

Marcus & Millichap

±1.546 ACRES

COMMERCIAL LAND

DEVELOPMENT OPPORTUNITY

TEZEL ROAD AND TIMBER RANCH
SAN ANTONIO, TX 78250

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
MARCH 23-25, 2026

VIEW ONLINE AUCTION
MARCH 23-25, 2026

±1.55 ACRE COMMERCIAL DEVELOPMENT SITE



±1.546 AC
COMMERCIAL LAND
SITE LOCATED IN A
DENSE INFILL TRADE AREA;
COMPELLING DEVELOPMENT
OPPORTUNITY OFFERED AT
A SUBSTANTIAL DISCOUNT
ALLOWING FOR
SIGNIFICANT VALUE
ADD

FLEXIBLE
ZONING ALLOWING
FOR A VARIETY OF USES;
STRONG DEMOGRAPHICS
WITH 17K PEOPLE WITH
\$112K+ IN AVG HH INCOME
(1-MI) AND 110K+ PEOPLE
WITH OVER \$100K IN
AVG HH INCOME
(3-MILE)

LOCATED
ON A SIGNALIZED
HARD CORNER WITH
FRONTAGE ALONG TEZEL
RD AND TIMBER RANCH
(±19K COMBINED VPD);
STRATEGIC LAND PLAY IN A
GROWING SUBMARKET
WITH AN IMMEDIATE
CUSTOMER
BASE

TEZEL ROAD AND TIMBER RANCH, SAN ANTONIO, TX 78250

ONLINE AUCTION: MARCH 23-25, 2026 | ABSOLUTE \$1 AUCTION

 <p>PARCEL NUMBER: 15093-000-0098</p> <p>LOT: ±1.546 AC (±67,344 SF)</p> <p>COUNTY: BEXAR</p> <p>ZONING: C-3R AHOD</p>	 <p>PROPERTY TYPE: COMMERCIAL LAND</p> <p>OWNERSHIP: FEE SIMPLE</p> <p>UTILITIES AND DRAINAGE ON SITE</p>	 <p>SHOVEL READY</p> <p>NORTHWEST SUBMARKET</p> <p>SIGNALIZED HARD CORNER WITH DUAL FRONTAGE</p> <p>±110k POPULATION WITH ±\$101k AVG HH INCOME (3-MI)</p>	 <p>±3-MI TO LOOP 1604</p> <p>±4-MI TO I-410</p> <p>±6-MI TO TX-151</p> <p>±25-MIN FROM DOWNTOWN</p> <p>(3-MI)±20-MIN FROM SAN ANTONIO INT'L AIRPORT</p>
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Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a fee simple interest in ±1.546 acres of commercial land located at the southwest corner of Tezel Road and Timber Ranch in San Antonio, Texas 78250 (the "Property"). Offered at auction, the Property represents a compelling opportunity for investors, developers, or owner-users to acquire a well-located development site at a signalized hard corner within one of San Antonio's fastest-growing residential and retail corridors. **FIRST BID MEETS RESERVE!**

The Property consists of a ±1.546-acre parcel (±67,344 SF) and benefits from excellent frontage with ±280 feet along Tezel Road (±16,055 VPD) and ±240 feet along Timber Ranch (±2,939 VPD), providing strong visibility and accessibility. Situated at a signalized intersection, the Property is well-positioned to capture both commuter and neighborhood traffic serving the surrounding Northwest San Antonio trade area. The current zoning district for the Property is C-3R, General Commercial Restrictive Alcoholic Sales District, within the AHOD, Airport Height Overlay District allowing for a variety of commercial uses including Multifamily (up to 65-units per acre). This asset presents investors with a significant value-add opportunity through development and lease-up at prevailing market rents, with CoStar estimating retail market rental rates of \$20-24/SF NNN.

San Antonio is the second-largest city in Texas and the seventh-largest city in the United States, with a population exceeding 1.5 million residents. Home to the Alamo and the iconic River Walk, the San Antonio metro anchors the southern portion of Central Texas along the booming I-35 Corridor, one of the fastest-growing regions in the state. The Property is centrally located between the established residential communities of Great Northwest, Northchase, and Hidden Meadows. The Property offers convenient access to major transportation routes, located just ±3-Mi from Loop 1604 (112,000+ VPD), with additional connectivity via Bandera Rd (nearly 60,000 VPD) and Loop 410 (167,000+ VPD). These corridors link the Northwest submarket to San Antonio's core employment centers and provide direct access to Downtown San Antonio (±25-min), the South Texas Medical Center, and San Antonio International Airport (±20-min). This strategic land opportunity is situated near multiple established retail centers, including an H-E-B-anchored shopping center with national and credit tenants such as Dollar Tree, Rent-A-Center, Great Clips, and Metro, as well as a nearby Walmart Supercenter-anchored center featuring Wendy's, Jersey Mike's, and other national retailers. The surrounding retail corridor includes McDonald's, Taco Bell, CVS, Anytime Fitness, Gold's Gym, Whataburger, Burger King and AutoZone, generating strong tenant synergy and consistent crossover traffic. Supported by dense demographics and proximity to daily-needs retail, the Property is well positioned for future commercial development and long-term investment upside. The Northwest submarket continues to attract investment due to robust population growth, expanding infrastructure, and a diversified employment base. The Property is further supported by extremely dense demographics, with ±110,000 residents within 3-mi boasting an average household income of ±\$101,283, and more than ±336,500 residents within 5-Mi.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area. City of San Antonio website used as source for zoning. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

SAN ANTONIO, TX

PROPERTY
AERIAL

VIEW ONLINE AUCTION
MARCH 23-25, 2026

DOWNTOWN
SAN ANTONIO
±25-MIN

INGRAM
PARK MALL ±10-MIN

\$1
ABSOLUTE
AUCTION

±2,939
VPD (2025)

FARMERS
INSURANCE

CITY OF
SAN ANTONIO
TEXAS

±16,055
VPD (2025)

±1.55
ACRES

TEZEL RD

TIMBER RANCH

±1.55 ACRE COMMERCIAL DEVELOPMENT SITE

SAN ANTONIO, TX

BEXAR COUNTY C-3R AHOD ZONING

C-3R, General Commercial Restrictive Alcoholic Sales District
within the AHOD, Airport Height Overlay District

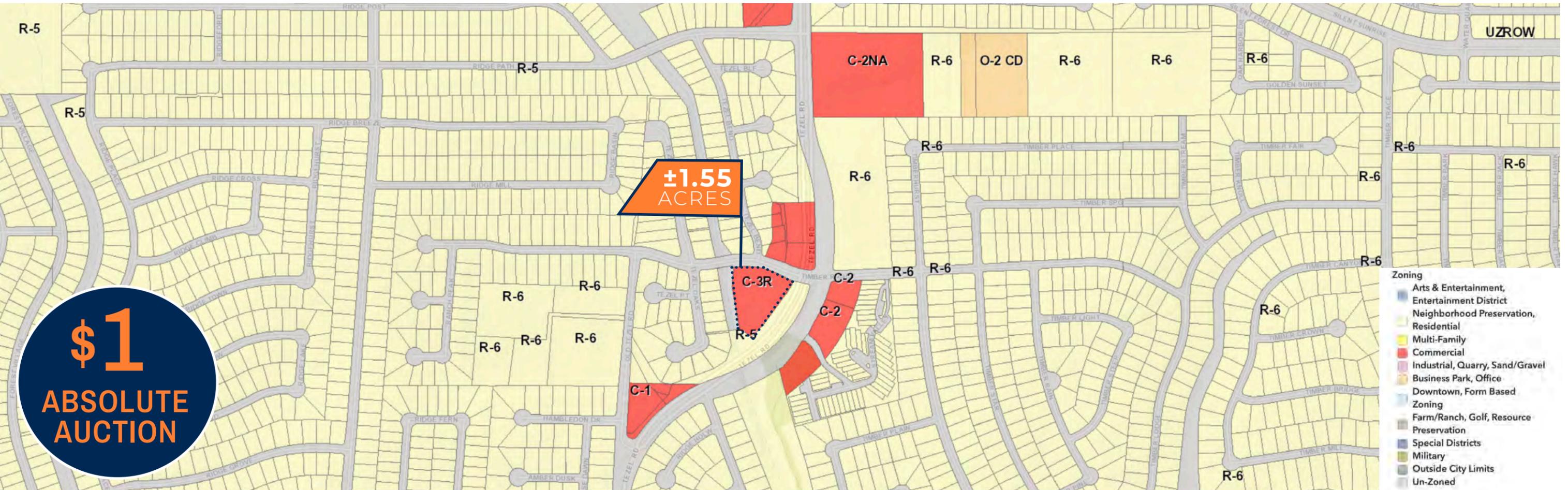
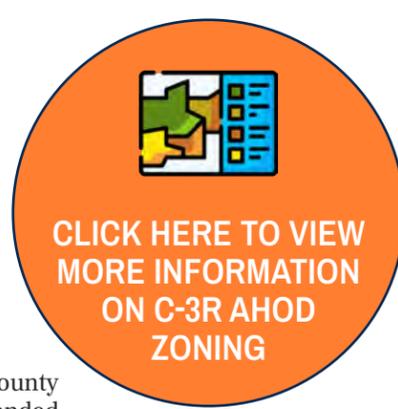
The Property is zoned C-3R (General Commercial Restrictive Alcoholic Sales District) within Bexar County and is also subject to the Airport Height Overlay District (AHOD). This zoning classification is intended to accommodate a broad range of commercial uses while maintaining compatibility with surrounding residential neighborhoods and nearby aviation corridors. The C-3R designation supports higher-intensity commercial development with specific operational standards designed to mitigate off-site impacts.

PERMITTED & TYPICAL USES

- C-3R zoning allows for a wide variety of neighborhood, service, and regional commercial uses, including but not limited to:
- Retail stores and service-oriented businesses
- Restaurants and quick-service food users (subject to alcohol restrictions)
- Professional offices and medical or dental clinics
- Financial institutions and personal services
- Fitness, wellness, and community-serving commercial uses
- Mixed commercial developments compatible with surrounding residential areas
- Alcohol sales are restricted under the "R" designation, positioning the zoning well for family-oriented, service-based, and daily-needs retail users.

AIRPORT HEIGHT OVERLAY DISTRICT (AHOD)

The Property lies within the AHOD, which regulates building height and certain site characteristics due to proximity to regional flight paths. While AHOD does not prohibit development, it requires review to ensure compliance with height limitations and aviation safety standards. This overlay helps preserve long-term compatibility with airport operations while still allowing commercial development.



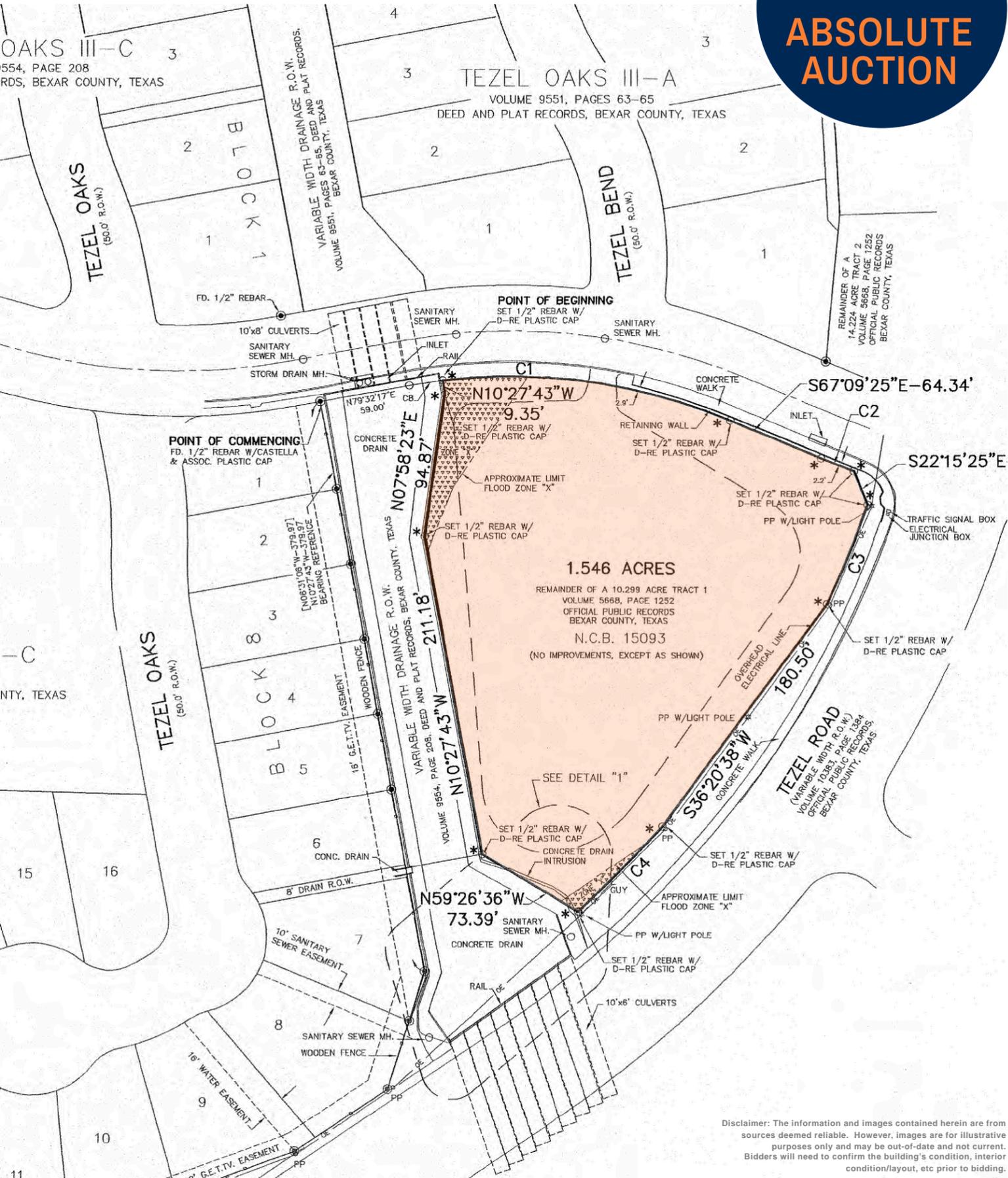
\$1
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±1.55 ACRE COMMERCIAL DEVELOPMENT SITE

SAN ANTONIO, TX

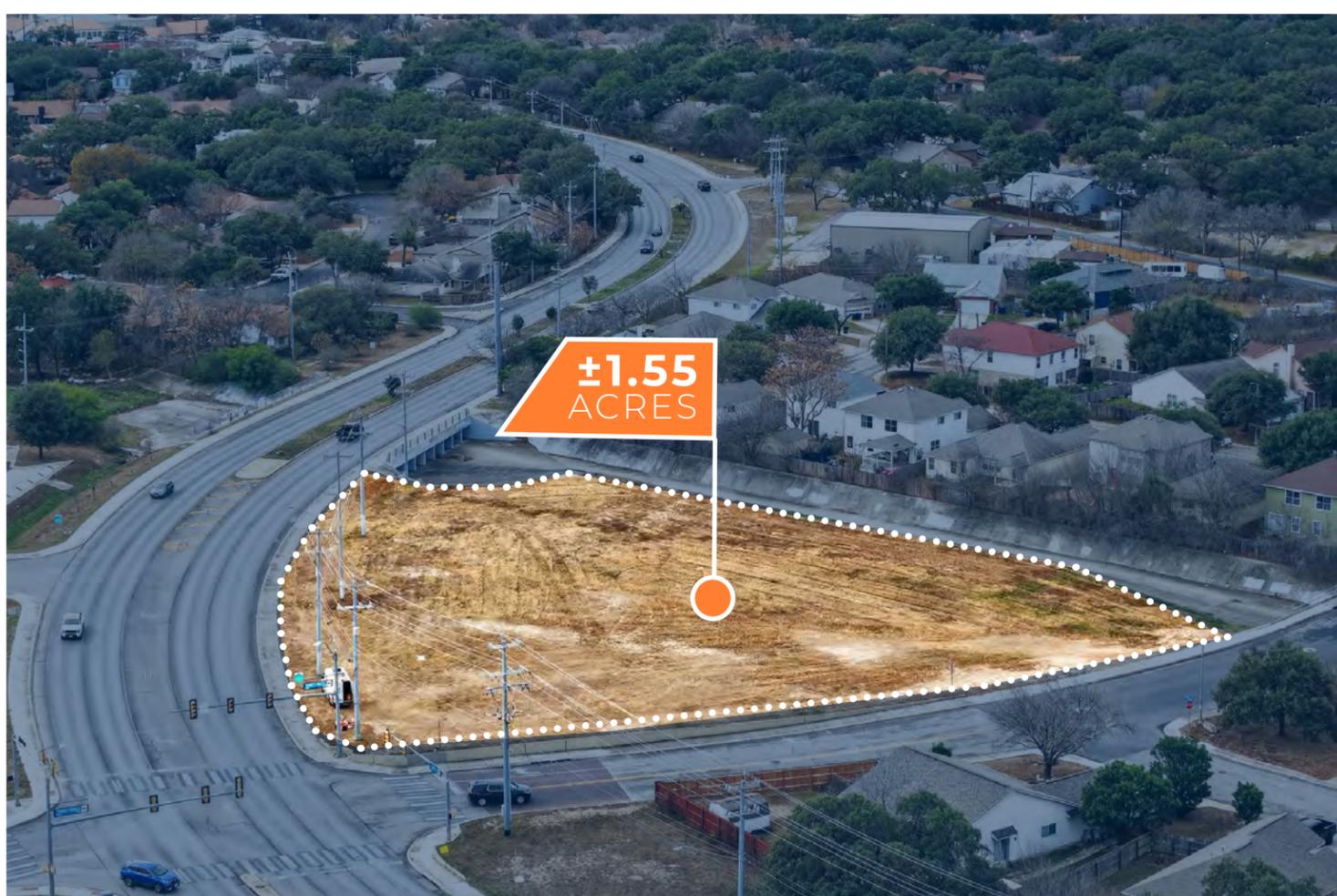
COMMERCIAL LAND SURVEY ENDLESS OPPORTUNITIES

\$1
ABSOLUTE AUCTION



Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

VIEW ONLINE AUCTION
MARCH 23-25, 2026



±1.55 ACRE COMMERCIAL DEVELOPMENT SITE

SAN ANTONIO, TX

COUNTY SEAT SAN ANTONIO, TEXAS

San Antonio, located in Bexar County, Texas, is the 7th most populous city in the United States, the 2nd largest in the South, and the 2nd most populous in Texas with more than ±1.5 million residents. The broader San Antonio–New Braunfels MSA is home to over ±2.6 million people, ranking as one of the fastest-growing regions in the country.

Nicknamed “Military City, USA”, San Antonio contains one of the largest concentrations of military bases nationwide, including Lackland Air Force Base, Brooke Army Medical Center, Randolph Air Force Base, and Fort Sam Houston. Together, Joint Base San Antonio employs over 80,000 active-duty personnel, reservists, and civilians, making it the city’s single largest employer and a core driver of the local economy. Beyond its military presence, San Antonio boasts a diversified economy anchored by Financial Services, Energy, Advanced Manufacturing, Healthcare, and a robust Technology sector. The metro is home to four Fortune 500 companies—USAA, Valero Energy, NuStar Energy, and iHeartMedia—as well as the South Texas Medical Center, the region’s premier hub for healthcare and medical research.

Tourism remains a cornerstone of the economy, with iconic attractions such as the Alamo and River Walk drawing over 34 million visitors annually. According to the most recent Economic Impact Study, 1 in 7 residents work in tourism and hospitality, supporting ±145,000 jobs and generating an annual economic impact of ±\$17.4 billion. Downtown San Antonio continues to evolve as the cultural and business core of the city, encompassing landmark attractions, riverfront entertainment, corporate offices, and residential developments. Supported by ongoing public and private investment, the central business district has emerged as a vibrant live-work-play environment, with strong growth in residential, hospitality, and mixed-use projects.

San Antonio’s combination of affordable living, educated workforce, and pro-business climate makes it one of the most attractive markets in the U.S. The City’s fiscal discipline is reflected in its AAA General Obligation Bond rating from all three major credit agencies (S&P, Fitch, and Moody’s)—the only U.S. city with a population exceeding 1 million to maintain this distinction. These advantages, combined with its central location along the I-35 Corridor and access to Mexico and Gulf Coast ports, reinforce San Antonio’s standing as a premier hub for long-term economic growth, investment, and quality of life.

SOURCE: <https://greateratx.com/business-in-atx> and <https://www.sanantonio.gov>

CITY & STATE INCENTIVES

LOCAL INCENTIVES

The City of San Antonio actively leverages financial and community resources to attract new companies, retain major employers, and support balanced economic growth. Through a mix of city- and state-level programs, businesses can access a wide range of incentives designed to reduce start-up costs, promote job creation, and encourage long-term investment. Key tools include:

- Tax Abatements
- Economic Development Incentive Fund (EDIF) Performance Grants
- E-16 Economic Development Rider
- San Antonio Economic Development Corporation (SAEDC) Investment Fund
- SAWS & CPS Energy Impact Fee Waivers
- Development Services Fee Waivers
- Foreign Trade Zone No. 80
- Tax Rebates
- Skills Development Fund
- Texas Enterprise Fund & Enterprise Project Designations

In addition, the City partners with organizations such as San Antonio Water System (SAWS), CPS Energy, Alamo Colleges, and Workforce Solutions Alamo to expand support. These partnerships provide utility fee waivers, workforce training programs, and tailored solutions to help companies meet operational and staffing needs. Together, these programs reinforce San Antonio’s pro-business climate and enhance its reputation as one of the most attractive markets for relocation, expansion, and long-term investment in Texas.

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MARCH 23-25, 2026



CLICK HERE TO VIEW
MORE INFORMATION
ON SAN ANTONIO'S
INCENTIVES



QUALITY OF LIFE

San Antonio offers a unique balance of big-city amenities and everyday affordability. Residents enjoy world-class golf courses, a thriving culinary and brewery scene, 130 miles of hike-and-bike trails, and more than 16,000 acres of public parkland, making outdoor recreation and wellness part of the city’s lifestyle. The region blends a strong sense of community with cultural vibrancy, anchored by music, art, and historic attractions such as the River Walk and The Alamo.

The city’s cost of living ranks among the lowest of U.S. metros with a population over 1 million, driven by affordable housing, competitive land prices, and a business-friendly climate. Combined with efficient infrastructure and steady job growth, San Antonio continues to deliver a high quality of life for residents and employers alike.



INDUSTRY LEADING EMPLOYERS

San Antonio has experienced more than 30% job growth since 2000 and is home to several Fortune 500 companies and the metro’s largest private employers include:

- H-E-B (±20,000 employees)
- USAA (±19,000 employees)
- Rackspace Technology (±6,300 employees)
- Whataburger (±6,000 employees)
- Rush Enterprises (±5,000 employees)
- Frost Bank (±4,600 employees)
- TaskUs (±4,000 employees)
- Bill Miller Bar-B-Q (±3,500 employees)
- Toyota Motor Manufacturing, Texas (±3,200 employees)
- Southwest Research Institute (±3,000 employees)
- SWBC (±3,000 employees)

In addition to these private-sector anchors, San Antonio is home to four major military installations consolidated under Joint Base San Antonio (JBSA)—the largest joint base in the Department of Defense—which directly employs more than ±74,000 people across the region.



BUSINESS INFRASTRUCTURE

For businesses, San Antonio’s central location, ample land availability, modern infrastructure, and competitive utility rates create an ideal environment for growth.

Three major interstate highways (I-35, I-10, and I-37) connect the region to both U.S. coasts, while Loops 410 and 1604 provide seamless circulation between the urban core and suburban growth areas. The city also maintains an efficient average commute time of just ±24 minutes.

San Antonio International Airport (SAT), located only ±8-mi from downtown, provides nonstop service to more than 40 destinations across 12 commercial carriers, supporting both business and leisure travel with continued expansion plans underway. international markets.



NATIONALLY RECOGNIZED SCHOOLS

From free early childhood education through San Antonio’s Pre-K 4 SA program to top-ranked universities and medical schools, the region offers exceptional education opportunities.

San Antonio is home to two major state universities: The University of Texas at San Antonio (UTSA), nationally recognized for its cybersecurity program, and UT Health San Antonio, a leader in life sciences, medical training, and biomedical research.

The city also hosts several private universities, including Trinity University, St. Mary’s University, and the University of the Incarnate Word, as well as prominent research institutions such as Southwest Research Institute (SwRI) and Texas Biomedical Research Institute (TBRI).



TOURISM & ATTRACTIONS

San Antonio is one of the nation’s top tourist destinations, welcoming more than 31 million visitors annually, including 25 million leisure travelers.

The city is anchored by world-renowned attractions such as The Alamo and the San Antonio River Walk, alongside major draws like SeaWorld San Antonio, Six Flags Fiesta Texas, the Henry B. Gonzalez Convention Center, and the cultural corridors of the Museum and Mission Reaches. Additional highlights include the Tobin Center for the Performing Arts and the redeveloped Pearl District, blending historic character with modern dining, retail, and entertainment.

San Antonio’s culinary reputation also shines on the global stage—designated a UNESCO Creative City of Gastronomy, making it only the second U.S. city to earn this distinction.



BIOSCIENCES AND HEALTHCARE INDUSTRY

San Antonio is a national hub for biosciences and healthcare, with nearly 1 in 5 local workers employed in the sector. The industry generated more than \$44 billion in regional economic impact in 2021, making it one of the largest and fastest-growing components of the metro economy.

The city is home to world-class healthcare facilities, cutting-edge biotech firms, and global enterprises such as 3M, Medtronic, and Becton Dickinson. At the core of this ecosystem is the South Texas Medical Center, a 900-acre campus that anchors research, education, and patient care for the region. As the research and development capital of Texas, San Antonio continues to attract investment, talent, and innovation in life sciences, medical devices, and healthcare delivery.



\$1
ABSOLUTE AUCTION

PREMIER CITY STATS & ACCOLADES



TEXAS: THE NATION'S LEADING STATE FOR BUSINESS

With a skilled and expanding workforce, low taxes, and attractive incentives, Texas continues to set the standard for business excellence. Home to a civilian workforce exceeding 15 million, Texas stands out for its significant investments in accessible infrastructure and its nationally renowned deal-closing fund, creating an unparalleled business environment.

Major corporations, including Toyota and Charles Schwab, have relocated their headquarters from California to Texas. Apple has established a new Austin campus with plans to accommodate up to 15,000 employees, while Tesla has moved its headquarters to the state and SpaceX continues to expand with office, development, and space launch facilities throughout the entire state of Texas. These successes underscore Texas's status as the premier destination for companies seeking growth, innovation, and opportunity.

According to CoStar's recent Retail Market Report, as the San Antonio retail market heats up during late summer of 2025, vacancies remain minimal despite macroeconomic concerns on the national and global level. Local demand on the part of retailers and consumers remains strong, as San Antonio continues to be one of the foremost destinations for domestic migration. Additionally, Over the past five years, asking rents have increased 19.0%, a trend fueled in part by persistently low availabilities. Given the balance between supply and demand, the forecast calls for moderate growth in rents and investment in San Antonio.



TEXAS HAS NO PERSONAL OR CORPORATE STATE INCOME TAX AND A REASONABLE REGULATORY CLIMATE. CHIEF EXECUTIVE MAGAZINE HAS RANKED TEXAS "THE #1 STATE FOR BUSINESS" FOR 20 CONSECUTIVE YEARS. AMAZON, TESLA, HP, AND ORACLE HAVE ALL MOVED TO OR EXPANDED THEIR OPERATIONS IN TEXAS. WHEN COMBINED WITH STEADY EMPLOYMENT AND INCOME GROWTH, FORECASTERS RANK TEXAS FIRST IN THE NATION FOR FIVE-YEAR GROWTH PROJECTIONS.



San Antonio is widely known as a favorite vacation destination, with nearly 40 million people visiting the city each year. The city's rich culture and history, burgeoning culinary and cocktail scene, world-class hotels, resorts and meeting spaces, exciting attractions, unique events, and its affordability have received praise from established organizations and media outlets.

San Antonio welcomed 37.7 million total visitors in 2023—including 35.6 million domestic and 2.05 million international travelers—with \$21.5 billion in economic impact, a 24% increase over the 2019 pre-pandemic peak.

ONE OF TEXAS' ONLY CITIES ON THE 2025 "WHERE TO GO" LIST
Travel + Leisure

#2 BEST MIDSIZE U.S. AIRPORT PRAISED FOR ITS EXCEPTIONALLY FAST SECURITY, RIDE-SHARE CONVENIENCE, AND FLIGHT RELIABILITY.
Wall Street Journal's 2023 rankings

NAMED AMONG THE "BEST PLACES TO VISIT IN THE U.S."
Condé Nast Traveler, 2023

SAN ANTONIO IS THE 7TH LARGEST AND ONE OF THE FASTEST GROWING CITIES IN THE U.S.

TOP 10 IN "BEST FAMILY VACATION DESTINATIONS IN THE U.S."
U.S. News & World Report, 2023

HELD #12 AMONG U.S. CITIES IN 2025 WORLD'S BEST AWARDS
Travel + Leisure

NAMED TOP U.S. DESTINATION
Travel + Leisure World's Best Awards 2024 (Ranked #6)

AMONG TOP 10 MOST ACCESSIBLE U.S. CITIES
Wander study

SAN ANTONIO IS DESIGNATED A UNESCO CREATIVE CITY OF GASTRONOMY, ONLY THE SECOND CITY IN THE U.S. TO RECEIVE THE DESIGNATION

SOURCE: and <https://www.visitsanantonio.com/media-room-backup/san-antonio-fact-sheet/>

EXPANDED AERIAL

VIEW ONLINE AUCTION
MARCH 23-25, 2026

\$1
ABSOLUTE
AUCTION



±16,055
VPD (2025)

±2,939
VPD (2025)



TEZEL RD



TIMBER RANCH

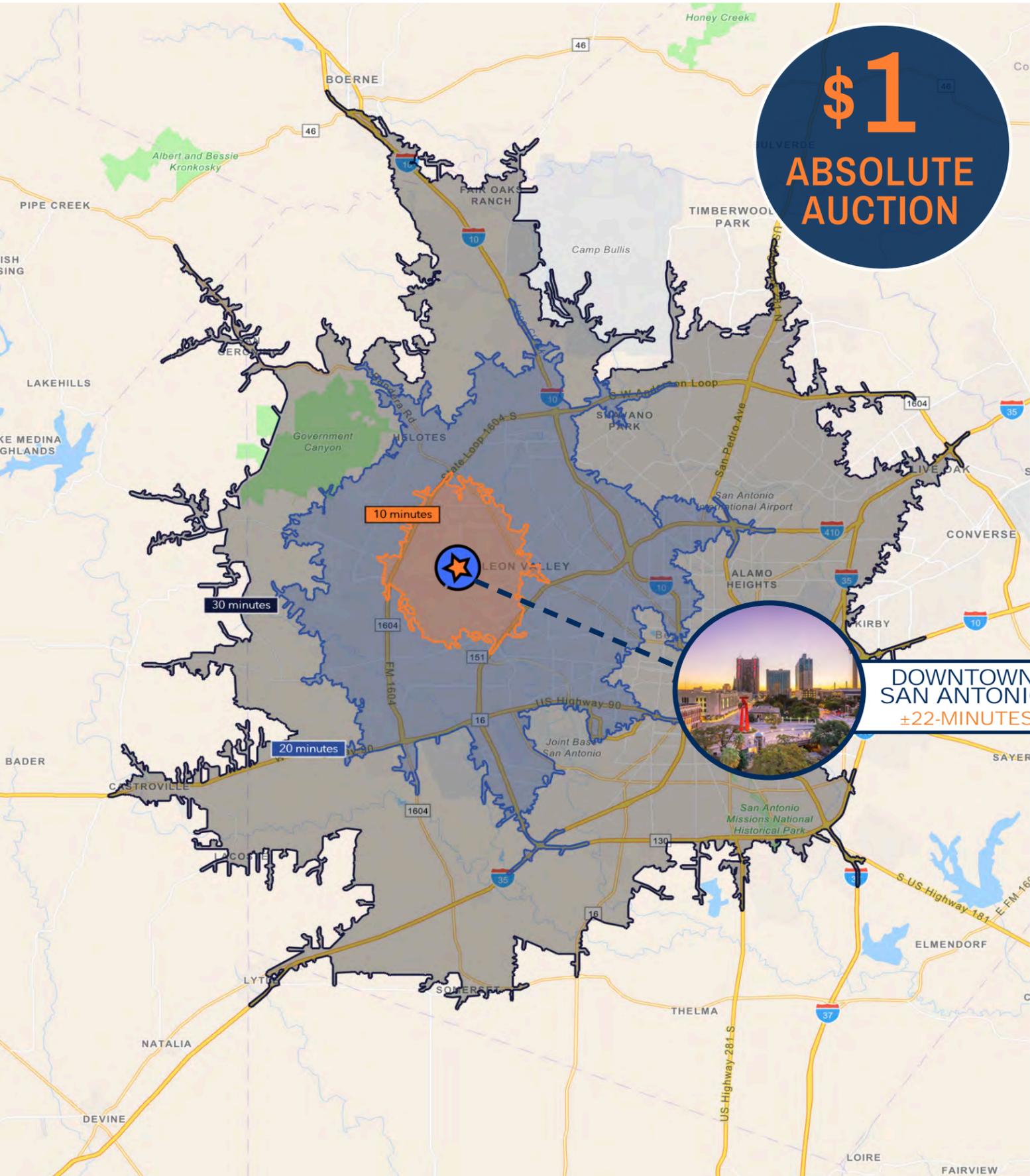
±1.55
ACRES

COMMERCIAL
DEVELOPMENT
OPPORTUNITY

±1.55 ACRE COMMERCIAL DEVELOPMENT SITE

SAN ANTONIO, TX

NORTHWEST SUBMARKET DRIVE TIME MAP (10, 20, 30-MINUTES)

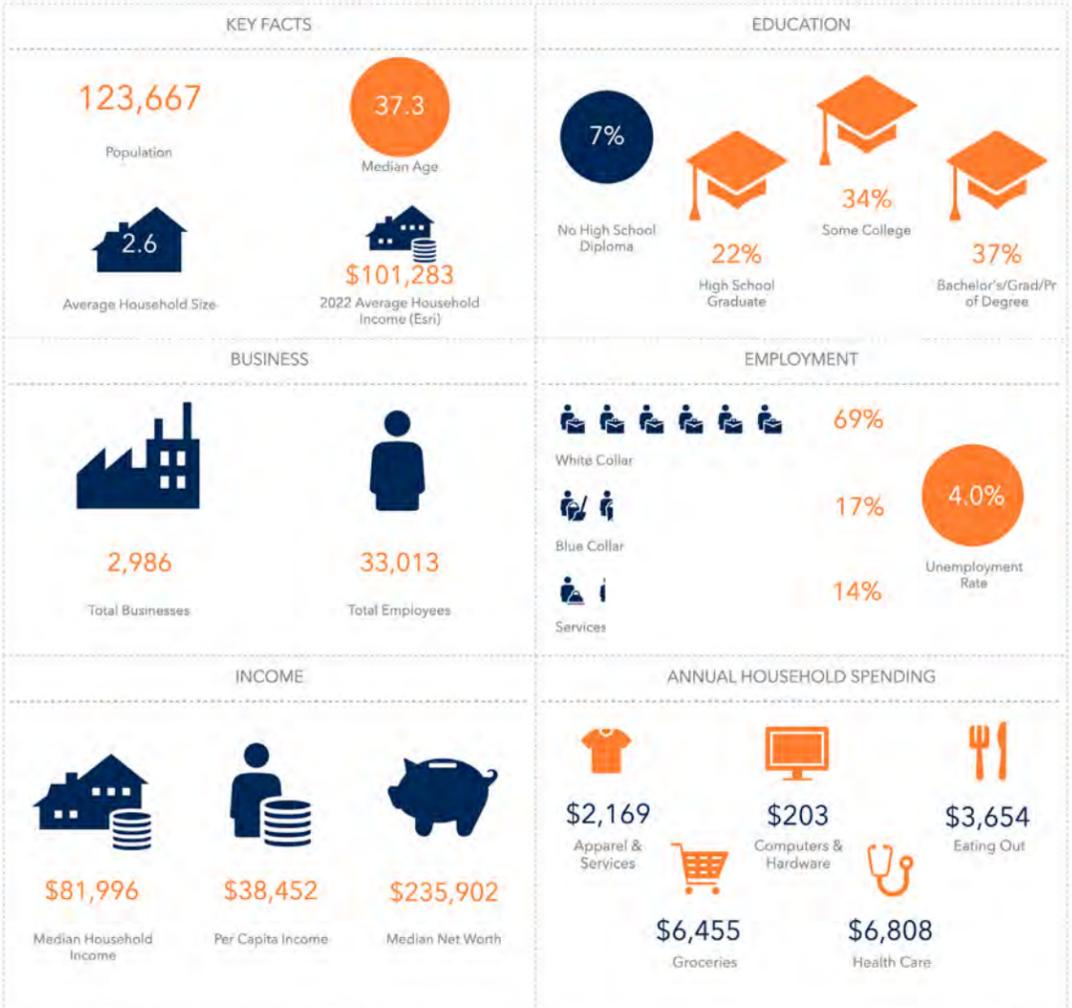
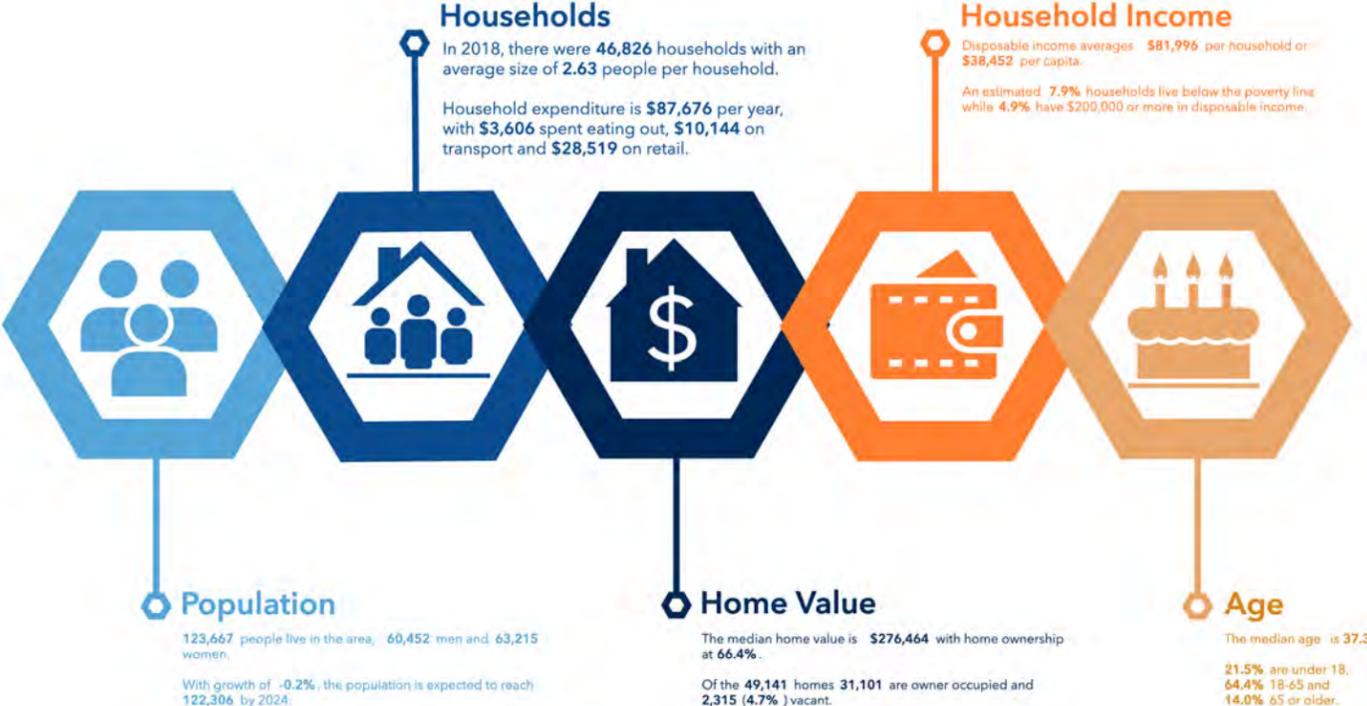


\$1
ABSOLUTE AUCTION

DOWNTOWN SAN ANTONIO
±22-MINUTES

3-MILE DEMOGRAPHICS

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MARCH 23-25, 2026



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
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CLICK TO VIEW AUCTION WEBSITE

±1.55 ACRE COMMERCIAL DEVELOPMENT SITE

±1.55
ACRES

COMMERCIAL
DEVELOPMENT
OPPORTUNITY

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for March 23-25,2026.

ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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SAN ANTONIO, TX



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID # ZAH1240014



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.

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
- 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.

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 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.

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.

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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission		Buyer/Tenant/Seller/Landlord's Initials	Date
			Information available at www.trec.texas.gov IABS 1-0

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