

7860 HEUERMANN RD

81 ACRES OF LAND FOR SALE



**BROWNING COMMERCIAL**  
REAL ESTATE

*A division of Phyllis Browning Co Real Estate*



**FOR SALE**

**Lisa Grove**  
lgrove@phyllisbrowning.com  
(210) 824-7878

**Teresa Weirich**  
tweirich@phyllisbrowning.com  
(830) 219-2633

**PhyllisBrowning.com**  
6061 Broadway St  
San Antonio, TX 78209  
**The Very Best for Texas**



# PROPERTY SUMMARY

7860 HEUERMANN ROAD | SAN ANTONIO, TX 78256



## Property Summary

Price:	Call for Pricing
Lot Size:	81.66 Acres
Frontage:	1,500 FT Heuermann Rd
Utilities:	SAWS Accessible & CPS Onsite
Zoning:	R-6
Property Type:	Land
Property Subtype:	Redevelopment
Land Parcel ID:	34726-000-0071
Residential Parcel ID:	34726-000-0070

## Property Overview

One of the last large contiguous development opportunities in San Antonio's premier northwest growth corridor, this ±81.66-acre Heuermann Road site is ideally located between La Cantera, The Rim, UTSA, and The Dominion in one of the city's highest-income submarkets. The property features approximately 150 feet of Hill Country elevation change, creating premium hilltop view opportunities, along with roughly 1,500 feet of road frontage. Zoned R-6 residential, the site also offers strong potential for PUD or mixed-use development. SAWS water and sewer are available nearby, with CPS Electric on site. Positioned near major retail, corporate campuses, and Friedrich Wilderness Park, the property is well suited for a master-planned luxury residential or mixed-use development.

## Location Overview

The subject property is located on Heuermann Road, northeast of Babcock Road, in San Antonio's rapidly growing northwest corridor. Surrounded by established communities including Cresta Bella, Arbolada, and Crownridge Canyon Park, the site is also approximately 1.5 miles from The Dominion, one of the city's premier master-planned communities.

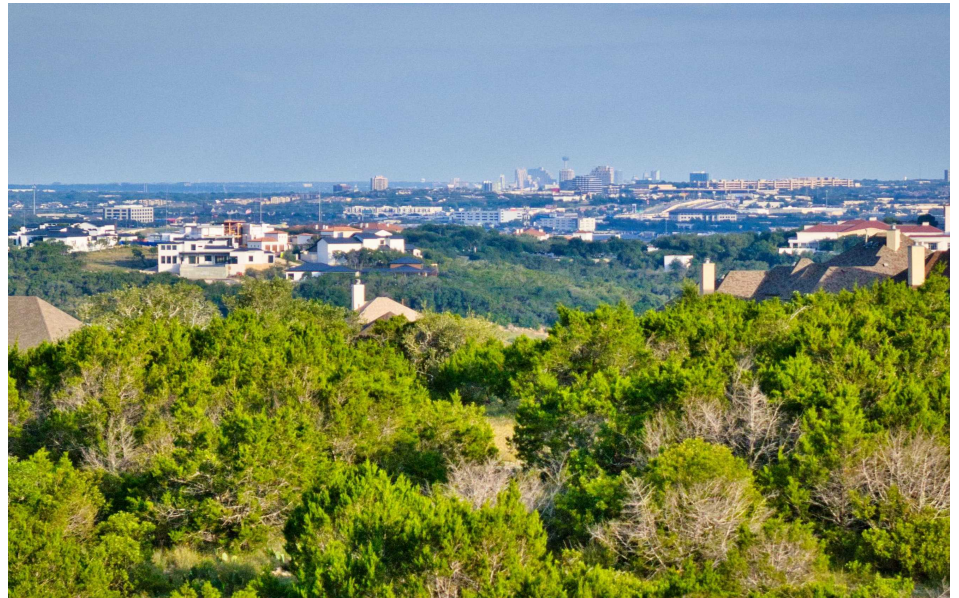
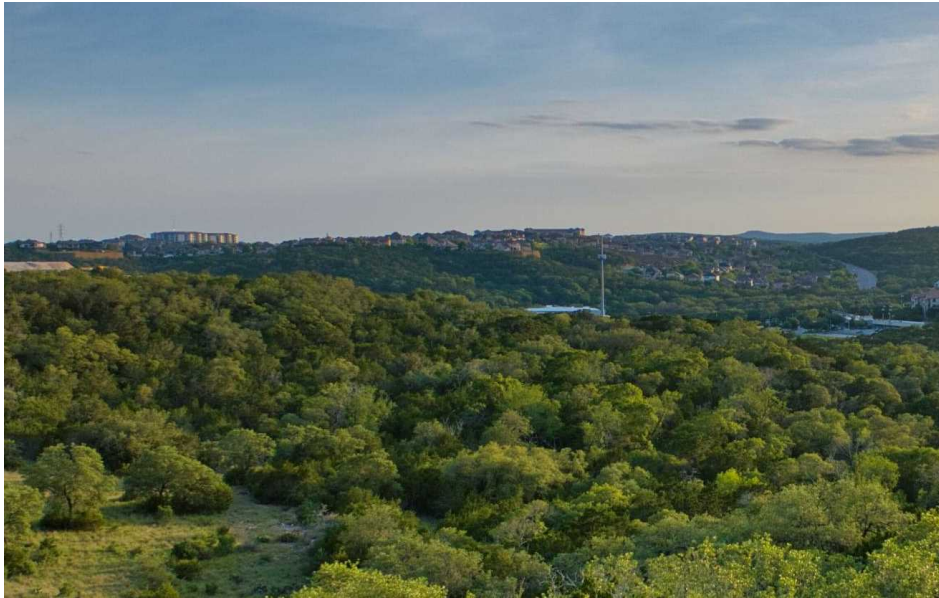
BROWNING COMMERCIAL REAL ESTATE  
6061 Broadway St  
San Antonio, TX 78209

LISA GROVE  
Agent  
O: (210) 824-7878  
C: (210) 857-7085  
lgrove@phyllisbrowning.com  
444720, TX

TERESA WEIRICH  
Agent  
O: (830) 219-2633  
C: (512) 517-2691  
tweirich@phyllisbrowning.com  
352139, TX

# PROPERTY PHOTOS

7860 HEUERMANN ROAD | SAN ANTONIO, TX 78256



**BROWNING COMMERCIAL REAL ESTATE**  
6061 Broadway St  
San Antonio, TX 78209

**LISA GROVE**  
Agent  
O: (210) 824-7878  
C: (210) 857-7085  
lgrove@phyllisbrowning.com  
444720, TX

**TERESA WEIRICH**  
Agent  
O: (830) 219-2633  
C: (512) 517-2691  
tweirich@phyllisbrowning.com  
352139, TX

# PROPERTY PHOTOS

7860 HEUERMANN ROAD | SAN ANTONIO, TX 78256



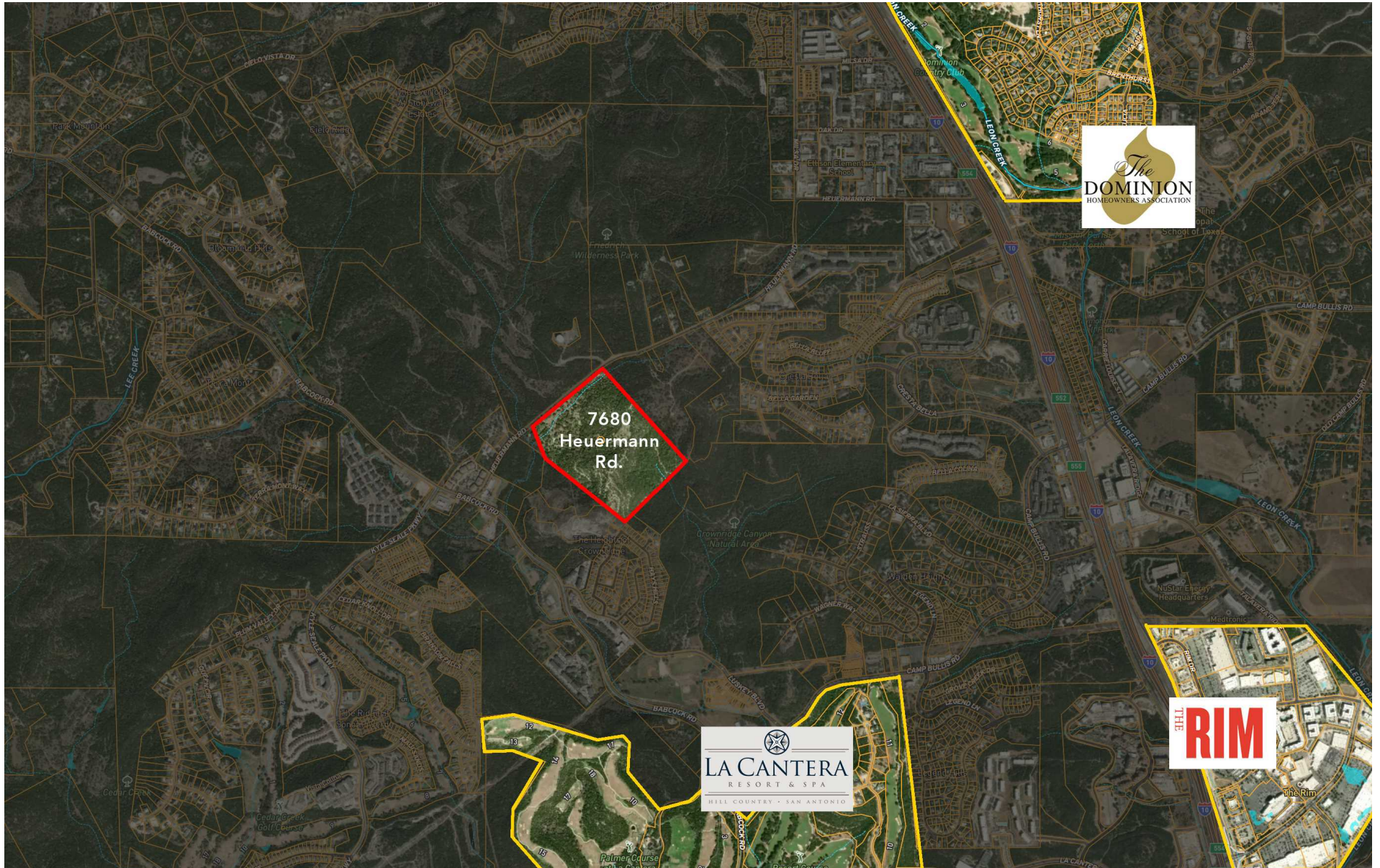
**BROWNING COMMERCIAL REAL ESTATE**  
6061 Broadway St  
San Antonio, TX 78209

**LISA GROVE**  
Agent  
O: (210) 824-7878  
C: (210) 857-7085  
lgrove@phyllisbrowning.com  
444720, TX

**TERESA WEIRICH**  
Agent  
O: (830) 219-2633  
C: (512) 517-2691  
tweirich@phyllisbrowning.com  
352139, TX

# DEVELOPMENT MAP

7860 HEUERMANN ROAD | SAN ANTONIO, TX 78256



**BROWNING COMMERCIAL REAL ESTATE**  
6061 Broadway St  
San Antonio, TX 78209

**LISA GROVE**  
Agent  
O: (210) 824-7878  
C: (210) 857-7085  
lgrove@phyllisbrowning.com  
444720, TX

**TERESA WEIRICH**  
Agent  
O: (830) 219-2633  
C: (512) 517-2691  
tweirich@phyllisbrowning.com  
352139, TX

# NATURAL GREEN PARKS MAP

7860 HEUERMANN ROAD | SAN ANTONIO, TX 78256



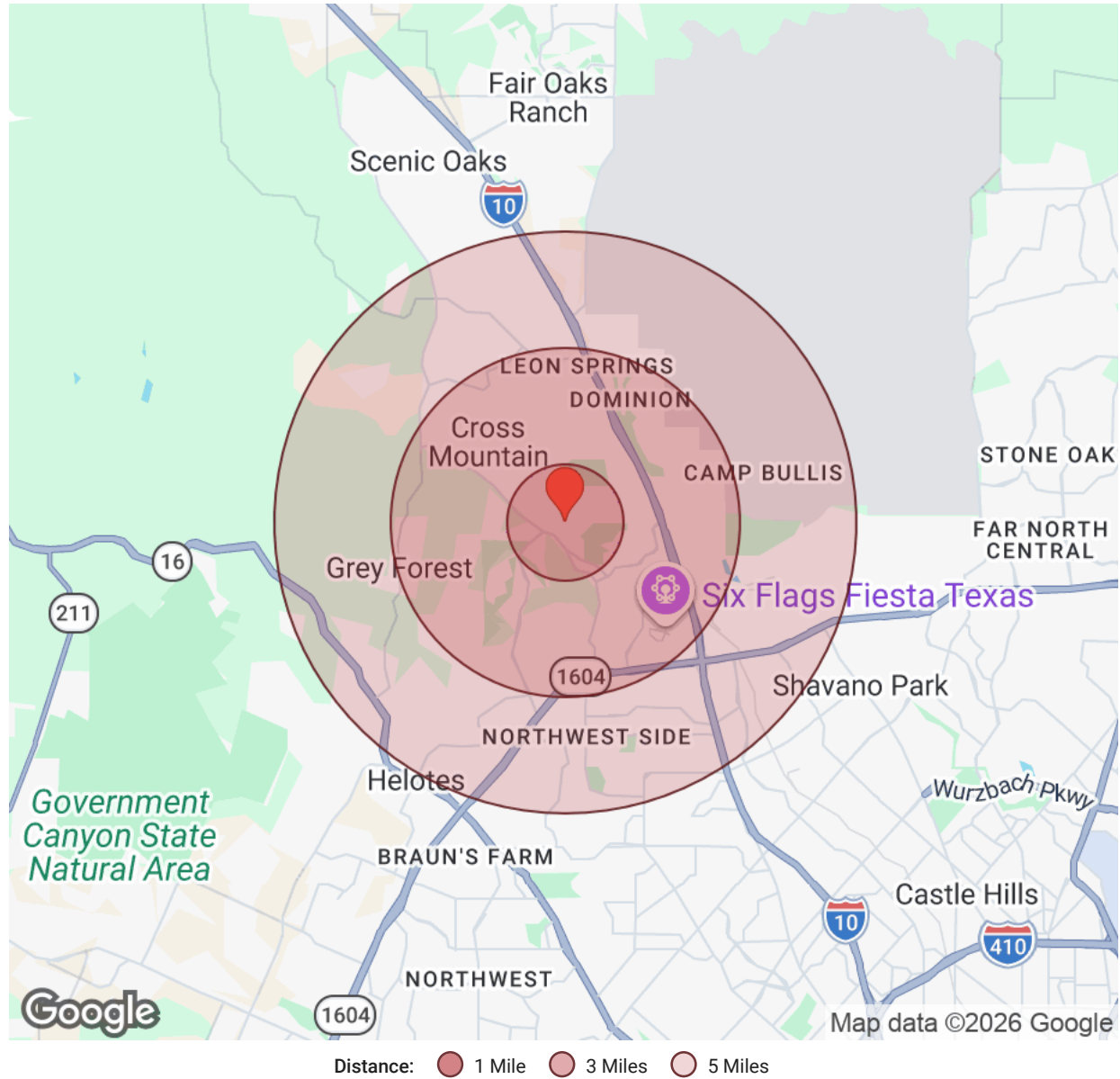
**BROWNING COMMERCIAL REAL ESTATE**  
6061 Broadway St  
San Antonio, TX 78209

**LISA GROVE**  
Agent  
O: (210) 824-7878  
C: (210) 857-7085  
lgrove@phyllisbrowning.com  
444720, TX

**TERESA WEIRICH**  
Agent  
O: (830) 219-2633  
C: (512) 517-2691  
tweirich@phyllisbrowning.com  
352139, TX

# DEMOGRAPHICS

7860 HEUERMANN ROAD | SAN ANTONIO, TX 78256



Population	1 Mile	3 Miles	5 Miles
Male	1,774	17,068	56,421
Female	1,793	16,837	54,161
Total Population	3,567	33,905	110,582

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,200	11,833	37,985
Black	274	2,495	8,106
Am In/AK Nat	4	51	155
Hawaiian	2	27	100
Hispanic	1,672	15,373	52,394
Asian	345	3,326	9,366
Multiracial	68	739	2,278
Other	4	61	210

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,911	16,278	49,535
Occupied	1,745	14,723	45,487
Owner Occupied	608	6,514	21,925
Renter Occupied	1,137	8,209	23,562
Vacant	167	1,555	4,048

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	543	5,911	18,978
Ages 15 - 24	547	5,803	21,972
Ages 25 - 54	1,703	14,518	45,796
Ages 55 - 64	367	3,481	10,726
Ages 65+	408	4,193	13,111

Income	1 Mile	3 Miles	5 Miles
Median	\$91,361	\$100,702	\$96,376
Under \$15k	70	804	3,275
\$15k - \$25k	45	493	1,552
\$25k - \$35k	102	719	2,298
\$35k - \$50k	143	1,268	3,261
\$50k - \$75k	361	2,306	7,303
\$75k - \$100k	232	1,752	5,911
\$100k - \$150k	275	1,885	7,621
\$150k - \$200k	126	1,548	4,456
Over \$200k	391	3,949	9,810

BROWNING COMMERCIAL REAL ESTATE  
6061 Broadway St  
San Antonio, TX 78209

LISA GROVE  
Agent  
O: (210) 824-7878  
C: (210) 857-7085  
lgrove@phyllisbrowning.com  
444720, TX

TERESA WEIRICH  
Agent  
O: (830) 219-2633  
C: (512) 517-2691  
tweirich@phyllisbrowning.com  
352139, TX



## 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:
  - 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.

### 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.

<u>Phyllis Browning Co.</u>	<u>400203</u>	<u>realty@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Michelle Ellis</u>	<u>612745</u>	<u>broker@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Jo Ann Gonzales</u>	<u>532414</u>	<u>jgonzales@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Lisa D. Grove</u>	<u>444720</u>	<u>lgrove@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR 2501

Phyllis Browning Company, 6061 Broadway San Antonio TX 78209  
Lisa Grove

Phone: 2108247878 Fax: 2275 Old  
[www.lwolf.com](http://www.lwolf.com)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

**BROWNING COMMERCIAL REAL ESTATE**  
6061 Broadway St  
San Antonio, TX 78209

**LISA GROVE**  
Agent  
O: (210) 824-7878  
C: (210) 857-7085  
lgrove@phyllisbrowning.com  
444720, TX

**TERESA WEIRICH**  
Agent  
O: (830) 219-2633  
C: (512) 517-2691  
tweirich@phyllisbrowning.com  
352139, TX

# TERESA WEIRICH

7860 HEUERMANN ROAD | SAN ANTONIO, TX 78256



## 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.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michelle Ellis	612745	broker@phyllisbrowning.com	(210) 824-7878
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Greg Jones	589551	gjones@phyllisbrowning.com	(830) 331-8450
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Teresa Weirich	352139	tweirich@phyllisbrowning.com	(512) 517-2691
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR 2501

BROWNING COMMERCIAL REAL ESTATE  
6061 Broadway St  
San Antonio, TX 78209

LISA GROVE  
Agent  
O: (210) 824-7878  
C: (210) 857-7085  
lgrove@phyllisbrowning.com  
444720, TX

TERESA WEIRICH  
Agent  
O: (830) 219-2633  
C: (512) 517-2691  
tweirich@phyllisbrowning.com  
352139, TX

# DISCLAIMER

---

7860 HEUERMANN ROAD

All materials and information received or derived from Browning Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Browning Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Browning Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

## BROWNING COMMERCIAL REAL ESTATE

6061 Broadway St  
San Antonio, TX 78209

## PRESENTED BY:

### LISA GROVE

Agent  
O: (210) 824-7878  
C: (210) 857-7085  
lgrove@phyllisbrowning.com  
444720, TX

### TERESA WEIRICH

Agent  
O: (830) 219-2633  
C: (512) 517-2691  
tweirich@phyllisbrowning.com  
352139, TX

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.