

5.64 ACRES – WESTOVER HILLS

ROGERS ROAD, SAN ANTONIO, TX 78251



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FOR SALE

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PROPERTY DESCRIPTION

The subject property is located in Westover Hills of San Antonio on Rogers Rd directly in front of the Hyatt Hill Country Resort and Spa. This development tract is in the middle of several major amusement attractions and resorts along Hwy 151. The site is 1.5 miles from the Sea World San Antonio amusement park. Within 100 feet of Hwy 151 frontage, the tract is in a strong location resting on the Hyatt Hill Country Golf Course, approximately 2 miles south of Hwy 1604 and Hwy 151. The traffic count nearing 100,000 VPD make this site ideal for high end commercial development. The property consists of 5.64 acres of raw land with utilities to site. Commercial retail, hospitality, healthcare, and residential developments surround this site, with a dense neighborhood demographic of over 300k homes within a 5 mile radius and major mixed-use projects in planning stages. Strong demographic shows the median household income within 1 mile is \$93,000. Two HEB grocery stores are located 3 miles north and south of this site. This site is ideal for prime commercial development to continue in the path of progress along one of San Antonio's richest entertainment districts.

PROPERTY HIGHLIGHTS

- Located near Sea World San Antonio
- Adjacent to Hyatt Hill Country Golf Course
- Easy ingress/egress on Rogers Rd with quick access to Hwy 151 access road
- Utilities are on-site and available including electricity, water, wastewater, and gas
- Site plan, construction documents, tree survey, and other development due diligence for 43,000 SF



OFFERING SUMMARY

Sale Price:	\$2,900,000
Lot Size:	5.64 Acres
Zoning:	C-3
Submarket:	Far West

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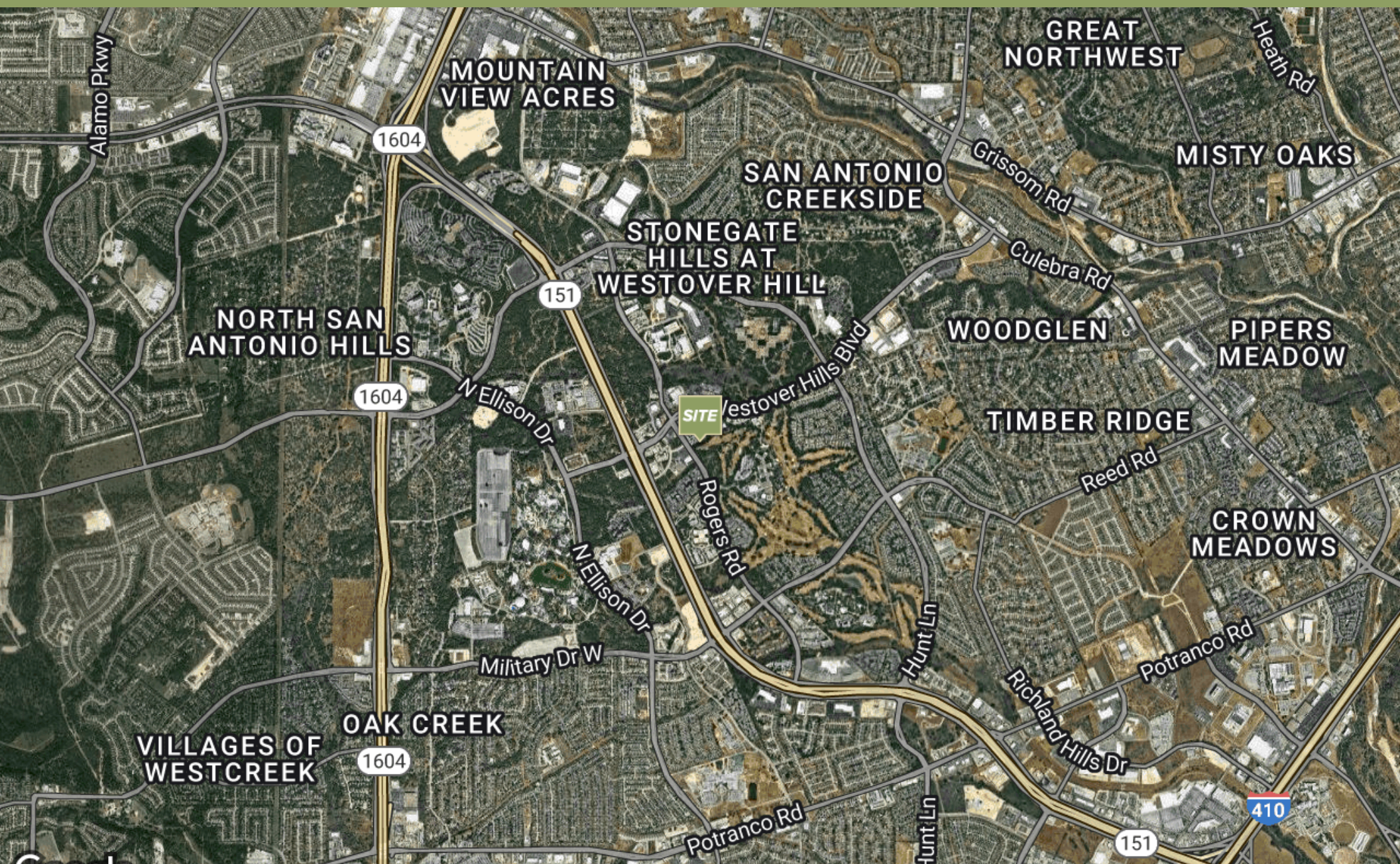
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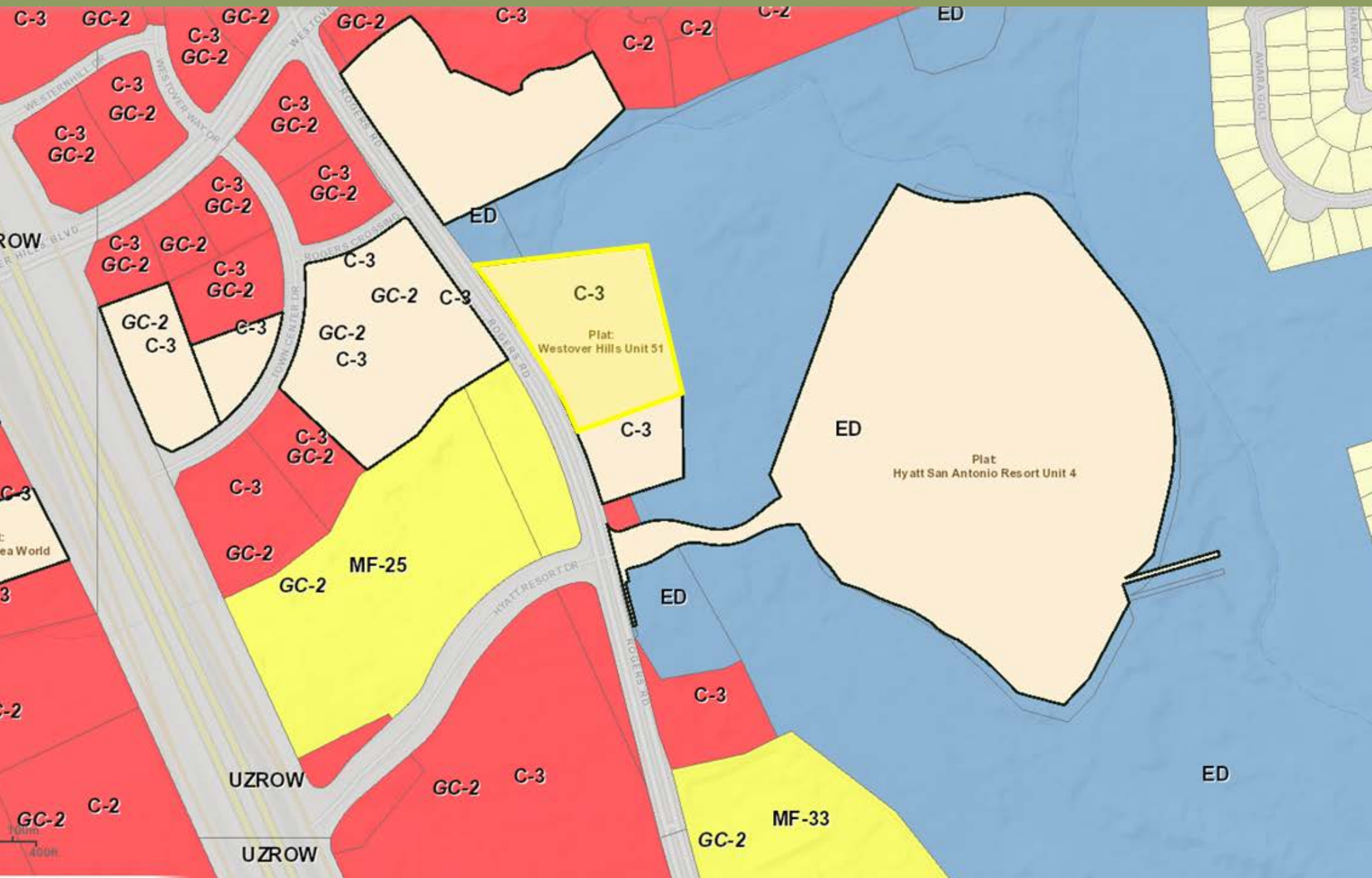
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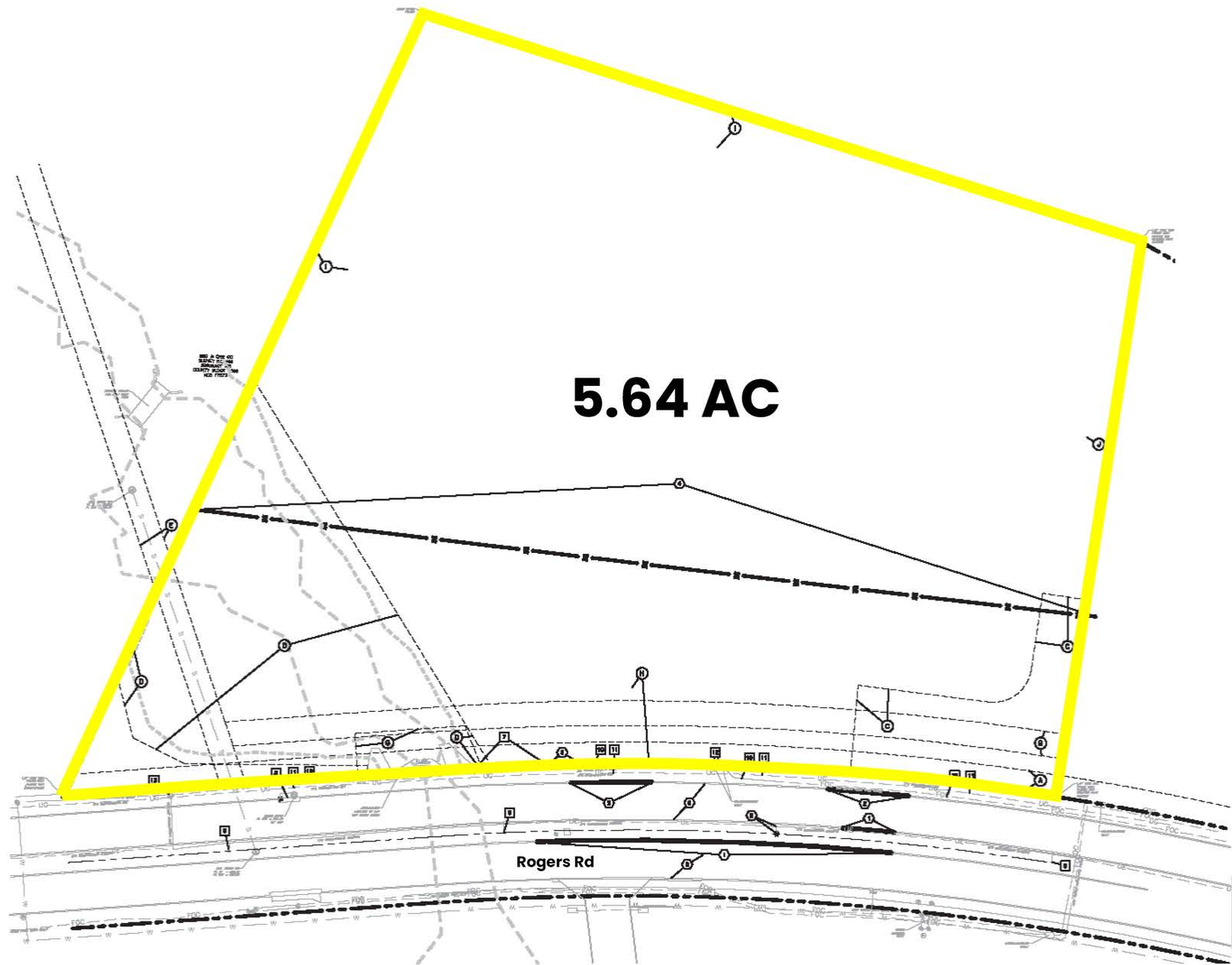
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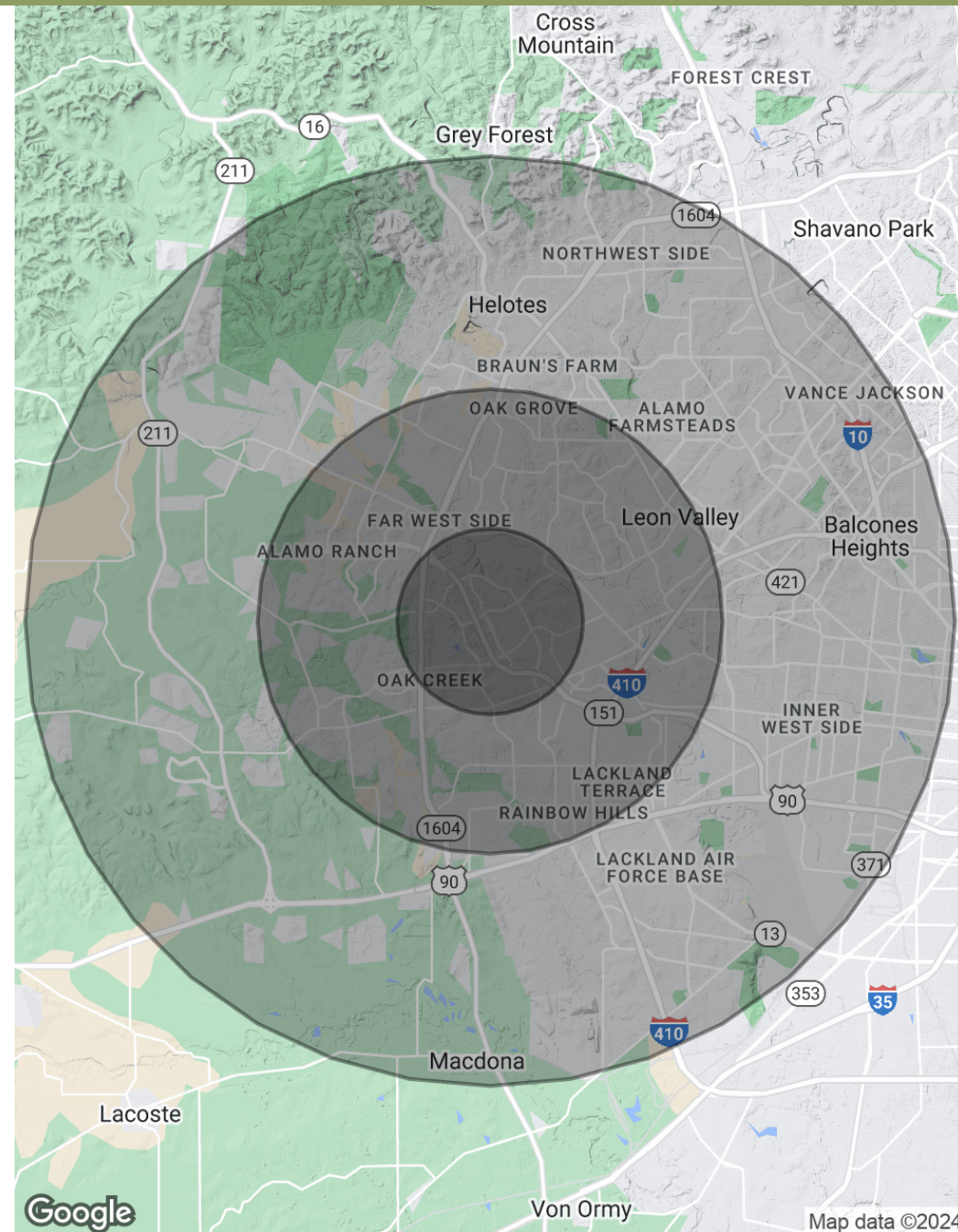


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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	42,833	321,606	842,462
Average Age	33.5	33.0	33.1
Average Age (Male)	32.6	31.9	31.9
Average Age (Female)	34.8	33.8	34.3
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	14,706	110,484	295,439
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$93,943	\$85,443	\$76,435
Average House Value	\$215,912	\$177,535	\$162,647



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NC Neighborhood Commercial District (Sec. 35-310.08)

Provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

C-1* Light Commercial District (Sec. 35-310.10)

C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

C-2* Commercial District (Sec. 35-310.10)

C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

C-2NA* Commercial Nonalcoholic Sales District (Sec. 35-310.10(d))

C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

C-2P Commercial Pedestrian District (Sec. 35-310.10(b)(2))

C-2P districts are identical to C-2 districts except that there is a 35 foot maximum front setback, rear parking requirements, and additional window requirements.

C-3 General Commercial District (Sec. 35-310.10)

C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

C-3R General Commercial Restrictive Alcoholic Sales District (Sec. 35-310.10(d))

C-3R districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

C-3NA General Commercial Nonalcoholic Sales District (Sec. 35-310.10(d))

C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

D Downtown District (Sec. 35-310.11)

This zone provides concentrated downtown retail, service, office and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and/or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

L Light Industrial District (Sec. 35-310.12)

The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

I-1 General Industrial District (Sec. 35-310.13)

The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

I-2 Heavy Industrial District (Sec. 35-310.14)

The heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

OVERLAY DISTRICTS (Sec. 35-330)

AHOD Airport Hazard Overlay District (Sec. 35-331)

Overlay district that imposes height restriction near civilian and military airports.

ERZD Edwards Recharge Zone District (Sec. 35-332)

Overlay district that restricts certain uses located over the Edwards Aquifer Recharge Zone.

H Historic Districts (Sec. 35-333)

These are areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or more buildings, objects, sites, or structures designated as significant or exceptional historic landmarks. Additional design standards, regulated by the Office of Historic Preservation apply in these districts.

HL Historic Landmark District (Sec. 35-333)

Historic Landmarks are those considered to be important or unique in terms of historic, cultural, archeological significance and their demolition would mean a serious or irreplaceable loss to the quality and character of the city. Previously “HS” Historic Significant and “HE” Historic Exceptional designations. Additional design standards, regulated by the Office of Historic Preservation apply in these districts.



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.

11-2-2015



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.

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Jared Vincent	758362	jvincent@stcroixca.com	512-391-0718
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date