

27.6 ACRES  
23361 W IH-10

**IH 10 AND CIELO VISTA DR.**

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DRAKECOMMERCIAL.COM



4630 N LOOP 1604 W, STE 510  
SAN ANTONIO, TX 78249



# FOR SALE

23361 W IH-10  
Cielo Vista Dr.  
San Antonio,,TX 78257

## PROPERTY FEATURES

**AVAILABLE:** 27.6 +/- Acres

**FRONTAGE:** 800' +/- frontage on IH-10  
2,300' +/- frontage on Cielo Vista Dr.

**ZONING:** R6

**SCHOOLS:** Northside ISD

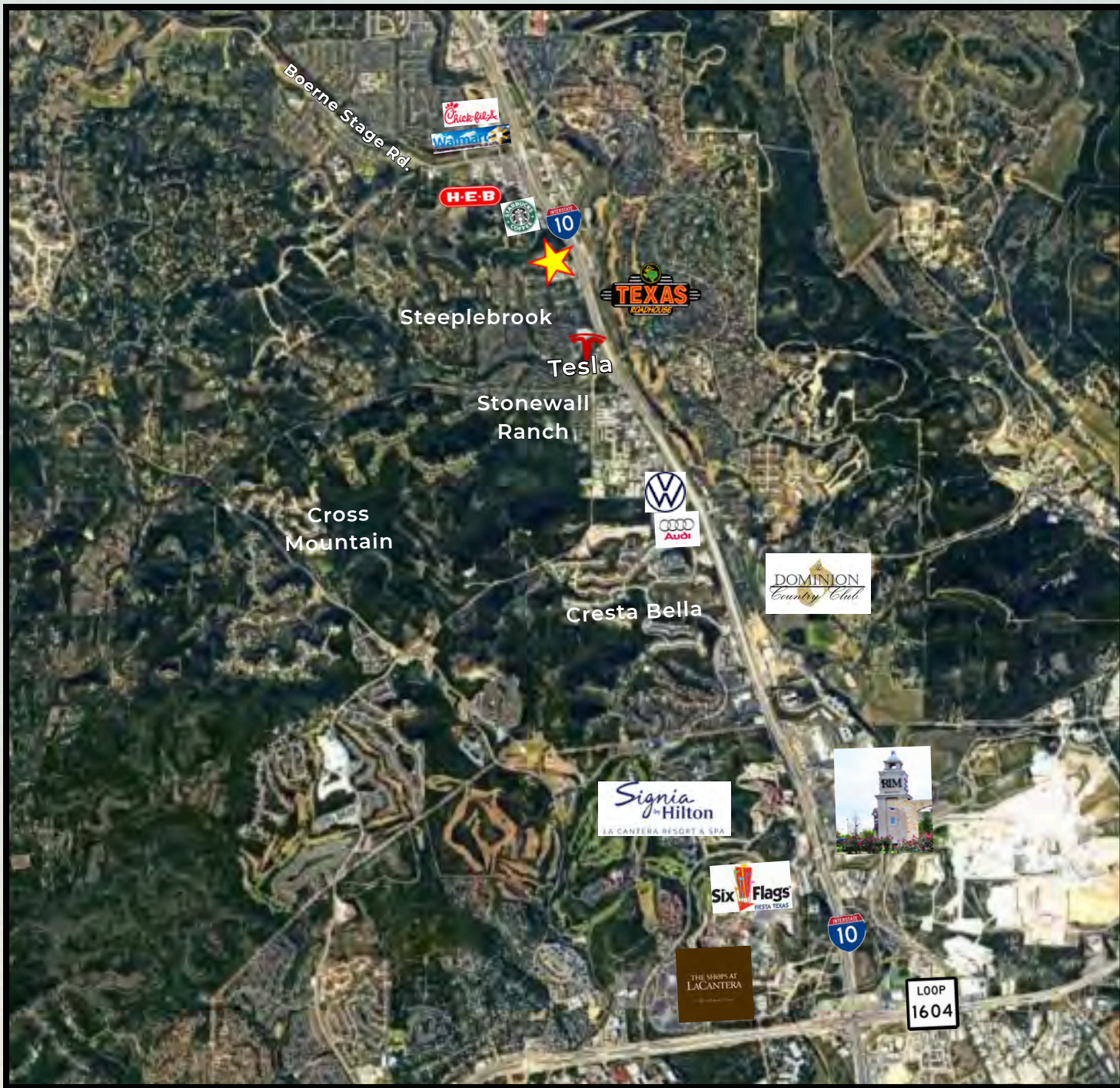
**UTILITIES:** Buyer to independently verify

**PRICING:** Call broker for price

Never before on the market, the generationally owned 27.6 acres on IH-10 and Cielo Vista offers a prime development opportunity. The property is located in one of San Antonio's strongest growth corridors, with convenient access and visibility to IH-10 and Cielo Vista Drive. With over 800' of access along IH-10 frontage and 2,300' along Cielo Vista the property provides a great backdrop for a premier commercial / residential development. The gently rolling terrain provides great views across the property. Minutes from Loop 1604, The Rim and La Cantera.



The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.





**27.6 AC**

**Walmart**

**H-E-B**

**Starbucks**

**RESTAURANT  
& RETAIL**

**Walgreens**

**MEDICAL  
AND  
RETAIL**

**RETAIL CENTER**

**INTERSTATE  
10**



DOMINION  
*Country Club*

STONEWALL RANCH

CROSS MOUNTAIN

TEXAS  
ROADHOUSE



TESLA

STEEPLEBROOK



Lion & Rose

27.6 AC

RESTAURANT



**27.6 AC**



**27.6 AC**





**27.6 AC**

INTERSTATE  
**10**





JOB NO. \_\_\_\_\_  
 DATE Dec 2021  
 DESIGNER TC  
 CHECKED TC DRAWN SD  
 SHEET 3.0

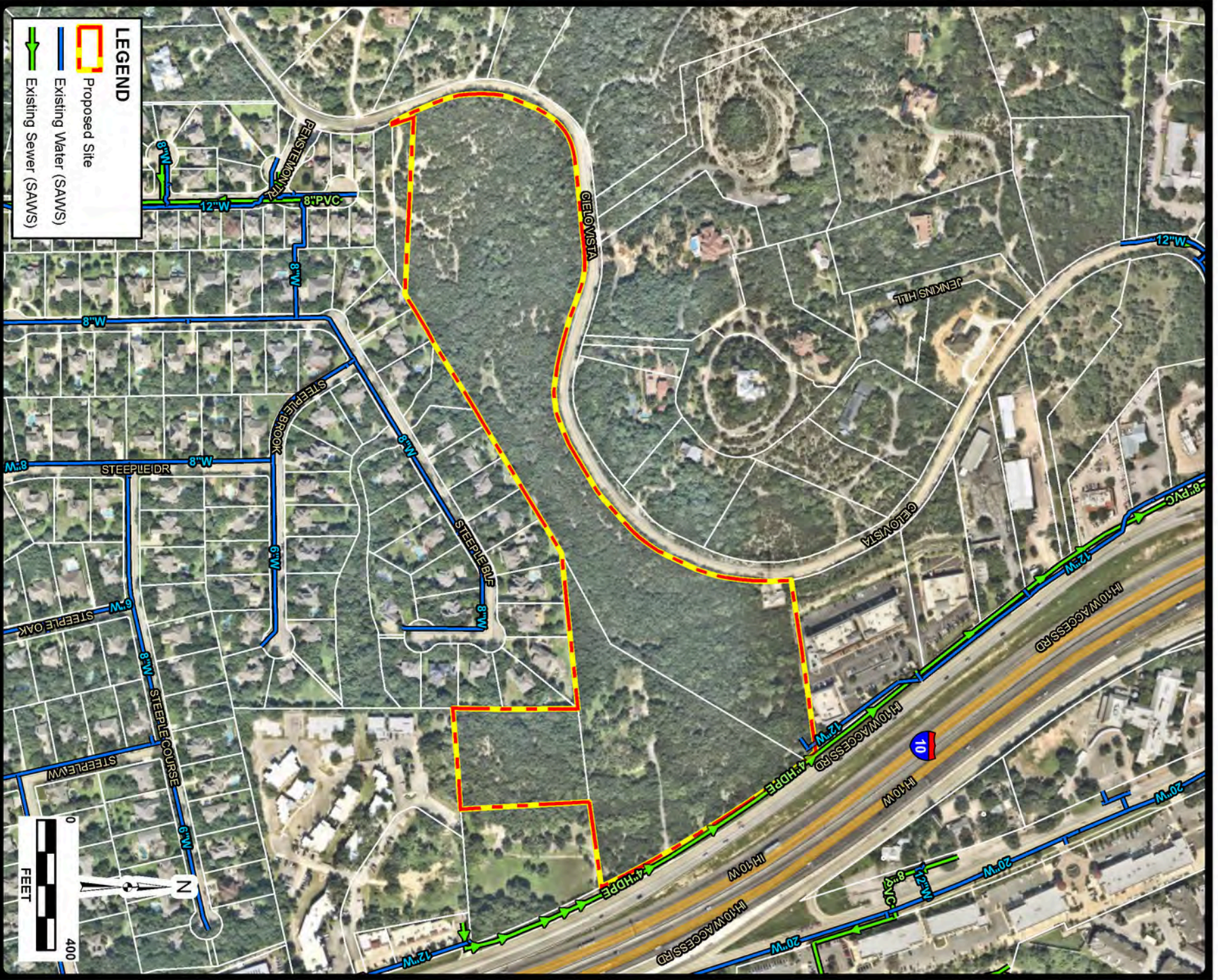
**LEGEND**

- Proposed Site
- 10ft Contours (2017)
- 2ft Contours (2017)

**CIELO VISTA PROPERTIES**  
**TOPOGRAPHIC MAP**  
**SAN ANTONIO, TEXAS**

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



**LEGEND**

- Proposed Site
- Existing Water (SAWS)
- Existing Sewer (SAWS)

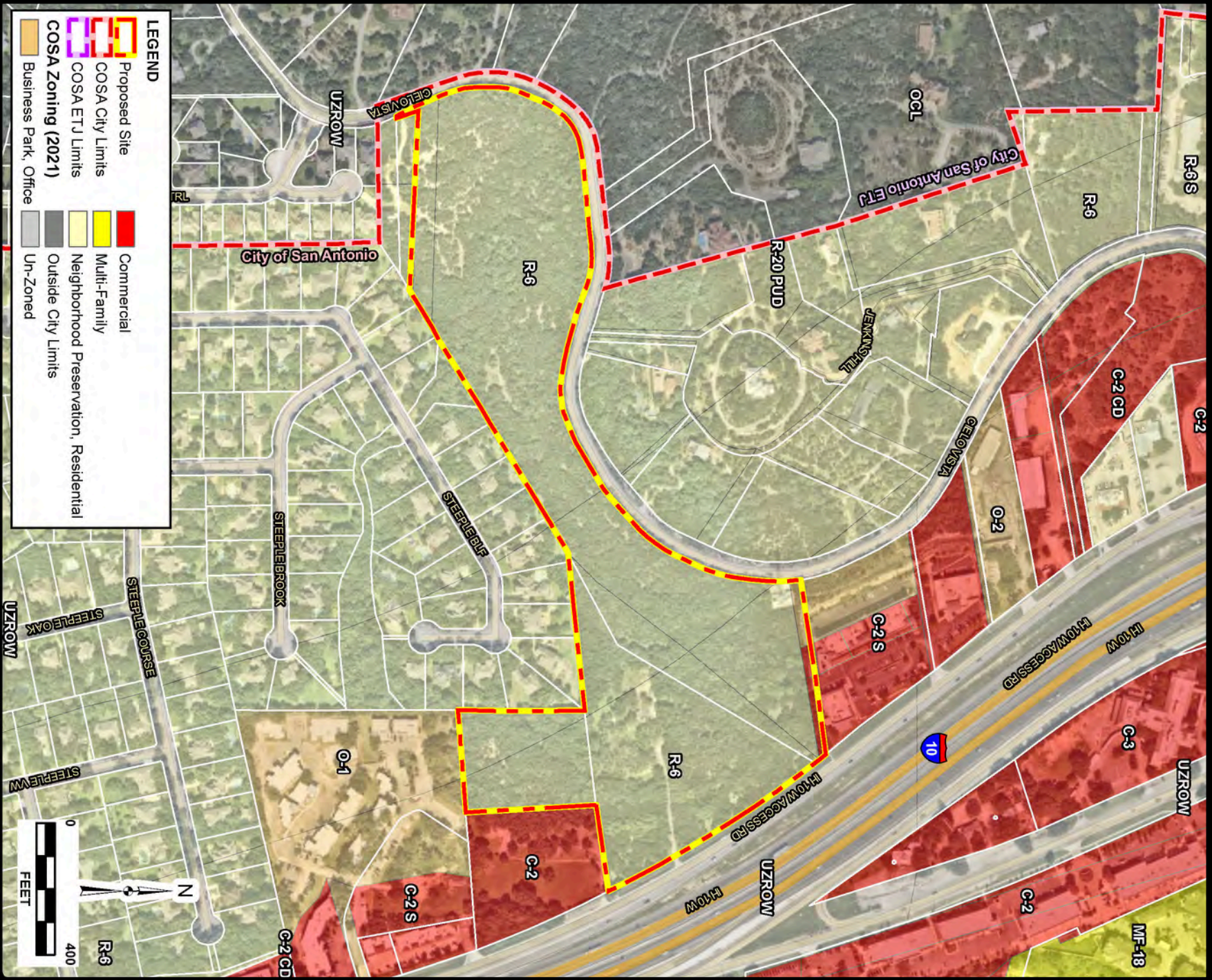
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 DATE Dec 2021  
 DESIGNER TC  
 CHECKED TC DRAWN SD  
 SHEET 6.0

**CIELO VISTA PROPERTIES**  
**SAWS UTILITIES MAP**  
**SAN ANTONIO, TEXAS**

**PAPER-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.5000  
 TEXAS ENGINEERING FIRM #4470 | TEXAS SURVEYING FIRM #10028800





JOB NO. \_\_\_\_\_  
 DATE Dec 2021  
 DESIGNER TC  
 CHECKED TC DRAWN SD  
 SHEET 8.0

**CIELO VISTA PROPERTIES  
 COSA ZONING MAP  
 SAN ANTONIO, TEXAS**

**Pape-Dawson  
 ENGINEERS**  
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



# 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:
  - 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.

Drake Commercial Group	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	210-402-6363
Designated Broker of Firm	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	210-402-6363
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Bauer	519675	travis@drakecommercial.com	210-402-6363
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date