

11171 WESTWOOD LOOP

SAN ANTONIO, TX

TWO, 1-ACRE
COMMERCIAL LOTS

WEST SAN ANTONIO
(ALAMO RANCH)
CORRIDOR WITH SH-151
& LOOP 1604 ACCESS



FOR SALE



CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES
210.383.0007
CHARLIE@LEGACYBROKERGROUP.COM

COURTNEY MANN SALINAS

REALTOR®
210.980.3066
COURTNEY@LEGACYBROKERGROUP.COM

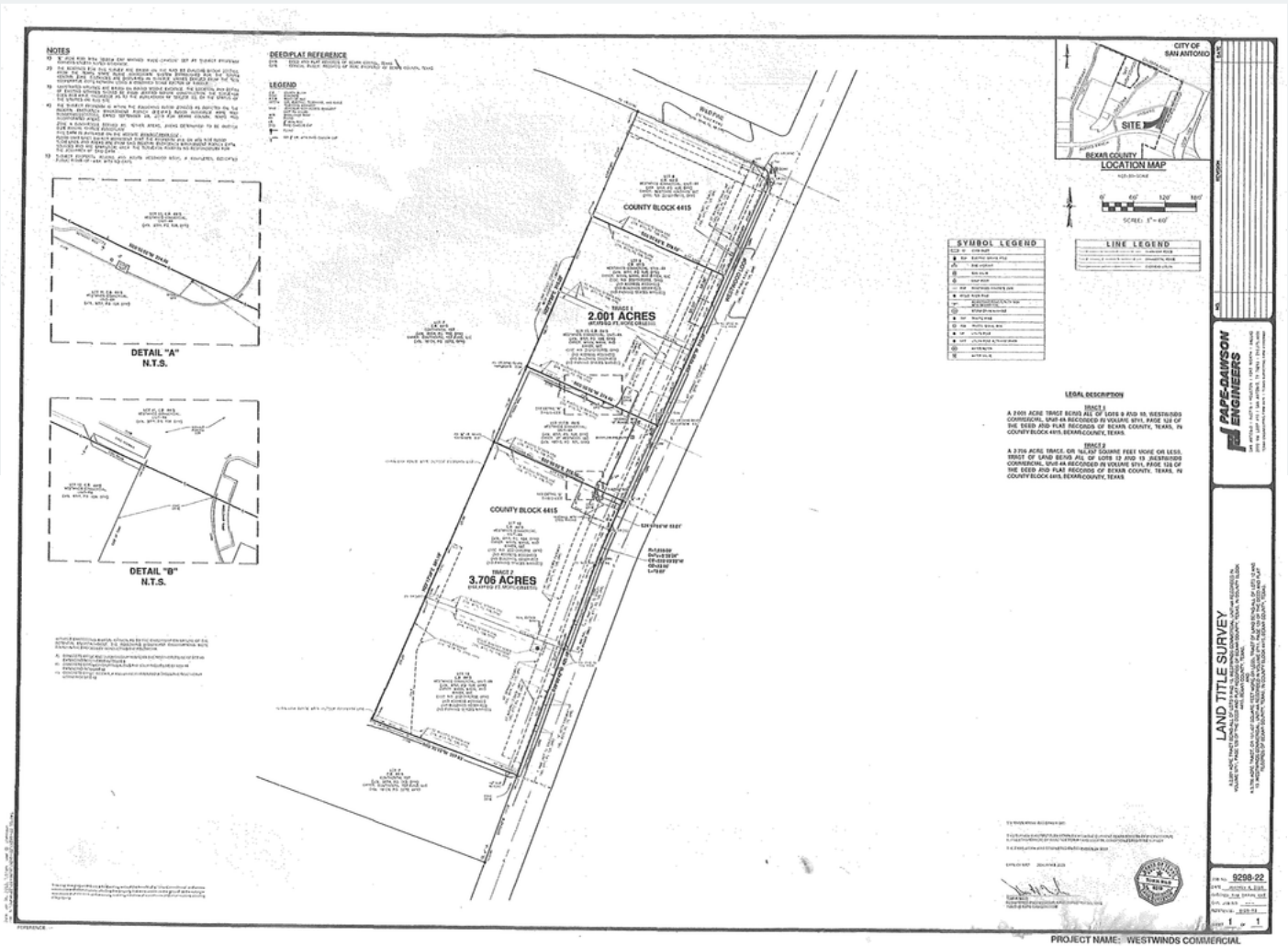
OVERVIEW



Exceptional two, 1-acre commercial lots available for sale in high-traffic Bexar County. Featuring flexible OCL (Outside City Limits) zoning, these properties offer incredible versatility for a wide range of commercial uses without city annexation restrictions. The site boasts flat topography, making it ideal for a streamlined and cost-effective construction process. Positioned directly in a thriving retail corridor, the lot is surrounded by major national retailers, including Target, Old Navy, Best Buy, and Primrose School just down the street. Enjoy supreme convenience and immediate connectivity with easy access to Loop 1604 and Alamo Ranch Parkway, driving steady daily traffic and robust visibility.



SURVEY



AERIEL + LOCATION



AERIEL + LOCATION



AREA DETAILS



BEXAR

COUNTY

1.57 M

POPULATION

34.9

MEDIAN
AGE

LAND
DEVELOPMENT

PROPERTY
SUBTYPE

**1 ACRE
EACH**

ACRES

MARKETING FACTORS + AREA RESEARCH

SAN ANTONIO, TX

San Antonio, TX, is one of the fastest-growing major metros in the country, offering strong fundamentals for commercial real estate investment. Home to Joint Base San Antonio—the largest concentration of military personnel in the U.S.—alongside thriving healthcare, biosciences, cybersecurity, and advanced manufacturing sectors, the city boasts a diversified economy and consistent job growth.

San Antonio's position along the I-35 and I-10 corridors makes it a key logistics and distribution hub for trade between Texas, Mexico, and the broader U.S. market, while its status as one of the nation's most visited tourist destinations—anchored by the Alamo and the River Walk—drives steady demand for retail and hospitality space.

As the region continues to attract corporate relocations, skilled talent, and public infrastructure investment, San Antonio offers investors a compelling mix of stability and long-term upside across industrial, retail, and mixed-use commercial properties.

LOCATION DETAILS

SAN ANTONIO, TEXAS

San Antonio is a world-class city steeped in history, culture, and Texas pride. The vibrant energy of the city captivates visitors and residents alike.

San Antonio is centrally located to some of the most sought-after destinations in Texas.

- 25 min from Boerne
- 30 min from New Braunfels
- 45 min from San Marcos
- 1 hour from Austin
- 1 hour and 30 min to Houston
- 2 hours and 30 min to Dallas



MEET YOUR AGENT

CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES, PARTNER

- 📞 210.383.0007
- ✉️ charlie@legacybrokergroup.com
- 🌐 www.legacybrokergroup.com



With a deep-seated enthusiasm inspired by Boerne's distinctive heritage and promising future, Charlie infuses a contemporary allure into his community, all the while paying homage to its rich cultural legacy.

This fervor is prominently displayed in the noteworthy commercial ventures where Charlie serves as the creative visionary, guided by his commitment to fostering sustainable growth of the highest quality in Boerne and the surrounding Texas hill country.

In addition to his aspiration to incorporate the best of Boerne's history into his ongoing projects and commercial listings throughout the state, Charlie's results-oriented business acumen empowers him to adeptly handle intricate deals and projects, all while arming his clients with the knowledge to make well-informed decisions throughout the process.

Ultimately, Charlie's multifaceted drive centers around closing deals and simultaneously enabling his clients to embark on a stress-free, fulfilling journey, allowing them to actively participate in building a legacy for both themselves and their community.

LEGACY BROKER GROUP

- 📞 O: 830.446.3378
- 📍 710 E BLANCO RD, BOERNE, TX 78006
- 🌐 www.legacybrokergroup.com

MEET YOUR AGENT

COURTNEY MANN SALINAS REALTOR®

☎ (210) 980-3066
✉ courtney@legacybrokergroup.com
🌐 www.legacybrokergroup.com



Courtney is a third-generation real estate professional with deep roots in the industry and a passion that truly runs in the family. She combines her real estate expertise with a background in interior design to bring a unique and creative edge to every transaction — offering clients a perspective you won't find just anywhere.

Known for her bold personality and energetic presence, Courtney is anything but ordinary. Her outgoing nature makes her a natural at building strong, lasting connections with clients, while her dedication and integrity ensure they always feel supported, informed, and confident throughout the entire process.

Courtney is a firm believer that real estate should be exciting, not stressful. She brings enthusiasm and clarity to every step — whether helping buyers discover the hidden potential in a home or guiding sellers on how to make their property stand out and shine. Her sharp eye for design and attention to detail set her apart, giving clients a fresh perspective and real, tangible results.

With deep knowledge of San Antonio and the surrounding areas and a genuine heart for helping people, Courtney is a true asset to anyone looking to buy or sell in Central Texas. Get ready for a real estate experience that's as dynamic, fun, and unforgettable as she is.

LEGACY BROKER GROUP

☎ O: 830.446.3378
📍 710 E BLANCO RD, BOERNE, TX 78006
🌐 www.legacybrokergroup.com



CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES

210.383.0007

CHARLIE@LEGACYBROKERGROUP.COM

NOTABLE TRANSACTIONS/PROJECTS

- The Boerne Mercantile: Acquisition/Buyer
- The William "Crescent Quarters": Acquisition/Buyer
- Historic Bergmann Lumber Property: Master Lease/Owners
- 17 Herff: 26 Acre Master Planned Mixed Use Development
- 470 Main Street "The Historic Sach's Garage"
- Historic 325 S Main Street/110 Theissen: multi prop acquisition for renovation
- 134 Oak Park- Harz Gas Station: off market/owners/buyers
- Historic 35 Old San Antonio Rd: Sale/Owner
- The Dienger Trading Co.
- Wheeler's Outfitters & Feed

COMMERCIAL | LAND | RANCH | RESIDENTIAL | INVESTMENT

WWW.LEGACYBROKERGROUP.COM



COURTNEY MANN SALINAS

REALTOR®

(210) 980-3066

COURTNEY@LEGACYBROKERGROUP.COM

COMMERCIAL | LAND | RANCH | RESIDENTIAL | INVESTMENT
WWW.LEGACYBROKERGROUP.COM



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

TXDT, LLC dba Legacy Broker Group	9005445	richmond@legacybrokergroup.com	830-446-3378
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Richmond Frasier	559072	richmond@legacybrokergroup.com	830-446-3378
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Stacey Riley	848336	stacey@legacybrokergroup.com	830-446-3378
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Caitlyn Upham	812953	caitlyn@legacybrokergroup.com	210-999-0291
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

TXDT, LLC dba Legacy Broker Group Name of Sponsoring Broker (Licensed Individual or Business Entity)	9005445 License No.	richmond@legacybrokergroup.com Email	830-446-3378 Phone
Richmond Frasier Name of Designated Broker of Licensed Business Entity, if applicable	559072 License No.	richmond@legacybrokergroup.com Email	830-446-3378 Phone
Stacey Riley Name of Licensed Supervisor of Sales Agent/Associate, if applicable	848336 License No.	stacey@legacybrokergroup.com Email	830-446-3378 Phone
Courtney Salinas Name of Sales Agent/Associate	515265 License No.	courtney@legacybrokergroup.com Email	210-980-3066 Phone
Buyer/Tenant/Seller/Landlord Initials		Date	