

2.8 ACRES FOR SALE

25315 Boerne Stage Rd.

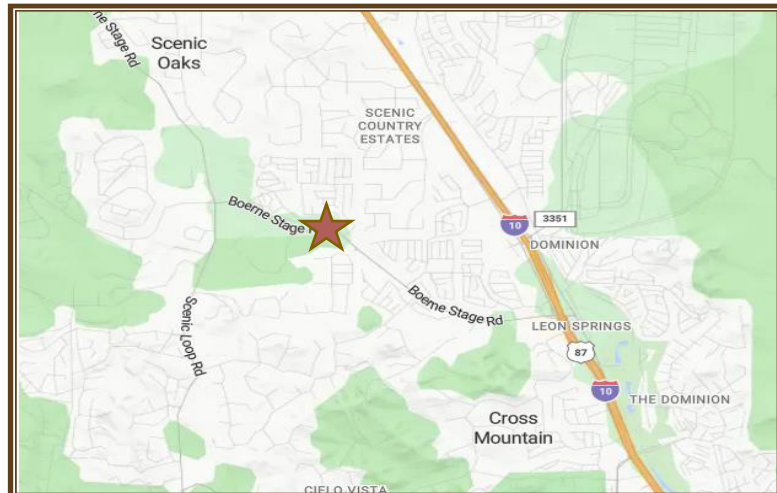


Bexar County



FEATURES:

- Outside City Limits – No Zoning Required
- New City Water & Sewer Main
- No Flood Plain
- 6,000 Vehicles Per Day
- Bldg. 1 Improvements - 2,139 SF
- Bldg. 2 Improvements – 1,719 SF
- \$1,500,000



TODD BEEBE, Broker

Cell: (210) 410-9904

tbeebe@hoganre.com

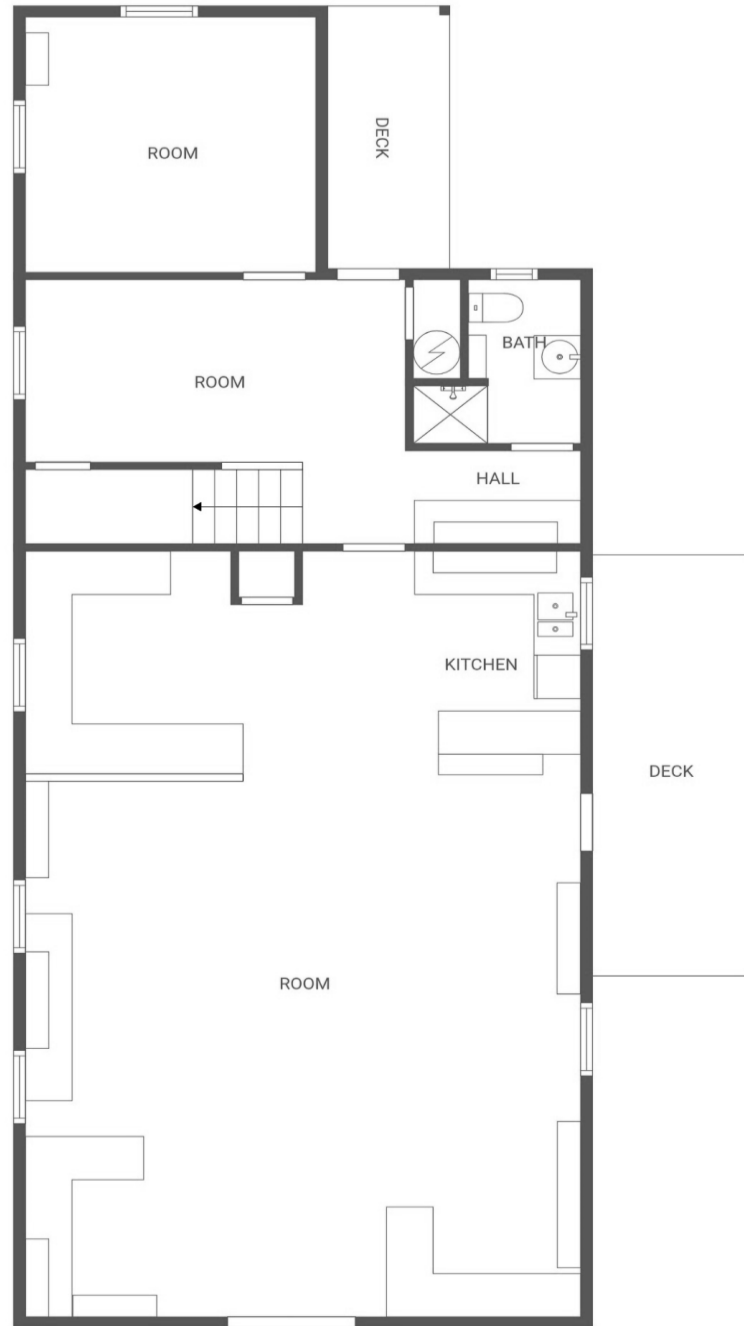
HOGAN
COMMERCIAL PARTNERS

1618 Lockhill Selma Rd., San Antonio, TX 78213









2nd floor



Back to Floor Plan



[← Back to Floor Plan](#)



← Back to Floor Plan



[← Back to Floor Plan](#)



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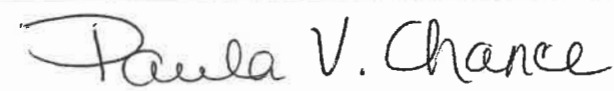


[← Back to Floor Plan](#)



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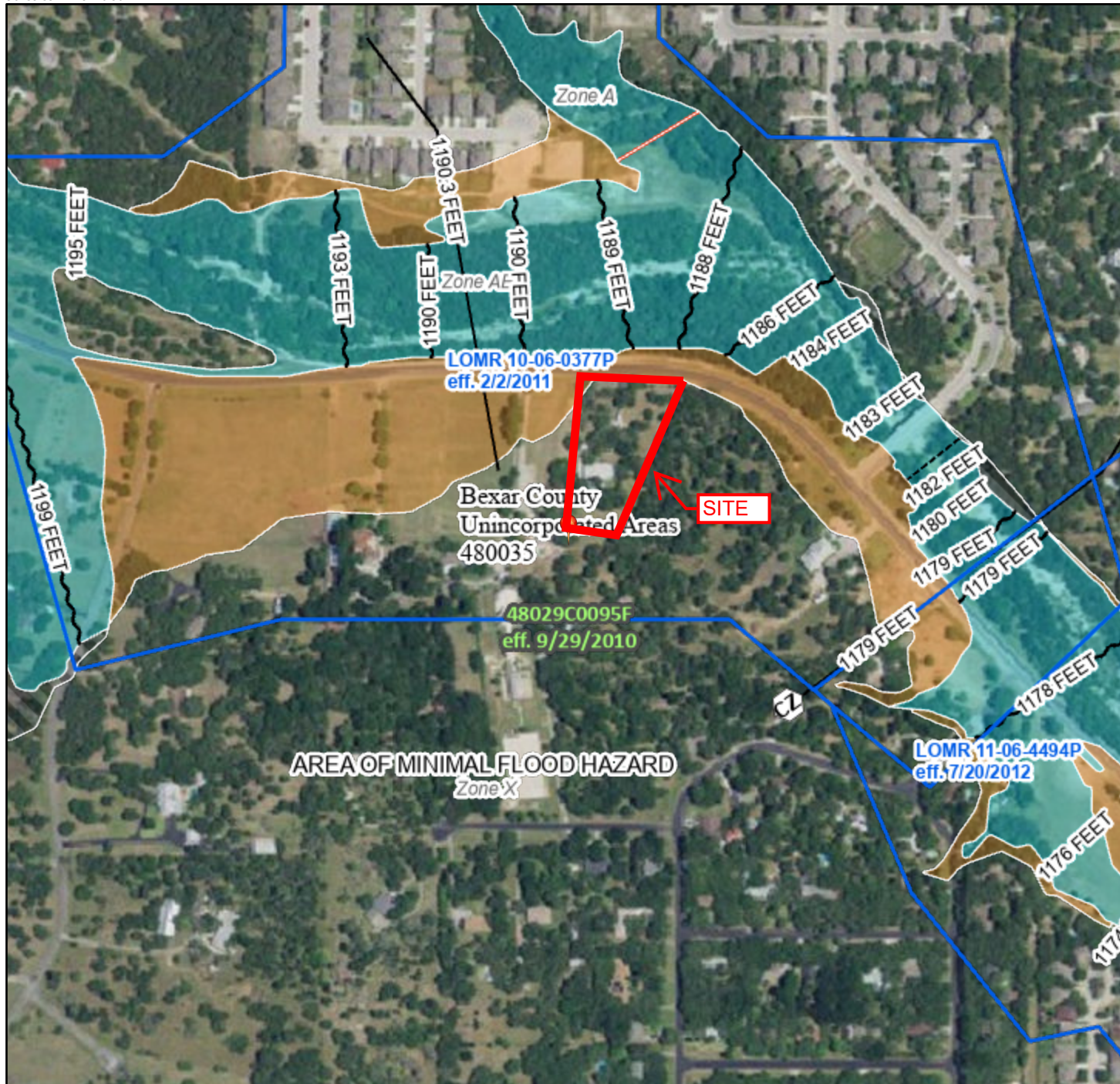




National Flood Hazard Layer FIRMMette



98°39'59"W 29°40'50"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

98°39'21"W 29°40'19"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/20/2025 at 10:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





Legend:

CLEAN OUT	OTHER	STUB OUT
BREAK NODE	MONOLITHIC	STANDARD
SIPHON INLET	JUNCTION BOX	AIR RELEASE
SIPHON OUTLET	DROP MANHOLE	FLOW METER
FLOW METER w/ SMART COVER	SMART COVER	
AIR BYPASS	OUTFALL MAIN	PROP. MAINS
SLUDGE	SIPHON MAIN	SEWER LATERALS
FORCE MAIN	GRAVITY MAIN	PVT MAINS

"SAWS GIS Mapping: A wealth of information at your fingertips"

San Antonio Water System

0 100 200
Feet

SEWER BLOCK MAP

106670

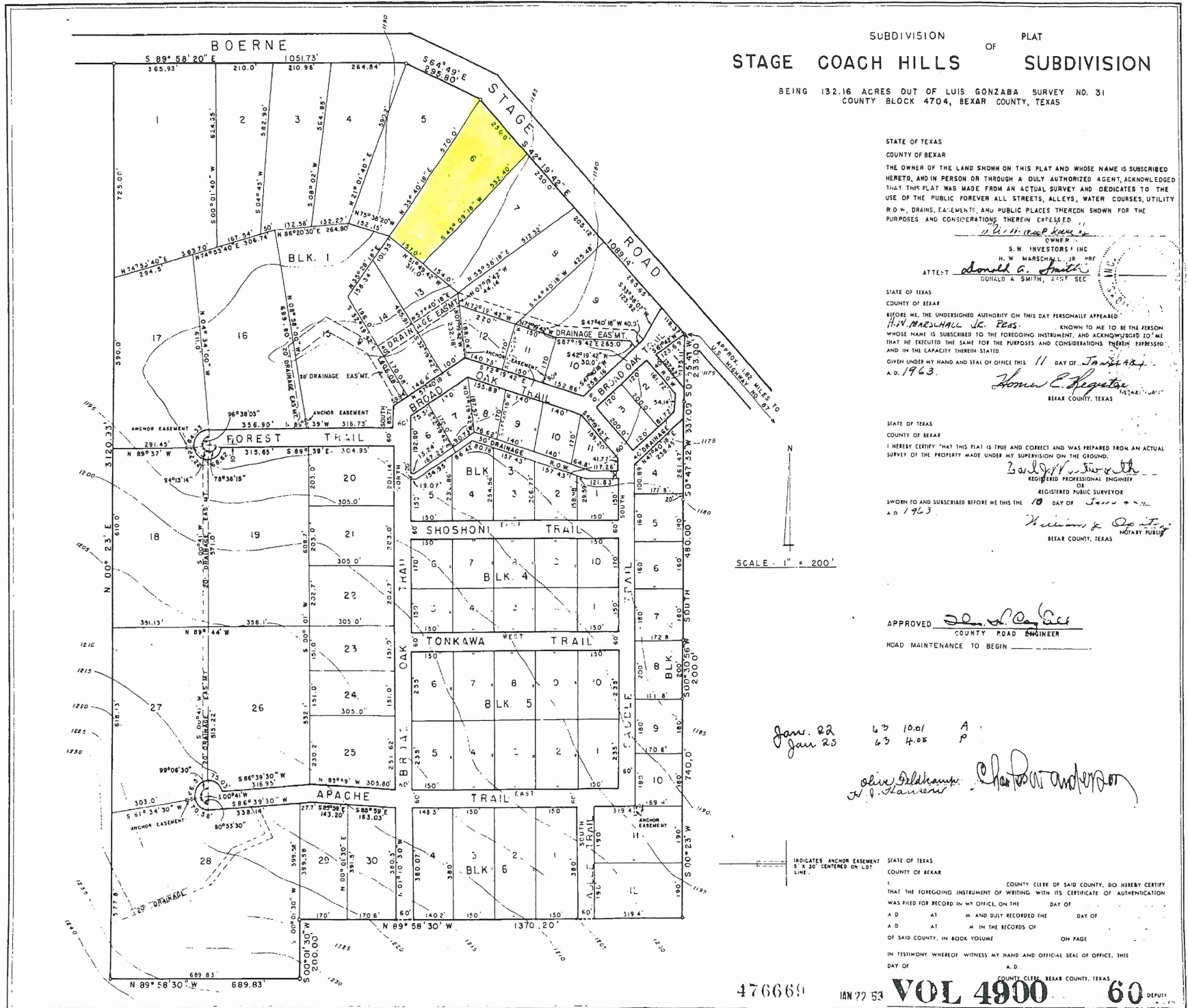
SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

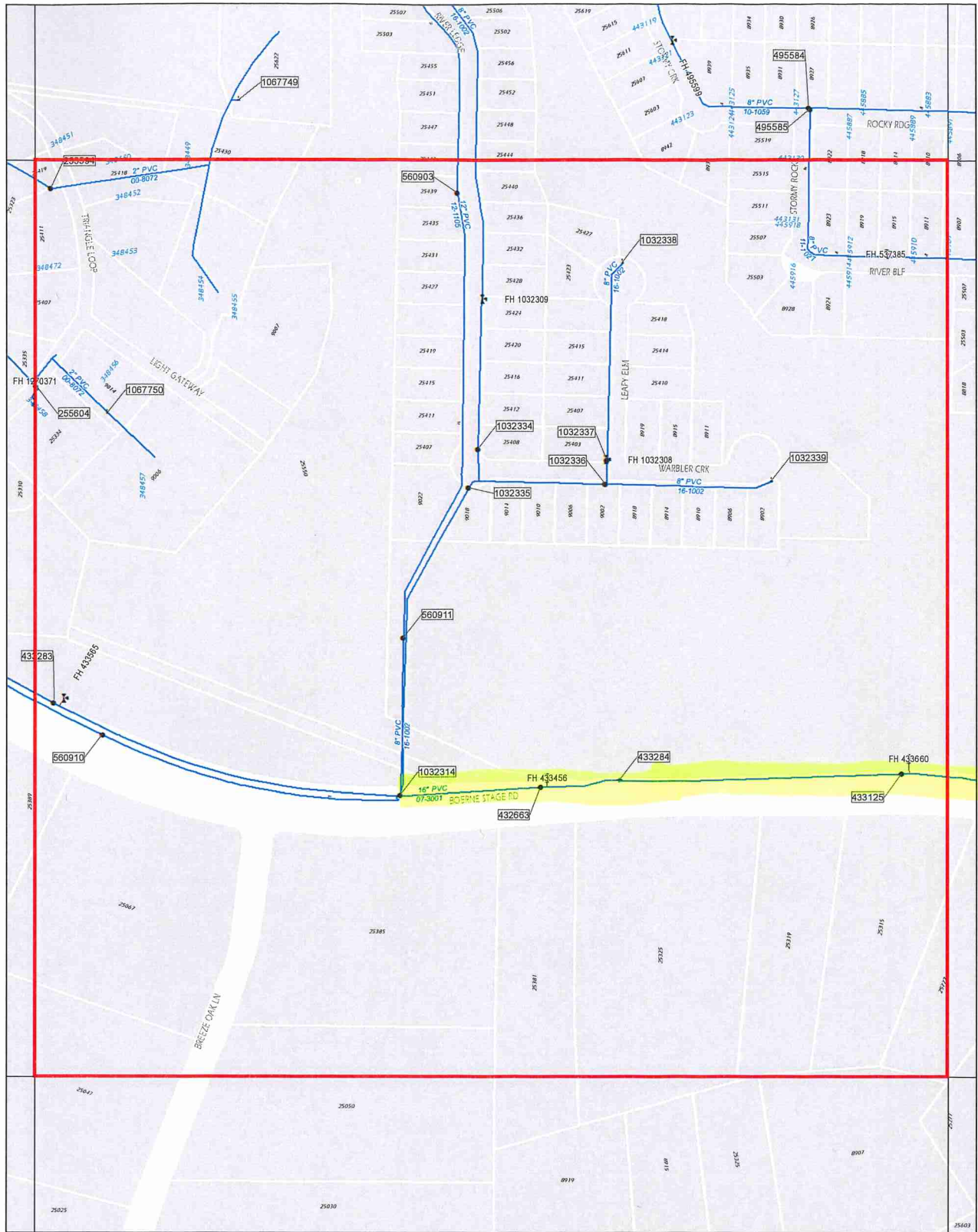
Revised Date: May 06, 2025

Disclaimer:
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050	052	054
608	608	608
050	052	054
606	606	606
050	052	054
604	604	604

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Other
 Air Control
 CHECK
 BYPASS
 SWING
 DIVISION
 MAINLINE

BLOW-OFF
 Flush Point
 AIR RELEASE
 INTERCONNECT
 PRESSURE REDUCING
 Backflow Control
 FIRE HYDRANTS

WATER DISTRIBUTION MAIN
 WATER TRANSMISSION
 CHILL RETURN MAINS
 Service Centers Subareas
 FH LATERALS
 PROPOSED MAINS
 CHILL MAINS
 SAWS Service Centers

"SAWS GIS Mapping: A wealth of information at your fingertips"

San Antonio Water System

0 100 200 Feet

WATER BLOCK MAP

106670

SAN ANTONIO WATER SYSTEM INFRASTRUCTURE PLANNING GIS MAPPING DIVISION

Revised Date: May 20, 2025

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104 672	106 672	108 672
104 670	106 670	108 670
104 668	106 668	108 668



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.

2-10-2025



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.

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. **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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date