

SAN ANTONIO RIVER

FM 518

1604

RIVER
CROSSING
PARK

FOR SALE

6907 South Loop 1604 East
Elmendorf, TX 78112

±5 ACRES | LAND

SUMMARY

Property Specs

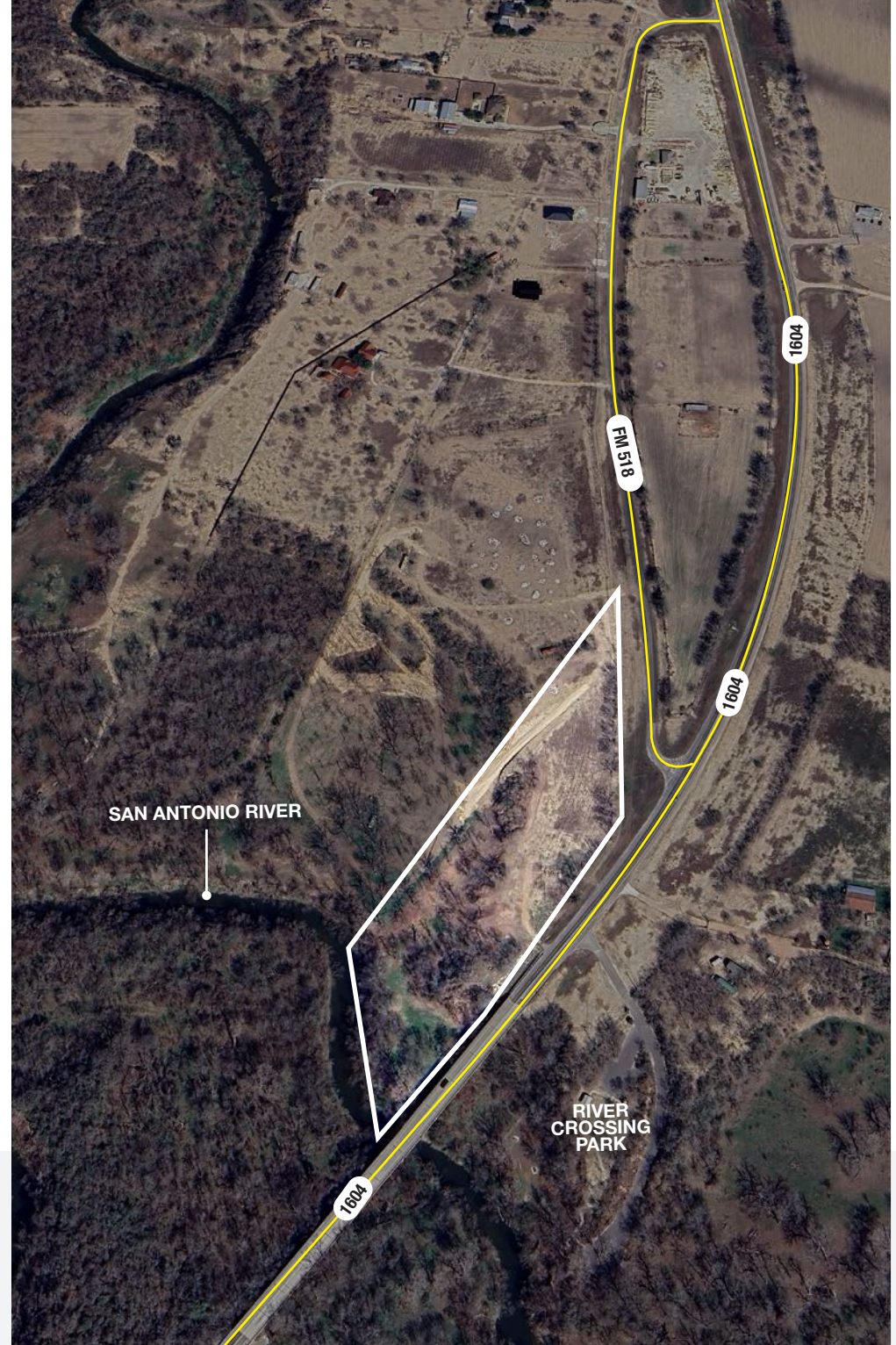
OFFERED PRICE	Contact Broker
LOT SIZE	± 5 Acres
TYPE	Land Industrial
ZONING	OCL

- Elmhendorf's population has surged 47% since 2020
- Area is projected to have 44k new homes by 2033
- **Proximity to Major Employers:** Minutes from the Navistar Technology Center and key energy/industrial companies on Loop 1604, ensuring a strong employment base.
- **Rapid Residential Growth:** Located near new master-planned communities like Hickory Ridge and Cheyenne Heights, driving up local housing demand and land value.
- **Prime Loop 1604 Frontage:** Easy, immediate access to Loop 1604 E and I-37, offering a rapid commute to San Antonio.
- **Outdoor Recreation:** Quick access to popular South Texas lakes and parks, including Braunig Lake and Calaveras Lake.
- **High-Potential Investment:** Positioned in a region actively managed for future growth, making it a high-potential long-term investment.



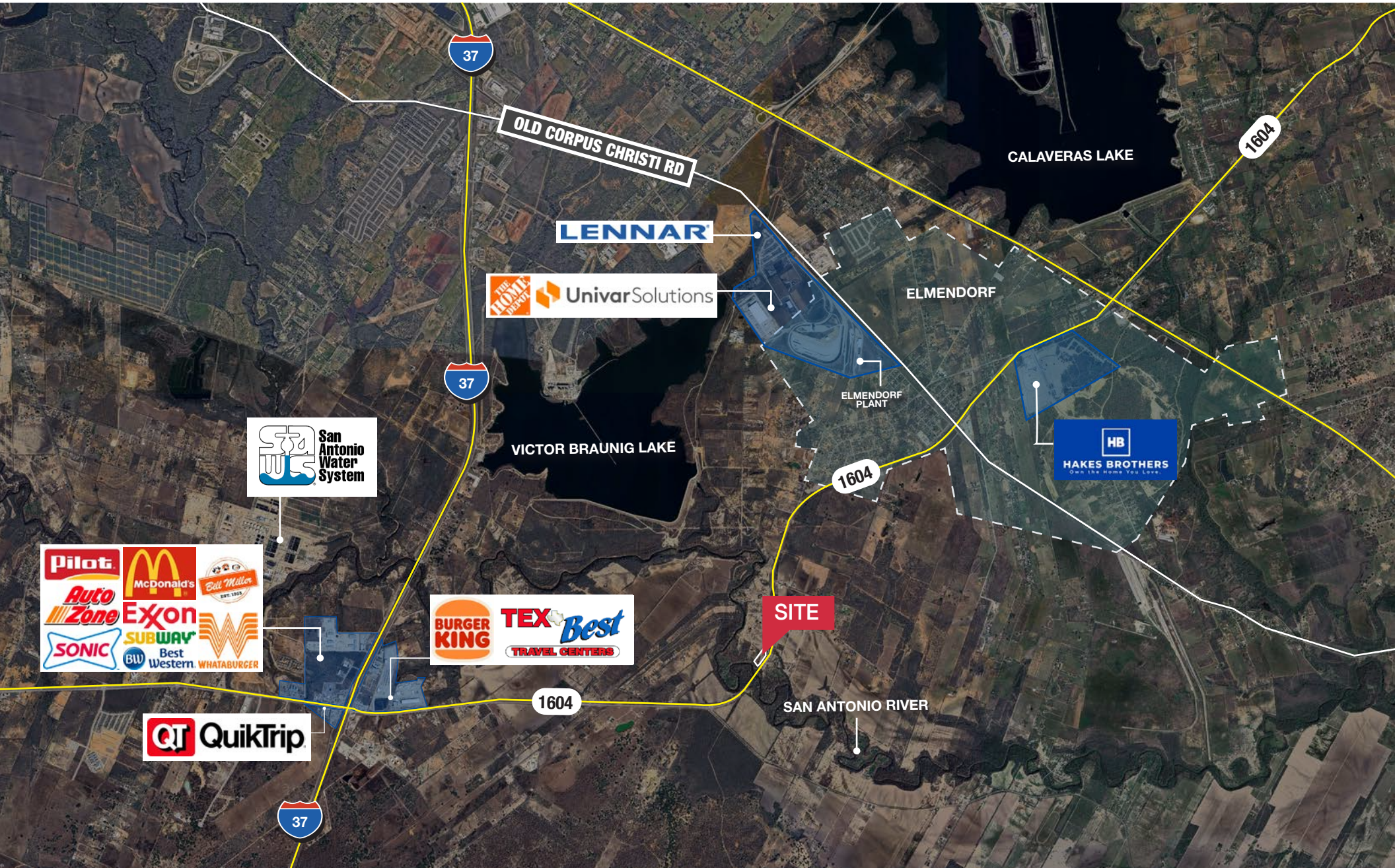
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AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	34	2,646	17,990
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	7	904	5,923
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$77,200	\$84,621	\$84,027

Traffic Counts

STREET	AADT
Loop 1604	6,708

Cities Nearby

Elmendorf, Texas	2.9 miles
Floresville, Texas	19 miles
Pleasanton, Texas	23 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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