

**7± ACRES AVAILABLE**  
**WISEMAN BLVD NEAR ALAMO PKWY**  
 FAR WEST SAN ANTONIO, BEXAR COUNTY

**FOR SALE**

**ONE OF THE FASTEST GROWING AREAS OF BEXAR COUNTY**

**LAND SIZE**  
 7.1 GROSS ACRES  
 6.3 ACRES NET FLOODPLAIN

**LOCATION**  
 WISEMAN BLVD BETWEEN TILLMAN RIDGE & ALAMO PARKWAY- WEST OF LOOP 1604 N BEXAR COUNTY, TX 78253

UNIT 33  
 WESTPOINTE EAST MDP

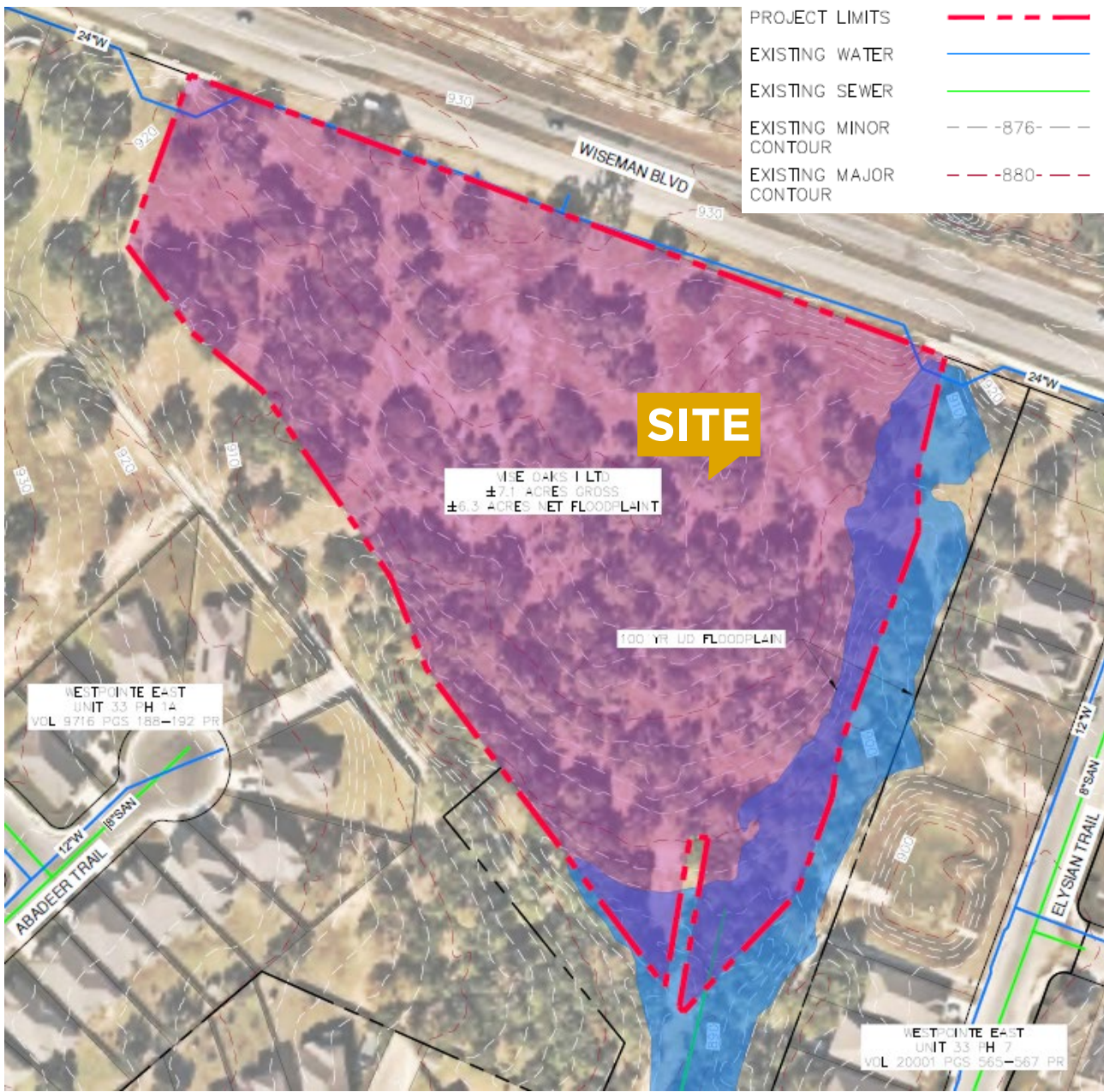
**PROPERTY ID**  
 BEXAR CAD PROP ID 1261074

**ZONING**  
 OCL

**TRAFFIC COUNTS**  
 27,500 VPD WISEMAN BLVD @ COTTONWOOD WAY

**UTILITIES**  
 AVAILABLE TO SITE  
 Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities for buyer's intended use.

**SALE PRICE**  
 CONTACT BROKER

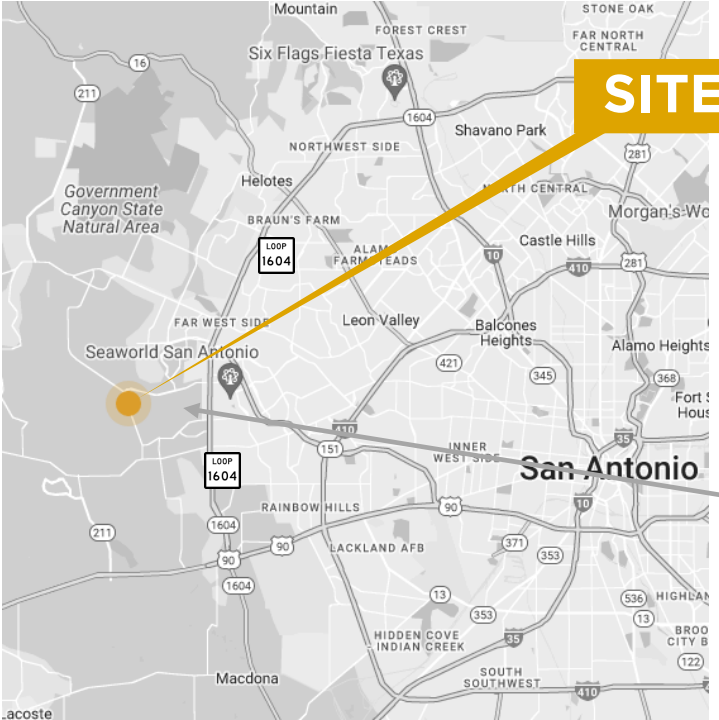


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 FAR WEST SAN ANTONIO, BEXAR COUNTY

**FOR SALE**

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	'24-'29 ANNUAL RATE
POPULATION	11,289	81,406	276,315	3.5%
# HOUSEHOLDS	3,676	27,571	91,280	3.8%
AVG HH INCOME	\$159,100	\$128,920	\$114,937	1.7%

**EXCELLENT DEMOGRAPHICS**  
 WESTOVER HILLS - AREA IS MARKED BY RAPID RESIDENTIAL & RETAIL GROWTH, SURROUNDED BY SEVERAL SCHOOLS & THOUSANDS OF NEW HOMES.

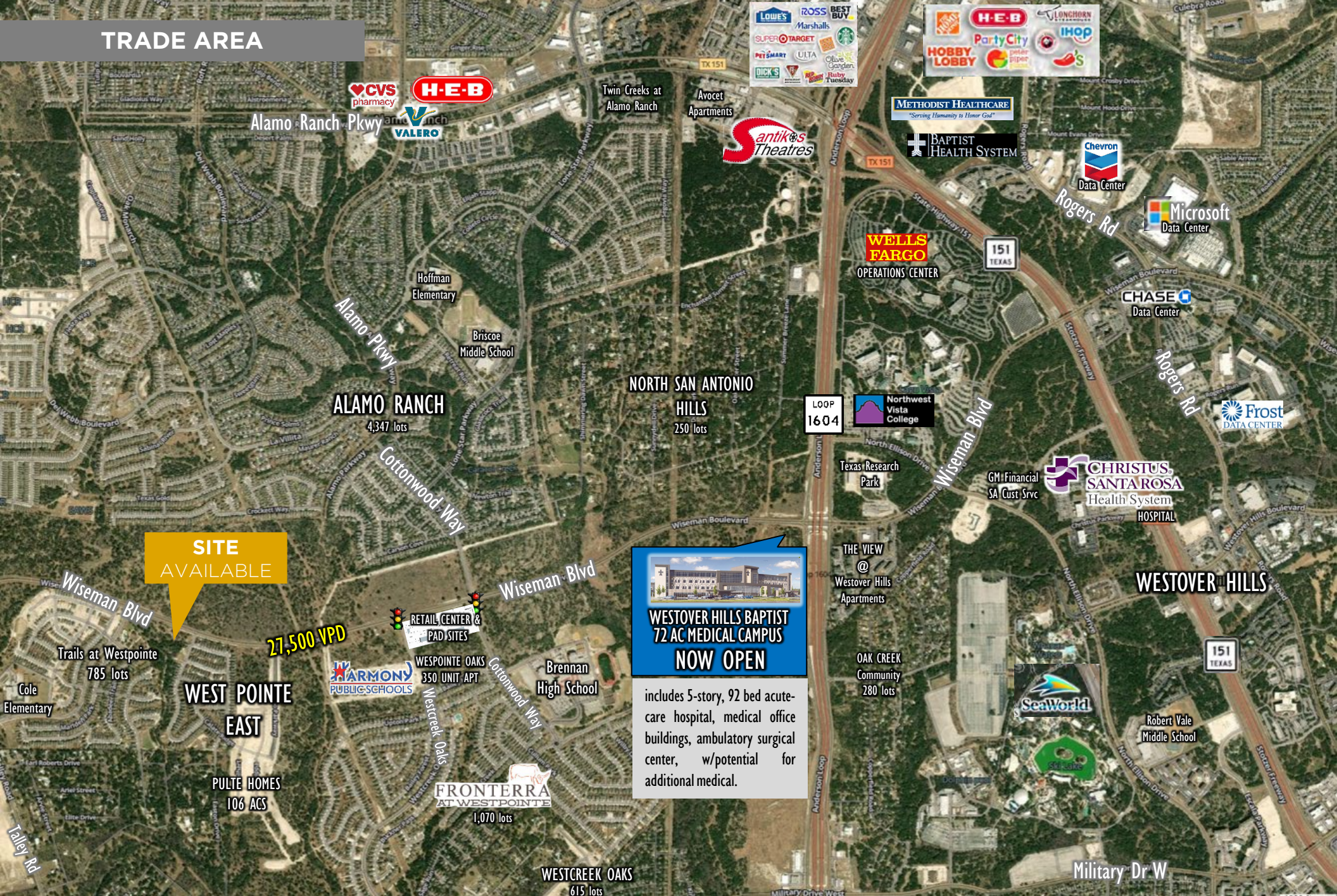


**WESTOVER HILLS BAPTIST MEDICAL CAMPUS** RECENTLY OPENED - 72 acre medical campus includes 5-story, 255,000 SF acute-care hospital, medical office buildings, ambulatory surgical center, w/potential for additional medical & retail.



**TRAFFIC COUNTS**  
 27,500 VPD WISEMAN BLVD @ COTTONWOOD WAY

# TRADE AREA



**SITE AVAILABLE**

**27,500 VPD**

**WESTOVER HILLS BAPTIST  
72 AC MEDICAL CAMPUS  
NOW OPEN**

includes 5-story, 92 bed acute-care hospital, medical office buildings, ambulatory surgical center, w/potential for additional medical.



# 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.

SULLIVAN COMMERCIAL REALTY	491694		210-341-9292
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James E. Sullivan, Jr., Broker	347973	<a href="mailto:jsullivan@sullivansa.com">jsullivan@sullivansa.com</a>	210-910-4234
Designated Broker of Firm	License No.	Email	Phone
Pete Tassos, Broker	488379	<a href="mailto:ptassos@sullivansa.com">ptassos@sullivansa.com</a>	210-910-4233
Zach Davis, Broker	555684	<a href="mailto:zdavis@sullivansa.com">zdavis@sullivansa.com</a>	210-910-4239
Connor Dziuk, Sales Agent	779545	<a href="mailto:cdziuk@sullivansa.com">cdziuk@sullivansa.com</a>	210-910-4235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date