



**FIRST  
AMERICAN**

**COMMERCIAL PROPERTY GROUP**

**+/- 212.97 ACRE HILL COUNTRY  
OPPORTUNITY W/  
MEDINA RIVER FRONTAGE**

## **PROPERTY OVERVIEW**

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**FOR SALE +/- 212.97 ACRES W/ 2400 SF HUNTING CABIN**

Opportunity in Medina County; Includes over 1,500 ft of frontage along the Medina River, a large hunting cabin that overlooks pristine hill country and is stocked with over 14 types of wild game, brought in 2014.

Near PARADISE CANYON Recreation Area; And THE WOODLANDS & LEGACY HILLS Master Planned Communities



COMMERCIAL PROPERTY GROUP

RESIDENTIAL LAND FOR SALE • MEDINA RIVER

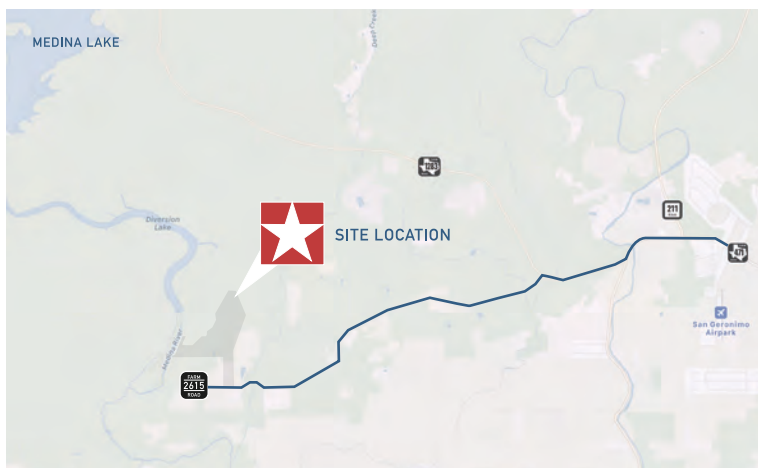
LAND: +/- 212.97 ACRES

MEDINA COUNTY HILL COUNTRY  
OPPORTUNITY W/ RIVER FRONTAGE



## PROPERTY DESCRIPTION

Currently offering +/- 212.97 acres of land in **Medina County, Northwest San Antonio**. This highly desirable property includes a 2,400 SF Hunting Cabin built in 1990, a pristine piece of Hill Country stocked with over 14 different types of Wild Game (brought to the property in 2014) and over 1,500 FT of **Medina River** frontage.



### LOCATION:

Property is located in Medina County off FM 2615 via FM 471 (Off Culebra Road); in a rapidly developing area of Northwest San Antonio and Medina County.

**ZONING:** OCL

**PRICE:** \$12,000 / per Acre

**LOT SIZE:** +/- 212.97 Acres

**UTILITIES:** No Sewer / Well Water

**AMENITIES:** Near Paradise C Recreation Area

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms.

Prospective buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

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## HIGHLIGHTED SURVEY



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## VICINITY SITEPLAN



★ MAP ILLUSTRATING NEARBY PROPERTY LINES;  
A CLEARED DEVELOPMENT SITS TO THE WEST, WHILE PROPERTY IS NESTLED  
IN A HIGHPOINT OVERLOOKING CREEK AND RIVER ACTIVITY

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## HIGH AERIAL



- ★ **SITE SITS ON 212.97 ACRES OF PRISTINE HILL COUNTRY NEAR DEVELOPING MASTER PLANNED RESIDENTIAL COMMUNITIES AND MINUTES INTO LOOP 1604**

### 3 MILE DEMOGRAPHICS:

Population:	28,202
Median HH Income:	\$76,639

\*Source ESRI Forecasts for 2018; See Page 5 for More Details.

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## LOCATION AERIALS



★ PHOTOS ILLUSTRATING THE PROPERTY'S BEAUTIFUL HILL COUNTRY TERRAIN,  
A PRIVATE HUNTING CABIN, CLEARED ROADS & RIVER FRONTAGE

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## SITE DEMOGRAPHICS

Source: U.S. Census Bureau. Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

Data Note: Income is expressed in current dollars.



### EMPLOYMENT OVERVIEW for FM 471 - APPROX. 3 MILE RADIUS

#### INCOME

Median House Hold Income	\$95,092
Per Capita Income	\$38,827
Median Net Worth	\$356,613

#### BUSINESS

Total Businesses	163
Total Employees	1,109

#### COMMUTERS

19% Spend 7+ Hours Commuting to and from Work per week
80% Drive Alone to Work

#### EDUCATION

5% No High School Diploma
16% High School Diploma
35% Some College
41% Bachelor's / Graduate / Professional Degree

#### ★ KEY FACTS

Population	28,202
Median Age	38
Total Households	9,378
Median Household Income	\$76,639

#### EMPLOYMENT

76% White Collar Employment
14% Blue Collar Employment
10% Services
4.2% Unemployment Rate

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## 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.*

### 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.

Dirt Dealers V LLC	562388	cscott@dirtdealers.com	210-496-7775
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Benton Scott	0501123	cscott@dirtdealers.com	210-496-7775
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alec L Guerra	652901	aleclguerra@gmail.com	210-496-7775
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date