

LAND DISPOSITION CONSULTING

PROJECT Davis Ranch
REAL ESTATE TYPE Master Planned Development / Land
LAND SIZE 890± acres
SERVICES PROVIDED Brokerage / Land Disposition / Consultation

PROJECT OVERVIEW

Davis Ranch consists of 886± acres in far west Bexar County located at Galm Road, west of FM 1560, surrounded by Government Canyon State Natural Area.

SERVICES

Broker procured purchasers and consulted on entitlement with owner, legal, engineers, school district and home builder. Entitlements included Utility Service Agreement, tree clearing permit, fish and wildlife Golden Cheek Warbler take permit, etc.

RESULTS ACHIEVED

Represented Seller on land sales to Northside ISD for development of school sites. Negotiated sale, development agreement and USA with school district.

Negotiated 800+ acre land sales at Galm Road to Pulte Homes for phased residential development including development agreement with home builder for multi-phase takedown purchase. As part of this process, Sullivan was intimately involved in the detailed development agreement/associated exhibits, which clearly spelled out the developer’s obligations in terms of stubbing out utility and road infrastructure to owner’s remaining property (slated for future takedown by Pulte Homes) in order to insure that the value of the owner’s land was preserved/enhanced in the event that subsequent scheduled takedowns by Pulte Homes were not exercised.

Far West Bexar County –
 Galm Rd, FM 1560

