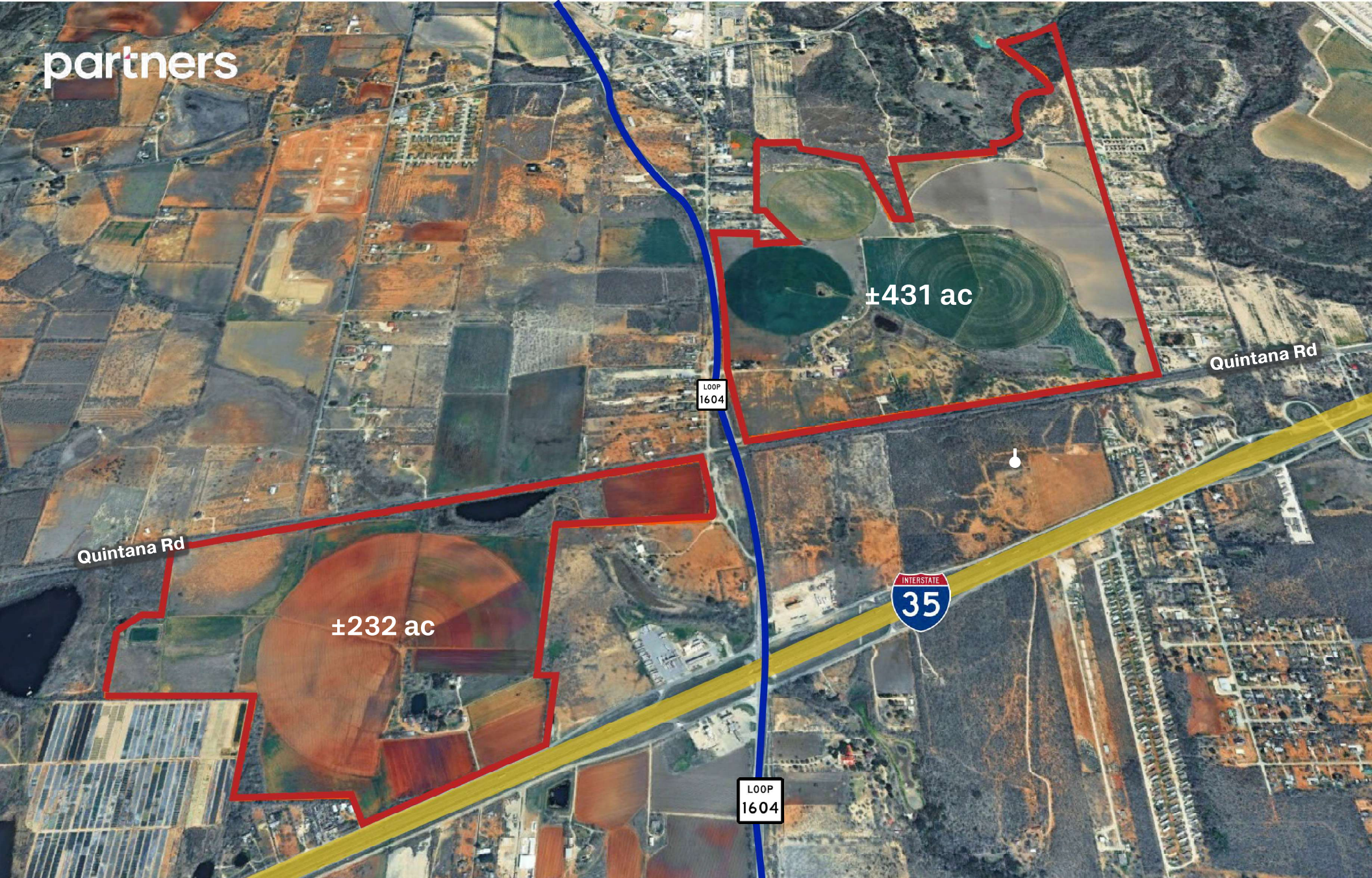


partners



FOR SALE

±232 Acre & ±431 Acre Development Opportunity

14819 Interstate 35 Access Rd | Von Ormy, TX | 78073

13690 TX-1604 Loop | Von Ormy, TX | 78073

Brett Lum | Partner

brett.lum@partnersrealestate.com

210.563.5773

Brian Heines | Associate

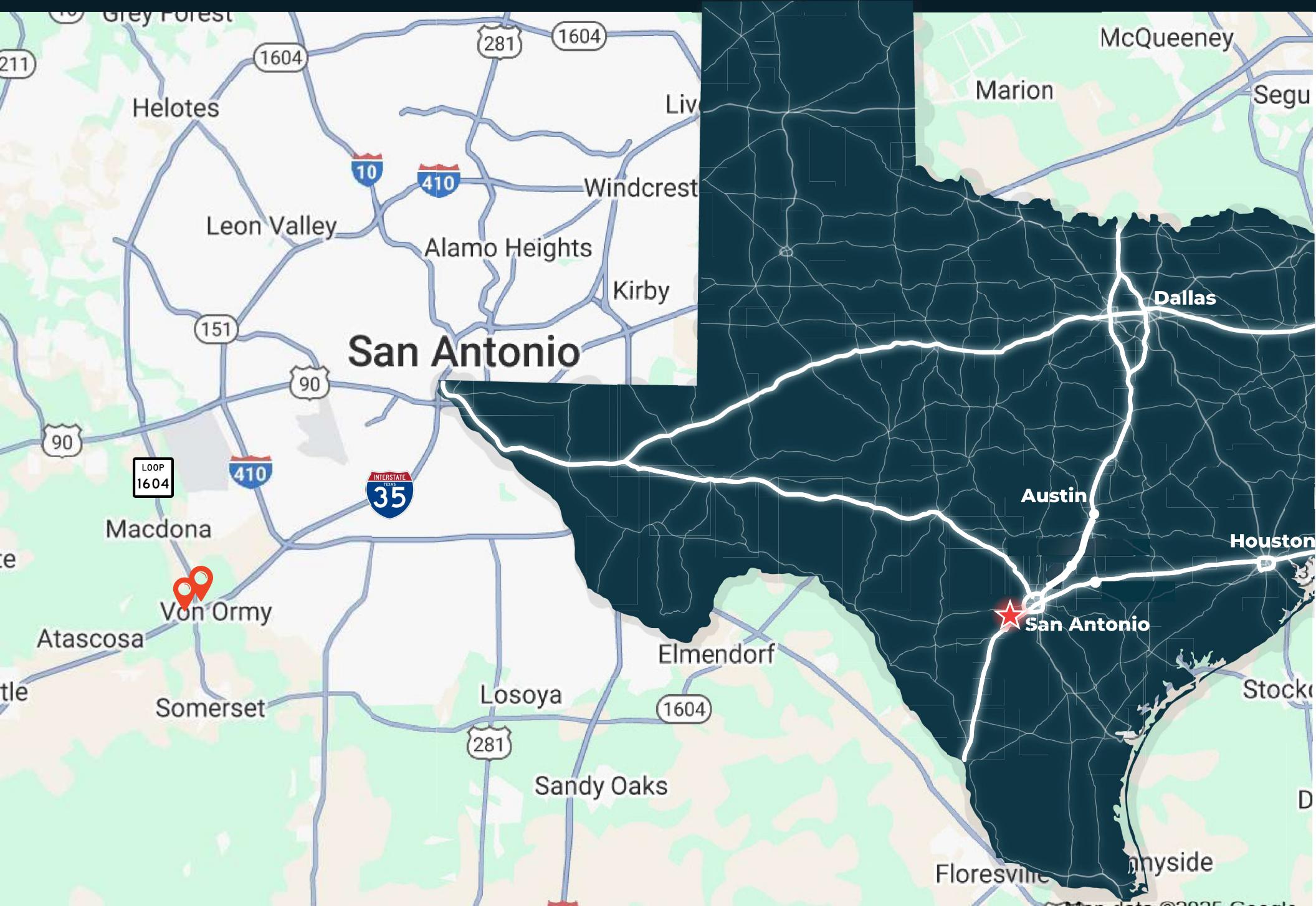
brian.heines@partnersrealestate.com

210.504.3590

San Antonio Map

partners

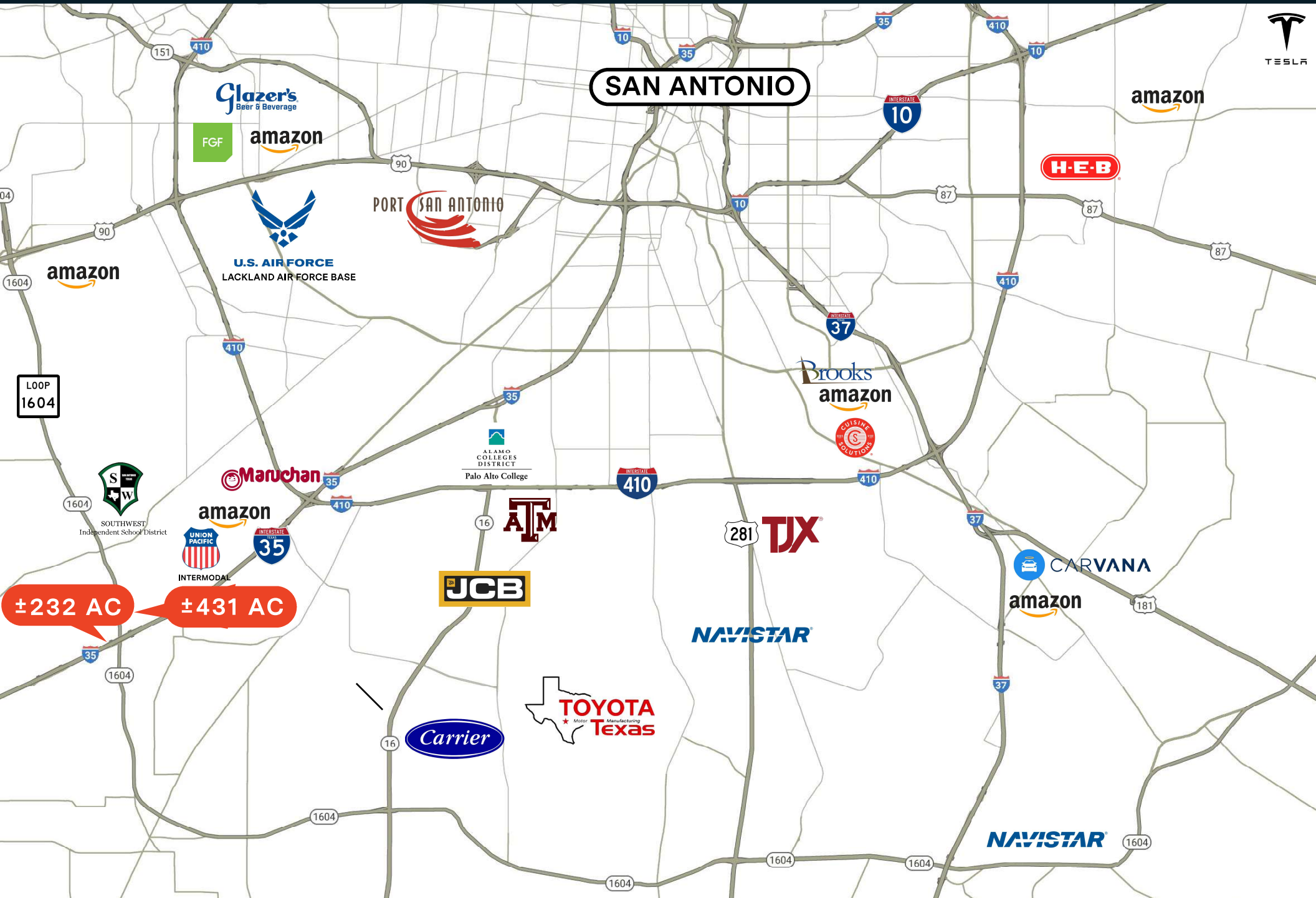
±232 AC & ±431 AC | 14819 INTERSTATE 35 & 13690 W LOOP 1604 S | VON ORMY, TX



San Antonio Regional Map

±232 AC & ±431 AC 14819 INTERSTATE 35 & 13690 W LOOP 1604 S | VON ARMY, TX

partners



The Offering

Partners is pleased to present a ±662 acre development opportunity strategically positioned at the high-visibility and easily accessible interchange of IH-35 and Loop 1604 in southwest San Antonio. Comprising of two tracts — ±231.975 acres with direct IH-35 frontage and ±431 acres fronting Loop 1604. Currently used for agriculture, situated outside Von Army city limits in unincorporated Bexar County, the property carries no zoning restrictions, with gentle topography, making it developable for a wide range of uses. Located in the direct path of San Antonio's explosive southward growth, minutes from the Toyota manufacturing plant, Navistar, TJX, Microsoft, Amazon, and numerous new master-planned communities — This opportunity is ideally suited for master-planned development, mixed-use projects, and or industrial/logistics parks.

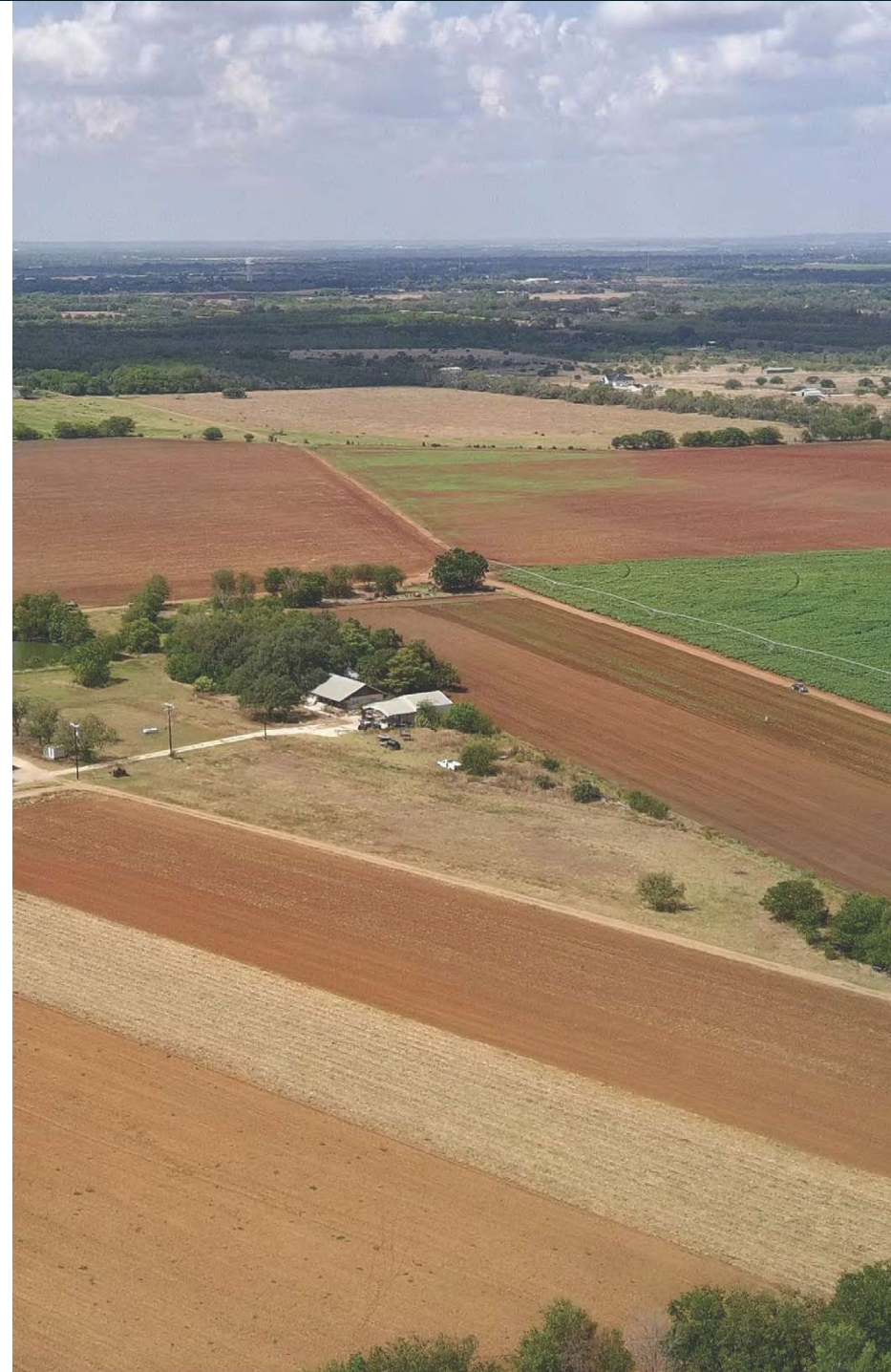
Property Highlights

Large rare acreage opportunity at a major highway interchange in one of the fastest-growing MSAs in the U.S.

- **Size:** 232 Acres on Interstate 35 & a 431 Acres on W Loop 1604.
- **Frontage:** ±1,615 LF of Frontage on IH-35 and ±3,134 LF of Frontage on 1604.
- **Zoning:** No zoning. Located partly in city of Von Ormy ETJ and City of San Antonio ETJ.
- **Area Highlights:** Close Proximity to Toyota plant, Navistar, TJX, Microsoft, Amazon, and new residential subdivisions all within minutes.
- **School District:** Southwest Independent School District.
- **Topography:** Gentle topography with elevations 600–640 ft.
- **Utilities**
 - **Water:** Atascosa Rural WSC - Multiple existing Edwards Aquifer & private water wells.
 - **Sewer:** San Antonio Water System (SAWS). Existing SAWS Sewer line on North Side of Medina River.
 - **Power:** CPS Energy.
 - Prospective buyers should retain an independent engineer to verify location, accessibility, and capacity of all utilities to the property.

Pricing

Contact Brokers | Two tracts may be purchased together or separately.



Water and Sewer Aerial Exhibit

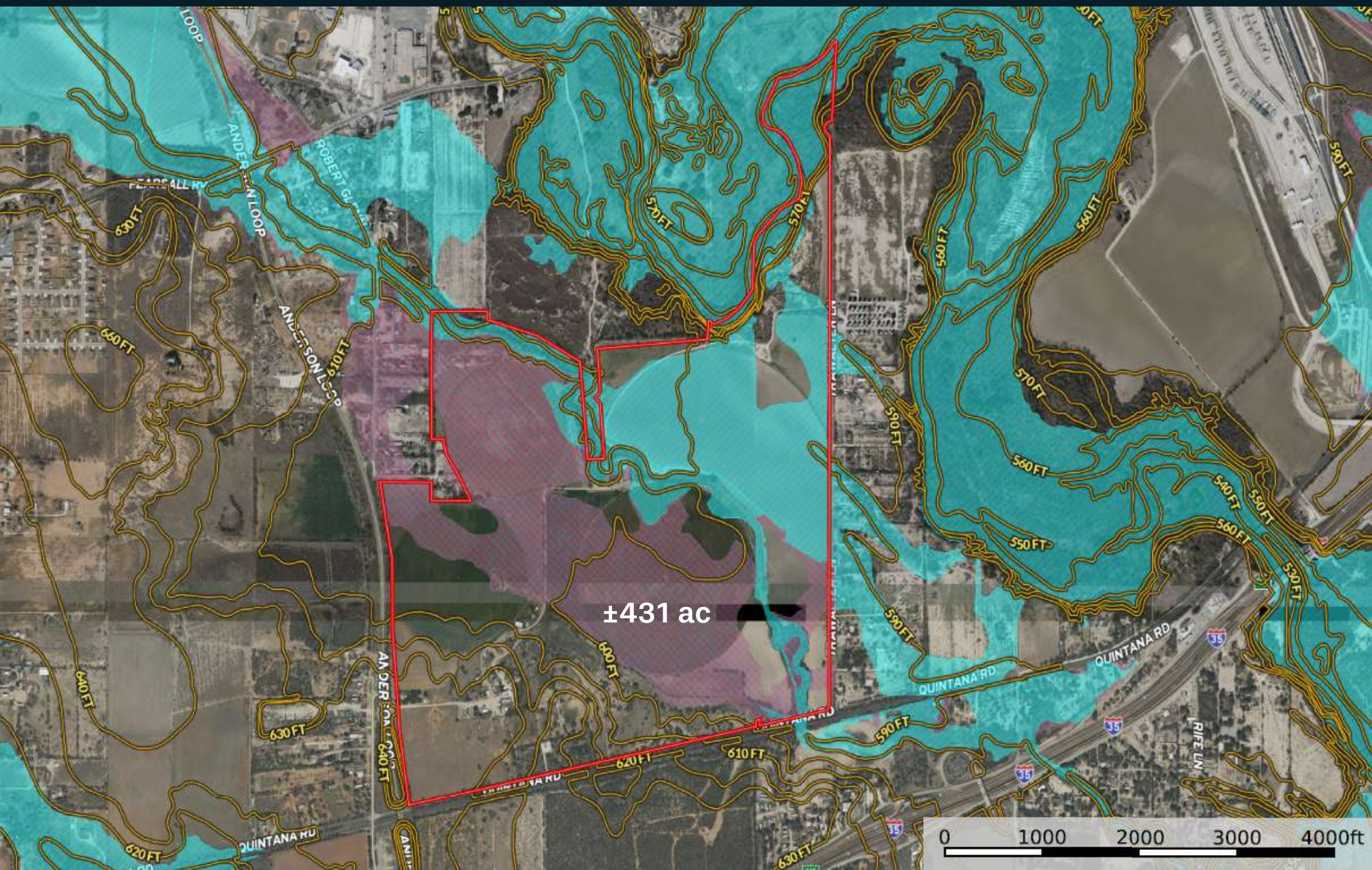
±232 AC & ±431 AC | 14819 INTERSTATE 35 & 13690 W LOOP 1604 S | VON ORMY, TX

partners



Floodplain & Topography

±232 AC & ±431 AC | 14819 INTERSTATE 35 & 13690 W LOOP 1604 S | VON ORMY, TX

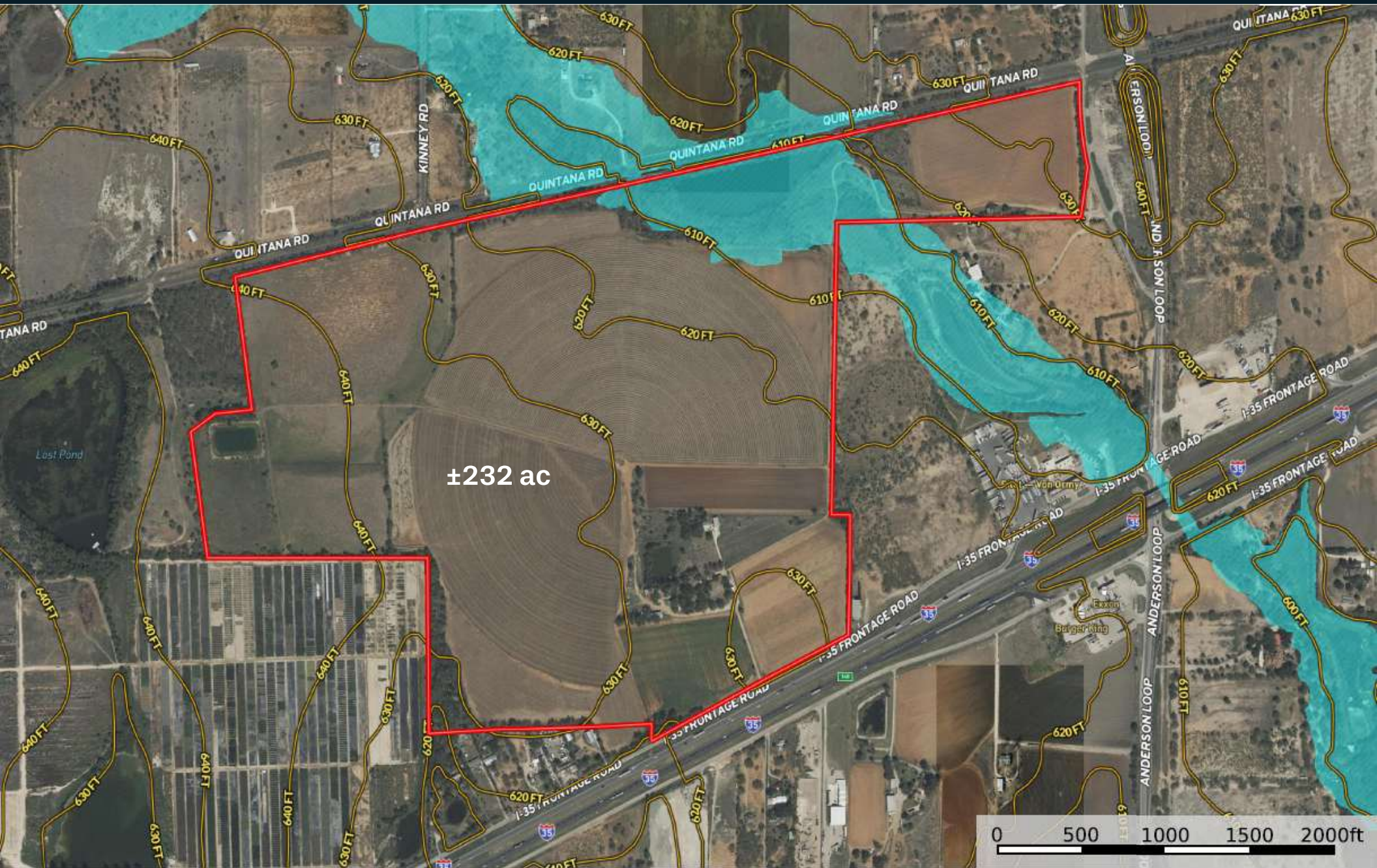


±431 ac

- Verstuyft
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Crude Oil
- Natural Gas
- Other

Floodplain & Topography

±232 AC & ±431 AC | 14819 INTERSTATE 35 & 13690 W LOOP 1604 S | VON ORMY, TX



±232 ac

- Verstuyft
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Crude Oil
- Natural Gas
- Other

Demographics

±232 & ±431 AC | 14819 INTERSTATE 35 & 13690 W LOOP 1604 S | VON ARMY, TX

DEMOGRAPHICS



POPULATION

	10 MILE	15 MILE	20 MILE
2025 Population	308,955	888,528	1,483,401
2030 Population Projection	332,693	921,990	1,523,449



HOUSEHOLD

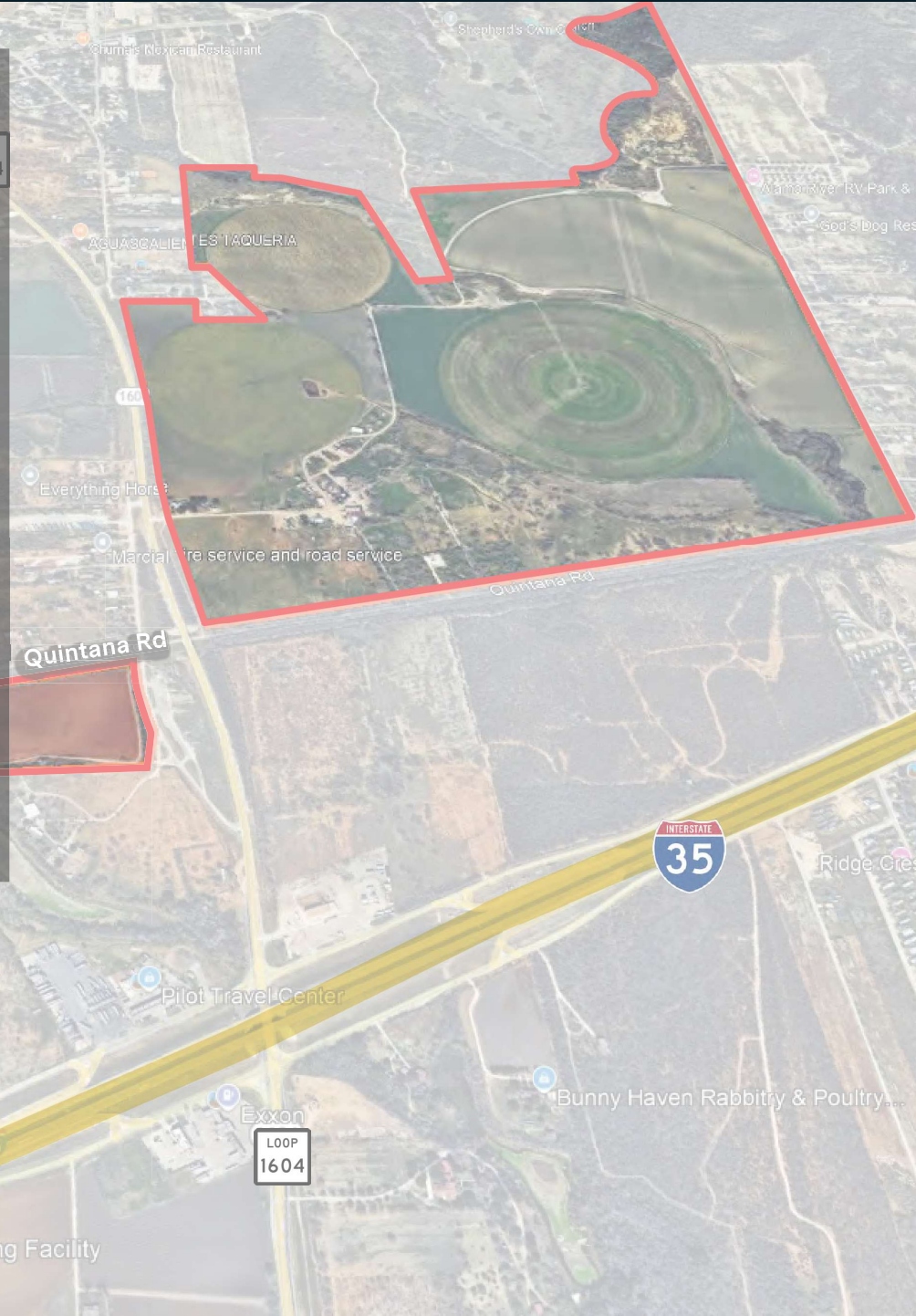
2025 Households	94,848	303,386	533,469
2030 Household Projection	105,274	323,265	560,711
Avg Household Income	\$89,185	\$90,182	\$98,373
Median Household Income	\$69,208	\$68,661	\$73,687



DAYTIME EMPLOYMENT

Employee	55,034	238,019	452,015
Business	4,458	22,192	47,643

Source: Regis



Verstuyft Land | ±232 & ±431 Acres

±232 AC & ±431 AC | 14819 INTERSTATE 35 & 13690 W LOOP 1604 S | VON ORMY, TX

partners



FOR SALE

±232 Acre & ±431 Acre Development Opportunity Along I-35 and Loop 1604

Brett Lum

Partner | Land

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Brian Heines

Associate | Brokerage Services

210 504 3590

brian.heines@partnersrealestate.com



Partners | San Antonio

112. E. Pecan St., Ste. 1515

San Antonio, TX 78205

210 446 3655



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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 985 4626
Designated Broker of Firm	License No.	Email	Phone
Brett Lum	477624	brett.lum@partnersrealestate.com	210 446 3655
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date