



## OVERLOOK TOWN CENTER | US HWY 281 N & OVERLOOK PARKWAY, SAN ANTONIO, TX 78258

### Features

- 1) Located in a very desirable trade area with high incomes.
- 2) Surrounded by high value housing and solid development.
- 3) Excellent visibility and access along Hwy 281.
- 4) Valuable entitlements in place (entitlement list located within flyer).
- 5) Category 1 status for 20.5 and 18.72 acre tract.
- 6) Large scale development land suited for multiple product types.
- 7) C-2 CD ERZD GC-3 C-3 CD ERZD GC-3
- 8) Utilities – Water and sewer connections in process to extend the current USA with San Antonio Water System (SAWS).

**APPROXIMATELY 81 ACRES FOR SALE**

**AVAILABLE ACRES: 81 (DIVISIBLE)  
CONTACT FOR MORE INFORMATION**

### Traffic Counts

### Demographics

YEAR: 2019

1 MILE

3 MILES

7 MILES

Total Population

7,691

58,108

182,450

Total Households

2,517

19,627

65,991

Average HH Income

\$128,135

\$133,135

\$122,850

5 Yr Population Growth-2019-2024

9.56%

14.18%

12.46%

**David Nicolson**

President | San Antonio

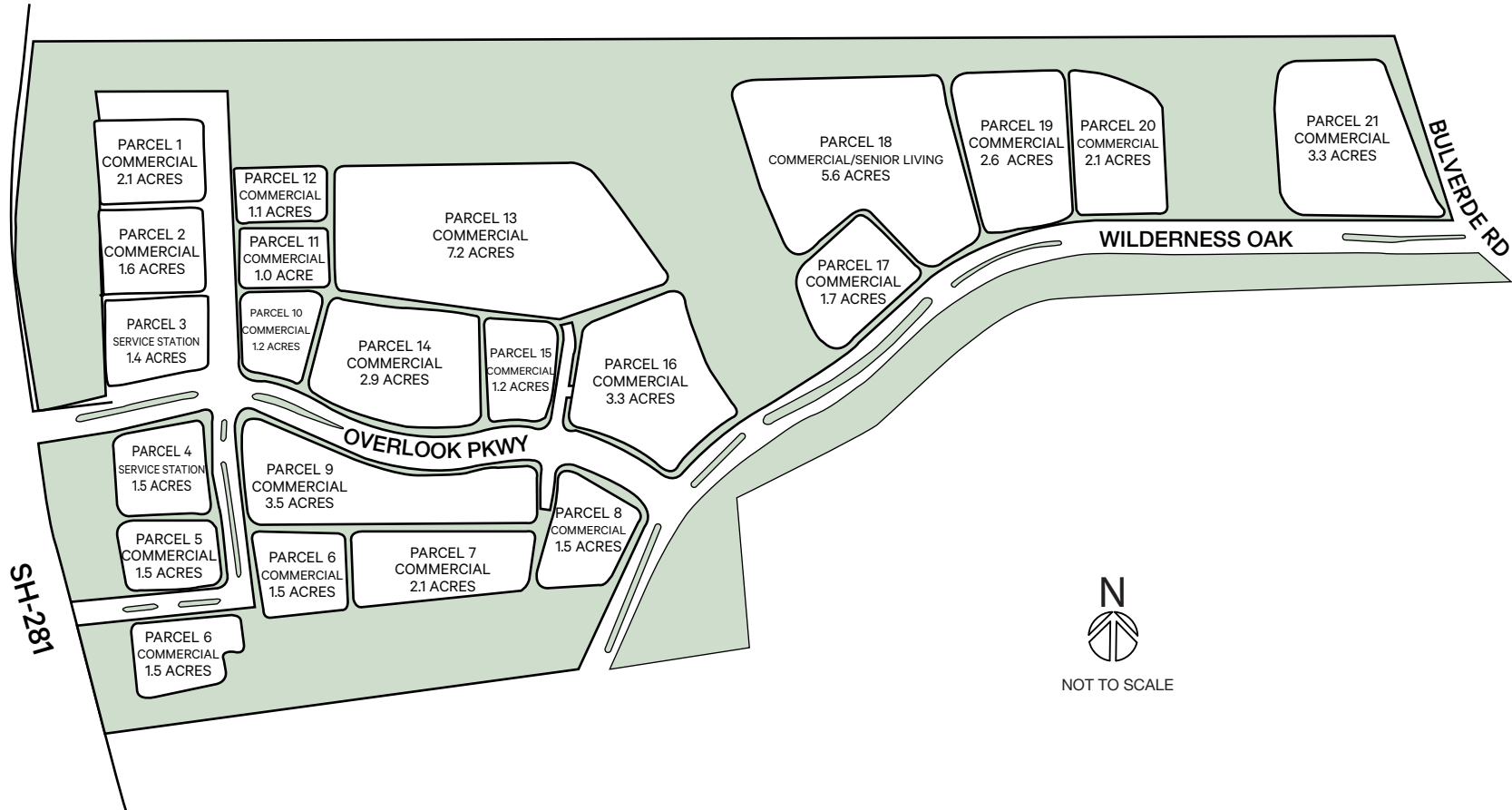
210.366.3500

davidn@weitzmangroup.com

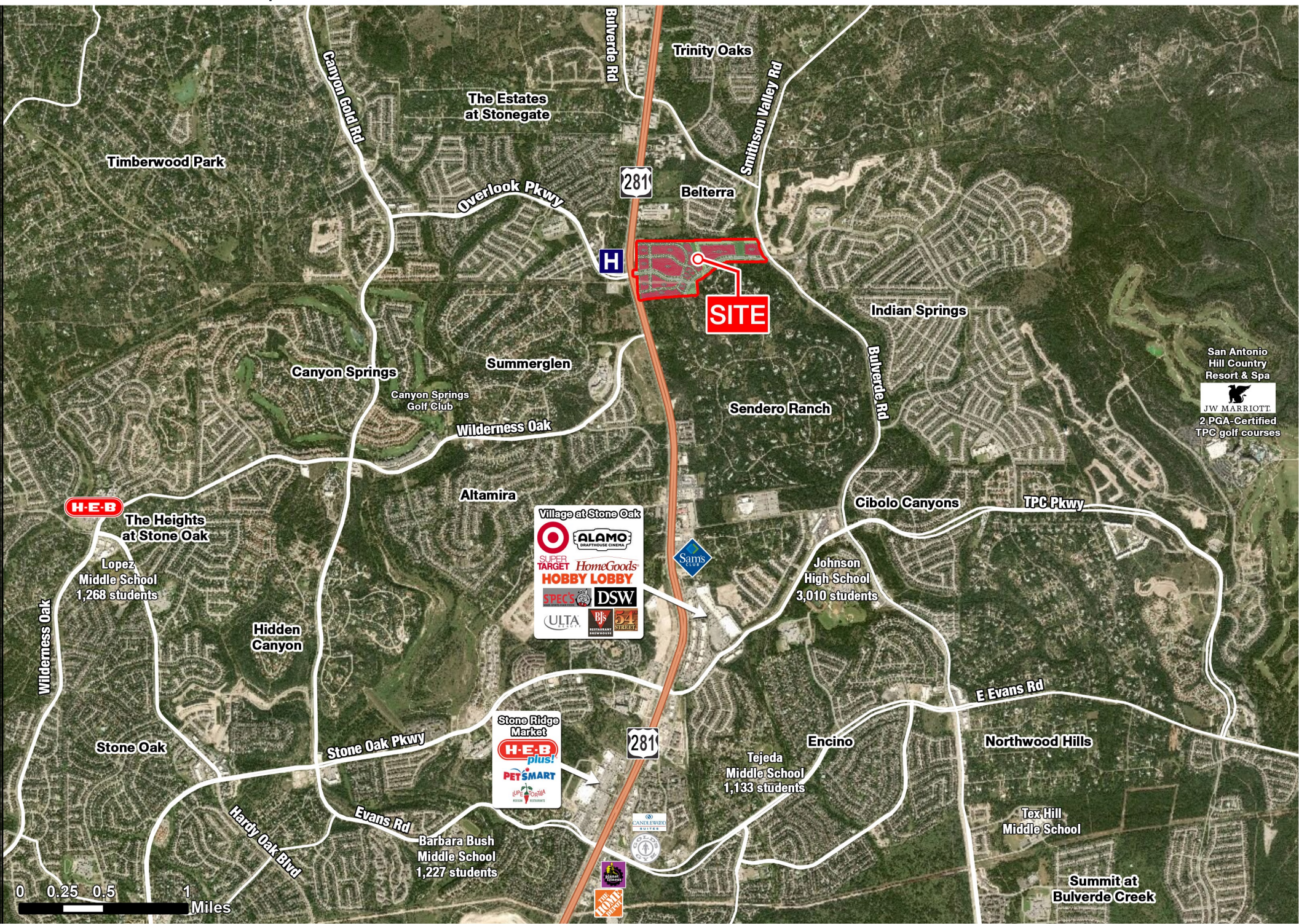
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**weitzman®**

# OVERLOOK TOWN CENTER | SH-281 AT OVERLOOK PKWY, SAN ANTONIO, TX 78258





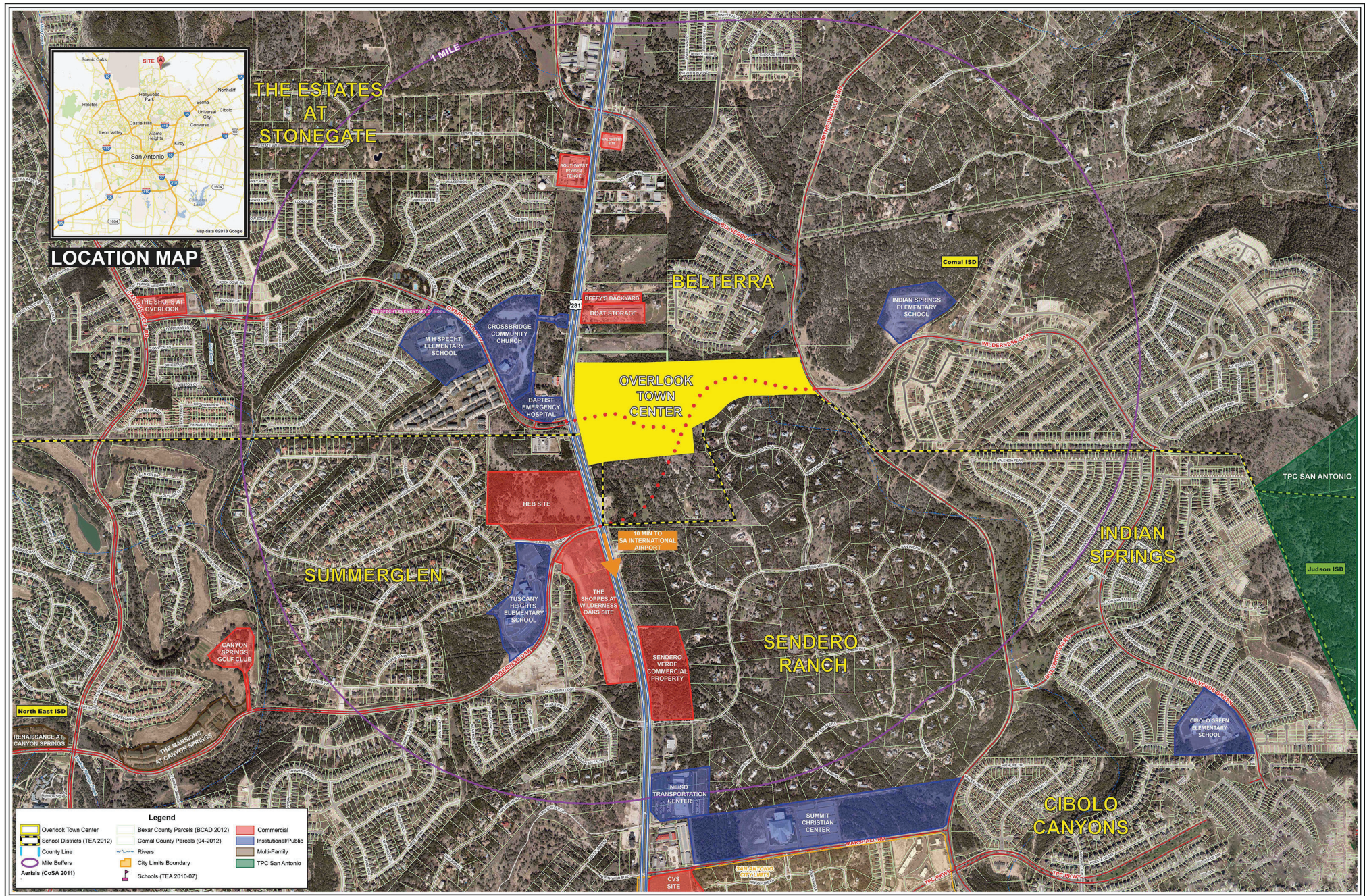


San Antonio  
Hill Country  
Resort & Spa

JW MARRIOTT  
2 PGA-Certified  
TPC golf courses



# OVERLOOK TOWN CENTER | SH-128 AT OVERLOOK PKWY, SAN ANTONIO, TX 78258



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## ENTITLEMENTS LIST

1. Master Development Plan (MDP)
2. Utility Service Agreement (USA)
  - a. Water connection and sanitary sewer connection (in progress) to extend the current USA with San Antonio Water System (SAWS)
3. Approved Unit 1 Subdivision Plat - Plat No. 140552
4. Unit I Construction Plans for Infrastructure to support development of 81.5614 acres
5. Storm Water Management Plan
6. Tree Survey
7. Tree Stand Delineation Plan (in process), 18.72 acre tract exempt from tree ordinance
8. CLOMR - for floodplain onsite
9. Category I Status for 20.5 and 18.72 acre tract
10. Category II Status for annexed property with C-2 and C-3 zoning
11. Rights Determination - Sendero Ranch Unit 5 (18.72 acre tract)
12. Rights Determination - Overlook Town Center
13. Continuation of Land Use rights approval for Overlook Town Center
14. Impervious Cover
  - a. Subtotal: 79% can be blended
  - b. Total: 82% transfer of impervious credits from Park Dedication



# 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 on 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 listening 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Bryan Daniel Parman

Licensed Supervisor of Sales Agent/ Associate

423209

License No.

bparman@weitzmangroup.com

Email

210-581-8236

Phone

David Nicolson

Sales Agent/Associate's Name

425595

License No.

davidn@weitzmangroup.com

Email

210-366-5050

Phone

Buyer/Tenant/Seller/Landlord Initials

Date