

FOR SALE

+/-32 Acre Development Opportunity

SEQ & SWQ FM 775 & CR 344

La Vernia, Texas



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SEQ & SWQ FM 775 & CR 344

La Vernia, Texas

+/-32 Acre Prime Development Opportunity

Outstanding opportunity to acquire ±32 acres off FM 775 in La Vernia, Texas. Prime development opportunity for commercial and residential uses. Market drivers include new residential subdivision development of Woodbridge Farms, a premier farmhouse style residential community, on the south side of the property. Located within 35 minutes of downtown San Antonio and less than 20 minutes from 3 Interstate Highways – IH-10, I-35, and IH-37.

SITE DESCRIPTION

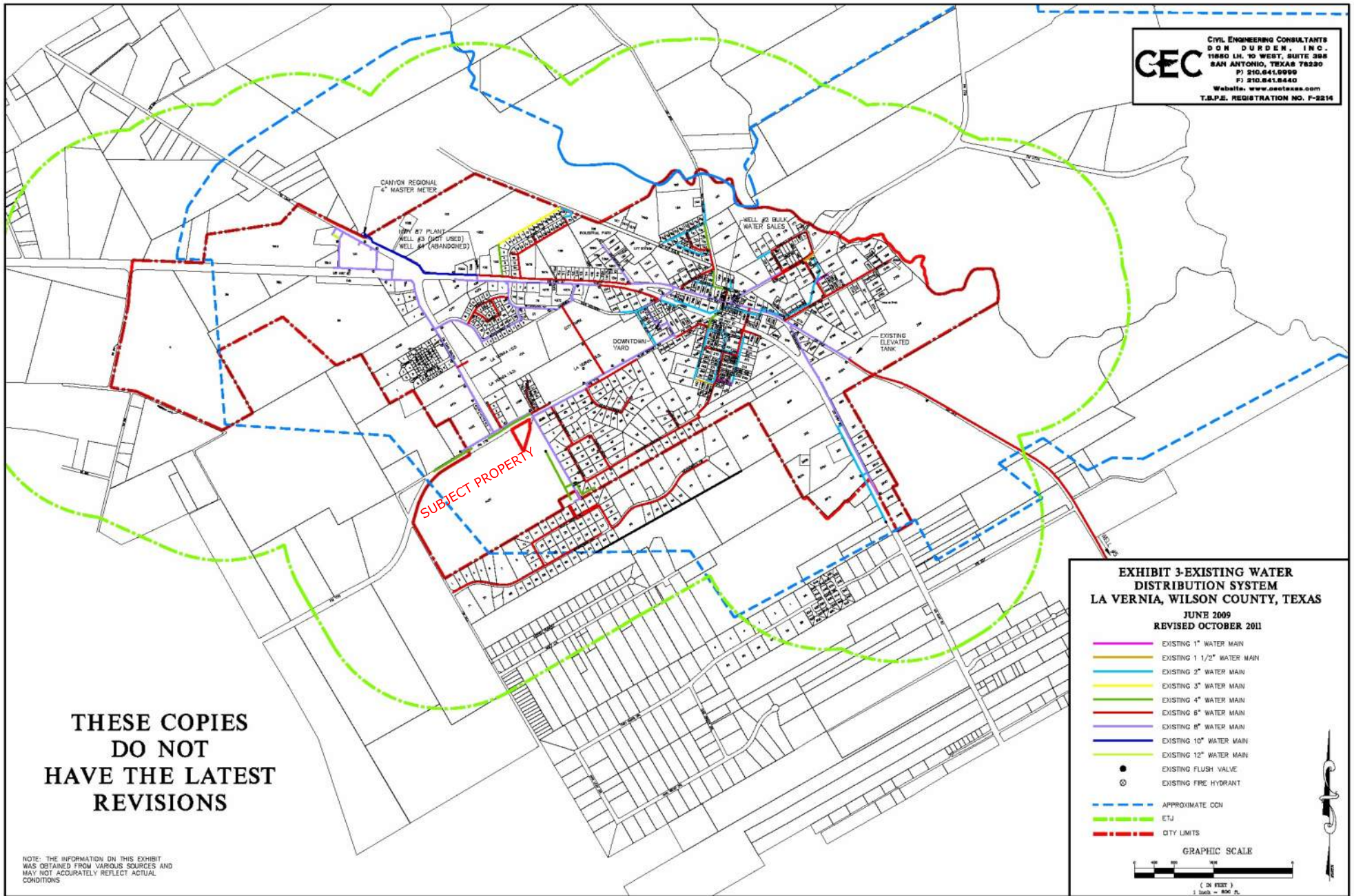
Location	Located at the corner of FM 775 and CR 344
Size	+/-32 Acres
Zoning	C-1 provides a wide range of commercial and residential uses (examples listed here)
Utilities	Water, sewer and gas to site
Traffic Counts	10,115 cars per day on FM 775 8,416 cars per day on FM 1346
Area Retailers	HEB, Pizza Hut, Golden Chick, Sonic, Dollar General, Taco Bell, Whataburger
Adjacent Uses	Subdivision development under construction on south side of FM 755 adjacent to property



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,296	5,485	7,123
Daytime Population	4,260	18,905	36,254
Average Household Income	\$97,483	\$97,483	\$97,483

Utilities Map | Water



GEC
 CIVIL ENGINEERING CONSULTANTS
 D O H R D U R E N , I N C .
 11800 LK. 70 WEST, SUITE 308
 SAN ANTONIO, TEXAS 78220
 P) 210.641.9999
 F) 210.641.8440
 Website: www.gecinc.com
 T.B.P.E. REGISTRATION NO. F-2214

**EXHIBIT 3-EXISTING WATER DISTRIBUTION SYSTEM
 LA VERNIA, WILSON COUNTY, TEXAS**
 JUNE 2009
 REVISED OCTOBER 2011

- EXISTING 1" WATER MAIN
- EXISTING 1 1/2" WATER MAIN
- EXISTING 2" WATER MAIN
- EXISTING 3" WATER MAIN
- EXISTING 4" WATER MAIN
- EXISTING 5" WATER MAIN
- EXISTING 6" WATER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 10" WATER MAIN
- EXISTING 12" WATER MAIN
- EXISTING FLUSH VALVE
- ⊙ EXISTING FIRE HYDRANT
- - - - - APPROXIMATE CON
- ETJ
- - - - - CITY LIMITS

GRAPHIC SCALE
 1" = 100' PL.

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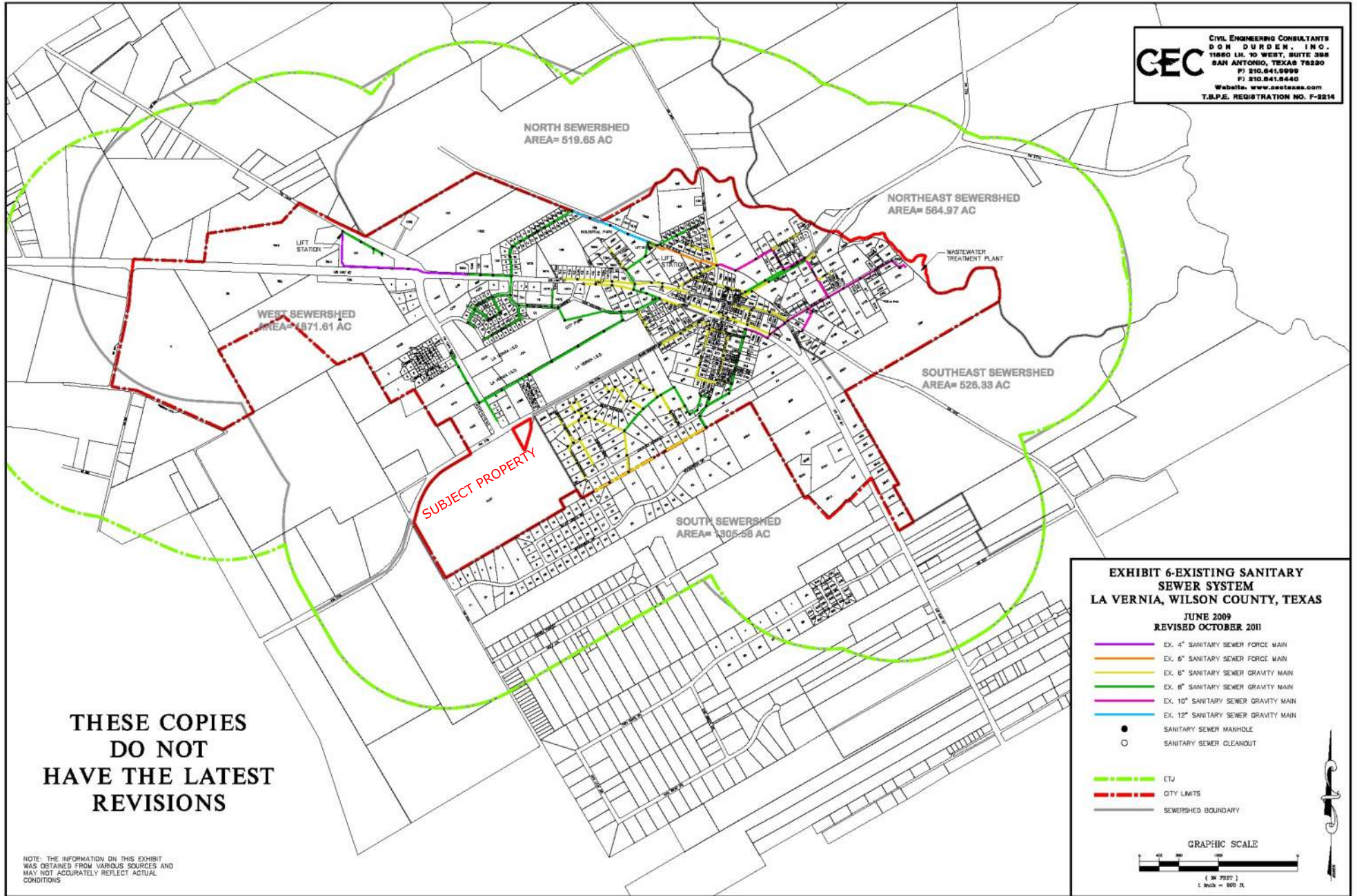
NOTE: THE INFORMATION ON THIS EXHIBIT WAS OBTAINED FROM VARIOUS SOURCES AND MAY NOT ACCURATELY REFLECT ACTUAL CONDITIONS.

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 1650 W. Virginia Street, Suite 110
 McKinney, TX 75069

Utilities Map | Sewer



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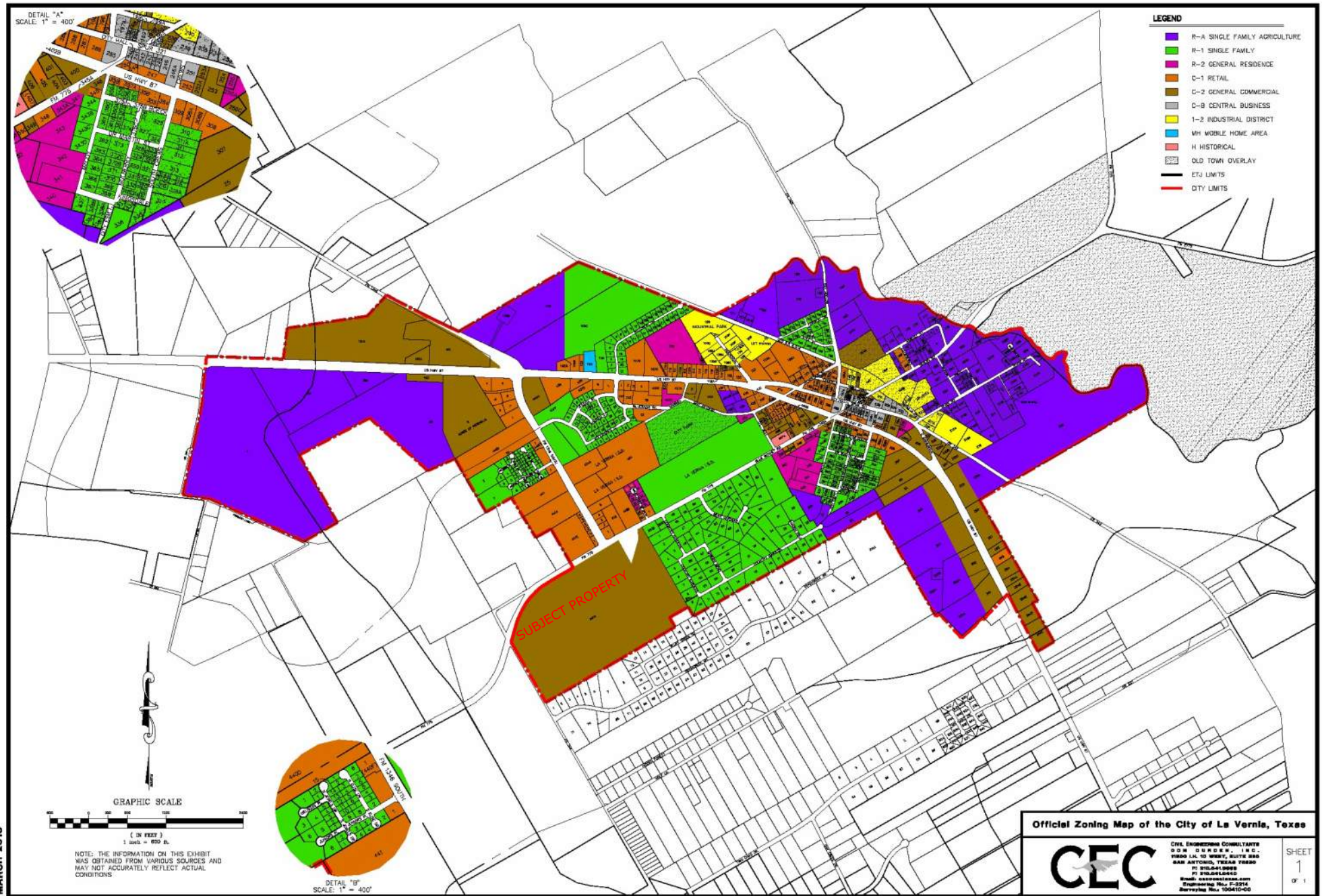
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La Vernia Zoning Map



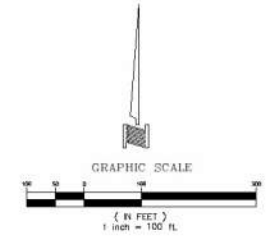
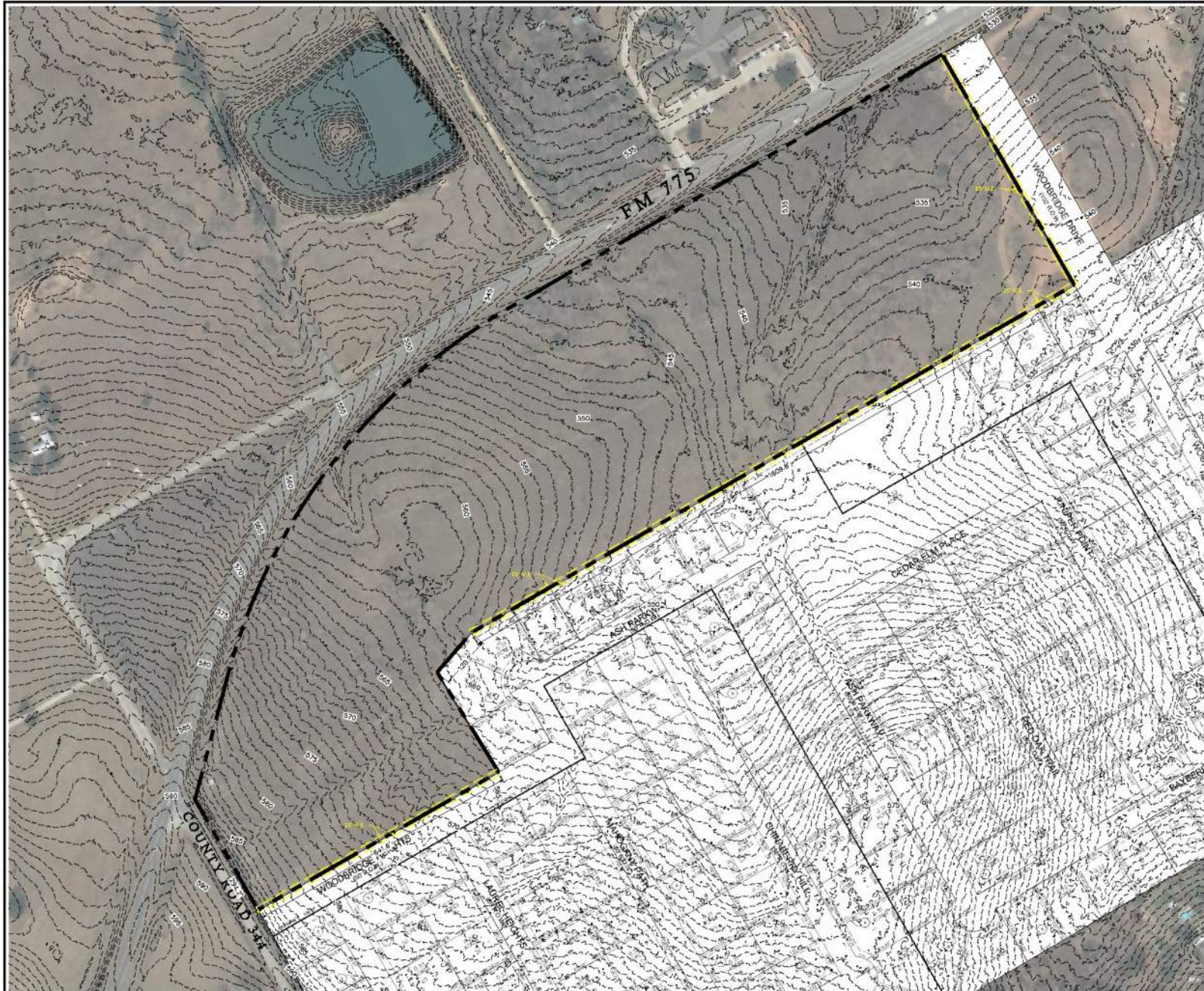
MARCH 2016

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La Vernia Planning Map



SITE = 32.0 AC

PLANNING BASE							
LA VERNIA TRACT							
CITY OF LA VERNIA							
WILSON COUNTY, TEXAS							
 DOWDY, ANDERSON & ASSOCIATES, INC. 3225 Village Creek Drive, Suite 200 Plano, Texas 75092 972-921-0194 <small>STATE REGISTRATION NUMBER: F-399</small>							
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET	
			2023-03-15	1"=100'	23009	1	

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La Vernia Park Concept Plan

LA VERNIA PARK - B



La Vernia, Texas
3-31-2021
2109

- | | | | | | |
|--|----------------|-------|--|------------|---------------|
| | Townhomes | - 120 | | Commercial | - ± 9.5 Acres |
| | Mews Townhomes | - 83 | | Greenspace | |

203 Lots Total

This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals. Image is shown at a scale of 1"=150' when printed 24x36.

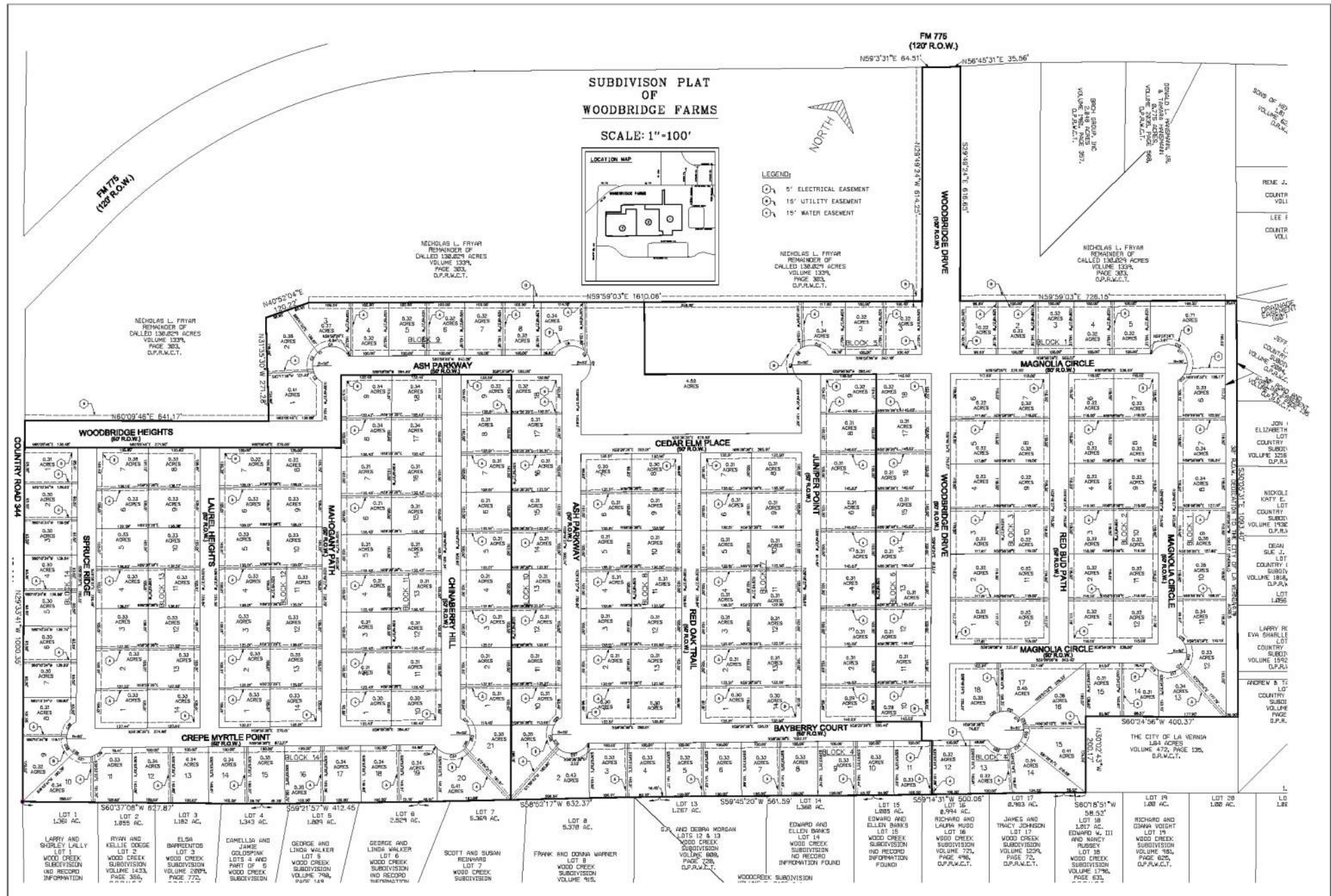
DOWDEY, ANDERSON & ASSOCIATES, INC.
Land Planning ♦ Civil Engineering ♦ Water Resources ♦ Construction Services

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Subdivision Plat



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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



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.

Franklin Land Company	9009681	rick@franklinlandco.com	972-658-1088
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Richard Franklin	333777	rick@franklinlandco.com	972-658-1088
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Sam Franklin	686927	sam@franklinlandco.com	469-450-6269
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Logan Call	837107	logan@franklinlandco.com	469-450-6269
_____ 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.gov
IABS 1-0

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