

TX-211 access road &
US Highway 90 W

CARTER SPEER
210.862.8700 cell
Carter@briggsranchrealty.com

Land For Sale 40+/-acres Commercial Site

TX-211 access road &
US Highway 90 W



13611 Briggs Ranch Road, St. 101
San Antonio, Texas 78245
210.677.0188 office
www.BriggsRanchRealty.com

CARTER SPEER
210.862.8700 cell
Carter@briggsranchrealty.com

Land For Sale

40+/- acres Commercial Site

TX-211 access road &
US Highway 90 W

This 40+/- acre commercial tract is on the corner and bordered by TX-211 access road to the west, US Highway 90 and Briggs Ranch Storage to the south, Mansions Bluff Road to the east and Pulte & Centex Homes - Horizon Ridge to the north. Across Mansion Bluff Road is The Villages of Briggs Ranch, 808 high end apartments. Castroville, TX is seven miles west, Loop 410 is seven miles east & Potranco Rd. is three miles to the north.



13611 Briggs Ranch Road, St. 101
San Antonio, Texas 78245
210.677.0188 office
www.BriggsRanchRealty.com

CARTER SPEER
210.862.8700 cell
Carter@briggsranchrealty.com

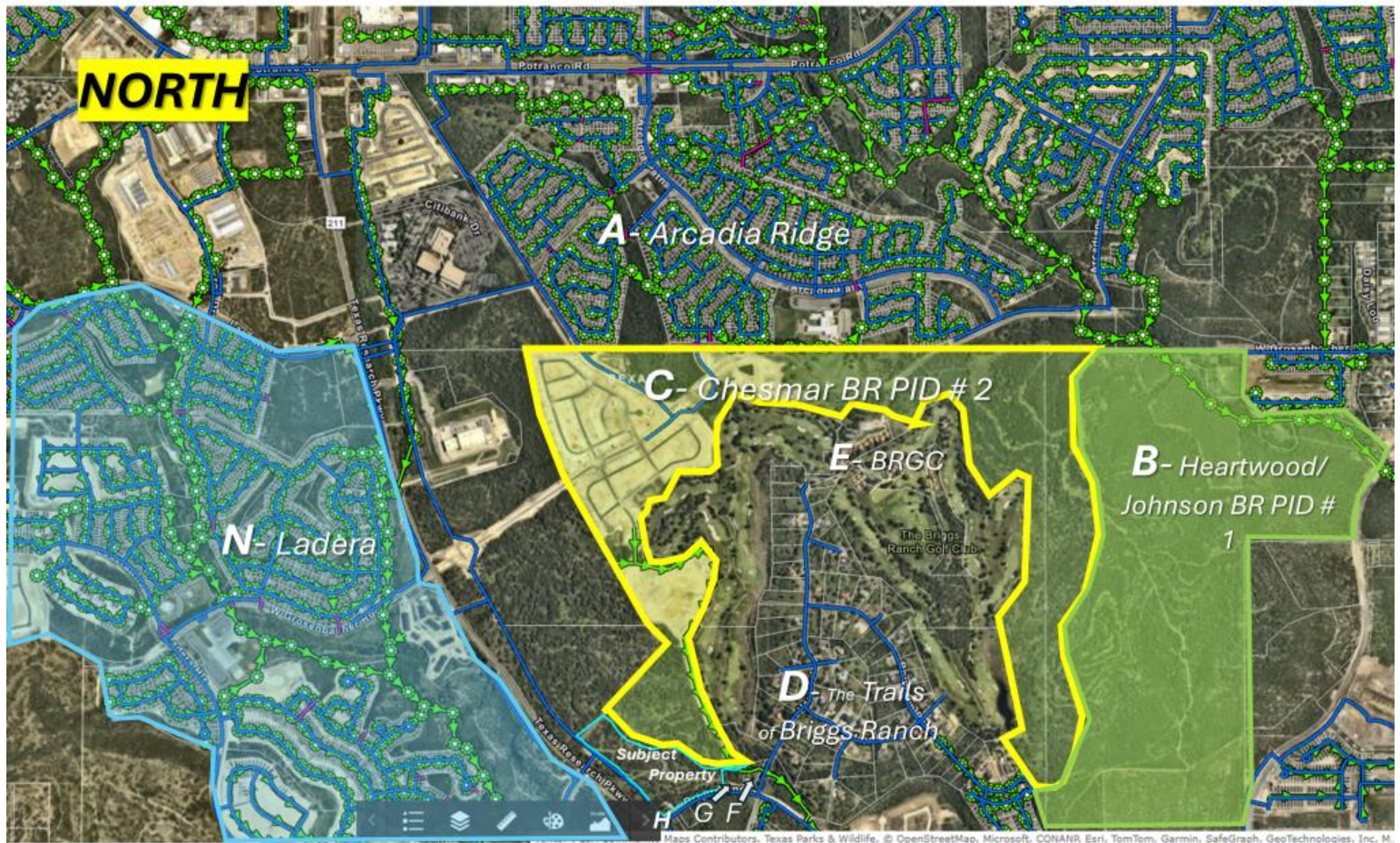
This area/corridor located in west Bexar County Texas, of Texas Research Parkway (TX-211) between Highway 90 to the south and Potranco Road (1957) to the north, is one of the fastest growing areas in the United States.

- This chart to the right shows 26 of the larger developments within a three-mile radius of this available site located in Briggs Ranch.
- The following two slides (#4) are corresponding maps showing the location of these respective developments in relation to the 20.52+/- acres available.



Greater Briggs Ranch Area Developments (3-mile radius)						
	Development	acres	use	units/homes	status or % complete	Completed Units
A	Arcadia Ridge	700	Residential	2457	0.850	2088
B	Heartwoodn/Johnson BR PID # 1	805	Residential-Multi Use	2000	0.006	12
C	Chesmar BR PID # 2	384	Residential	1200	0.010	12
D	The Trails of Briggs Ranch	220	Residential	160	0.55	88
E	Briggs Ranch Golf Club	293	Golf - private	0	complete	
F	Briggs Ranch Realty-Chicago Title	1.62	Office Building	1	complete	1
G	BR LTD 1.75 AC Platted Commercial	1.75	Multi Use	0	available	
H	BPC Commercial	4	Retail	0	planning	
I	Golf Club of Texas	235	Golf-daily fee	0	complete	
J	The Park at Briggs Ranch	47	Muti Family	808	complete	808
K	Pulte - Obichi JV	121	Residential	422	0.723	305
L	Smithers & Touchtone	6	Nursing Home		planned	
M	BR LTD. 34-AC commercial parcel	34	Multi Use		available	
N	Ladera, Hunters Ranch, Hidden Bluffs	1125	Residential-Multi Use	4860	0.511	2484
O	Whisper Falls - DR Horton	335	Residential	1285	0.838	1077
P	Silo - Lennar	344	Residential	1435	0.675	968
Q	Lucky Ranch- residential	748	Residential	3082	0.807	2487
R	Lucky Ranch- commercial	14	Commercial		devloping	
S	Blue Sky-Air Force Village	75	Retirement Living	264	complete	264
T	Blue Sky-Air Force Village	197	Retirement Living	122	complete	122
U	Starlight Homes-Meridian (Blue Skies)	155	Residential	700	0.717	502
V	Olson Ranch	86	Residential	100	0.720	72
W	Orchard	460	Residential-Multi Use	2949	planned	
X	Harlach Farms & Remmington Ranch	248	Residential	593	0.722	428
Y	Hennersby Hollow (Echtle/Jungman)	462	Residential	1980	0.143	283
Z	StoneHill	585	Residential	1984	0.135	267
	Total	7,686		21,845	0.562	12,268
<i>The 26 developments listed above represent the larger developments within a three 3-mile radius. These developments can be located on the "BR 3-mile radius map PDF".</i> <i>A 3-mile radius is aproximately 18,100-acres, leaving 10,000+acres for future infil development.</i> SOURCE: Pape Dawson, Metro Study & County Records						

For additional information contact Carter Speer
(210)862-8700 c (210)677-0188 o
Carter@BriggsRanchRealty.com



13611 Briggs Ranch Road, St. 101
 San Antonio, Texas 78245
 210.677.0188 office
www.BriggsRanchRealty.com

CARTER SPEER
 210.862.8700 cell
Carter@briggsranchrealty.com



13611 Briggs Ranch Road, St. 101
 San Antonio, Texas 78245
 210.677.0188 office
www.BriggsRanchRealty.com

CARTER SPEER
 210.862.8700 cell
Carter@briggsranchrealty.com



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 **SALES AGENT** 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.

Briggs Ranch Realty Company, LLC	602782	carter@briggsranchrealty.com	210-677-0188
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel G. Dunlap	530701	dan@briggsranchrealty.com	210-286-4067
Designated Broker of Firm	License No.	Email	Phone
Robert Carter Speer	362375	carter@briggsranchrealty.com	210-862-8700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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
IABS 1-0

13611 Briggs Ranch Road, St. 101
San Antonio, Texas 78245
210.677.0188 office
www.BriggsRanchRealty.com

CARTER SPEER
210.862.8700 cell
Carter@briggsranchrealty.com