

FOR SALE

MEDINA HIGHLAND PARK

LAKEHILLS, TX

OFFERING MEMORANDUM





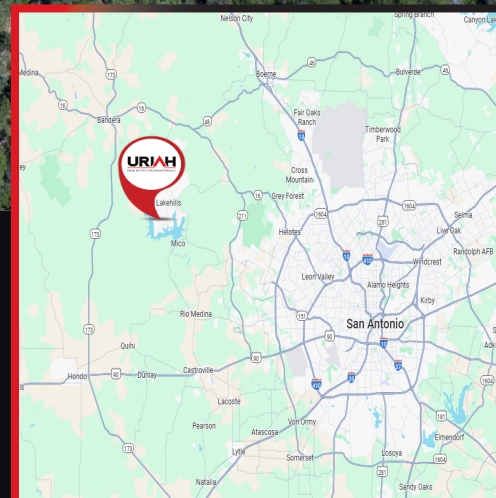
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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.



PROPERTY OVERVIEW - MEDINA HIGHLANDS PARK

PROPERTY SUMMARY

Uriah Real Estate Organization has been exclusively retained to market and sell Medina Highlands Park, a community of RV and MH residents. Near Medina Lake, the area offers picturesque Hill Country scenery and serves as a popular outdoor recreation destination. Its proximity to several tourist destination towns enhances its appeal to both visitors and long-term residents. The towns of Castroville, Bandera, Helotes, and Boerne are within a 30-mile radius and Loop 1604 inside of San Antonio is approximately 25 miles away. With a relatively low cost of ownership and high potential rate of return, Medina Highlands Park presents a promising opportunity for real estate investment or vacation property development. Lakehills, TX, offers a charming blend of natural beauty and small-town warmth nestled in the scenic Texas Hill Country. Situated near the shores of Medina Lake, it's a haven for outdoor enthusiasts who enjoy boating, fishing, kayaking, and lakeside relaxation. The community boasts a peaceful, laid-back atmosphere, making it a great escape from the hustle of city life while still being within reach of San Antonio. Residents and visitors alike appreciate the area's stunning sunsets, friendly locals, and the strong sense of community found in local events and gatherings. With its rustic charm and recreational appeal, Lakehills provides an inviting retreat with a true Texas spirit.

PROPERTY INFORMATION

LOT SIZE

5.03 AC +/-
218,889 +/- SQ-FT

BUILDING

DUAL DECK COTTAGE: 400 SQ-FT
CONTAINER CABIN: 320 SQ-FT
MH17 3/2: 1216 SQ-FT.
MH20 2/2: 1056 SQ-FT.

ZONING

OCL

FRONTAGE

934 +/- FT ON MOUNTAIN DR

PROPERTY HIGHLIGHTS

HILL COUNTRY SCENERY

OUTDOOR RECREATION AREA

HIGH POTENTIAL RATE OF RETURN

NEAR MEDINA LAKE

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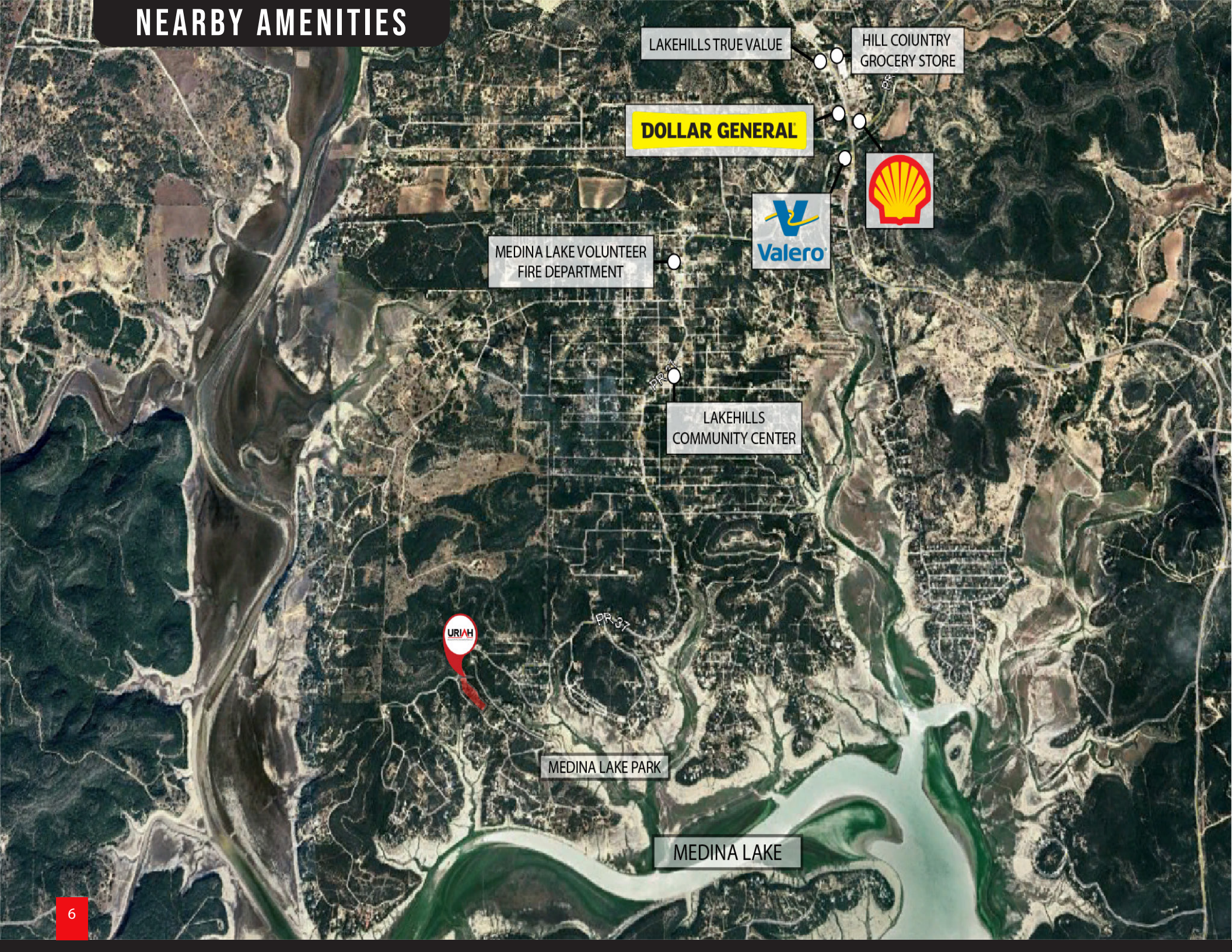
PROPERTY PHOTOS | MEDINA HIGHLANDS PARK



PROPERTY PHOTOS | MEDINA HIGHLANDS PARK



NEARBY AMENITIES



LAKEHILLS TRUE VALUE

HILL COUNTRY
GROCERY STORE

DOLLAR GENERAL



MEDINA LAKE VOLUNTEER
FIRE DEPARTMENT



LAKEHILLS
COMMUNITY CENTER



MEDINA LAKE PARK

MEDINA LAKE

MEDINA HIGHLAND PARK

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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

Kevin Chu

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date