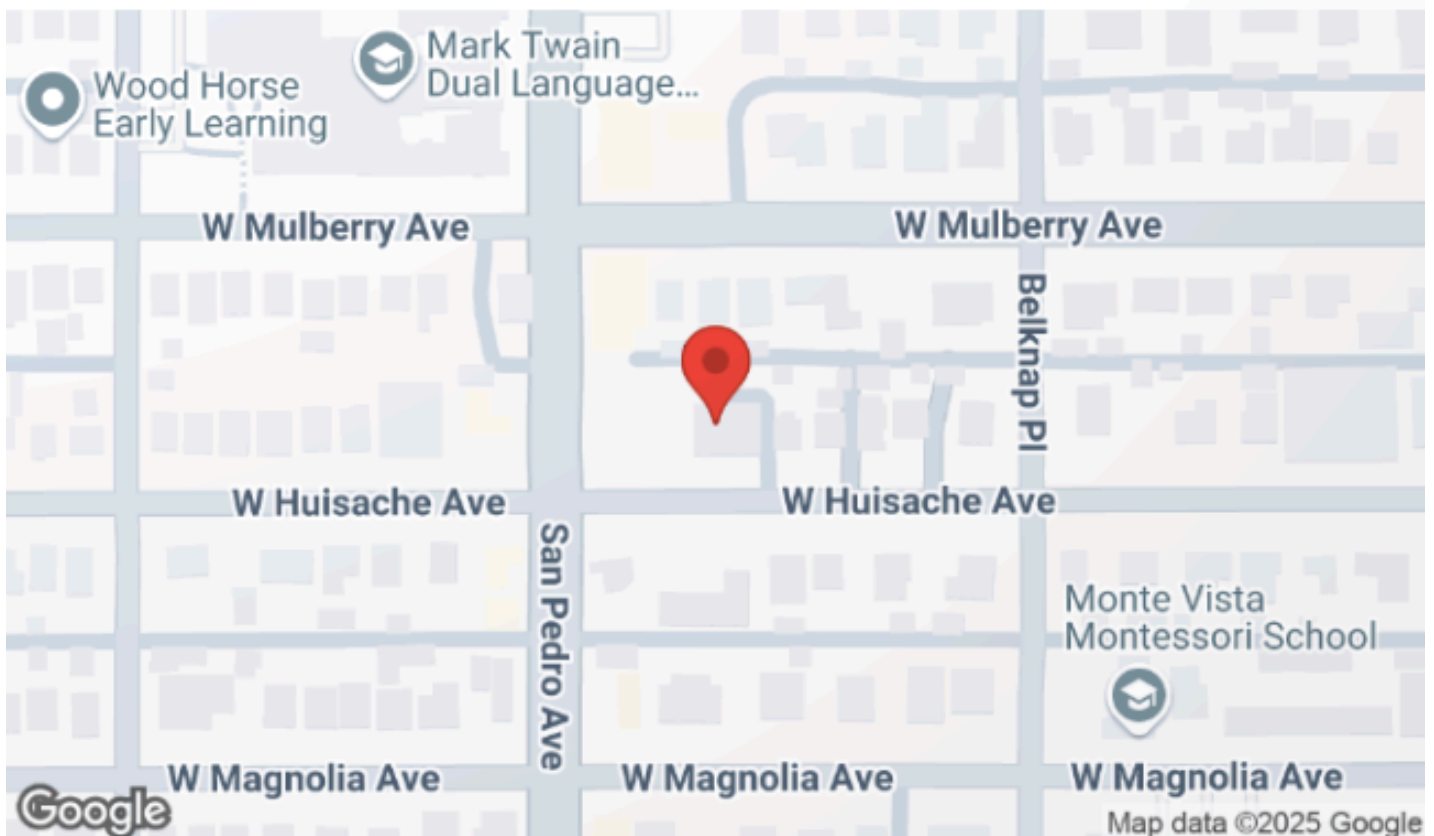
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# LOCATION MAPS

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# MAP

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## PROFESSIONAL BIO

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### Professional Journey

Todd holds a Bachelor's degree from San Diego State University, where he excelled both academically and athletically as a baseball player. He also earned a lifetime Teaching Credential and a Master's in Education from the University of Southern California (USC). During his 10-year tenure as a teacher and coach at Orange High School in Orange County, California, Todd coached football and baseball while obtaining an Administrative Credential from the University of California, Irvine.

In 1979, Todd embarked on his real estate career with Valentine and Associates. Within five years, he became co-owner of the company. Simultaneously, he founded Public Land Consultants, a firm specializing in advising school districts on the management of their surplus land. His expertise extended to working with Occidental Research through its bankruptcy proceedings.

Todd's entrepreneurial spirit led him to invest in VisionArt Design and Animation, where he soon became President of Santa Monica Studios and VisionArt. Under his leadership, the company expanded to over 250 employees and contributed to major films, including Independence Day, Dr. Doolittle, and Godzilla. Following the company's acquisition, Todd returned to commercial real estate, serving as Vice President of Acquisitions at Beitler Commercial.

Throughout his extensive career, Todd has conducted real estate transactions in more than 28 states, amassing vast expertise in property management, development, and commercial transactions. Includes over \$600 million in completed transactions.

Relocating to Texas to be closer to his grandchildren, Todd obtained his Texas broker's license and joined Keller Williams Commercial and Keller Williams Heritage in San Antonio as Senior Director. He has also served on the Executive Council of Keller Williams Commercial National, the staff at Keller Williams Heritage, and the Agent Leadership Council (ALC).

Beyond his professional achievements, Todd has been deeply involved in community service, holding leadership roles on numerous nonprofit boards. He was elected President of both the Newport-Mesa Unified School District Board of Education and the Santa Monica-Malibu Unified School District Board of Education.

A devoted family man, Todd has been married for 51 years and has three children (one deceased) and four grandchildren. He resides in New Braunfels, Texas, where he continues to exemplify leadership and commitment to excellence.

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2103813722



# 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.

Keller Williams Heritage	434367	broker@mykwsa.com	210.493.3030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Garret S. Brandt	742614	broker@mykwsa.com	210.493.3030
Designated Broker of Firm	License No.	Email	Phone
Garret S. Brandt	742614	broker@mykwsa.com	210.493.3030
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Todd Hess	576181	toddhess@kwcommercial.com	830-660-0999
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Keller Williams - Heritage