

FOR SALE

8.28 AC ± ON FM 1283

SAN ANTONIO, TX

OFFERING MEMORANDUM



THE WOODLANDS AT
MEDINA HILLS
230 MAPPED LOTS

WEATHERWOOD
1,280 SINGLE-FAMILY LOTS

8.28 AC ±

FM 1283 VPD: 8,500 ±



FM 1283 VPD: 8,500 ±

8.28 AC ±

**WEATHERWOOD
NEIGHBORHOOD ENTRANCE**

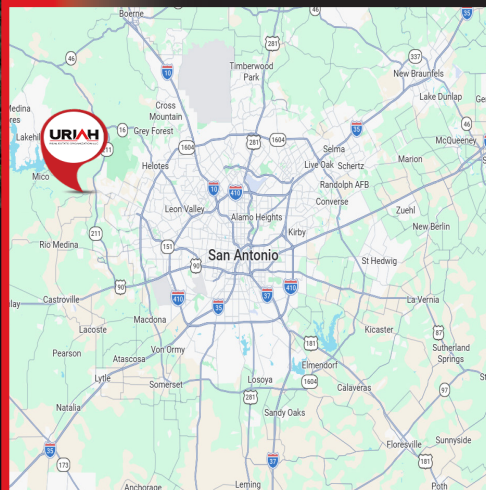


RICARDO PENA

VP of Investment Sales

M: (210) 781.3777

Ricardo@UriahRealEstate.com



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 - 8.28 AC ± ON FM 1283

PROPERTY SUMMARY

Located along FM 1283 in the rapidly growing Rio Medina corridor, this ±8.28-acre tract offers approximately 1,200 linear feet of frontage and a strategic location at the entrances to Legacy Hills, The Woodlands, and Weatherwood. The Woodlands includes approximately 230 mapped residential lots, while Weatherwood by Forestar is a planned 425-acre master-planned community featuring approximately 1,280 homes, creating a strong foundation for future commercial demand. The property is just minutes from the newly opened H-E-B at the intersection of Culebra Road and Highway 211, providing convenient access to one of the area's newest retail destinations. With excellent visibility, accessibility, and frontage along FM 1283, the site is particularly well-suited for medical, retail, and other commercial uses that support the surrounding residential growth.

PROPERTY INFORMATION

LOT SIZE

TOTAL: 8.28 +/- AC

UTILITIES

WATER AND SEWER
AVAILABLE NEARBY

ZONING

N/A

FRONTAGE

1,200 +/- LINEAR FT ON
FM 1283

PROPERTY HIGHLIGHTS

POSITIONED AT THE ENTRANCES TO LEGACY HILLS, THE WOODLANDS & WEATHERWOOD, FEATURING OVER 1,510 EXISTING & PLANNED LOTS/HOMES

MINUTES FROM THE NEW H-E-B AT CULEBRA RD & HWY 211

STRONG RESIDENTIAL GROWTH DRIVERS IN THE IMMEDIATE AREA

IDEAL FOR MEDICAL & RETAIL DEVELOPMENT

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 PHOTOS | 8.28 AC ± ON FM 1283



NEARBY AMENITIES

THE WOODLANDS AT
MEDINA HILLS
230 MAPPED LOTS



FM 1283



10.81 AC ±

10.76 AC ±



12.979 AC ±



8.28 AC ±

NEIGHBORHOOD ENTRANCE

FM 1283

NEIGHBORHOOD ENTRANCE

FM 471 N



18.64 AC ±

NEIGHBORHOOD ENTRANCE

LEGACY HILLS
103 LOTS PLANNED



NEIGHBORHOOD ENTRANCE

M/I Homes Legacy Hills

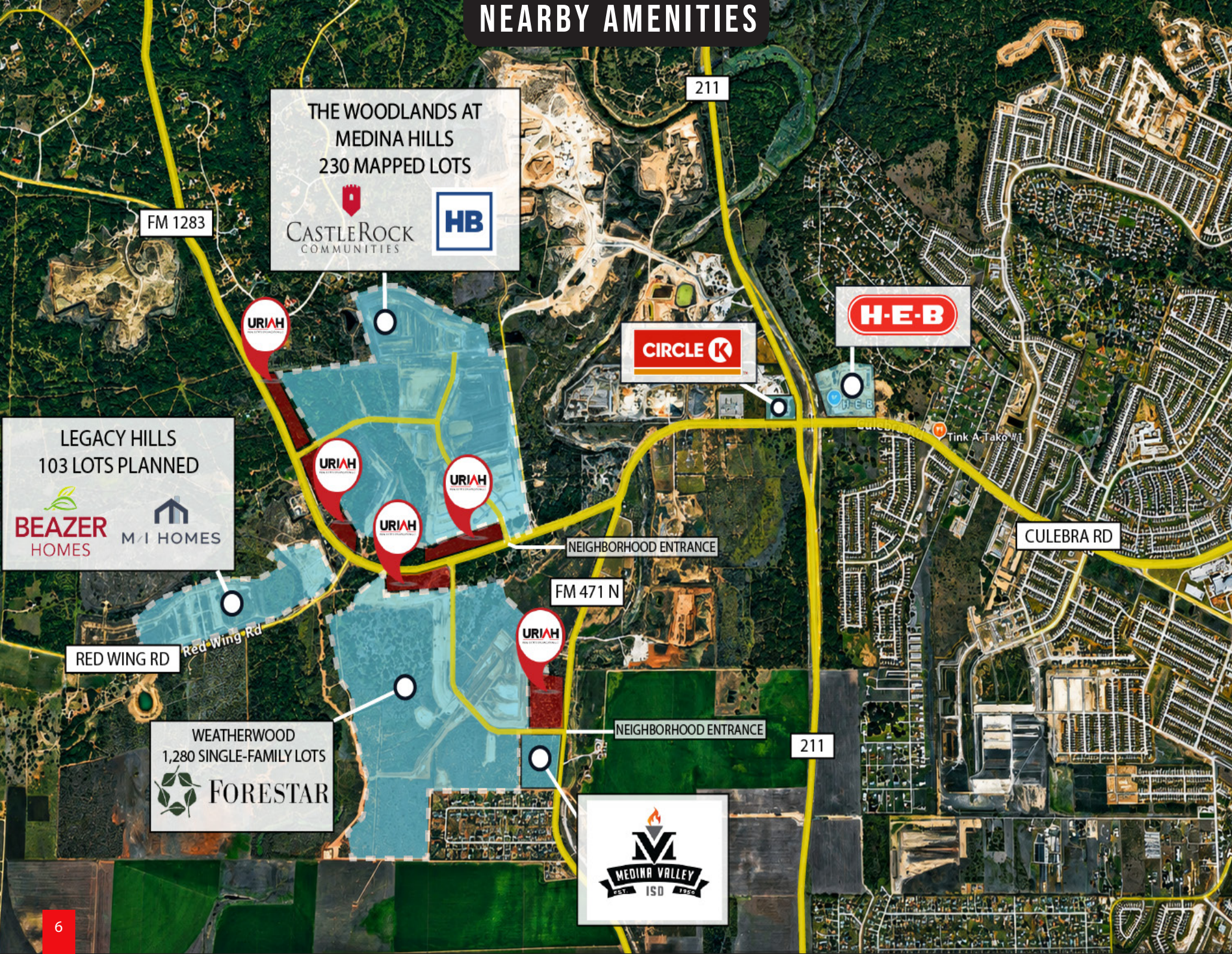
RED WING RD

WEATHERWOOD
1,280 SINGLE-FAMILY LOTS



Image Landsat / Copernicus

NEARBY AMENITIES



THE WOODLANDS AT
MEDINA HILLS
230 MAPPED LOTS

CASTLEROCK
COMMUNITIES

HB

LEGACY HILLS
103 LOTS PLANNED

BEAZER
HOMES

M/I HOMES

WEATHERWOOD
1,280 SINGLE-FAMILY LOTS

FORESTAR

MEDINA VALLEY
EST. 1950
ISD

8.28 AC ± ON FM 1283

SAN ANTONIO, TX

OFFERING MEMORANDUM

CONTACT:

RICARDO PENA

VP of Investment Sales

M: (210) 781.3777

Ricardo@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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Uriah Real Estate Organization</u>	<u>9002555</u>	<u>Uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ricardo Peña</u>	<u>717908</u>	<u>ricardo@uriahrealestate.com</u>	<u>(210)781-3777</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov