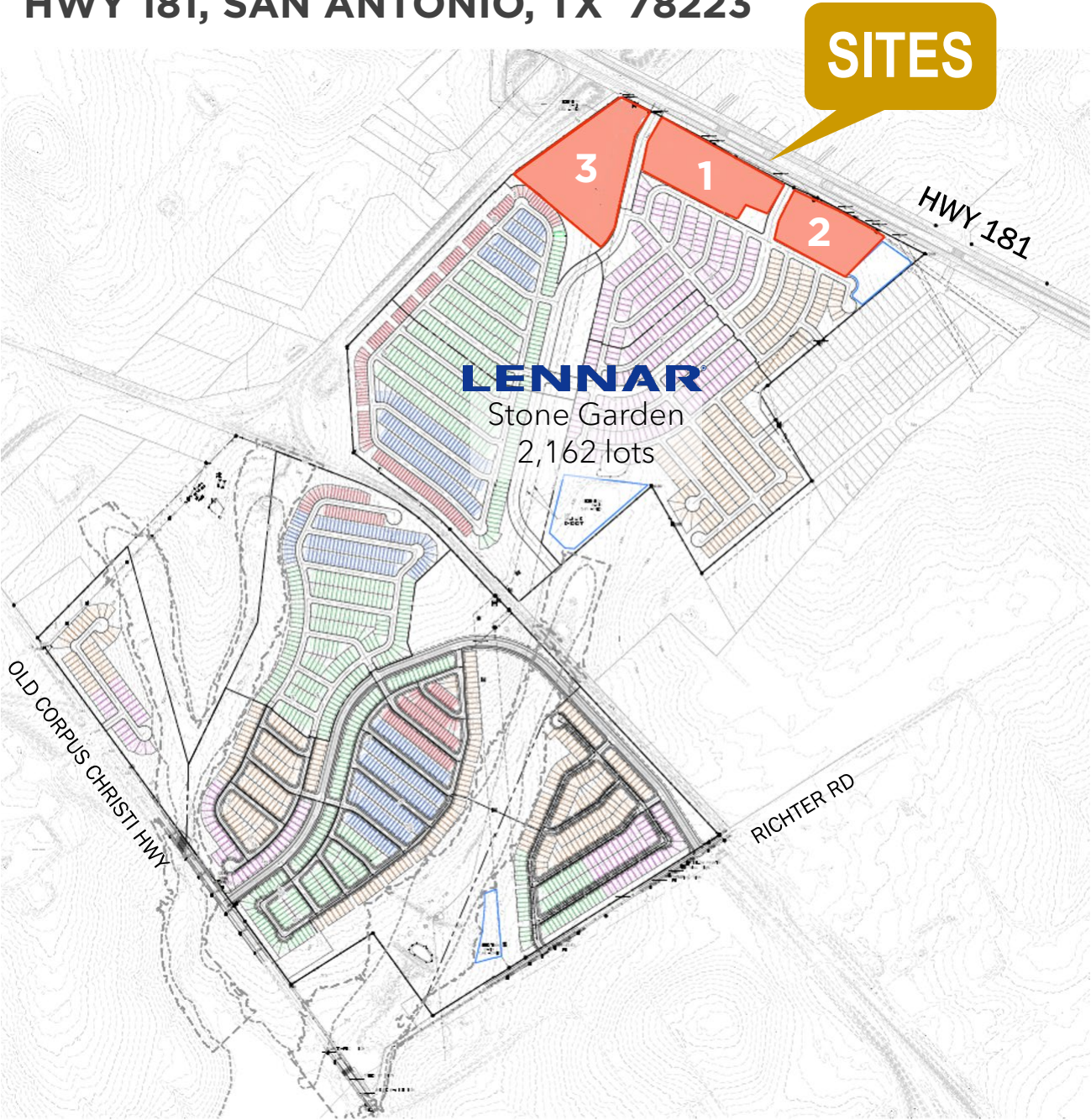


MULTI-USE SITES

HWY 181, SAN ANTONIO, TX 78223

FOR SALE



HWY 181 FRONTAGE SITES AVAILABLE

SURROUNDED BY THE NEW MASTER-PLANNED COMMUNITY OF STONE GARDEN CONSISTING OF 2,162 LOTS WITH HOMES RANGING FROM \$146,000 - \$295,000.

ALL OR PART

- TRACT 1 - 10.22± ACS (gross/net)
- TRACT 2 - 10.16± ACS (gross)
6.51± ACS (net)
- TRACT 3 - 14.05± ACS (gross)
8.05± ACS (net)

UTILITIES

Utilities to Sites

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

ZONING

Bexar County, no zoning

SALE PRICE

CONTACT BROKER

MULTI-USE SITES

HWY 181, SAN ANTONIO, TX 78223

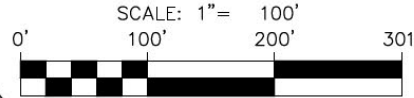
10± ACS

All or Part

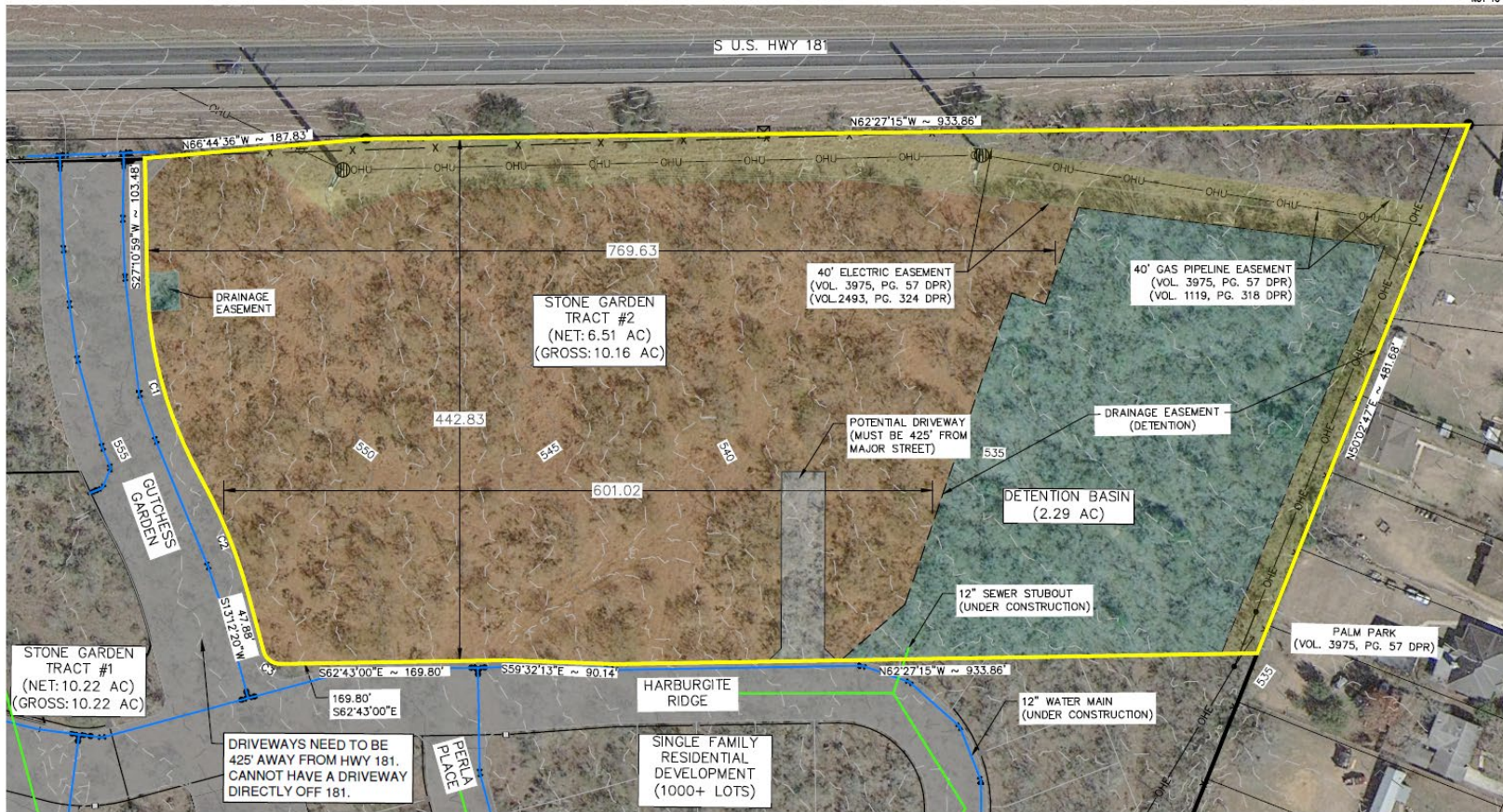
TRACT 2

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	355.00'	028°05'01"	S13°08'29"W	172.27'	174.00'
C2	445.00'	014°06'22"	S06°09'09"W	109.28'	109.56'
C3	15.00'	075°55'20"	S24°45'20"E	18.45'	19.88'

SAWS SEWER (100 EDUs)
 ECSUD WATER (100 EDUs)
 BEXAR COUNTY
 CITY OF SAN ANTONIO ETJ (NO ZONING)



LOCATION MAP
NOT TO SCALE



**PAPE-DAWSON
 ENGINEERS**
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
 TEXAS ENGINEERING FIRM #01171 TEXAS SURVEYING FIRM #1002880

STONE GARDEN
 SAN ANTONIO, TEXAS
 TRACT # 2 EXHIBIT

JOB NO. 12482-00
 DATE: FEBRUARY 2025
 DESIGNER: JR
 CHECKED: VS
 DRAWN: JV
 SHEET 1 of 1

Date: February 5, 2025, 2:58 PM - User: D:\japan\informal
 Plot: P:\24\300\2025\Design\Site\020205_Stone_Garden

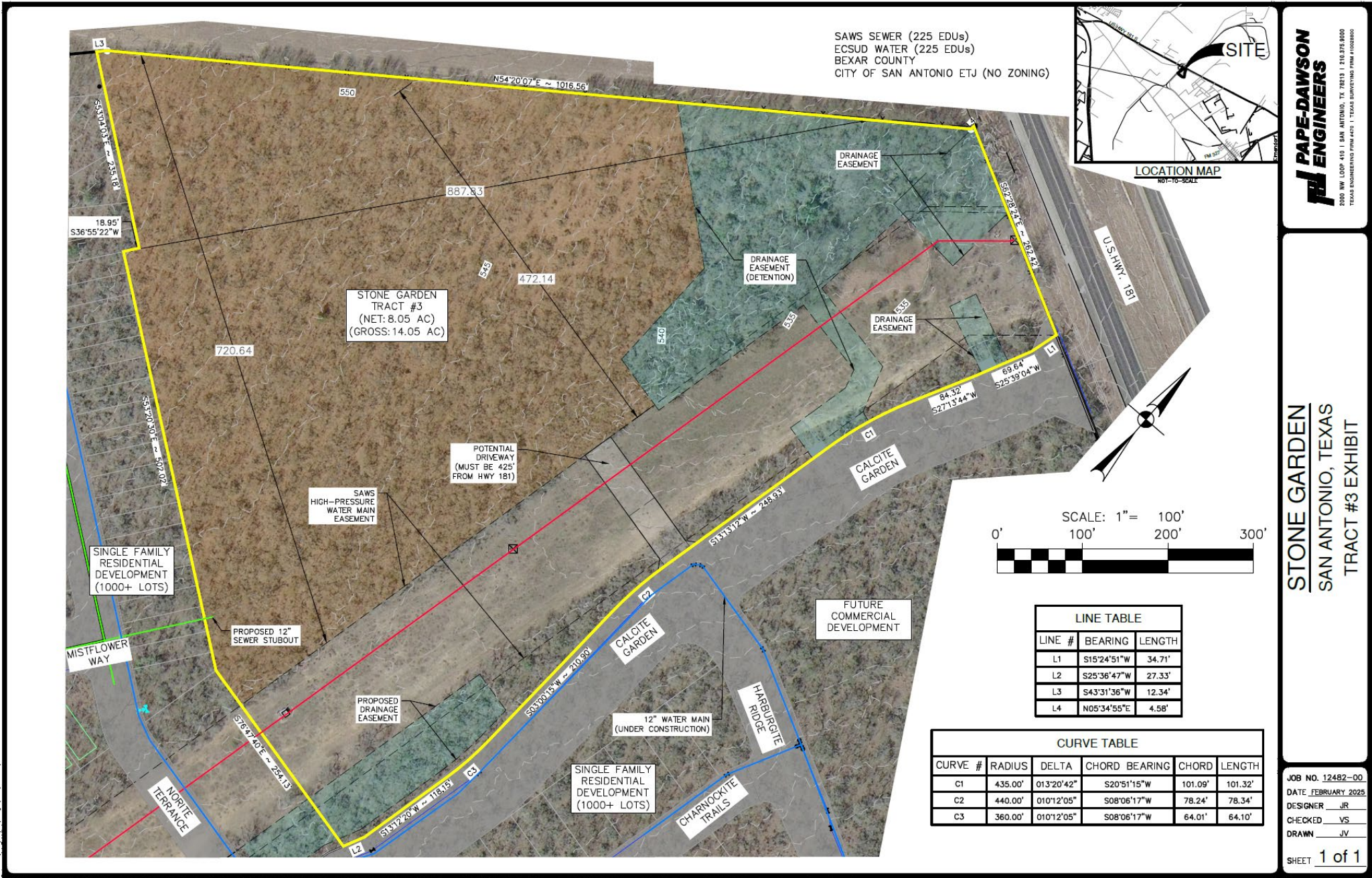
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MULTI-USE SITES

HWY 181, SAN ANTONIO, TX 78223

TRACT 3

14± ACS
All or Part

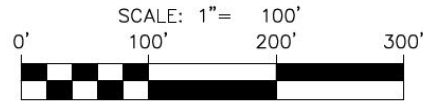


SAWS SEWER (225 EDUs)
ECSUD WATER (225 EDUs)
BEXAR COUNTY
CITY OF SAN ANTONIO ETJ (NO ZONING)



PAPE-DAWSON ENGINEERS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TEXAS ENGINEERING FIRM #01171 TEXAS SURVEYING FIRM #1002800

STONE GARDEN
SAN ANTONIO, TEXAS
TRACT #3 EXHIBIT



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S15°24'51"W	34.71'
L2	S25°36'47"W	27.33'
L3	S43°31'36"W	12.34'
L4	N05°34'55"E	4.58'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	435.00'	013°20'42"	S20°51'15"W	101.09'	101.32'
C2	440.00'	010°12'05"	S08°06'17"W	78.24'	78.34'
C3	360.00'	010°12'05"	S08°06'17"W	64.01'	64.10'

JOB NO. 12482-00
DATE: FEBRUARY 2025
DESIGNER: JR
CHECKED: VS
DRAWN: JV
SHEET 1 of 1

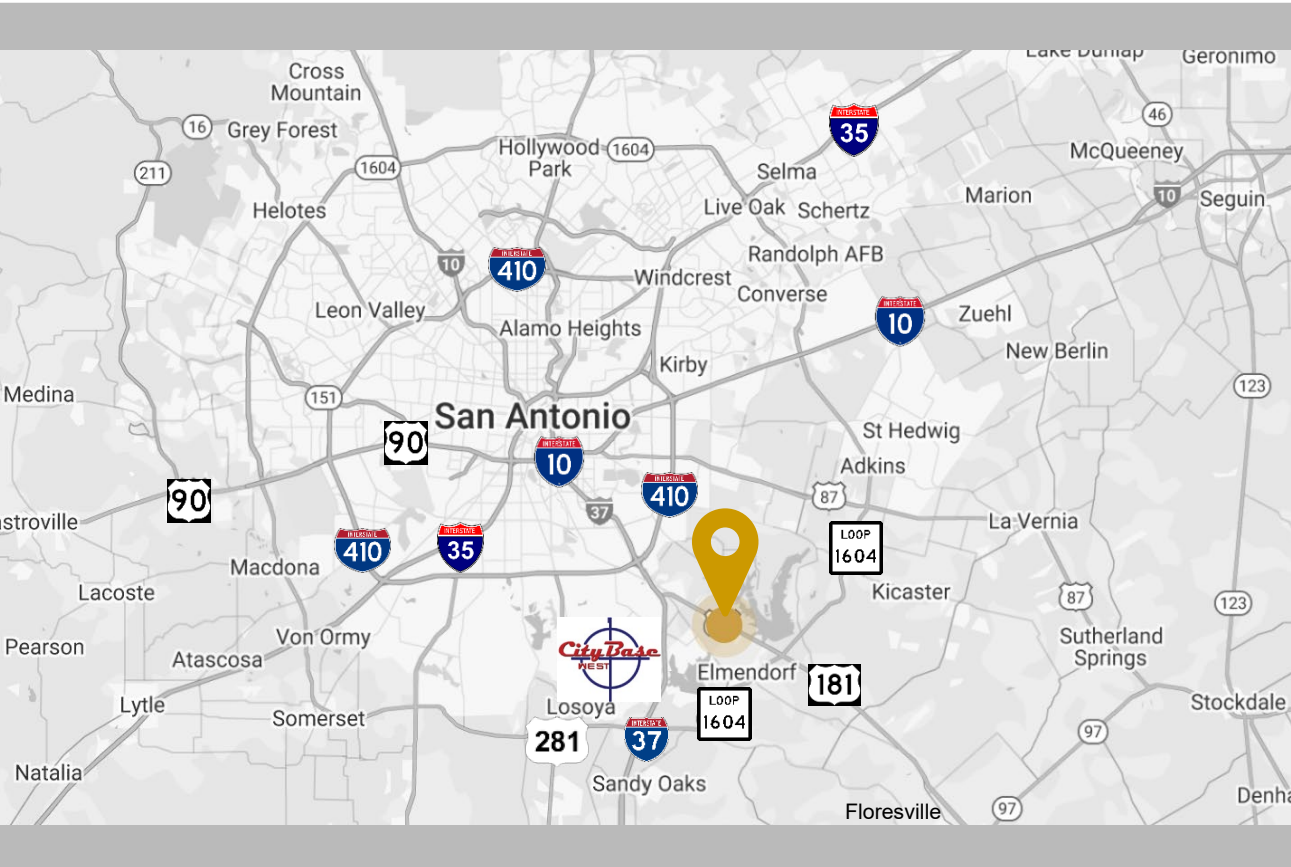
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MULTI-USE SITES

HWY 181, SAN ANTONIO, TX 78223

LOCATION

2025 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	8,430	19,865	66,349
# HOUSEHOLDS	2,882	6,624	22,646
AVG HH INCOME	\$93,124	\$101,640	\$91,712



REGIONAL DRAW FROM RESIDENTS IN SOUTHERN BEXAR COUNTY & ELMENDORF, AS WELL AS NEARBY FLORESVILLE, ADKINS AND LA VERNIA.

Hwy 181 & I-37 provide a direct route to the southern counties as well as to nearby south San Antonio amenities of Stinson Airport, Mission Trail Baptist Hospital, numerous retailers just minutes away on S.E. Military Dr. and New Braunfels, including HEB, Lowe's, Home Depot, Target, Walmart and many others.

CityBaseWest.com

SCHOOL DISTRICT

East Central ISD

- EXCELLENT INGRESS/EGRESS
- SOUTH BEXAR COUNTY, OUTSIDE CITY LIMITS
- NO ZONING WITHIN SAN ANTONIO ETJ
- EASY ACCESS VIA HWY 181, IH-37 & LOOP 1604
- WITHIN MINUTES OF CITY BASE RETAIL & THE MISSION TRAIL BAPTIST HOSPITAL

Sullivan Commercial Realty does not guarantee the completeness or accuracy of the information contained herein and expressly disclaims any duty, warranty or representation, express or implied, related to this property information.



sullivansa.com
For additional information, contact:

ZACH DAVIS
210 341 9292 x309
zdavis@sullivansa.com

CONNOR DZIUK
210 341 9292 x305
cdziuk@sullivansa.com



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:
 - 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.

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	jsullivan@sullivansa.com	210-910-4234
Designated Broker of Firm	License No.	Email	Phone
Pete Tassos, Broker	488379	ptassos@sullivansa.com	210-910-4233
Zach Davis, Broker	555684	zdavis@sullivansa.com	210-910-4239
Connor Dziuk, Sales Agent	779545	cdziuk@sullivansa.com	210-910-4235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date