

FOR SALE

1 ± AC ON WOODLAKE PKWY

CONVERSE, TX

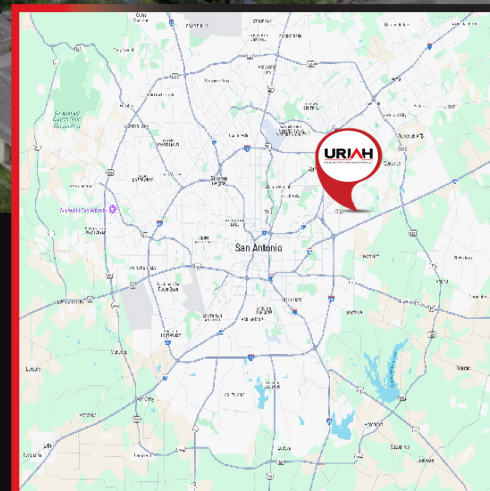
OFFERING MEMORANDUM





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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 - 1 ± AC ON WOODLAKE PKWY

PROPERTY SUMMARY

Prime ±1 acre hard corner development opportunity located at Woodlake Pkwy & Binz-Engleman Rd in Converse, TX 78109. Zoned OCL, this vacant land tract offers excellent flexibility for a variety of commercial or investment uses in a rapidly growing Northeast San Antonio corridor, with restrictions against gas station use. Positioned on a four-way signalized corner, the property benefits from strong traffic exposure and visibility in a highly accessible location. The property features approximately 330 feet of frontage along Binz-Engleman Rd and 165 feet along Woodlake Pkwy, providing exceptional visibility, accessibility, and traffic exposure. Water and sewer are available, enhancing the site's development potential and readiness. Strategically positioned near established residential communities, industrial developments, and major thoroughfares including Loop 1604 and IH-10, the property is ideally suited for retail, service, office, or mixed-use development in an expanding trade area.

PROPERTY INFORMATION

LOT SIZE

TOTAL: 1.00 +/- AC

UTILITIES

WATER, SEWER ON SITE

ZONING

OCL

FRONTAGE

300 LF OF FRONTAGE ON BINZ ENGLEMAN RD
165 LF OF FRONTAGE ON WOODLAKE PKWY

PROPERTY HIGHLIGHTS

POSITIONED ON A FOUR WAY SIGNALIZED CORNER

±330 LF OF FRONTAGE ON BINZ-ENGLEMAN RD & ±165 LF ON WOODLAKE PKWY

WATER & SEWER AVAILABLE

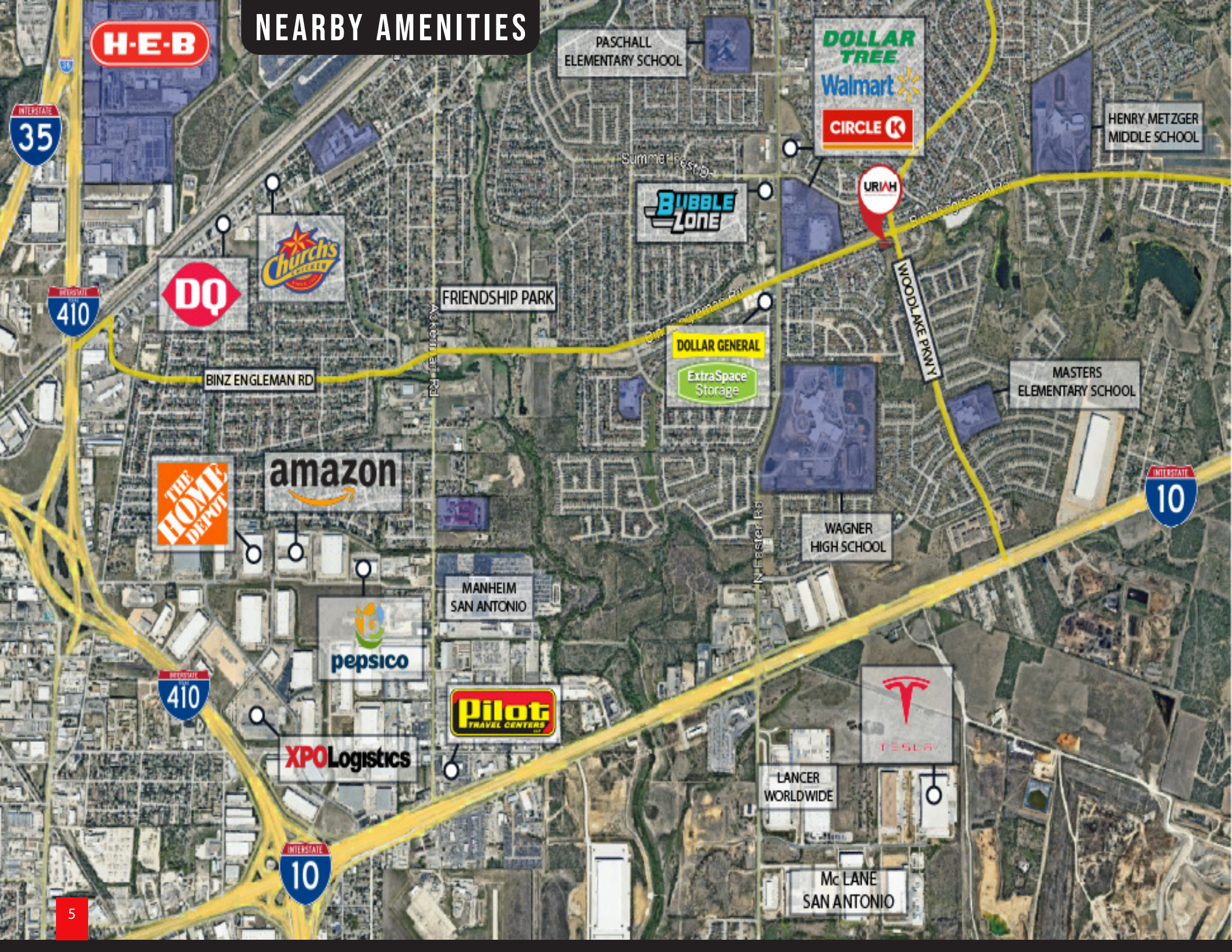
ZONED OCL WITH STRONG VISIBILITY & ACCESSIBILITY

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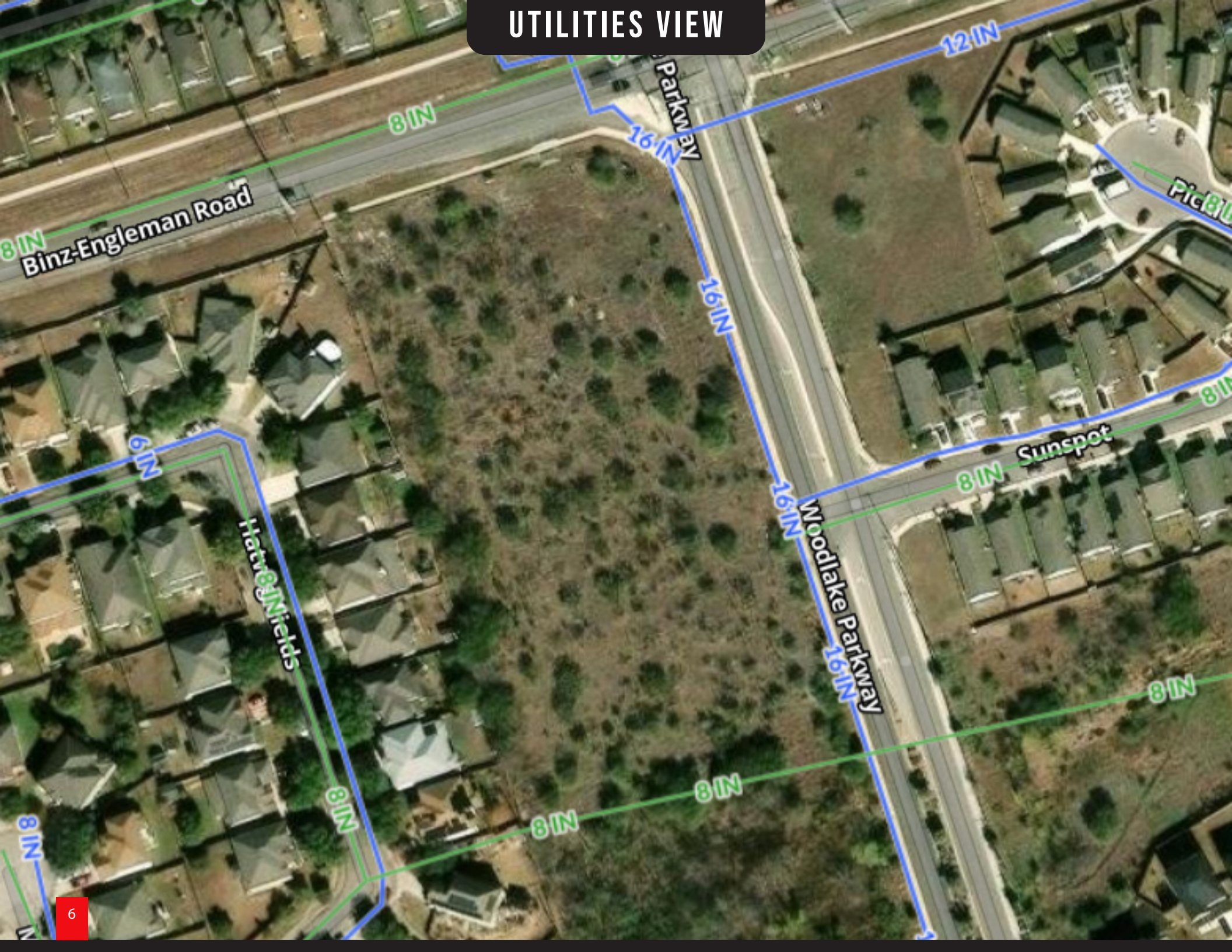
PROPERTY PHOTOS | 1 ± AC ON WOODLAKE PKWY



NEARBY AMENITIES



UTILITIES VIEW



1 ± AC ON WOODLAKE PKWY

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URIAH

REAL ESTATE ORGANIZATION LLC



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.

Uriah Real Estate Organization

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Uri Uriah

Designated Broker of Firm

Uri Uriah

Licensed Supervisor of Sales Agent/
Associate

Ricardo Peña

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov