

An aerial photograph of a large, wooded property in San Antonio, Texas. The property is situated at the intersection of Babcock and Cielo Vista. The land is mostly covered in dense green trees, with some cleared areas and a few buildings visible. A large white rectangular box with a black border is overlaid on the center of the image, containing the text 'FOR SALE'. Below this box, the address '17 ± ACRES ON BABCOCK AND CIELO VISTA, SAN ANTONIO, TX 78264' is written in white text. In the foreground, there is a large red and white building, possibly a fire station or warehouse, with several vehicles parked nearby. The background shows a suburban neighborhood with houses and a road curving through the trees.

FOR SALE

17 ± ACRES ON BABCOCK AND CIELO VISTA, SAN ANTONIO, TX 78264

AERIAL



URIAH
REAL ESTATE ORGANIZATION LLC

CONTACT US



LISTING AGENT: URI URIAH



DIRECT LINE: 210-315-8885



URI@URIAHREALESTATE.COM

PROPERTY DETAILS

- ASKING PRICE: CALL BROKER FOR DETAILS

- UTILITIES: ELECTRICITY | WATER | SEWER

- LOT SIZE: 17 ± ACRES

- ZONING: OCL

- FRONTAGE: 245 ± LINEAR FT ON BABCOCK RD
430 ± LINEAR FT ON CIELO VISTA DR


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.



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PROPERTY SUMMARY

Excellent opportunity to purchase 17 ± acres approved for 300+ units. 245 ± linear ft on Babcock Rd and 430 ± linear ft on Cielo Vista Dr in San Antonio, TX. Strategically located near La Cantera, The Rim, UTSA, and many other top local attractions. One of the few tracts approved for neighborhood mixed use under Camp Bullis new land restrictions. Electricity, water and sewer on site.



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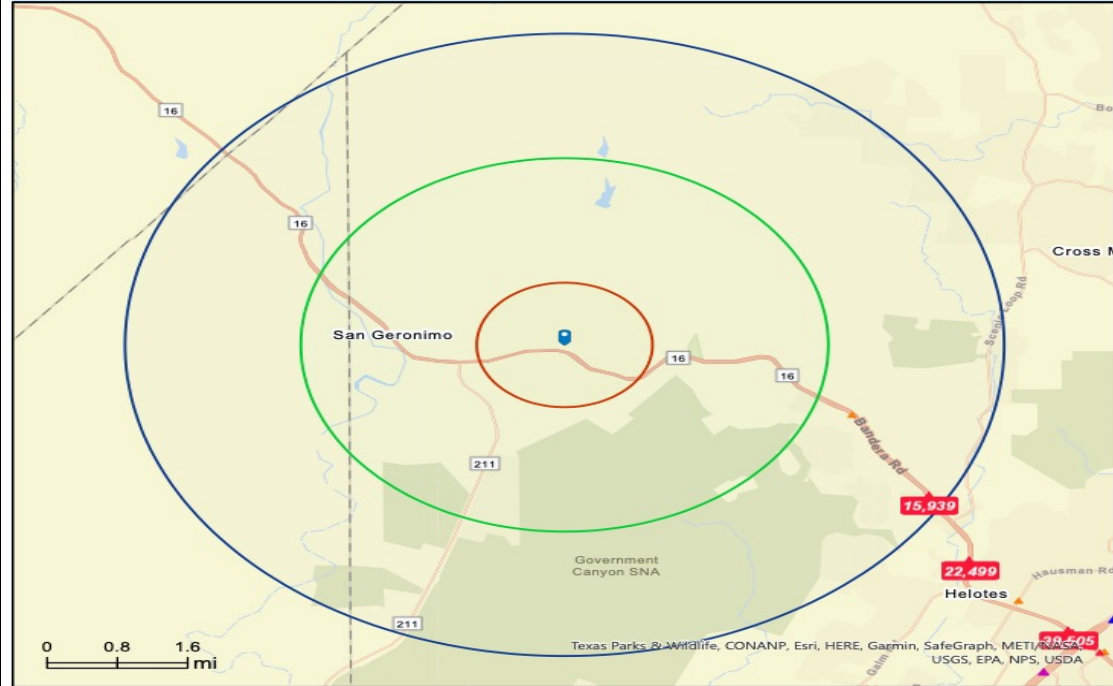




Traffic Count Map

78023
78023, Helotes, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.62252
Longitude: -98.76516



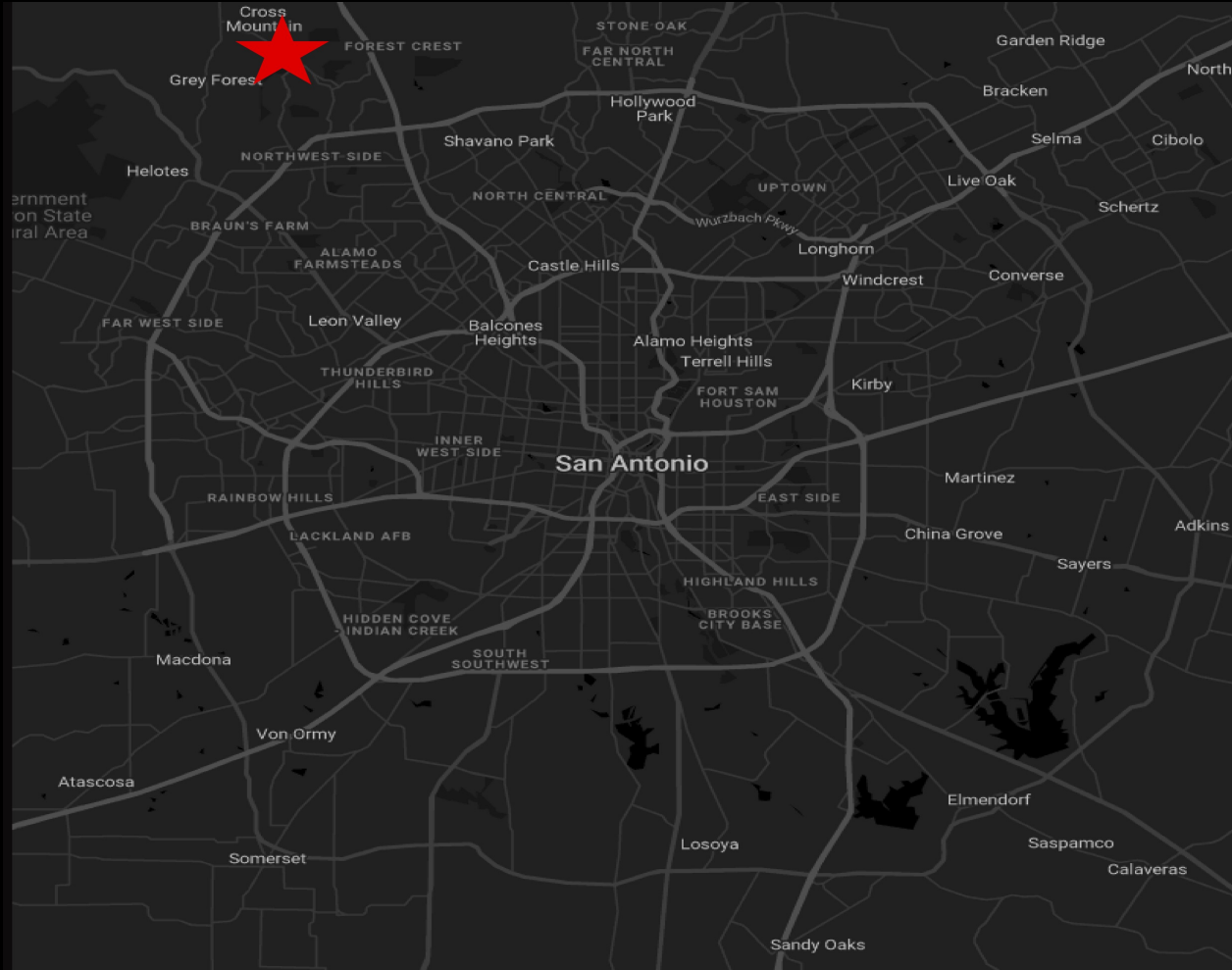
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q4 2021).

December 09, 2021

MAP



MASTER PLANNED COMMUNITY

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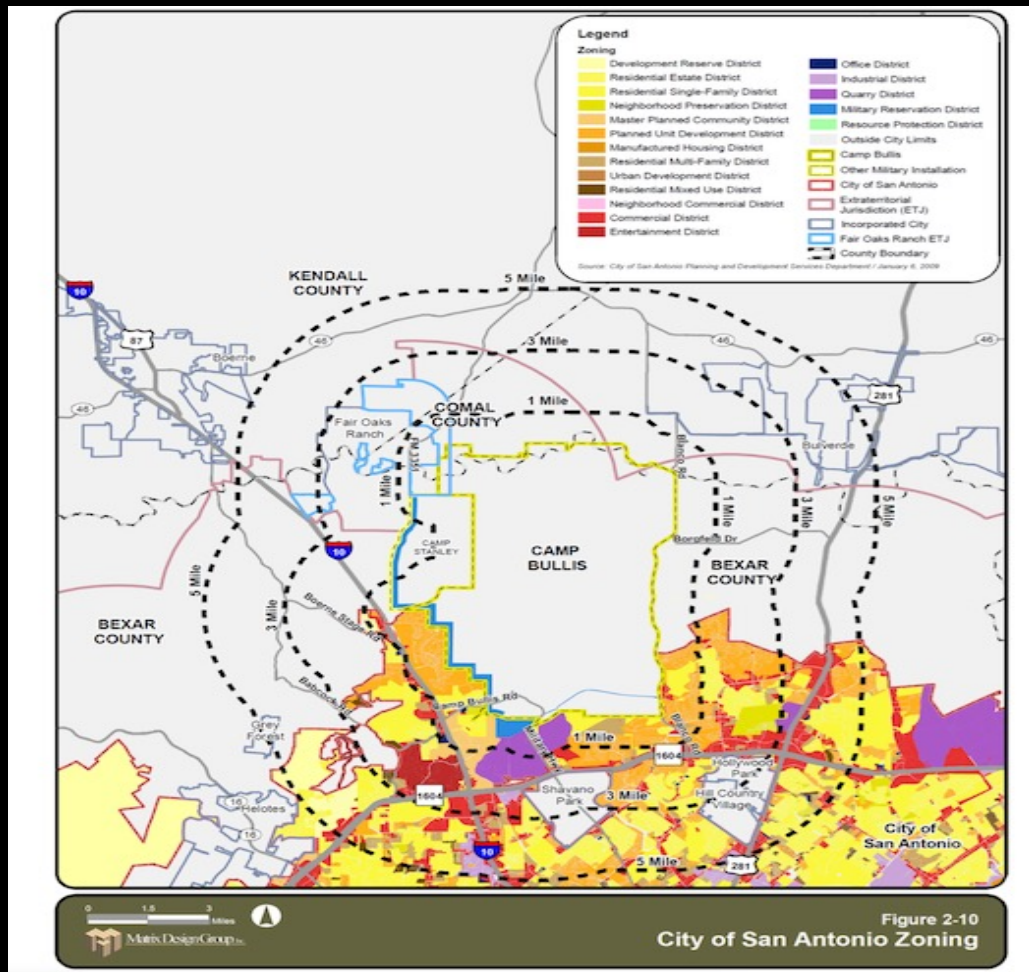
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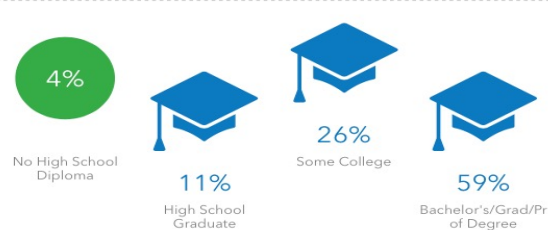


DEMOGRAPHICS SUMMARY

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$200,000+ (26.0%)

The smallest group: \$15,000 - \$24,999 (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	3.9%	-6.5%	
\$15,000 - \$24,999	3.3%	-5.7%	
\$25,000 - \$34,999	3.3%	-6.2%	
\$35,000 - \$49,999	5.4%	-7.8%	
\$50,000 - \$74,999	7.8%	-12.2%	
\$75,000 - \$99,999	14.4%	+1.6%	
\$100,000 - \$149,999	21.6%	+7.7%	
\$150,000 - \$199,999	14.7%	+8.8%	
\$200,000+	26.0%	+20.7%	

Bars show deviation from Bexar County

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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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(210)966-9102</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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