

FOR SALE

±10.88 Acres Available

Hwy 181 at South Presa, SE San Antonio, Texas

LOCATION:

On US Highway 181 at South Presa
in southeast San Antonio, Texas

LAND AREA: ±10.88 Acres

ZONING: L (Light Industrial)

UTILITIES: SAWS Water/Sewer Onsite

Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

FRONTAGE: Shared Access with QT and BB
±139.10' on Old Corpus Christi Hwy

SALE PRICE: \$1,650,000 (Seller Finance
Available)

HIGHLIGHTS:

- 10.88 Acres Platted
- OPC's Available See Broker

DEMOGRAPHICS:

	3 mile	5 mile	7 mile
2022 Population	12,476	50,219	130,995
2027 Proj. Population	12,930	52,274	135,150
Average HH Income	\$83,136	\$75,986	\$66,880



COMMERCIAL PROPERTY GROUP

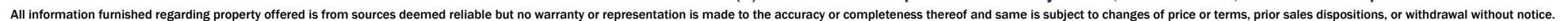
For more information, please contact **Landon Kane**

(o) 210-496-7775 | (c) 210-602-7053 | lkane@dirtydealers.com

(o) 210-496-7775 | 18618 Tuscany Stone, San Antonio, Texas 78258 | www.dirtydealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

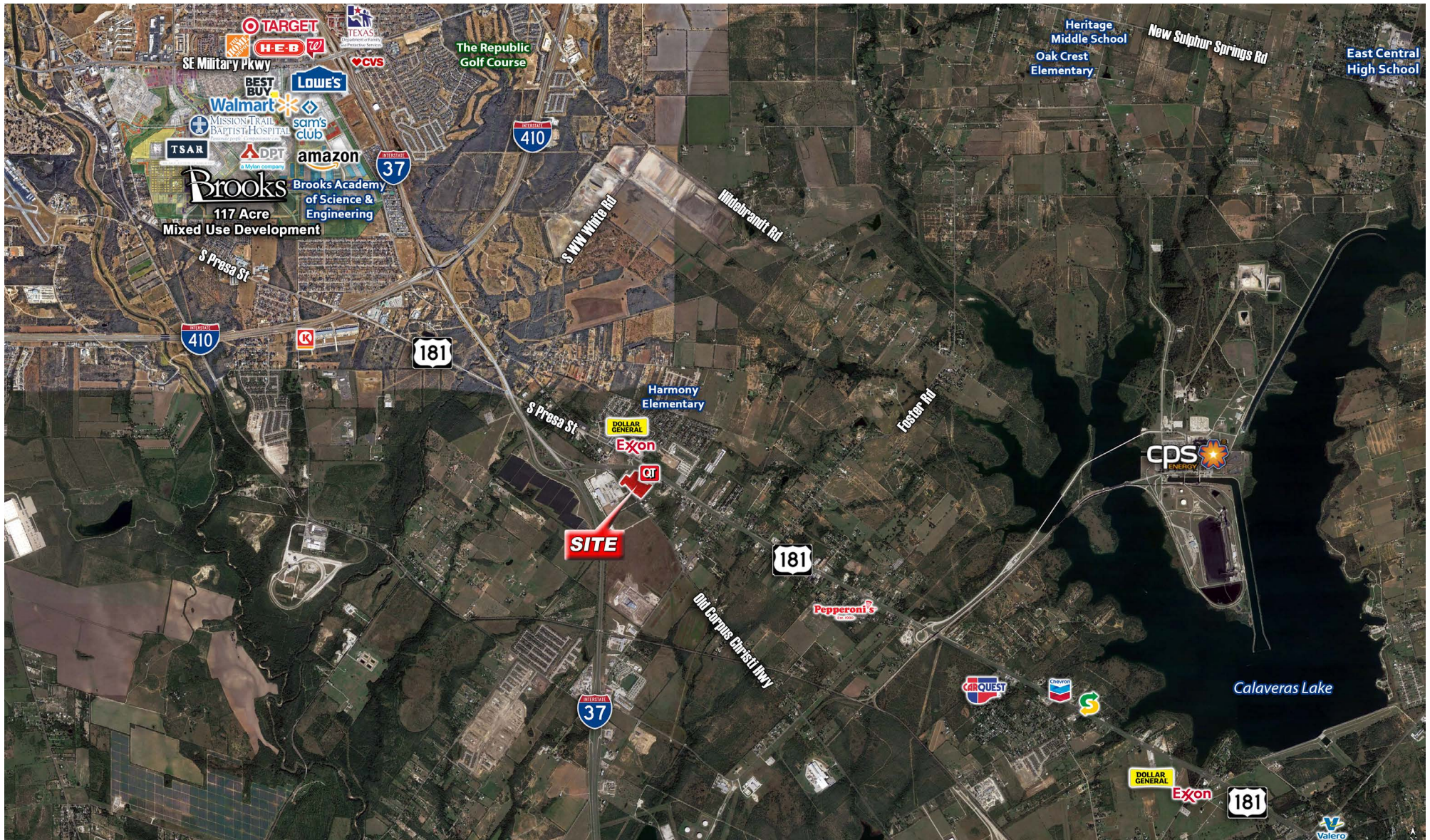
Hwy 181 at South Presa, SE San Antonio, Texas



Wide Aerial

±10.88 Acres Available

Hwy 181 at South Presa, SE San Antonio, Texas



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MATTHEW TRAILS RV PARK

San Antonio, Texas

GENERAL NOTES

- BUILDING CONSTRUCTION PLANS SHALL BE PROVIDED BY A REGISTERED ARCHITECT. BUILDING PLANS SHOWN ON THIS RECREATIONAL VEHICLE (RV) PARK DESIGN SCHEMATIC ARE A SUGGESTED REPRESENTATION.
- THE GROUND SURFACE IN ALL PARTS OF THE RECREATIONAL VEHICLE (RV) PARK SHALL BE GRADED AND DESIGNED TO DRAIN ALL STORMWATER AND SURFACE WATER IN A SAFE, EFFICIENT MANNER. DRAINAGE ANALYSIS SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER AND EASEMENTS FOR THE CONVEYANCE OF SURFACE WATER OFF-SITE SHALL BE OBTAINED, IF NECESSARY.
- EACH SITE WITHIN THE RECREATIONAL VEHICLE (RV) PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE PROPOSED WATER FACILITY PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY THE CITY AND BY THE MUNICIPAL WATER DISTRICT, AND ANY OTHER ENTITIES RESPONSIBLE FOR THE REGULATION OF AND PROVISION OF PUBLIC WATER SERVICES.
- EACH SITE WITHIN THE RECREATIONAL VEHICLE (RV) PARK SHALL BE PROVIDED WITH A CONNECTION FOR WASTEWATER. ALL PROPOSED WASTEWATER SERVICE LINES SHALL BE CONNECTED TO THE PUBLIC WASTEWATER SYSTEM AT A SINGLE POINT CONSISTING OF A MANHOLE AND NEARBY INSPECTION SAMPLE WELL. ALL PROPOSED WASTEWATER FACILITY PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY THE CITY AND BY THE MUNICIPAL WATER DISTRICT AND ANY OTHER ENTITIES RESPONSIBLE FOR THE REGULATION OF AND PROVISION OF PUBLIC WASTEWATER TREATMENT SERVICES.
- EACH SITE WITHIN THE RECREATIONAL VEHICLE (RV) PARK SHALL BE PROVIDED WITH ELECTRICAL SERVICE. ALL ELECTRICAL SERVICE SHALL BE UNDERGROUND AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- AN INTENDED STREET LIGHTING PLAN SHOWING LOCATION AND LUMENS FOR THE RECREATIONAL VEHICLE PARK SHALL BE APPROVED BY THE CITY AS PART OF THE SITE PLAN.

AREA CALCULATIONS		
PROPOSED STRUCTURES	1500	1%
PROPOSED ROADS	141,780	30%
RV SITE AREAS	231,070	48%
PASSIVE OPEN SPACE	45,638	10%
ACTIVE OPEN SPACE	55,500	11%
TOTAL SITE AREA	~ 475,488 sf	

OWNER

BOERNE BROAD OAK LTD
INVOKE TAX PARTNERS
18618 TUSCANY STONE STE 210
SAN ANTONIO, TX 78258-3467

SITE ADDRESS

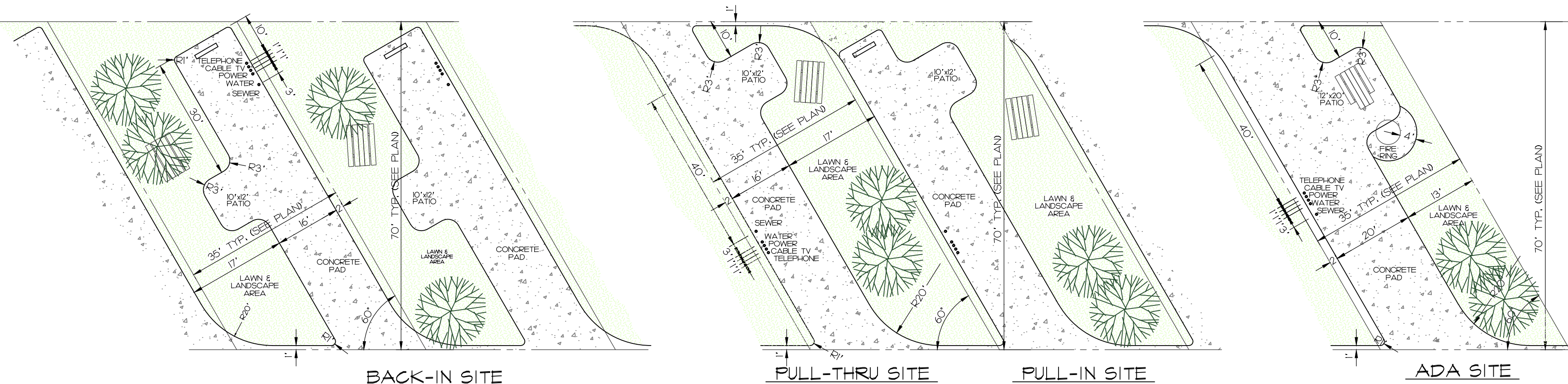
S US HWY 181 TX 78223

PARCEL INFORMATION

TAX # 1301401
MCB 16623 BLK 25 LOT 3 (QT 4052 ADDITION)
VACANT LAND

CONCEPT PREPARED FOR:

QT SOUTH, LLC
LONDON KANE



RV PARK FEATURES

- 77 RV SITES
- CHECK-IN OFFICE
- COMFORT STATION
- BARK PARK AREA

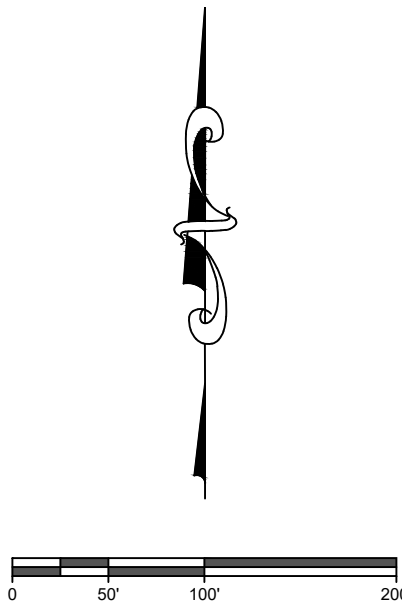
PARK LEGEND

- PROPOSED TRASH BIN
- PROPOSED TREE
- EXISTING TREE

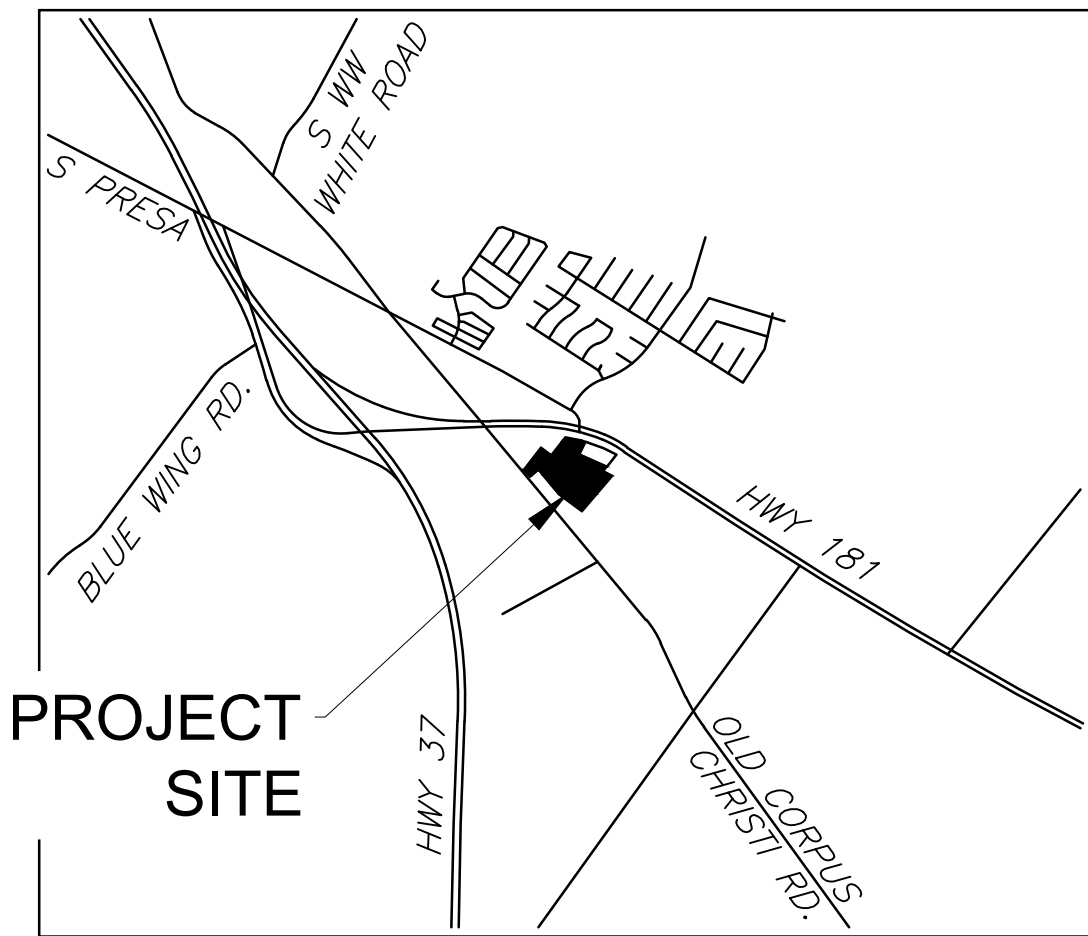
THIS CONCEPT SKETCH WAS CREATED BASED ON AVAILABLE PUBLIC RECORDS AND COUNTY GIS INFORMATION.

NO SURVEY WAS COMPLETED AND THE ACCURACY TOPOGRAPHIC INFORMATION AND PROPERTY DIMENSIONS HAS NOT BEEN VERIFIED.

THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION.



DESIGN BY: RV Park Consulting, Inc. Rich Stockwell 812 Shoshone Drive Lacannon, WA 98257 TEL 360 - 466 - 9922 http://www.rvparkconsulting.com • rich@rvparkconsulting.com	PROJECT: MATTHEW TRAILS RV PARK BEXAR COUNTY CONCEPT LAYOUT	SCALE: 1" = 100' DATE: 12/6/2023 SHEET: 1 of 1
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VICINITY MAP
SCALE: NTS

LEGEND


 BOUNDARY LINE
 PROPOSED LOT LINE
 EXISTING LOT LINE
 STREET CENTERLINE
 EXISTING EASEMENT
 10' PROPOSED SETBACK
 200' NOTIFICATION LINE

LAND USE	
TOTAL ACRES	12.765 ACRES
PROPOSED UNITS	89
DENSITY	6.97 UNITS/AC
COURTS	0.38 ACRES
AVERAGE UNIT SF	3500 SF
TOTAL PARKING	*ON SITE ONLY

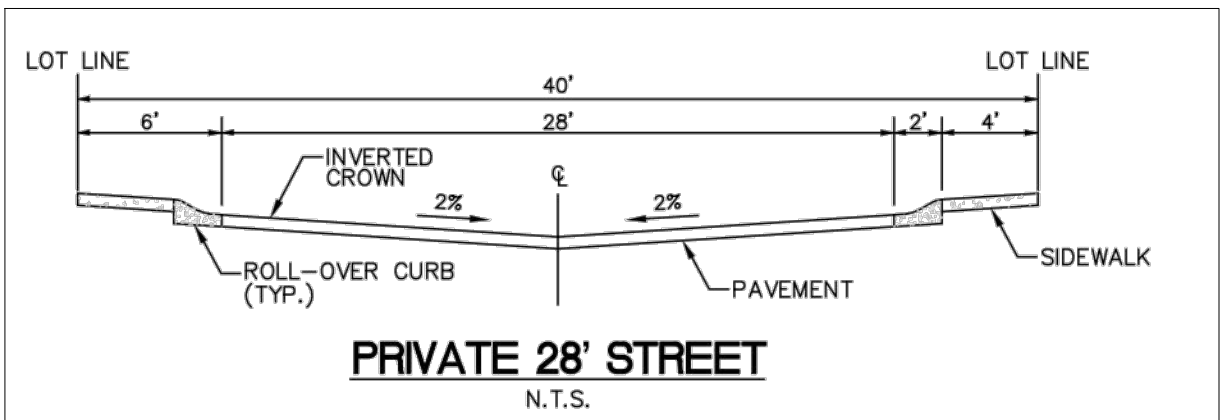
* ASSUMES GARAGE PARKING + 1 ADDITIONAL PER UNIT.

* ASSUMES GARAGE PARKING + 1 ADDITIONAL PER UNIT.

I, , THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR SUBDIVISION PLATTING OR BUILDING PERMITS.

LEGAL DESCRIPTION

A 12.765 ACRE LOT 3, BLOCK 25, NBC 16623 TRACT OF LAND OUT OF THE CITY OF SAN ANTONIO
CALLED LOT 3, BLOCK 25 QT 4052 ADDITION (PLAT NO. 180088, VOL. 200001 PG.1046



OWNERS/DEVELOPERS:

TQ SSOUTH ,LLC
LANDON KANE

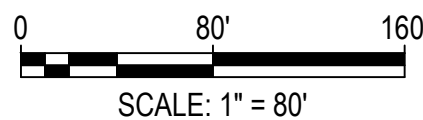
ENGINEER/PLANNER

HORROCKS ENGINEERS
Clint Boyle, AICP

Robert D. Leonhard, P.E., MBA

17240 Huffmeister, Suite 106
Quincy, TX 77130

Cypress, TX 77429
210-577-1921

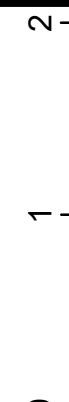


HORROCKS
ENGINEERS

17240 Huffmeister, Suite 106
Cypress, TX 77429

(346) 395-6565
www.horrorocks.com

WARNING



IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

DRAWING INFO		REV #	REVISIONS
DATE	09/24/2021		DATE
DESIGNED			
DRAWN		MDK	
CHECKED		RDL	
PROJECT		TX-LD-4138	
*SEE GENERAL NOTES SHEET			

*SEE GENERAL NOTES SHEET

PRELIMINARY
NOT FOR
CONSTRUCTION

TRAILS AT MATTHEW BERT P.U.D

SAN ANTONIO, TX

REZONE EXHIBIT

CONCEPTUAL SITE PLAN



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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:
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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