

FOR SALE

5894 HIGDON RD

SAN ANTONIO, TX

OFFERING MEMORANDUM



30 ± AC



30 ± AC

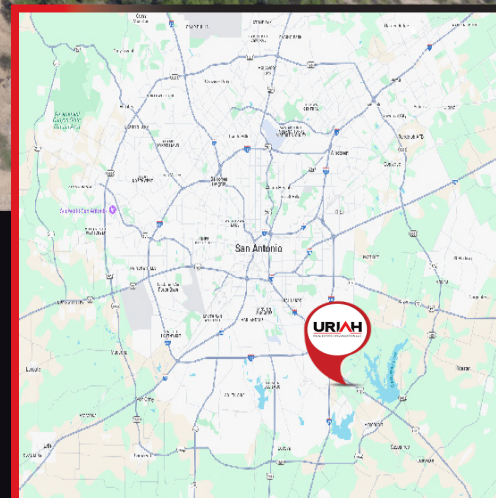
URIAH
REAL ESTATE ORGANIZATION LLC

MATTHEW TREVINO

VP Of Land

M: (210) 771.2101

RealEstate@MattTrevino.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 - 5894 HIGDON RD

PROPERTY SUMMARY

Prime ± 30 -acre development opportunity in Southeast San Antonio with 280 EDUs of approved excess capacity through San Antonio Water System, offering direct access to a private lift station (under construction), along with an installed sanitary trunk line and vertical stacks for future laterals. Key entitlements and site work are already in place, including an approved TIA, approved Tree Plan, and partial clearing and grading, allowing for a faster path to development and reduced upfront costs. A permitted secondary access point is secured (via easement through Phase 2, not to be unreasonably withheld). The ± 30 -acre tract is designed to operate independently, with shared infrastructure as the only connection to the adjacent development. Development utilizing the lift station must be structured as a single-plat project, with San Antonio Water System confirming compatibility with build-to-rent or condominium regimes. Recent SAWS policy changes now require significant public improvements for new USAs, increasing timelines and upfront capital for competing projects—positioning this site as a near-term, infrastructure-ready advantage.

PROPERTY INFORMATION

LOT SIZE

30.00 \pm ACRES
SQFT 1,306,800 \pm

UTILITIES

WATER, SEWER, ELECTRICITY

ZONING

OCL
OUTSIDE CITY LIMITS

FRONTAGE

300 \pm LINEAR FT

PROPERTY HIGHLIGHTS

APPROVED USA WITH 280 EDU EXCESS CAPACITY

ACCESS TO OUR PRIVATE LIFT STATION WITH CAPACITY FOR THE REMAINING 280 EDUS

INSTALLED SANITARY TRUNK LINE COMPLETE WITH VERTICAL STACKS FOR FUTURE SERVICE LATERALS

PERMITTED SECONDARY ENTRANCE (WOULD REQUIRE AN EASEMENT THROUGH OUR PHASE 2, WHICH WOULD NOT BE UNREASONABLY WITHHELD)

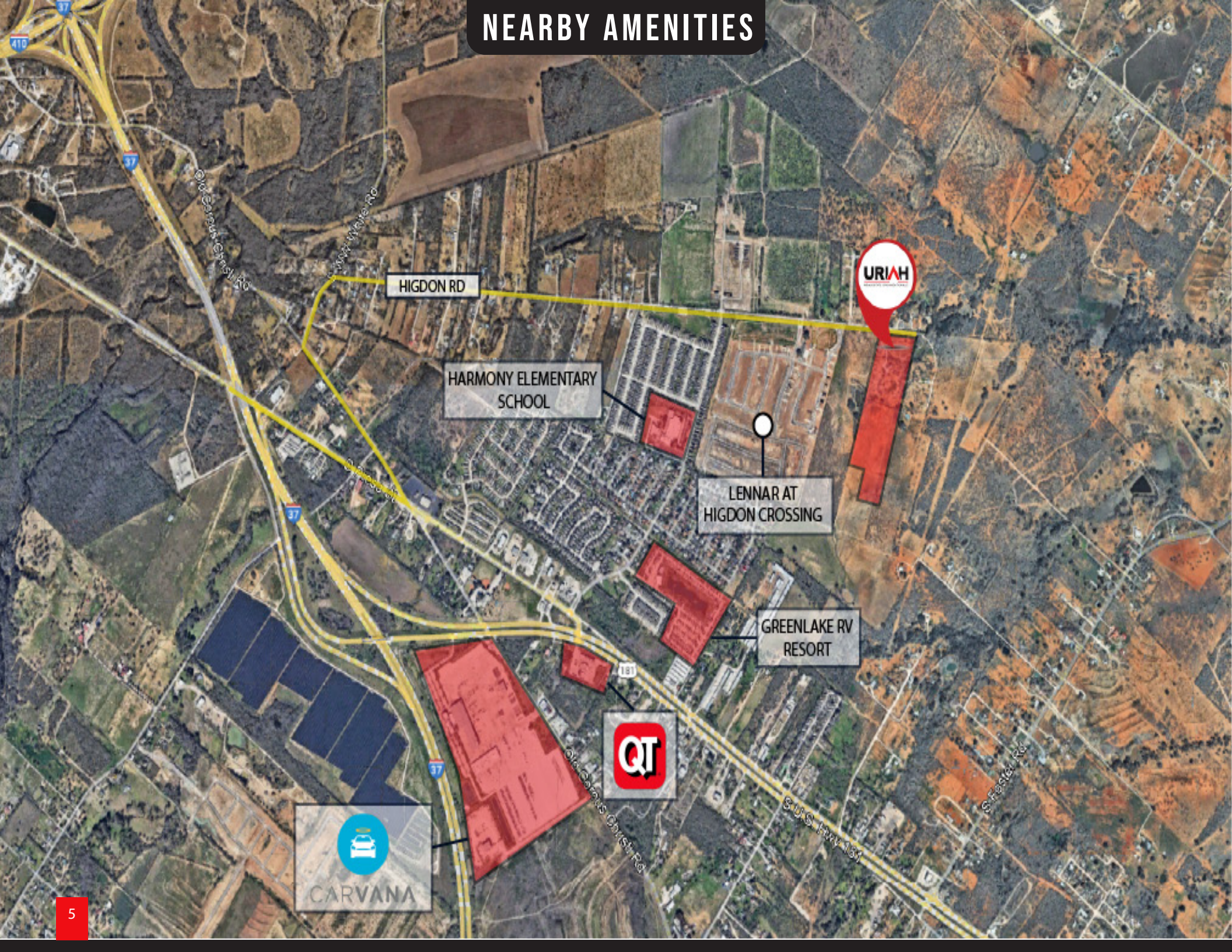
PARTIAL CLEARING AND GRADING COMPLETED

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PROPERTY PHOTOS | 5894 HIGDON RD



NEARBY AMENITIES



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

<u>Uriah Real Estate Organization</u>	<u>9002555</u>	<u>uri@uriahrealestate.com</u>	<u>(830)600-LAND</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>(512)960-0747</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Sales Agent/Associate's Name	License No. Initial	Email	Phone
	<u>UR</u> <u>UCN</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
		<u>3/11/2025</u> <u>3/11/2025</u>	
	Buyer/Tenant/Seller/Landlord-Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov