

3 Residential Lots For Sale



Perry Court Lots

120-122-126 Perry Court, San Antonio, TX 78209

Offered by:
Charles L. Jeffers

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Benefits

Location

Located behind the FedEx Building on Perry Court. Across Broadway from University of the Incarnate Word

Description

Three land parcels: 120 Perry Court, 122 Perry Court, and 126 Perry Court

Size

Three (3) lots totaling 21,000 sq. ft

Dimensions

150’ Frontage x 140’ Deep

Property Highlights

- Across the street from UIW-owned property
- Located directly off Broadway
- Confidential opportunity
- Excellent demographics

Zoning

R-4, NCD-6 Single Family, Neighborhood Conservation District 6, City of San Antonio

Utilities

All: Buyer should confirm size and availability of all utilities during a due diligence period

Demographics	1 Mile	3 Mile	5 Mile
Population	8,775	93,922	289,700
Median Age	36.8	37.3	36.8
Average Household Size	2.01	2.16	2.38
Median Household Income	\$102,181	\$62,174	\$48,529

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.

Availability & Rates

Sale Price

Please contact Broker

Disclosure

A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller’s representative

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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 may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale 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.

Sale Contact



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Olmos Soccer Fields

Olmos Basin Trailhead

281

139,941

200 Patterson Condominiums

Central Market

4040 Broadway Office Bldg.

Geneseo Rd

Perry Court Lots

Perry Ct

Davis Ct

E Hildebrand Ave

The Broadway Condominiums

Burr Rd

San Antonio Country Club

San Antonio Zoo

San Antonio Zoo

Japanese Tea Garden

4040 Broadway Office Bldg.

Witte Museum

Aerial Map

Brackenridge Park

Traffic Count Source: TxDOT TPP Statewide Annual Average Daily Traffic Map (2022)

APR 25, 2024 11:28 AM
THIS MAP WAS CREATED USING THE PAPER
DRAWING SERVICES
AERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2024, CAPOCO Digital Globe, Texas Orthographic Program, USDA Farm Service Agency



Site Aerial

DATE	Apr 2024
SHEET	1.0

PAPE-DAWSON ENGINEERS

GIS WEB MAPPING SERVICE

PAPE-DAWSON ENGINEERS

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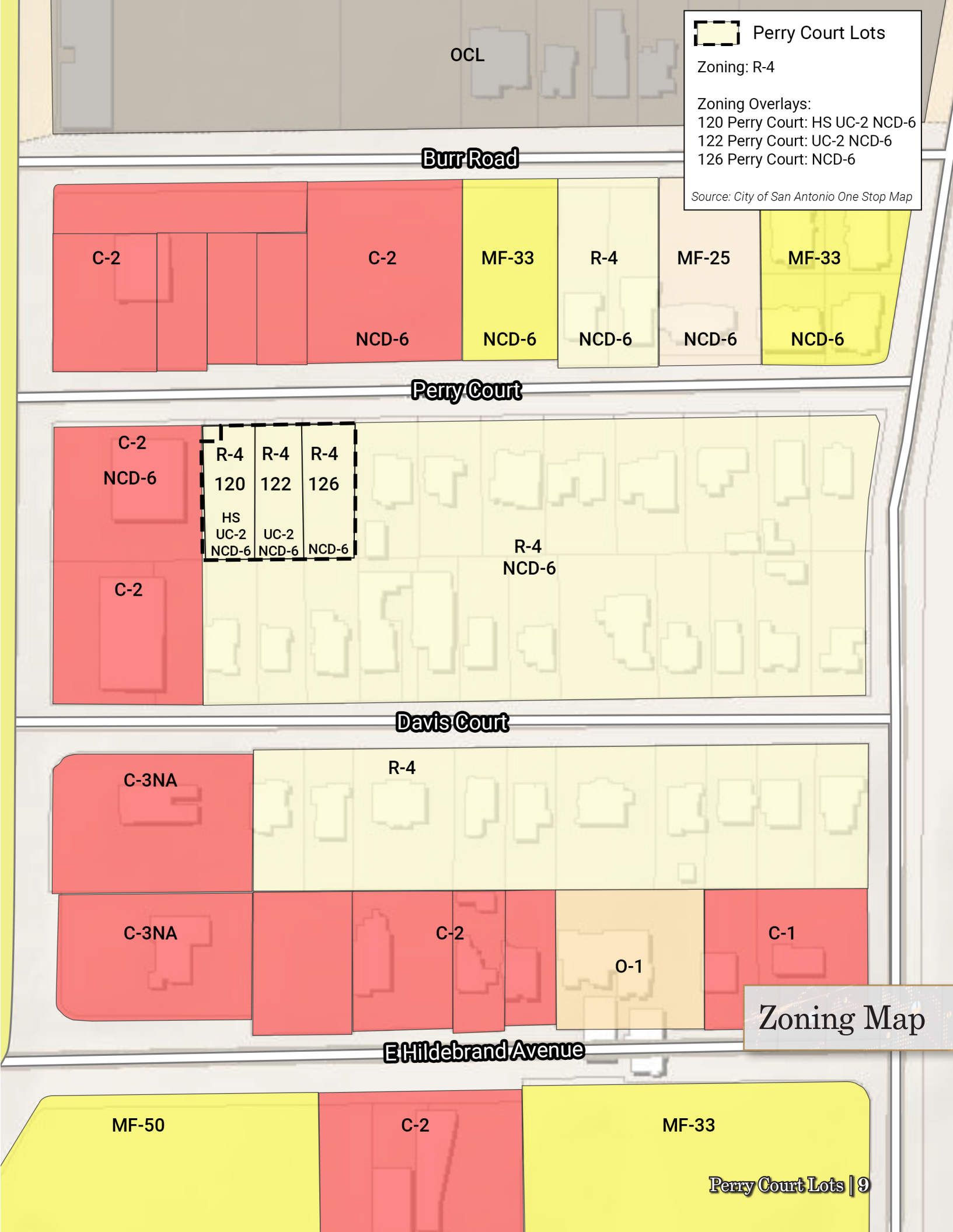


Perry Court Lots

Zoning: R-4

Zoning Overlays:
120 Perry Court: HS UC-2 NCD-6
122 Perry Court: UC-2 NCD-6
126 Perry Court: NCD-6

Source: City of San Antonio One Stop Map



Zoning Map



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:
 - 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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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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