

FOR SALE

# 5894 HIGDON RD

SAN ANTONIO, TX

OFFERING MEMORANDUM



30 ± AC



30 ± AC

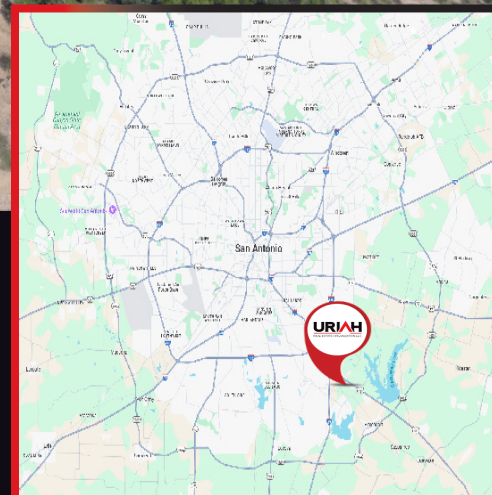
**URIAH**  
REAL ESTATE ORGANIZATION LLC

**MATTHEW TREVINO**

VP Of Land

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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 - 5894 HIGDON RD

## PROPERTY SUMMARY

This ±30-acre development opportunity in Southeast San Antonio offers a combination of entitlements, installed infrastructure, and excess available utility capacity, significantly reducing both the development timeline and development costs. The property includes an approved SAWS Utility Service Agreement (USA) with 280 EDUs of additional capacity, direct access to a private lift station sized to accommodate the additional capacity, an installed sanitary trunk line with vertical stacks for future service laterals, a detention pond, offsite sewer improvements, and partial clearing and grading, all of which will significantly reduce the development cost for the buyer. Additionally, in-place entitlements include an approved TIA, an approved Tree Plan, an approved secondary entrance, and planned connectivity to Foster Road via Brown Road. Recent SAWS policy changes now require significant public infrastructure improvements for new USAs in this area, materially increasing both upfront costs and development timelines for competing projects, positioning this site as a near-term, cost-advantaged development opportunity. Buyer should be advised that any development connecting to the private lift station must be structured as a single-plat project.

### PROPERTY INFORMATION

#### LOT SIZE

30.00 ± ACRES  
SQFT 1,306,800 ±

#### UTILITIES

WATER, SEWER, ELECTRICITY

#### ZONING

OCL  
OUTSIDE CITY LIMITS

#### FRONTAGE

300 ± LINEAR FT

### PROPERTY HIGHLIGHTS

APPROVED USA WITH 280 EDU EXCESS CAPACITY

ACCESS TO OUR PRIVATE LIFT STATION WITH CAPACITY FOR THE REMAINING 280 EDUS

INSTALLED SANITARY TRUNK LINE COMPLETE WITH VERTICAL STACKS FOR FUTURE SERVICE LATERALS

PERMITTED SECONDARY ENTRANCE (WOULD REQUIRE AN EASEMENT THROUGH OUR PHASE 2, WHICH WOULD NOT BE UNREASONABLY WITHHELD)

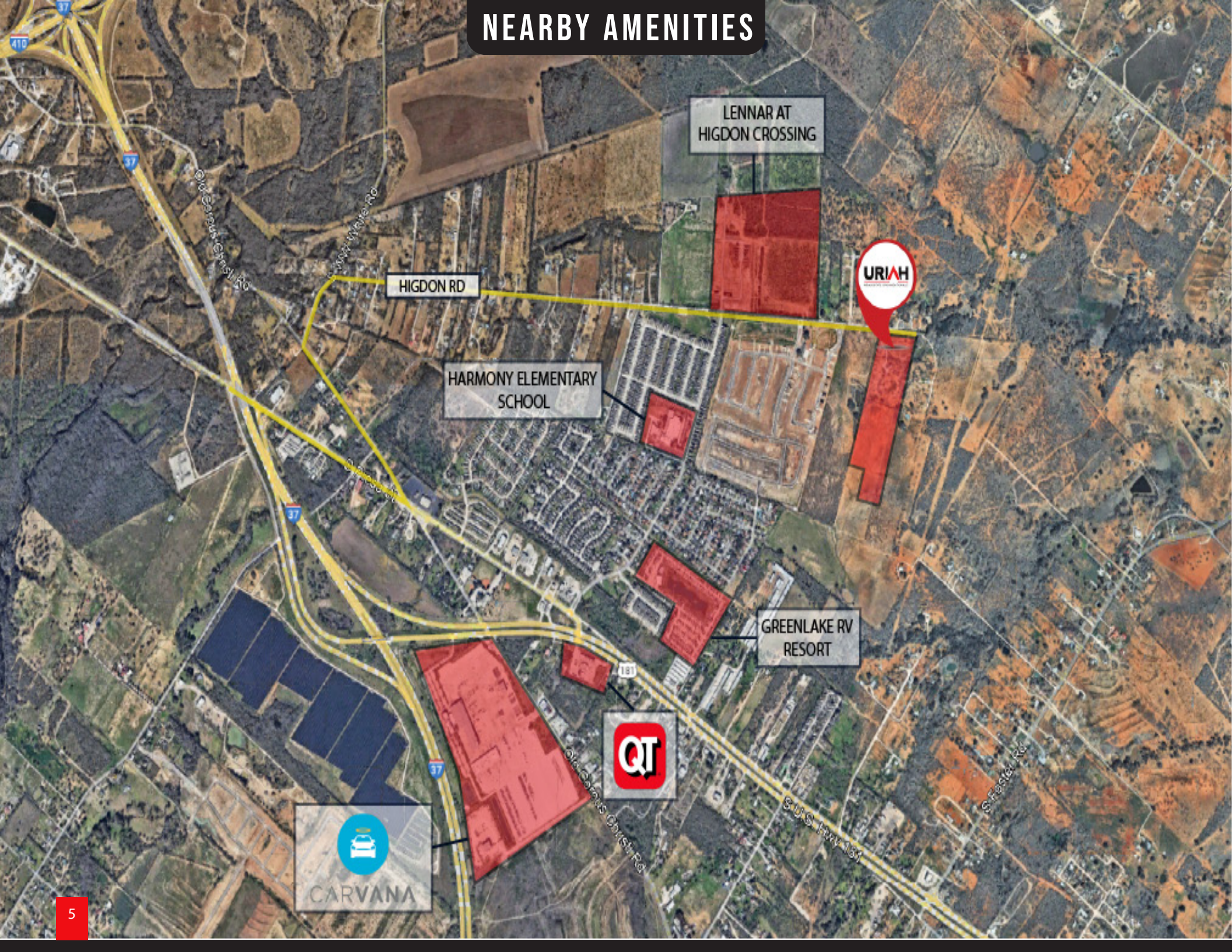
PARTIAL CLEARING AND GRADING COMPLETED

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# PROPERTY PHOTOS | 5894 HIGDON RD



# NEARBY AMENITIES



LENNAR AT  
HIGDON CROSSING

HIGDON RD

HARMONY ELEMENTARY  
SCHOOL



GREENLAKE RV  
RESORT



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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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Designated Broker of Firm	License No.	Email	Phone
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	<u>UR</u> License No. <u>UCN</u>	<u>3/11/2025</u> Email <u>3/11/2025</u>	<u>Phone</u>
	Buyer/Tenant/Seller/Landlord-Initials	Date	

Regulated by the Texas Real Estate Commission

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