

SAN ANTONIO REAL ESTATE

# 3 HOMES +/-15 ACRES BARN

Located in Northwest San Antonio by  
Sea World and Alamo Ranch. Off  
Talley Road and Wiseman Blvd.



- 20 Minutes to Sea World
- 24 Minutes to Helotes
- 30 Minutes to Airport
- Minutes away from 1604, 410, Potranco, and Culebra

**\$3,000,000**  
**FOR SALE**

*One of the most sought after areas in San Antonio with huge potential, growth, and high population. Located in a prime area with desirable visibility.*

**KELLY SIEGLER**

Broker

512-667-4214



## INVESTMENT SITE

High traffic counts, visibility,  
and population. Prime for  
investment users.



## LOW TAX RATE

Located outside of city limits  
with low property tax. No  
restrictions.



## BUSINESS VENTURE

Ultimate live work opportunity.  
Make your dreams come true  
here. Gorgeous Estate





Talley Rd and Wiseman Blvd  
2425 Quail Foot Rd

NW San Antonio

# FOR SALE

## +/- 15 Acre Estate

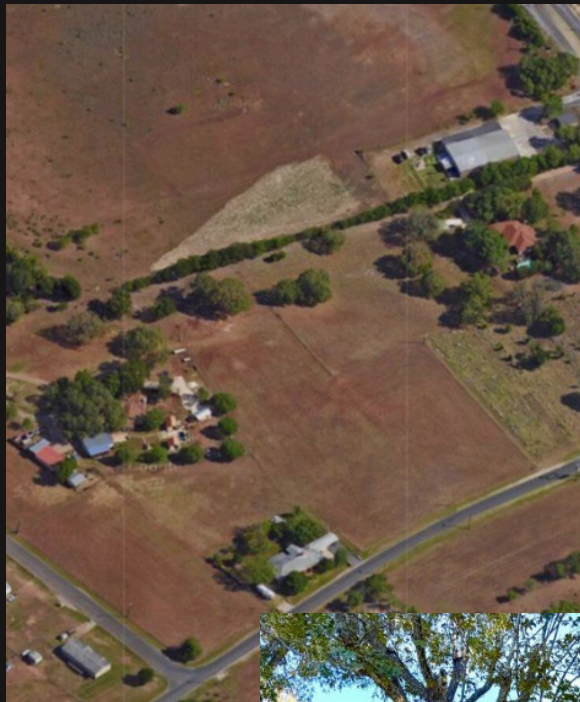
### Property Features:

- Gorgeous Trophy home
- High end features
- Grand Living Area
- Gourmet Chef's Kitchen
- Two guest houses
- Private Office
- Commercial BBQ smoker
- In ground pool
- Common area courtyard
- Private courtyard
- Two hot tubs
- Two utility barns
- Landscaped grounds
- Large trees and pastures

Major Road Frontage

Low tax rate

Utilities in place



### Main House

### 2 Guest House

—  
Where dreams come true  
and possibilities are  
endless



### Key Highlights:

Prime Location

High visibility

Event venue options

15+ acres

Multiple buildings with Barns

Contact  
Information:

📞 512-667-4214

✉️ Kelly@teamprice.com

**Kelly Siegler**

Broker Associate

**\$3,000,000**

**price**  
COMMERCIAL REALTY







# FOR SALE

price  
COMMERCIAL REALTY

TALLEY ROAD ★ SAN ANTONIO

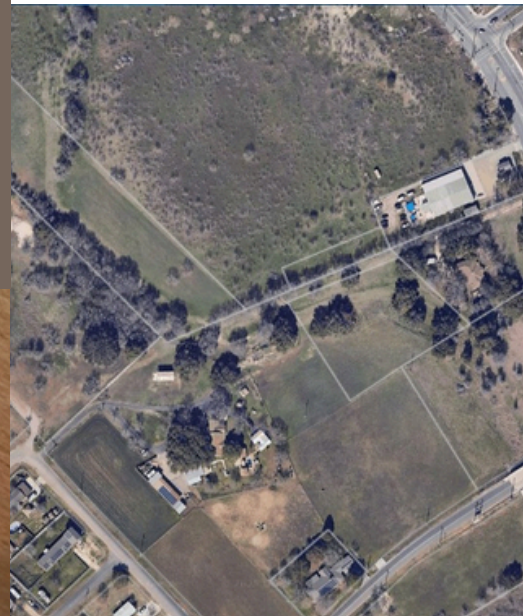
NO OTHER  
PROPERTY LIKE  
THIS ONE IN THE  
AREA



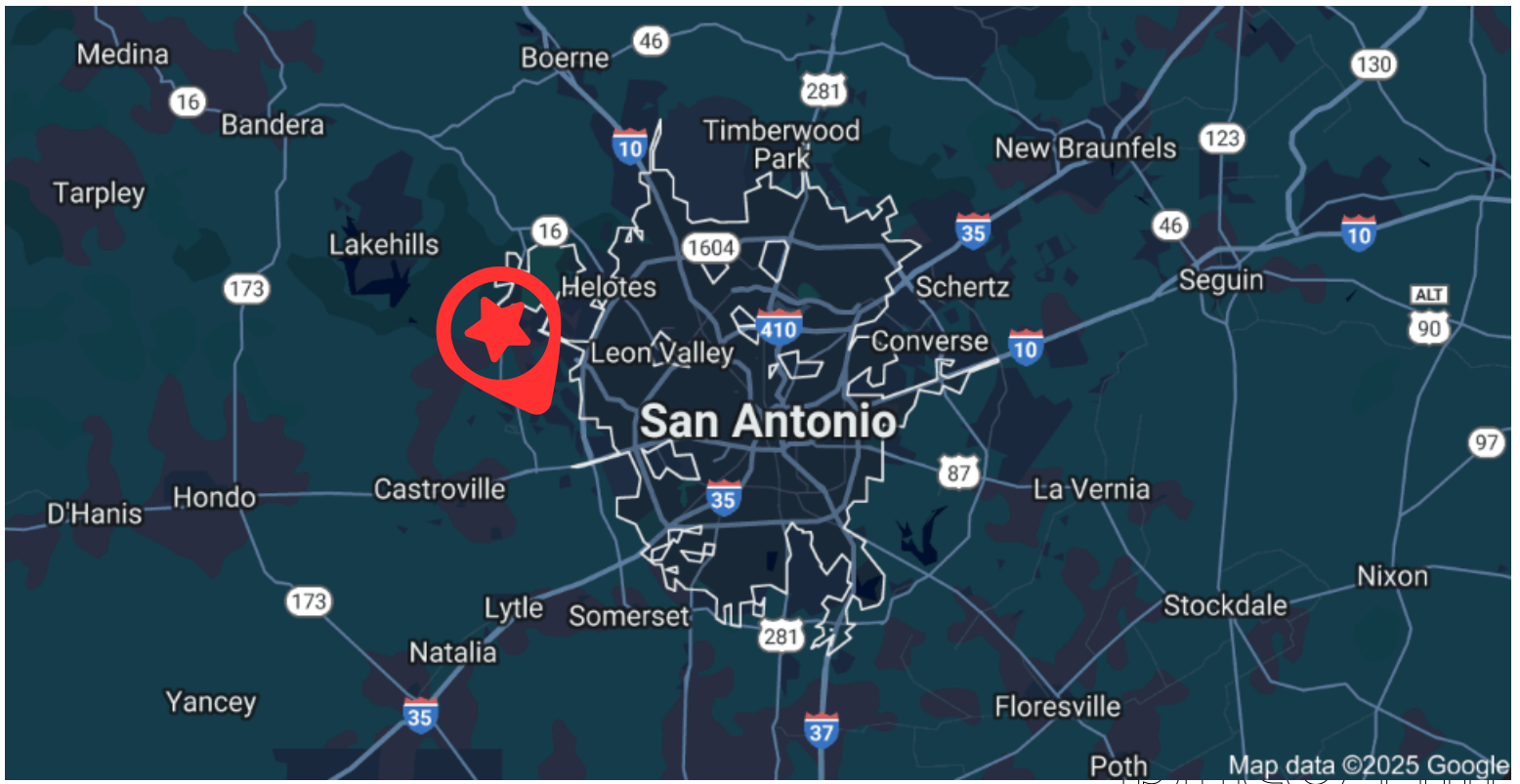
## LONG TERM APPRECIATION POTENTIAL

- WEDDING & EVENT VENUE
- BOUTIQUE RESORT
- RETREAT CENTER
- TINY HOME VILLAGE & CABIN RESORT
- RV RESORT & GLAMPING DESTINATION
- CORPORATE EVENT SPACE
- EQUESTRIAN OPERATION
- PRIVATE ESTATE WITH INCOME POTENTIAL
- CORPORATE EVENTS

HIGH VISIBILITY  
AT WISEMAN  
BLVD AND  
TALLEY RD







NORTHWEST SAN ANTONIO

RESIDENTIAL  
COMMERCIAL

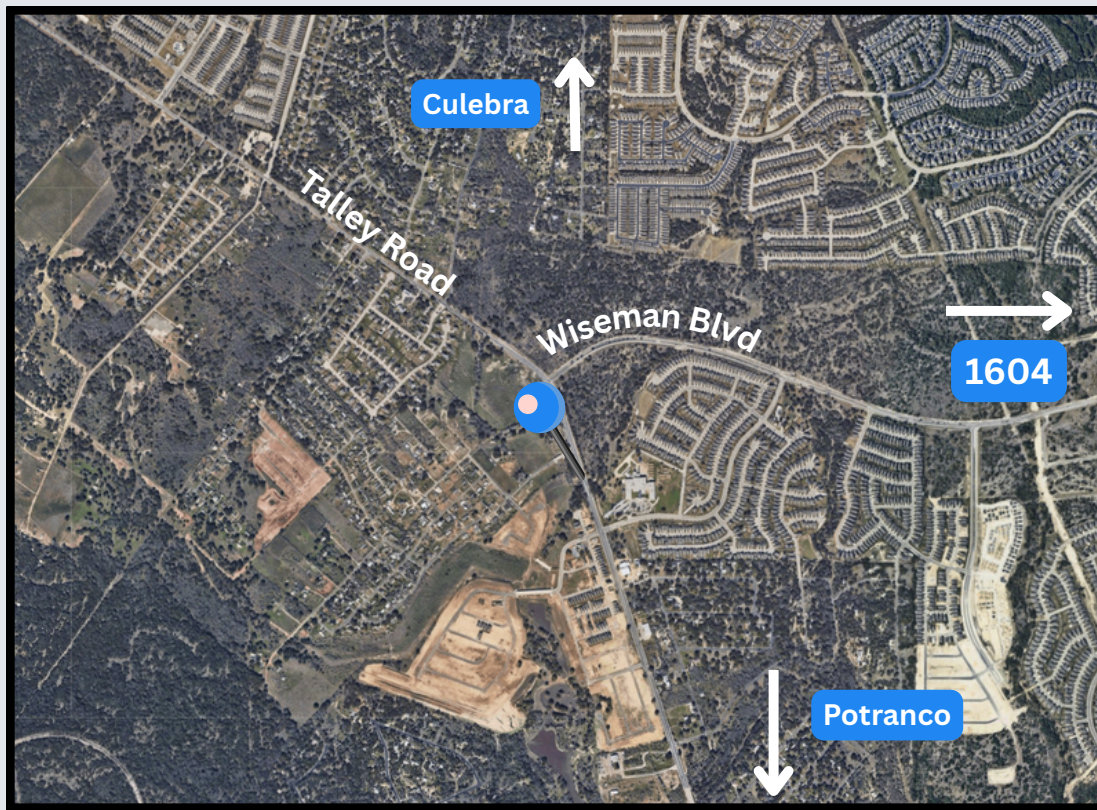
15 ACRES

3 HOMES

AMENITIES

PRIME LOCATION





## LOCATION

78253 ZIPCODE

LOCATED  
OUTSIDE CITY  
LIMITS

BEXAR COUNTY

1.8% TAX

**15 ACRES**

## UTILITIES ON SITE



TALLEY ROAD  
FRONTAGE

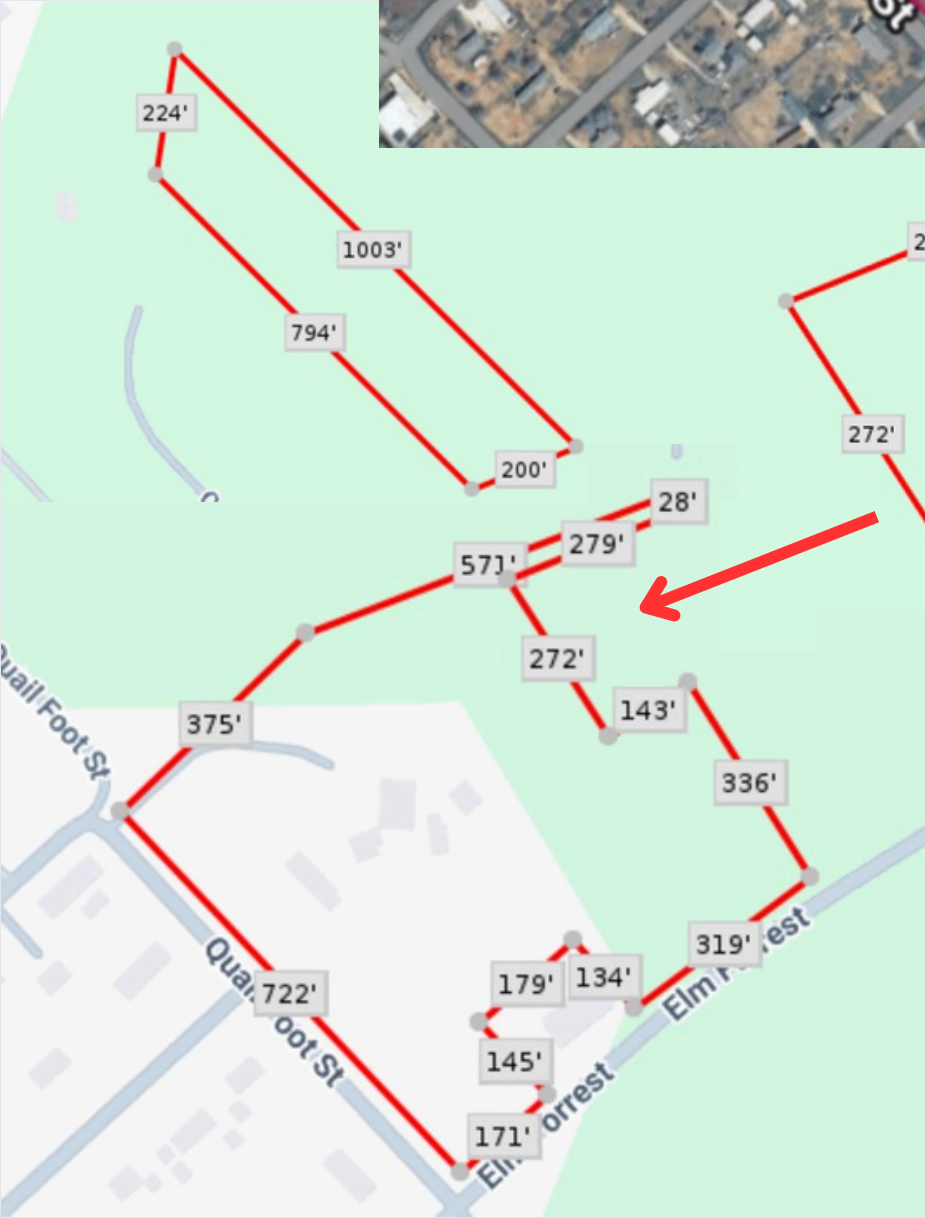
**+ 1.49 ACRE  
AVAILABLE**



PROPERTY  
DIMENSIONS

3 PARCELS

BCAD PROPERTY ID  
203227  
1314492  
1224956







Surrounded by booming residential development, strong household incomes, and exceptional demographic trends ideal for hospitality and event-based businesses.

## 15 ACRE ESTATE

This stunning gated estate sits in one of the fastest-growing, highest-demand areas of San Antonio



Build multiple streams of income and scalable business models.

Corporate Events - Equestrian Operations - Hospitality - Homestead

**PRESENTED BY:**

**KELLY SIEGLER**  
**512-667-4214**











## MAIN HOME

Located in the heart of the property with access to all amenities

### **IDEAL FOR WEDDING PARTIES, LUXURY RENTAL, OR OWNER RESIDENCE**

- 3 Bedrooms
- 4 Bathrooms
- 3,194 sqft
- Large Office
- Grand Entrance
- Oversized Kitchen
- Dining area
- Stunning Interior
- Ideal for bridal suite
- Great room
- Sun room
- Fireplace
- Private court yard
- Beautiful landscape and views
- Perfectly placed on the property



## **PERFECT FOR HOSTING PRE-EVENT GATHERINGS AND PHOTO SESSIONS**

### **FURNISHED OPTION**

Furniture and decor available for purchase





**GUEST**

**MAIN**



**PRIVATE  
COURTYARD**



**GARAGE AND WORKSHOP**





**SIDE**



**FRONT**

## GUEST HOMES

- 2 guest homes
- Perfect for groomsman suite
- Overnight wedding party accommodations
- Office space
- Short term rentals
- Private retreat spaces
- Fenced yards
- Private porch
- Court Yard
- Privacy



**BACK YARD WITH CHICKEN COOP**

## BIG TIME OPPORTUNITY



**SIDE**



**FRONT**





**UTILITY AND  
MAINTENANCE BARN**



**WAREHOUSE**

## **OUTDOOR AMENITIES**

- Pool
- Hot tubs
- Oversized RV port
- Livestock Barns
- BBQ pit
- Fenced yards
- Stunning backdrops
- Courtyard
- Outdoor Kitchen
- Multiple pastures
- Ceremony lawn areas
- Equestrian dream land



**SCHEDULE  
TOUR**

**512-667-4214**







**OPEN YOUR OWN VENUE**





LEVEL  
USABLE LAND

*Fenced Pastures  
Huge Oak Trees  
Good Soil*



Contact

☎ 512-667-4214

✉ [Kelly@TeamPrice.com](mailto:Kelly@TeamPrice.com)

Kelly Siegler

**price**   
COMMERCIAL REALTY





Submit Offer

📞 512-667-4214

✉️ Kelly@TeamPrice.com

Kelly Siegler







# 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.

<u>Team Price Real Estate</u>	<u>9002770</u>	<u>dan@teamprice.com</u>	<u>512-213-0213</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Daniel Staude Price</u>	<u>0525062</u>	<u>dan@teamprice.com</u>	<u>512-963-3768</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Daniel Staude Price</u>	<u>0525062</u>	<u>dan@teamprice.com</u>	<u>512-963-3768</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Kelly Siegler</u>	<u>0621910</u>	<u>kelly@teamprice.com</u>	<u>512-667-4214</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date