

FOR SALE

# 8210 FM 1518

## SCHERTZ, TX

OFFERING MEMORANDUM

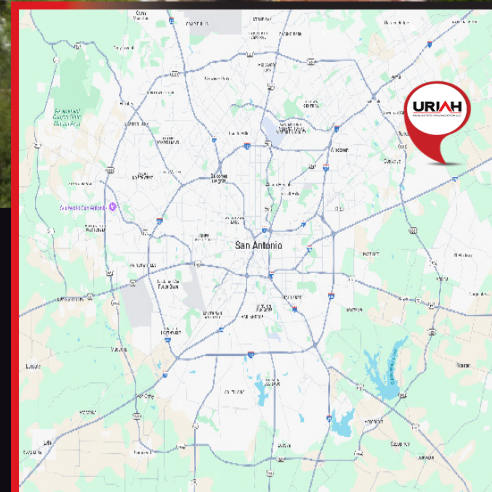




PRESENTED

**URIAH**  
REAL ESTATE ORGANIZATION LLC

**URI URIAH**  
Broker  
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Uri@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 - 8210 FM 1518

## PROPERTY SUMMARY

Positioned along FM 1518 in Schertz directly across from The Crossvine master-planned community and Founders Classical Academy of Schertz, this 5.453± AC property presents an exceptional opportunity for investment, commercial redevelopment, or mixed-use potential in one of Northeast San Antonio's fastest-growing areas. The site includes a 2,272± SF two-story residence and a 2,112± SF workshop with office space, offering immediate functionality for owner-users, contractors, service businesses, or live/work use. With PRE (Pre-Development) zoning, water and electricity on-site, and sewer available, the property offers strong flexibility for future development. The site also benefits from excellent regional connectivity via FM 1518, Loop 1604, and I-10. The surrounding area continues to experience substantial residential growth, with nearby master-planned communities including The Crossvine, Hallie's Cove, Floral Meadows, Heather's Place, and Saddlebrook Ranch driving continued demand and traffic to the corridor. The property is conveniently located near Randolph AFB, Heritage Oaks Park, Founders Classical Academy of Schertz, Ray D. Corbett Junior High School, and Rose Garden Elementary School, placing it within an expanding residential and commercial trade area. Approximately 380 feet of frontage along FM 1518 provides strong visibility and access. Partial 100- and 500-year floodplain areas are located toward the rear of the property; aerial image included for reference.

The owner is willing to subdivide.

### PROPERTY INFORMATION

### PROPERTY HIGHLIGHTS

#### LOT SIZE

ACRES: ± 5.453  
SQFT: ± 237532.68

#### FRONTAGE:

380 ± LF ON FM 1518

#### ZONING

PRE (PRE-DEVELOPMENT)

#### BUILDING & UTILITIES:

2272± SF RESIDENCE  
2112± WORKSHOP  
WATER & ELECTRICITY ON-SITE  
SEWER AVAILABLE

5.453± AC WITH APPROXIMATELY 380± LF OF FRONTAGE ALONG THE RAPIDLY GROWING FM 1518 CORRIDOR

INCLUDES A 2,272± SF TWO-STORY RESIDENCE AND 2,112± SF WORKSHOP WITH OFFICE SPACE

PRE (PRE-DEVELOPMENT) ZONING WITH WATER AND ELECTRICITY ON-SITE; SEWER AVAILABLE

NEAR RANDOLPH AFB, LOOP 1604, I-10, AND MAJOR RESIDENTIAL DEVELOPMENTS INCLUDING THE CROSSVINE AND SADDLEBROOK RANCH

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# PROPERTY PHOTOS | 8210 FM 1518



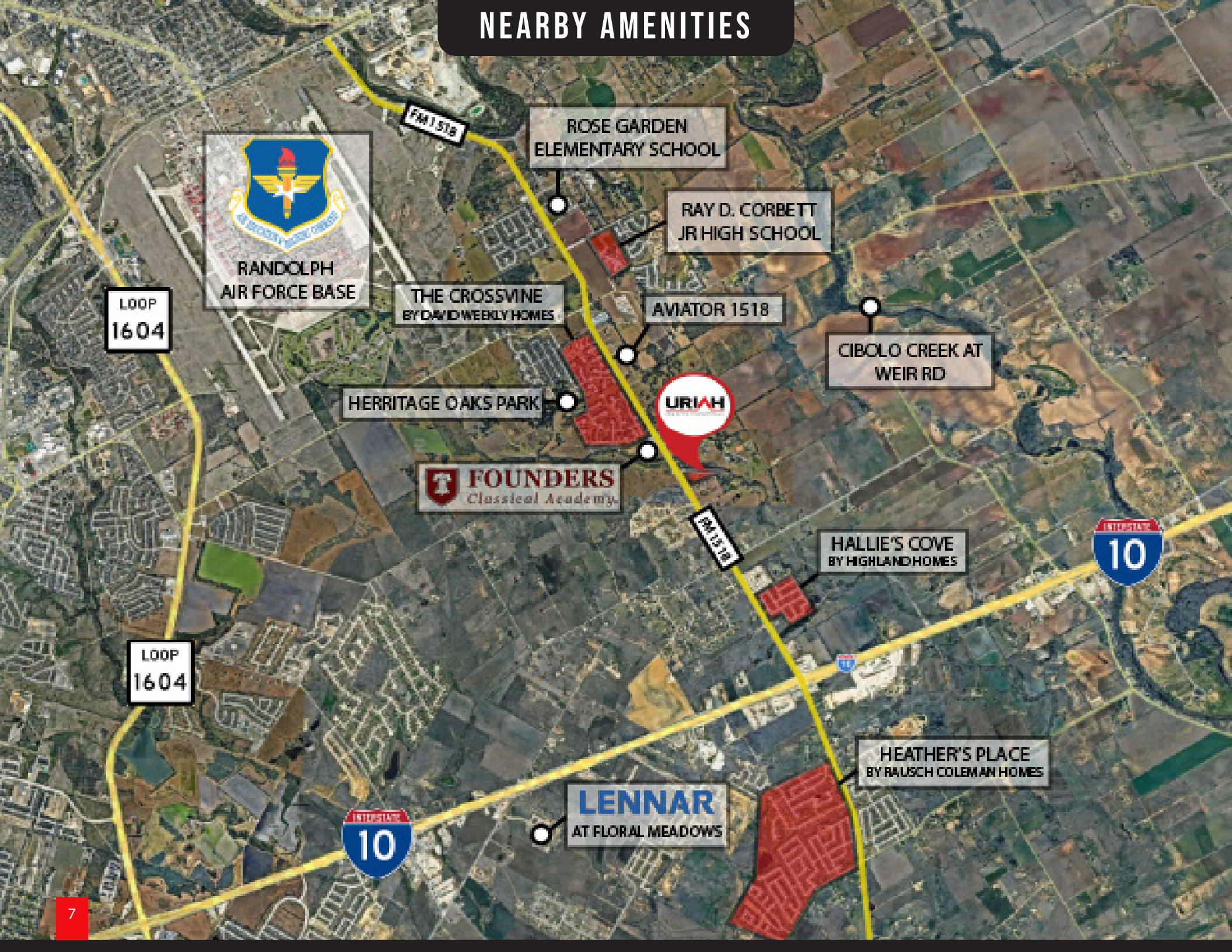
# PROPERTY PHOTOS | 8210 FM 1518



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# NEARBY AMENITIES



ROSE GARDEN  
ELEMENTARY SCHOOL

RAY D. CORBETT  
JR HIGH SCHOOL

THE CROSSVINE  
BY DAVID WEEKLY HOMES


AVIATOR 1518

CIBOLO CREEK AT  
WEIR RD

LOOP  
1604

HERRITAGE OAKS PARK



 **FOUNDERS**  
Classical Academy

HALLIE'S COVE  
BY HIGHLAND HOMES

INTERSTATE  
10

LOOP  
1604

AVIATOR 1518

INTERSTATE  
10

**LENNAR**  
AT FLORAL MEADOWS

HEATHER'S PLACE  
BY RAUSCH COLEMAN HOMES

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**CONTACT:**

**URI URIAH**

Broker

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Uri@UriahRealEstate.com

**URIAH**

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## 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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Buyer/Tenant/Seller/Landlord-Initials	Date	Date	