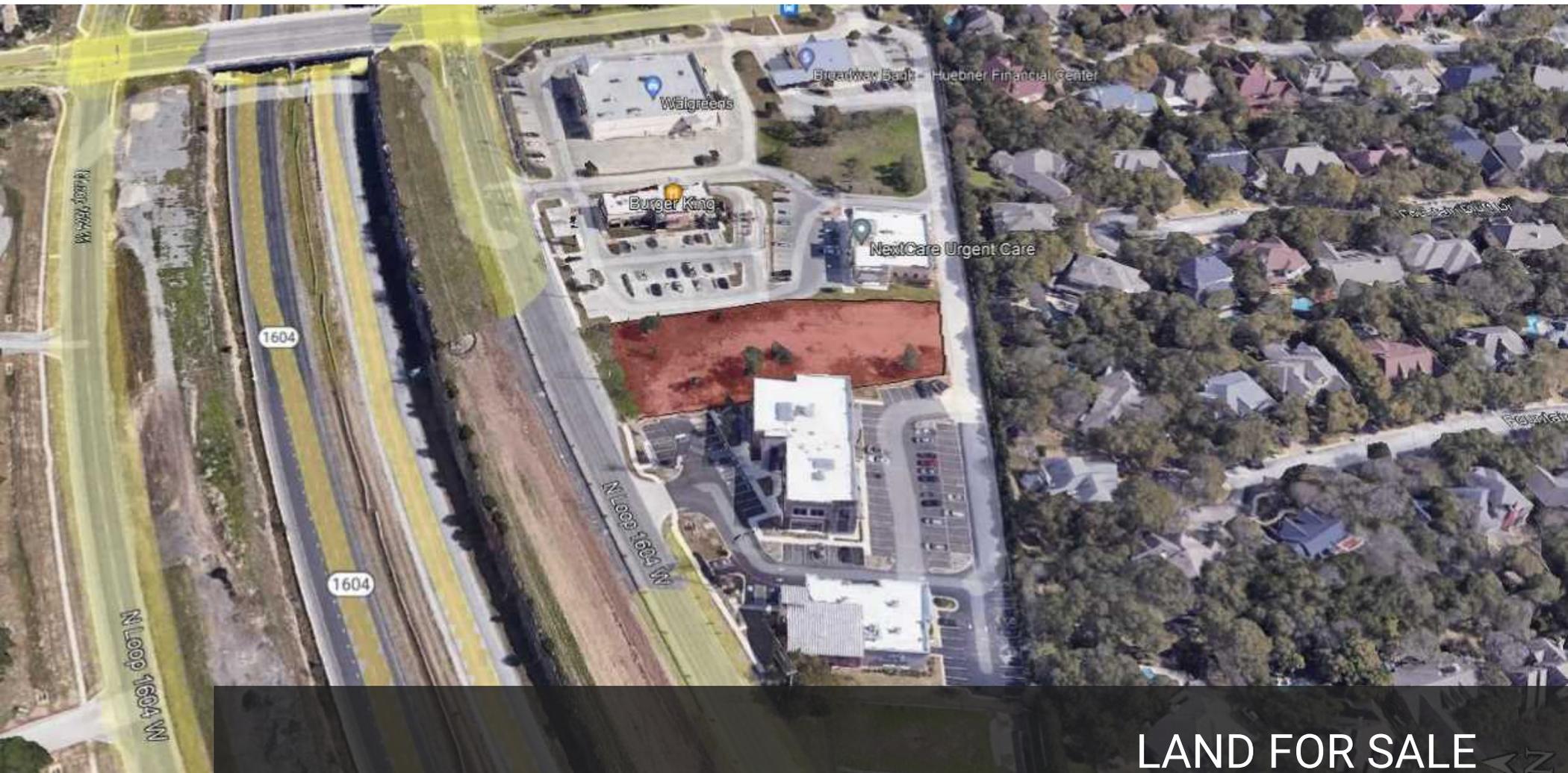


LAND FOR SALE OR BUILD TO SUIT

COMMERCIAL PAD 0.917 AC - 2026 W LOOP 1604

2026 WEST LOOP 1604 NORTH, SAN ANTONIO, TX 78251



LAND FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY
Agent
O: 361-215-745
cody@kwcommercialsa.com
TX License #778764

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

2026 NORTH LOOP 1604 WEST



OFFERING SUMMARY

FOR SALE: \$1,198,336.00

LOT SIZE: 0.917 Acres

PRICE / ACRE: Call Broker For Pricing

ACCESS: Loop 1604 Frontage

FRONTAGE: 245' Loop 1604

ZONING: Commercial C2

PERMITTED USES: Office, Medical, Retail

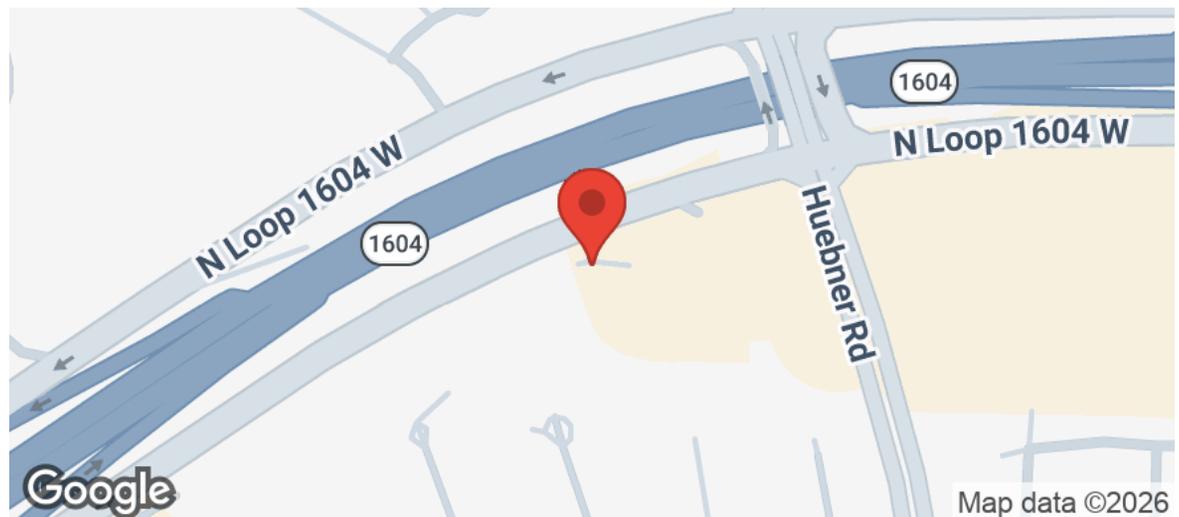
APN: 1141570

PROPERTY OVERVIEW

0.917 Acre Commercial Pad Site For Sale or Build to Suit to Lease. Uses Include Retail, Medical, and Office Building Development. Property is located in the Far North Central Submarket of San Antonio, Close Proximity To High End Neighborhoods, Class A Multifamily Apartments, , and Established Retail & Office Buildings.

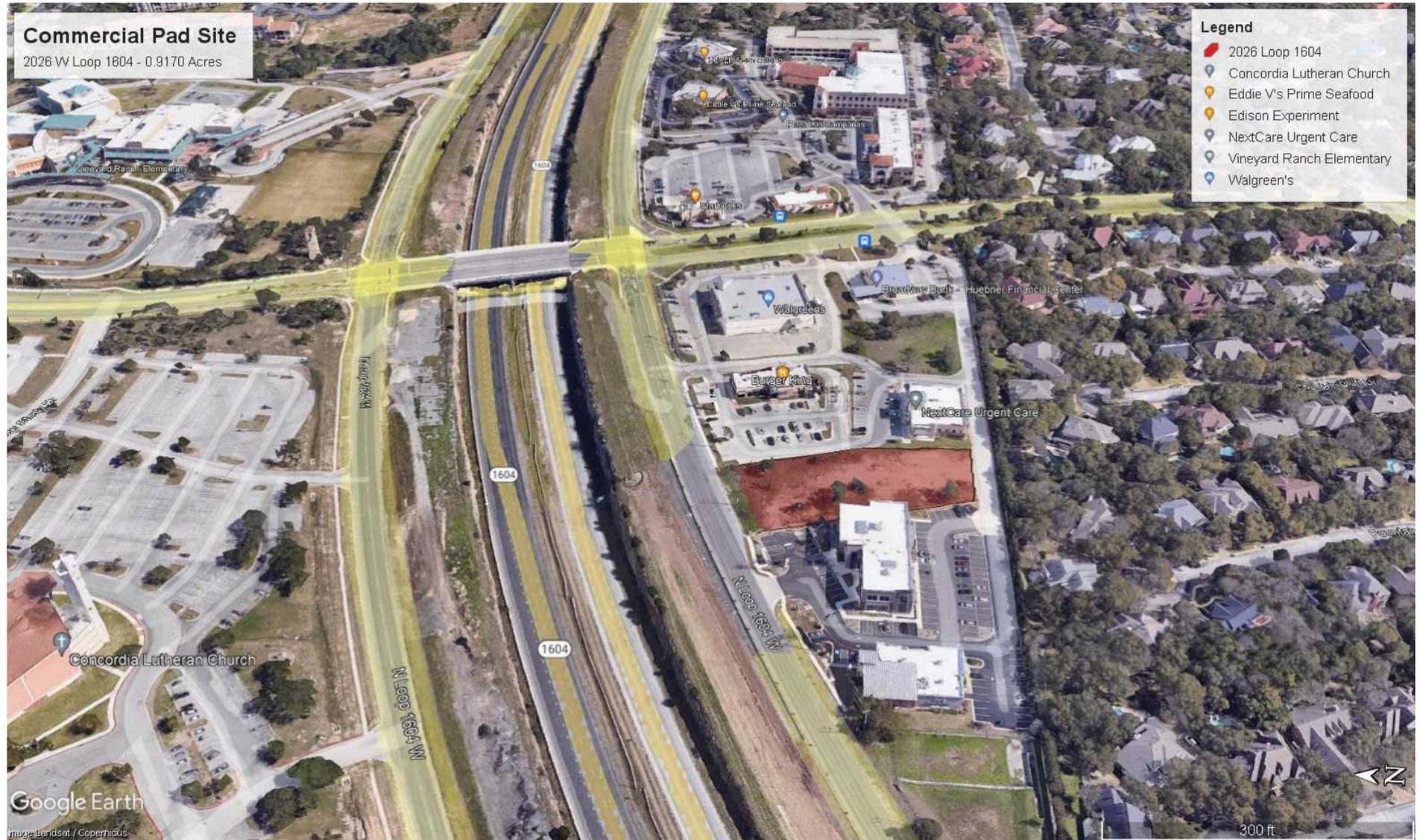
SITE CHARACTERISTICS

- Fully Entitled Commercial Pad Site Conveniently Located On Loop 1604 Just West of the Huebner Rd. Intersection.
- Easy Access To Loop 1604, Hwy 281, and I-10.
- Pad Site is Platted With All Utilities.
- 245' Loop 1604 Frontage
- Heavy Traffic Count
- Zoned C2/ERZD



PROPERTY PHOTOS

2026 NORTH LOOP 1604 WEST



PROPERTY PHOTOS

2026 NORTH LOOP 1604 WEST



ALTA / NSPS LAND TITLE SURVEY

Schedule	Item	Volume	Page	Description	Subject Tract	Drawing
B	1	13779	2247	Waiver Lease, Cross Access Easements	Does Affect	Unable to Plot
B	1	13807	2241	Assignment of Declarant's Rights with Respect to Shared Driveway	Does Affect	Unable to Plot
B	1	13825	575	Special Warranty Deed with Restrictions	Does Not Affect	Unable to Plot
B	1	13850	2283	Corrective Amendment to Assignment of Declarant's Rights with Respect to Shared Driveway	Does Not Affect	Unable to Plot
B	1	13850	2282	Assignment of Declarant's Rights under Declaration of Easements, Covenants, Conditions and Restrictions	Does Affect	Unable to Plot
B	10	11725	266	Deed Recordation Affidavit, Edward Aguilera Protection Plan	Does Affect	Unable to Plot
B	10	12628	1575	Non-Annexation Agreement	Does Affect	Unable to Plot
B	10	12734	1466	Utility Service Agreement	Does Affect	Unable to Plot
B	10	13638	377	Declaration of Reciprocal Easements, Covenants and Restrictions	May Affect	Unable to Plot
B	10	13763	2455	First Amendment, Revision of Water Quality Pond Description	May Affect	Unable to Plot
B	10	13955	1833	Declaration of Reciprocal Easements, Covenants and Restrictions	May Affect	Unable to Plot
B	10	14248	1152	Addendum to Declaration of Reciprocal Easements, Covenants and Restrictions, Lot 6	Does Not Affect	Unable to Plot
B	10	14248	1157	Addendum, Lot 6	Does Not Affect	Yes
B	10	14248	1173	Access Easement Agreement	Does Affect	Unable to Plot
B	10	14576	362	Addendum to Declaration of Reciprocal Easements, Covenants and Restrictions, Lot 8	Does Affect	Unable to Plot
B	10	14576	368	Addendum, Lot 8	Does Affect	Yes
B	10	14576	381	Declaration of Reciprocal Easements, Covenants and Restrictions	Does Affect	Unable to Plot
B	10	15027	2112	Assignment of Declarant's Rights and Agreement Governing 1804-Huebner Property Owners Association	Does Affect	Unable to Plot
B	10	16035	566	Corrective Amendment, Corrects Restaurant Usage	May Affect	Unable to Plot
B	10	16035	569	Second Amendment, Modifies and Amends Section 8.4	May Affect	Unable to Plot
B	10	16243	391	First Amendment to Access Easement Agreement	Does Affect	Yes
B	10	16650	2238	First Amendment to Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions, Waiver Tract	May Affect	Unable to Plot
B	10	16650	2248	Corrective Amendment to Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions	Does Affect	Unable to Plot
B	10	16650	2280	Corrective Amendment to Assignment of Declarant's Rights and Agreement Governing 1804-Huebner Property Owners Association	Does Affect	Unable to Plot

NOTES:

- 1) BASIS OF BEARING IS WGS 84.
- 2) ALL IRON PINS SET ARE 3/8" REBAR WITH PINK PLASTIC CAP STAMPED "RKB 5409".
- 3) IRON PINS OR MAGNALS FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 4) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY REFERRED TO IN TITLE COMMITMENT WITH GF # sct-48-4-300112003599-DB, WITH AN EFFECTIVE DATE OF JANUARY 17, 2020.
- 5) LOT 8 IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF MINIMAL FLOOD HAZARD BASED ON FEMA FIRM MAP PANEL #48029C0235G, DATED SEPTEMBER 29, 2010.

LEGEND

- POWER POLE
- FIRE HYDRANT
- MANHOLE
- WATER VALVE
- LIGHT POST
- SIGN
- OVERHEAD ELECTRIC

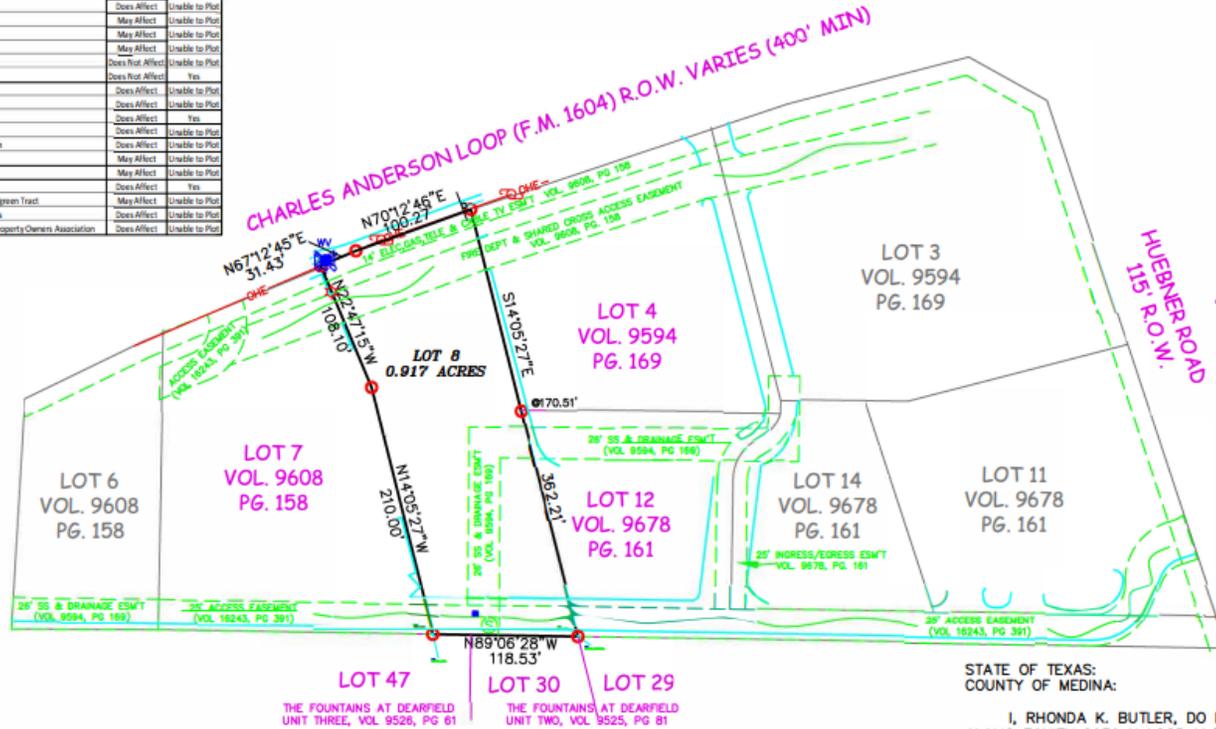
ADDRESS: 2026 W LOOP 1604

AS Ace Surveying, Inc.

P. O. BOX 597
 MEVINE, TEXAS 78016
 130-334-7264
 130-665-5796 FAX
 icesurveying@sbcglobal.net
 TRM #10160700

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SURVEY OF A 0.917 OF AN ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 8, BLOCK 2, NCB 18908 OF THE INWOOD-HUEBNER ROAD COMMERCIAL SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME 9608, PAGE 158 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE 1" = 100'

STATE OF TEXAS:
 COUNTY OF MEDINA:

I, RHONDA K. BUTLER, DO HEREBY CERTIFY TO ALAMO EQUITY 2030 N LOOP LLC AND CHICAGO TITLE THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, AND 19 OF T&E A THEREOF, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION.



Rhonda K. Butler

RHONDA K. BUTLER
 REGISTERED PROFESSIONAL LAND SURVEYOR #5409

SURVEYED: FEBRUARY 26, 2020
 FILE NO: ALAMO EQUITY

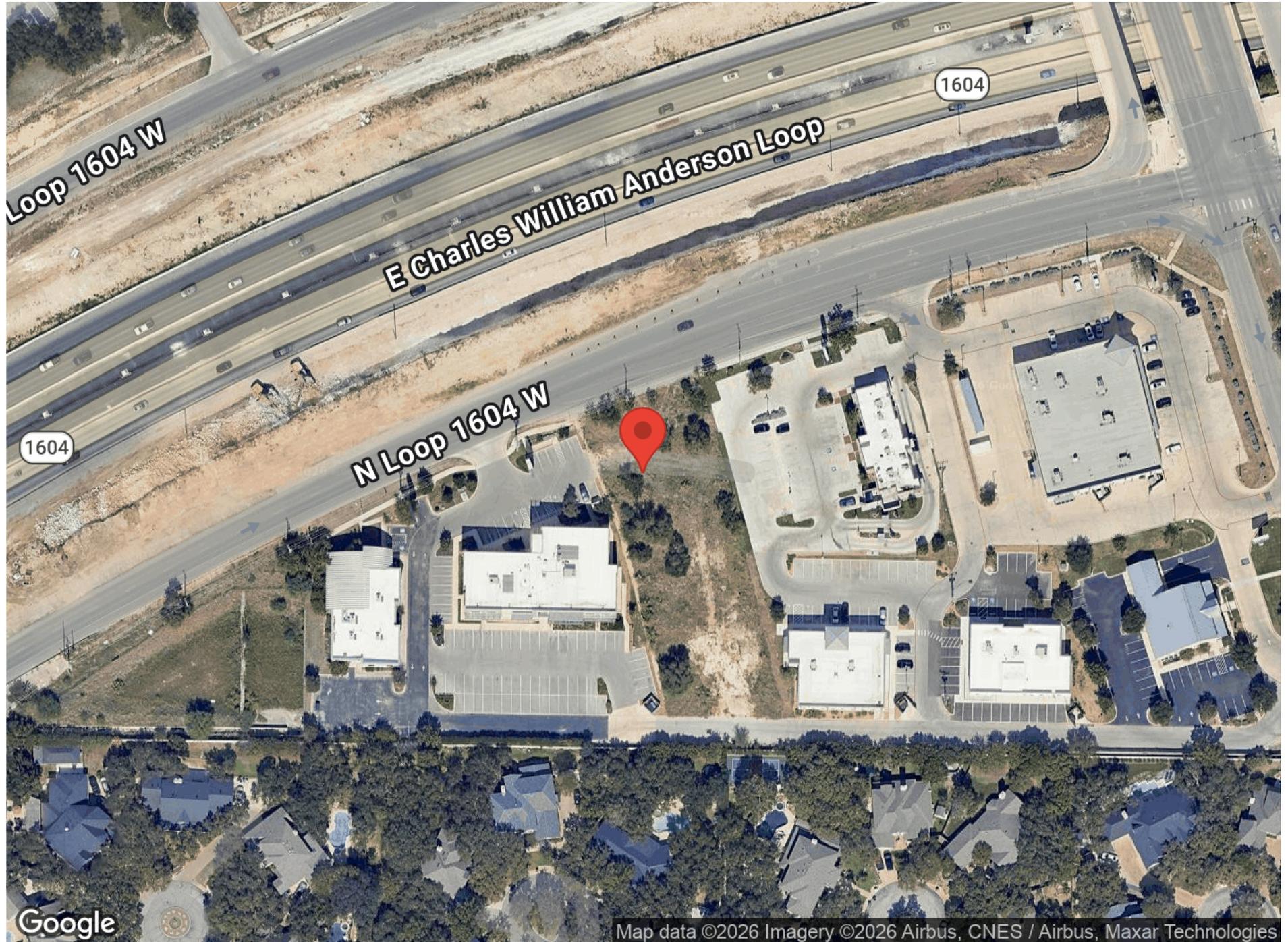
PROPERTY PHOTOS

2026 NORTH LOOP 1604 WEST



AERIAL MAP

2026 NORTH LOOP 1604 WEST

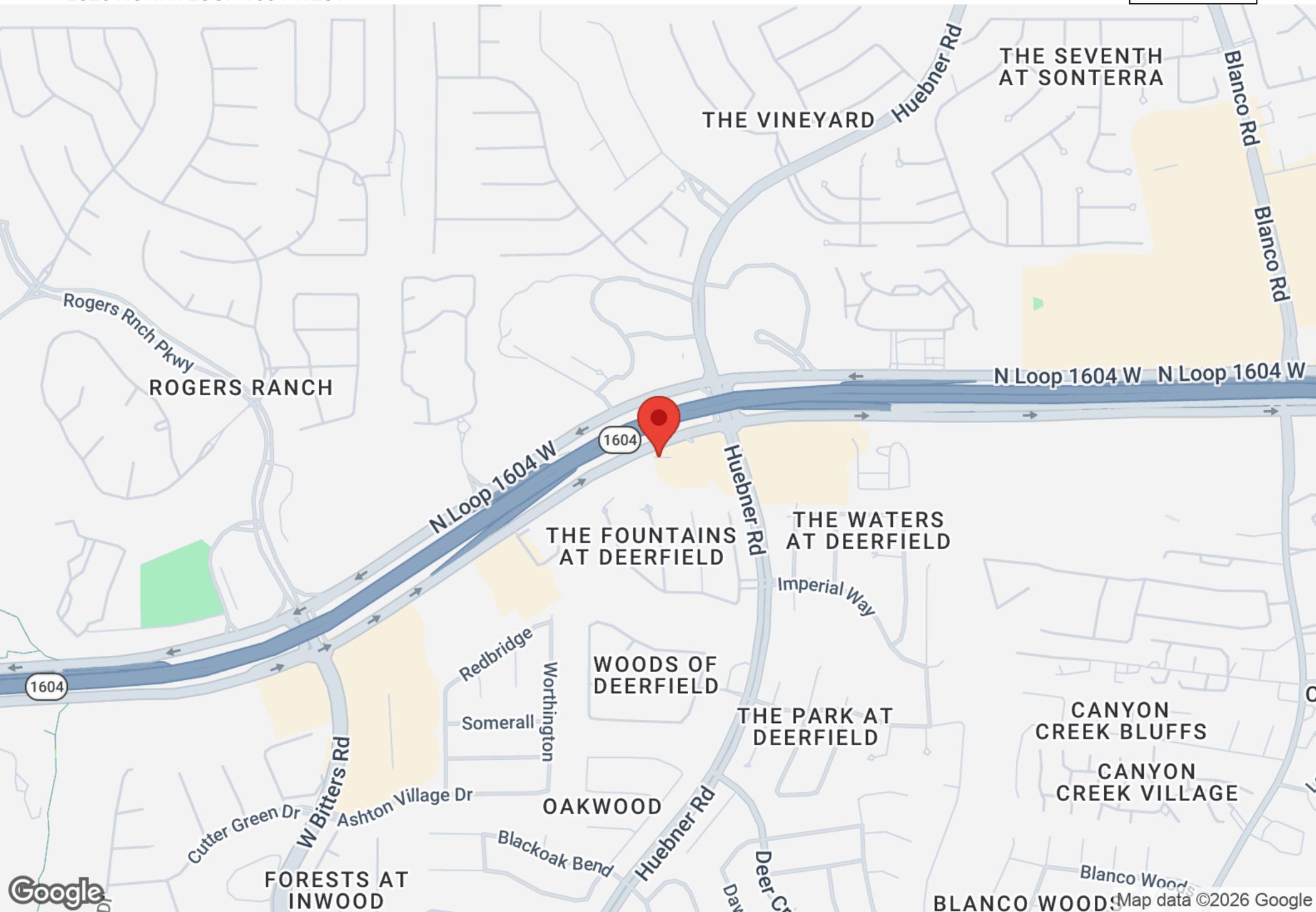


Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

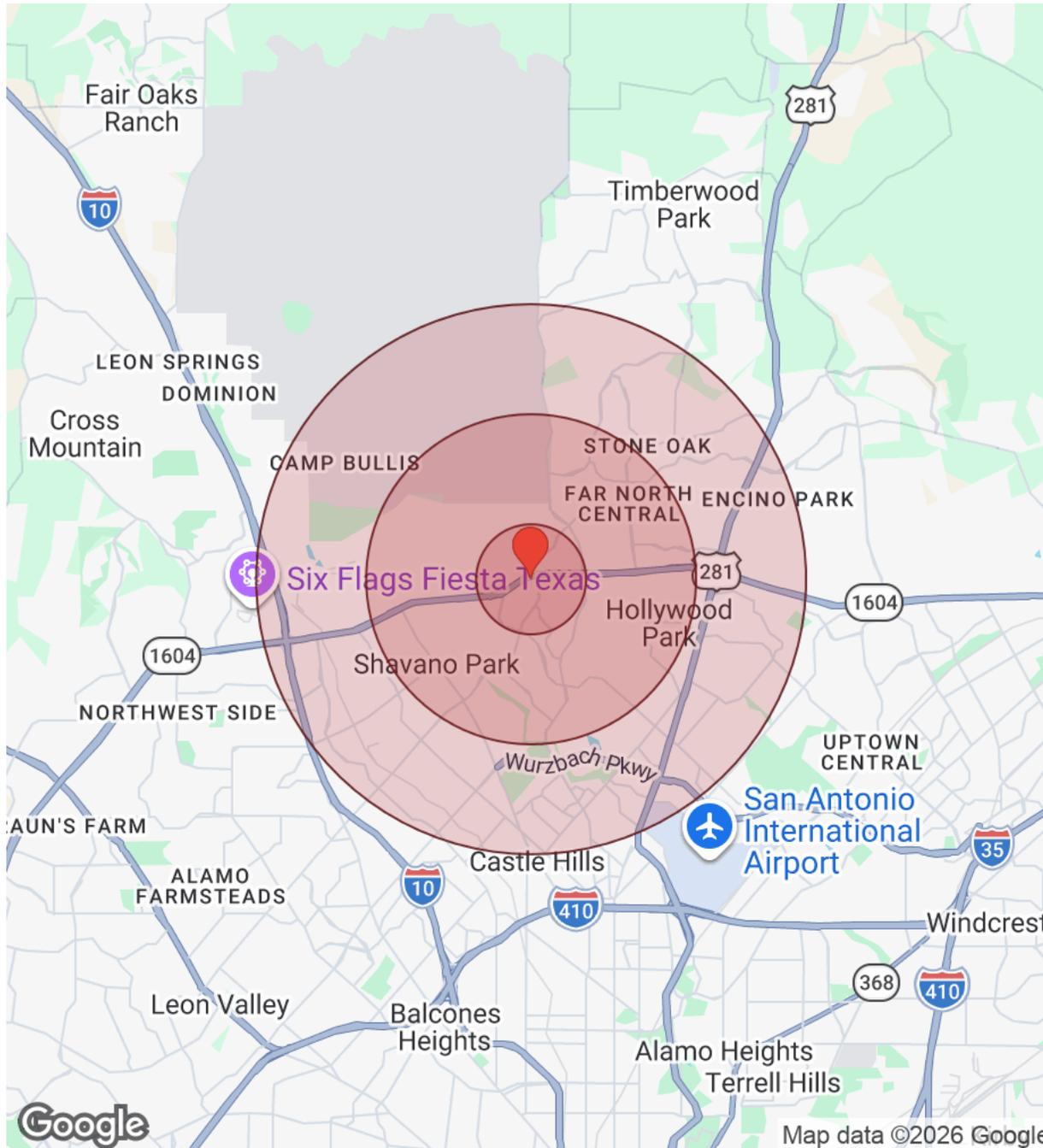
BUSINESS MAP

2026 NORTH LOOP 1604 WEST



DEMOGRAPHICS

2026 NORTH LOOP 1604 WEST



Legend: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,815	32,959	94,212
Female	5,263	34,922	99,476
Total Population	10,078	67,881	193,688

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,713	29,006	73,892
Black	480	3,862	13,481
Am In/AK Nat	14	81	252
Hawaiian	5	34	155
Hispanic	3,885	28,951	89,310
Asian	765	4,419	12,241
Multiracial	204	1,426	3,971
Other	12	115	349

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,253	31,056	92,128
Occupied	3,943	28,644	84,864
Owner Occupied	2,825	16,312	41,388
Renter Occupied	1,118	12,332	43,476
Vacant	310	2,412	7,265

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,987	12,394	34,751
Ages 15 - 24	1,063	7,954	24,679
Ages 25 - 54	3,766	26,546	80,628
Ages 55 - 64	1,299	7,890	21,238
Ages 65+	1,963	13,095	32,392

Income	1 Mile	3 Miles	5 Miles
Median	\$153,269	\$112,380	\$91,045
Under \$15k	114	1,099	4,538
\$15k - \$25k	38	782	3,430
\$25k - \$35k	129	1,407	5,250
\$35k - \$50k	241	2,278	8,643
\$50k - \$75k	281	4,285	14,186
\$75k - \$100k	461	2,912	9,947
\$100k - \$150k	668	5,316	14,426
\$150k - \$200k	571	3,463	8,948
Over \$200k	1,438	7,102	15,495

Map data ©2026 Google

DISCLAIMER

2026 NORTH LOOP 1604 WEST



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



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CODY MURPHY

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke LeGrand	561816	luke@kwcommercials.com	(210)843-5853
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date