

FOR SALE

10.76 AC $\pm$ ON FM 1283

SAN ANTONIO, TX

OFFERING MEMORANDUM



THE WOODLANDS AT
MEDINA HILLS
230 MAPPED LOTS

10.76 AC $\pm$

FM 1283 VPD: 8,500 $\pm$

LEGACY HILLS
103 LOTS PLANNED



10.76 AC ±
FM 1283 VPD: 8,500 ±

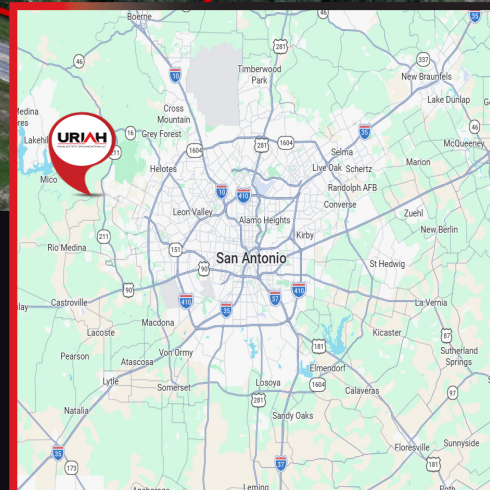
URIAH
REAL ESTATE ORGANIZATION LLC

RICARDO PENA

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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW - 10.76 AC ± ON FM 1283

PROPERTY SUMMARY

Located along FM 1283 in the rapidly expanding Rio Medina corridor, this ±10.76-acre development tract features approximately 1,560 linear feet of frontage and a strategic location at the entrances to Legacy Hills, The Woodlands, and Weatherwood. The Woodlands includes approximately 230 mapped residential lots, while Weatherwood by Forestar is a planned 425-acre master-planned community with approximately 1,280 homes, further enhancing the area's long-term growth potential. Situated just minutes from the newly opened H-E-B at the intersection of Culebra Road and Highway 211, the property offers excellent accessibility and exposure within one of Medina County's fastest-growing corridors. With strong frontage and proximity to expanding residential communities, the site is particularly well-positioned for medical, retail, and other neighborhood-serving commercial uses.

PROPERTY INFORMATION

LOT SIZE

TOTAL: 10.76 +/- AC

UTILITIES

WATER AND SEWER
AVAILABLE NEARBY

ZONING

N/A

FRONTAGE

1,560 +/- LINEAR FT ON
FM 1283

PROPERTY HIGHLIGHTS

POSITIONED AT THE ENTRANCES TO LEGACY HILLS, THE WOODLANDS & WEATHERWOOD, FEATURING OVER 1,510 EXISTING & PLANNED LOTS/HOMES

MINUTES FROM THE NEW H-E-B AT CULEBRA RD & HWY 211

STRONG RESIDENTIAL GROWTH DRIVERS IN THE IMMEDIATE AREA

IDEAL FOR MEDICAL & RETAIL DEVELOPMENT

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PROPERTY PHOTOS | 10.76 AC ± ON FM 1283



NEARBY AMENITIES



FM 1283



10.81 AC ±

NEIGHBORHOOD ENTRANCE



10.76 AC ±



12.979 AC ±

NEIGHBORHOOD ENTRANCE

FM 1283



8.28 AC ±

NEIGHBORHOOD ENTRANCE

FM 471 N



18.64 AC ±

NEIGHBORHOOD ENTRANCE

THE WOODLANDS AT
MEDINA HILLS
230 MAPPED LOTS



CASTLE ROCK
COMMUNITIES



LEGACY HILLS
103 LOTS PLANNED



BEAZER
HOMES



M/I HOMES

WEATHERWOOD
1,280 SINGLE-FAMILY LOTS



FORESTAR

RED WING RD

M/I Homes Legacy Hills

Image Landsat / Copernicus

NEARBY AMENITIES

THE WOODLANDS AT
MEDINA HILLS
230 MAPPED LOTS

CASTLEROCK
COMMUNITIES



211

FM 1283



LEGACY HILLS
103 LOTS PLANNED

BEAZER
HOMES



NEIGHBORHOOD ENTRANCE

FM 471 N



NEIGHBORHOOD ENTRANCE

211

RED WING RD

Red Wing Rd

WEATHERWOOD
1,280 SINGLE-FAMILY LOTS



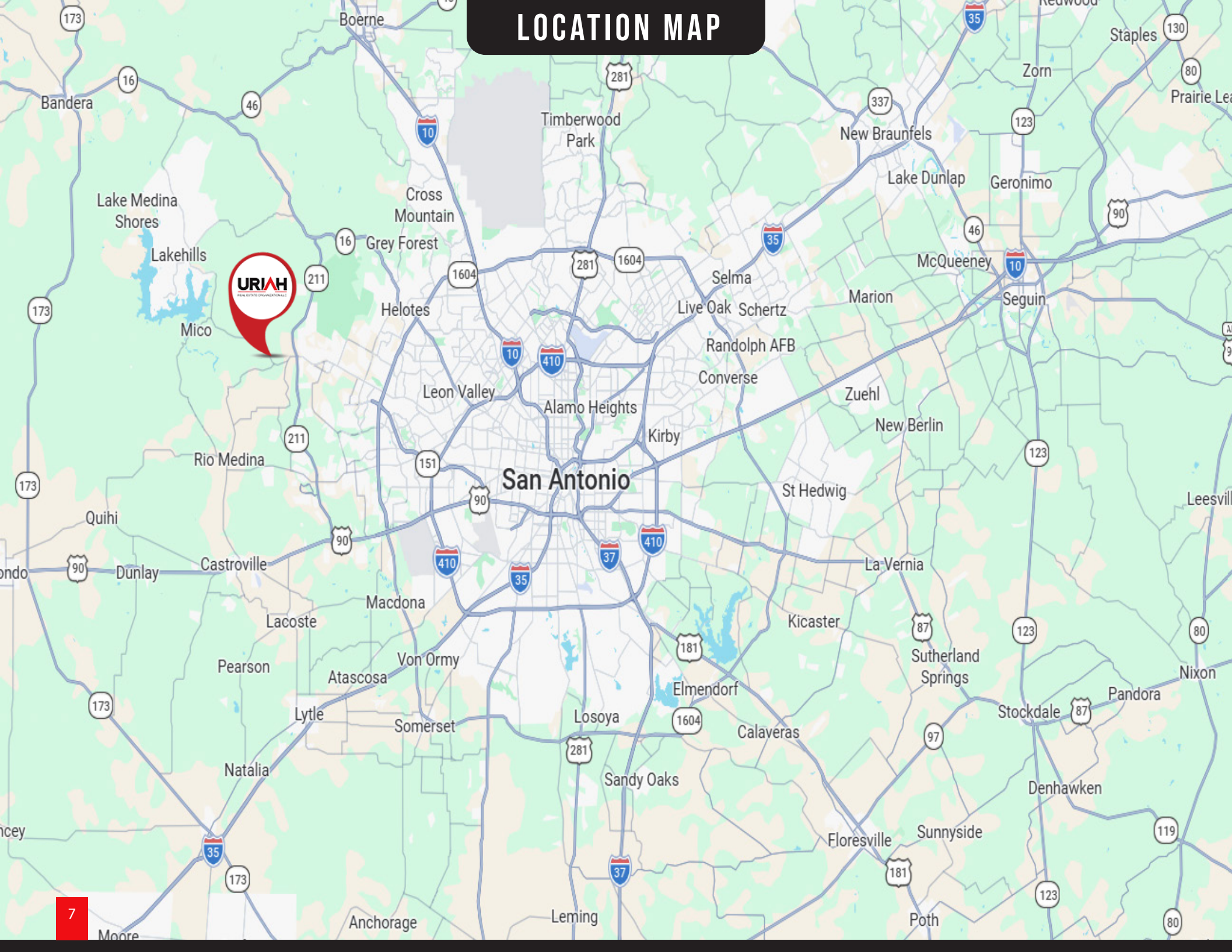
FORESTAR

CULEBRA RD

Tink A. Tako #1



LOCATION MAP



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CONTACT:

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Uriah Real Estate Organization

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Uri Uriah

Designated Broker of Firm

Uri Uriah

Licensed Supervisor of Sales Agent/
Associate

Ricardo Peña

Sales Agent/Associate's Name

9002555

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov