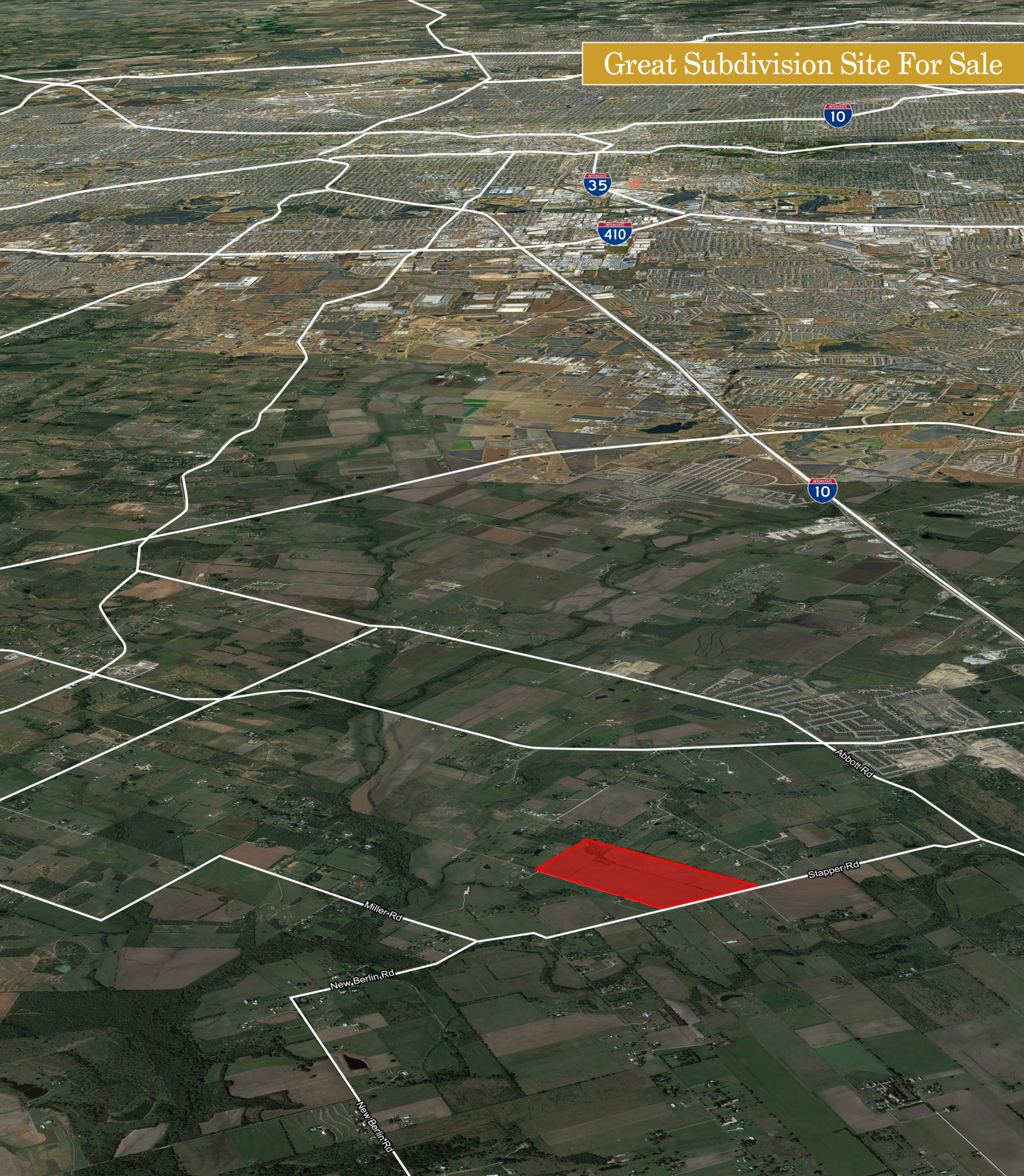


Great Subdivision Site For Sale



4111 Stapper Rd

St. Hedwig, TX 78152

Offered by:  
Charles L. Jeffers



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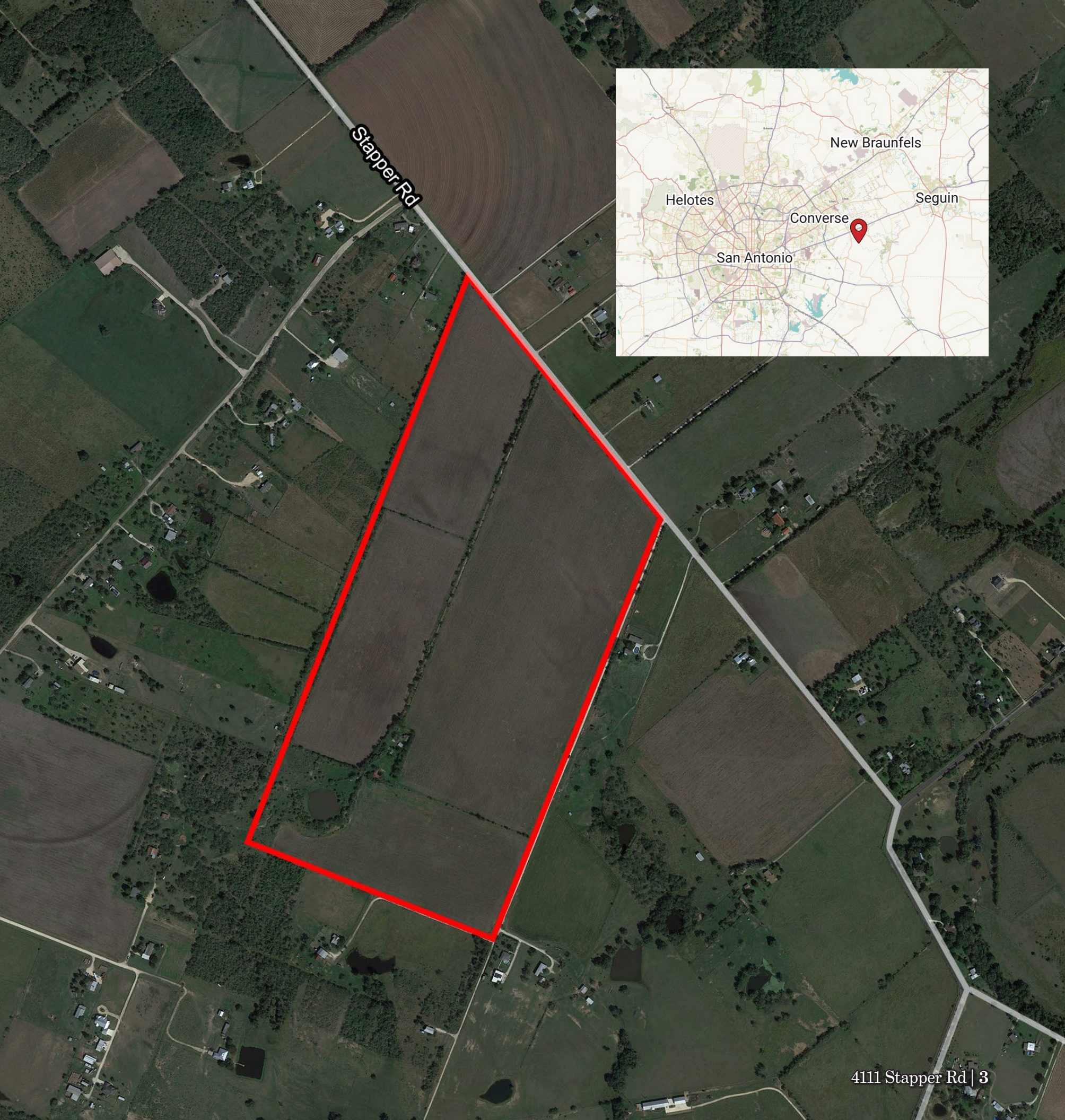
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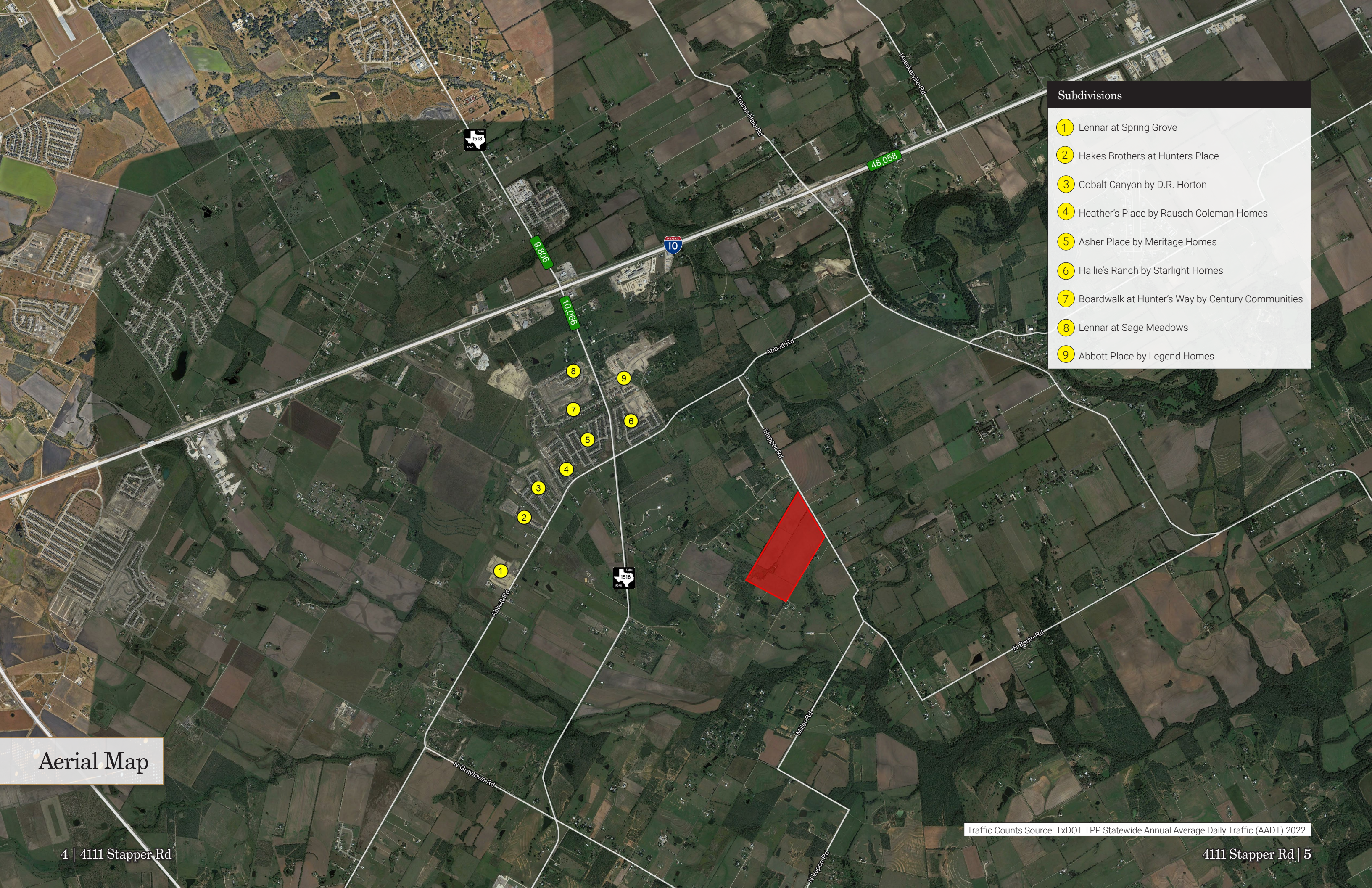
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- Subdivisions
- 1 Lennar at Spring Grove
  - 2 Hakes Brothers at Hunters Place
  - 3 Cobalt Canyon by D.R. Horton
  - 4 Heather's Place by Rausch Coleman Homes
  - 5 Asher Place by Meritage Homes
  - 6 Hallie's Ranch by Starlight Homes
  - 7 Boardwalk at Hunter's Way by Century Communities
  - 8 Lennar at Sage Meadows
  - 9 Abbott Place by Legend Homes



# Benefits

## Description

Located in the City of St. Hedwig. Less than 10 minutes to IH-10 and less than 10 miles to Loop 1604. Rectangular, flat with slight slope to southwest. Great for a large lot subdivision.

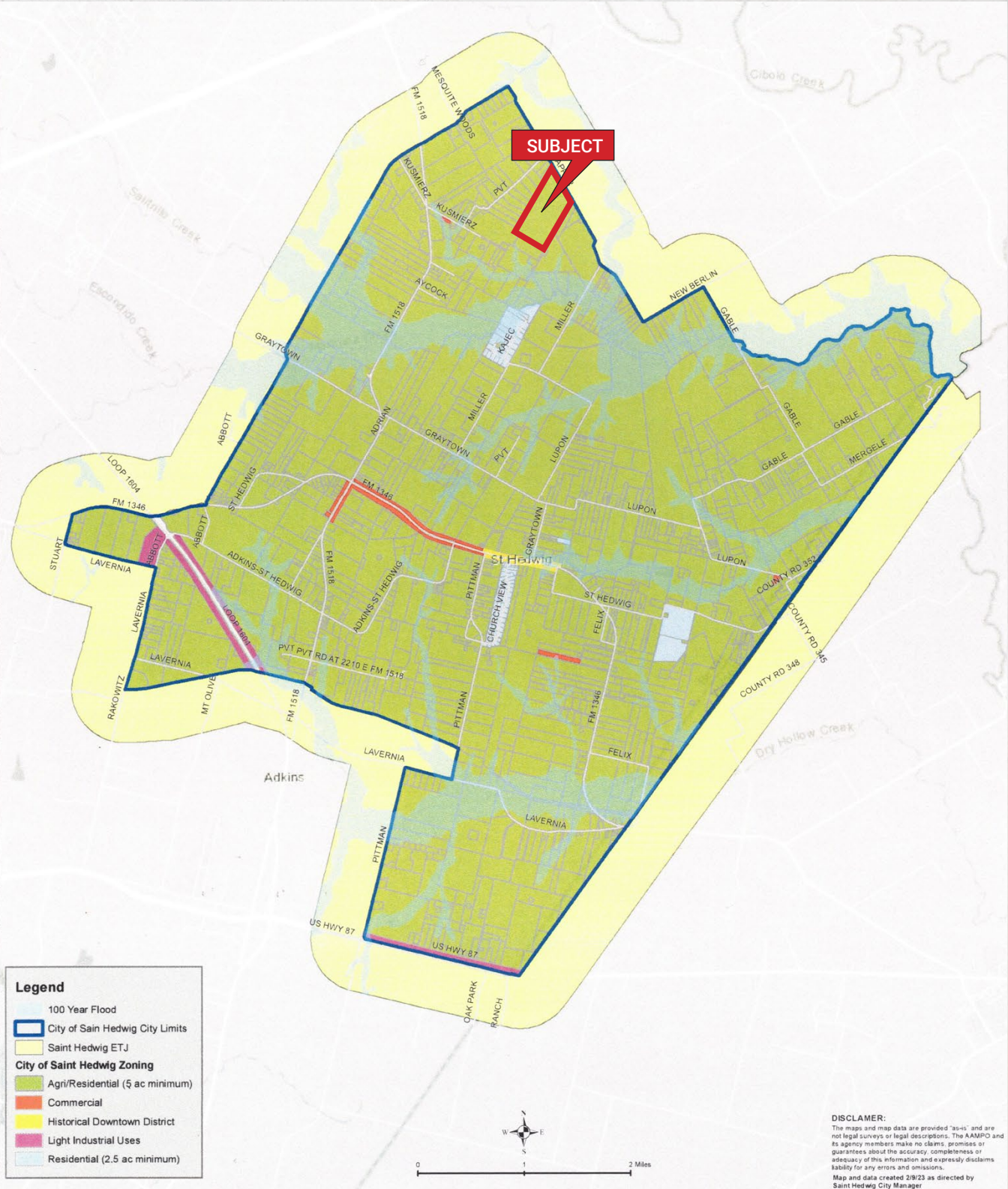
Improvements	1,008 SF residential house (built 1960) that is currently leased as well as 5 sheds ranging in size from 112 SF to 1,120 SF
Land Size	125.4 ac of total land
Frontage	1,941 feet on Stapper Road
Flood Plain	The City of St. Hedwig zoning maps do not show any part of the property in a flood zone.
Schools	East Central ISD
Ag Exemption	Property has the benefit of "Ag Exemption." Any future rollback taxes will be the responsibility of the buyer.
Utilities	Electricity: CPS Sewer: Septic Water: Green Valley Special Utility District has a 4" line along Stapper Rd
Zoning	A-1R: Agricultural Residential District (5 acre minimum)
Topography	The property has a gentle slope from the northeast to the southwest
Price	Please contact broker
Proposed Use	There is a possibility of re-zoning this property to R-2 Residential (2.5 AC minimum). The City of St. Hedwig will require that it be a quality development for any re-zoning.

Demographics	1 Mile	3 Mile	5 Mile
Population	378	6,386	16,874
Median Age	48.5	43.8	40.8
Average Household Size	2.70	2.91	2.87
Median Household Income	\$86,263	\$74,283	\$80,360

Source: Esri Forecasts for 2023

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

# St. Hedwig Zoning Map





# Availability & Rates

Land Size Available 125.4 acres

Sale Price Contact Broker

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Seller / Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

REOC San Antonio Recommends that Prospective Buyers take the following actions:

1. Consult with an Engineer to verify the location and capacity of all the property's utilities.
2. Obtain an Environmental Site Assessment; and
3. Purchase a written Zoning Verification Letter from the appropriate Governmental Authority.

## Contact

Charles L. Jeffers

Senior Vice President

210 524 1362

cjeffers@reocsanantonio.com  
reocsanantonio.com/charles-jeffers

8 | 4111 Stapper Rd



## 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

\_\_\_\_\_  
Date

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Phone 210 524 4000

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1





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