

LAND ASSEMBLAGE . ACQUISITION . LAND DISPOSITION

PROJECT West Pointe West
LAND SIZE 1,500± acres
REAL ESTATE TYPE Multi-use land tract : single family
LOCATION Far West San Antonio, Talley Road, at terminus of Alamo Ranch Parkway

SERVICES PROVIDED

Owner representative land assemblage, assisted in civil engineering planning, entitlement process, utility planning and negotiations, incentive package consulting, development agreement negotiations, easement acquisitions assistance, title matters clean-up, etc.

PROJECT OVERVIEW

Assisted owner in negotiations / entitlement process including: PID / PID reimbursement agreement, future POA agreement, options to purchase additional acreage, land restrictions, monument sign easements / specs, utility stub-out locations for owner-retained property.

RESULTS ACHIEVED

Negotiated 1,131+ acre land sale to residential land developer for multi-phase takedown purchase to a prominent public homebuilder. As part of the project, Sullivan was intimately involved in the contract negotiation, infrastructure construction requirements and timelines placed on the purchaser, use restrictions/POA matters applicable to owner-retained property, development agreement matters (including location/specs of monument signage and utility stub-outs to retained property), title matters clean-up, off-site sewer line extension easement acquisition, and various other matters crucial in completing the deal.

