

FOR SALE

# 115 MOFFETT RD MEDINA, TX

OFFERING MEMORANDUM

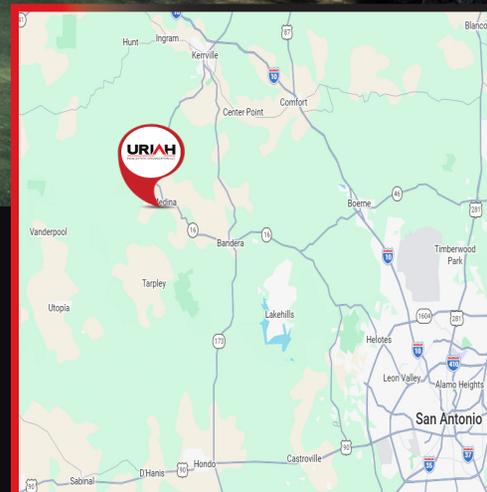


PRESENTED



**URI URIAH**  
Broker  
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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 - 115 MOFFETT RD

## PROPERTY SUMMARY

This exceptional 11.2± to 22.24± acre Hill Country property is located along Moffett Road in Medina, Texas, offering a rare combination of direct Medina River frontage, mature pecan and cypress trees, and abundant native wildlife. The property adjoins the spring-fed Medina River, providing scenic views, privacy, and excellent recreational opportunities. Its strategic location offers easy access to SH 16, FM 337, and FM 470, placing it just minutes from Downtown Medina, Medina City Park, Love Creek Orchards, Medina Lake, and the vibrant attractions of nearby Bandera. Featuring available electricity, an on-site well with water storage tank, septic, partial fencing, and a wildlife exemption, the land is well-positioned for a wide range of high-end and recreational uses. The owner is willing to subdivide, allowing for flexible acreage options suitable for a private retreat, luxury estate homesite, working or recreational ranch, event venue, eco-tourism lodge, or short-term rental development. With its prime river frontage, Hill Country setting, and proximity to key attractions, this property represents a rare opportunity to acquire a premier recreational and development tract in one of the region's most desirable corridors.

### PROPERTY INFORMATION

#### LOT SIZE

ACRES: ± 22.24  
SQFT: ± 968,774

#### FRONTAGE:

1,387 ± LINEAR FEET ON PATTERSON AVE  
538 ± LINEAR FEET ON MOFFETT RD

#### ZONING

UNRESTRICTED

#### UTILITIES:

ELECTRIC AVAILABLE  
ON-SITE WELL & WATER STORAGE TANK  
SEWER: SEPTIC

### PROPERTY HIGHLIGHTS

11.2± TO 22.24± ACRES OF SCENIC TEXAS HILL COUNTRY LAND DIRECTLY ADJOINING THE SPRING-FED MEDINA RIVER.

UNRESTRICTED, UNZONED TRACT WITH ELECTRICITY AVAILABLE, ON-SITE WELL, WATER STORAGE TANK, SEPTIC, AND WILDLIFE EXEMPTION.

OWNER WILLING TO SUBDIVIDE, OFFERING FLEXIBLE ACREAGE OPTIONS FOR A RANGE OF USES

CONVENIENT ACCESS TO SH 16, FM 337, AND FM 470, NEAR DOWNTOWN MEDINA, MEDINA CITY PARK, MEDINA LAKE, LOVE CREEK ORCHARDS, AND MINUTES FROM BANDERA.

IDEAL FOR RECREATIONAL RETREAT, LUXURY HOMESITE, RANCH HOMESTEAD, OR ECO-TOURISM DEVELOPMENT

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# PROPERTY PHOTOS | 115 MOFFETT RD



PROPERTY PHOTOS | 115 MOFFETT RD





# NEARBY AMENITIES

MEDINA, TX

**MEDINA AMENITIES:**  
Medina River  
Medina City Park  
Medina Lake  
Downtown Medina  
Love Creek Orchards & Apple Store



16 MIN DRIVETIME  
13.2 MILES DRIVE DISTANCE

BANDERA, TX

**BANDERA AMENITIES:**  
Downtown Bandera (Main Street)  
Bandera City Park / River Park  
Flying L Guest Ranch  
11th Street Cowboy Bar

# FLOODPLAIN MAP



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CONTACT:

**URI URIAH**

Broker

M: (210) 315.8885

Uri@UriahRealEstate.com

**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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	Initials	Date	Phone
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">                 UR                  UR             </div>	3/11/2025      3/11/2025	
	Buyer/Tenant/Seller/Landlord-Initials	Date	