



3440 S LOOP 1604

SAN ANTONIO, TX 78264

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For Sale

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PROPERTY INFORMATION

SECTION 1

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This is a rare opportunity to own 23.11 acres of prime commercial land in a highly sought-after location. Currently zoned OCL R-20, this expansive property offers endless possibilities for development and investment. Boasting a prime location on the Loop 1604, this property features excellent visibility and high traffic counts, making it an ideal location for a wide range of commercial uses. Whether you're looking to build a retail center, office complex, or industrial park, this property provides the space and flexibility to make your vision a reality.

OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	23.11 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	130	2,287	6,314
Total Population	412	7,571	20,707
Average HH Income	\$60,535	\$62,209	\$64,872

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LOCATION DESCRIPTION

SOUTH SIDE OF S LOOP 1604, EAST OF HWY 37

SITE DESCRIPTION

POTENTIAL DEVELOPMENT LAND - 23 ACRES OFF 1604

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

Best Use

DEVELOPMENT

PROPERTY HIGHLIGHTS

- Zoned OCL R-20 for versatile development potential
- Located in the thriving SAN ANTONIO area
- Ideal for land investment or development opportunity
- Accessible location with convenient transportation links
- Ample space for expansive commercial or residential project
- Proximity to essential amenities and services
- Potential for high ROI in a rapidly growing market
- Favorable zoning regulations for diverse development options

ADDITIONAL PHOTOS



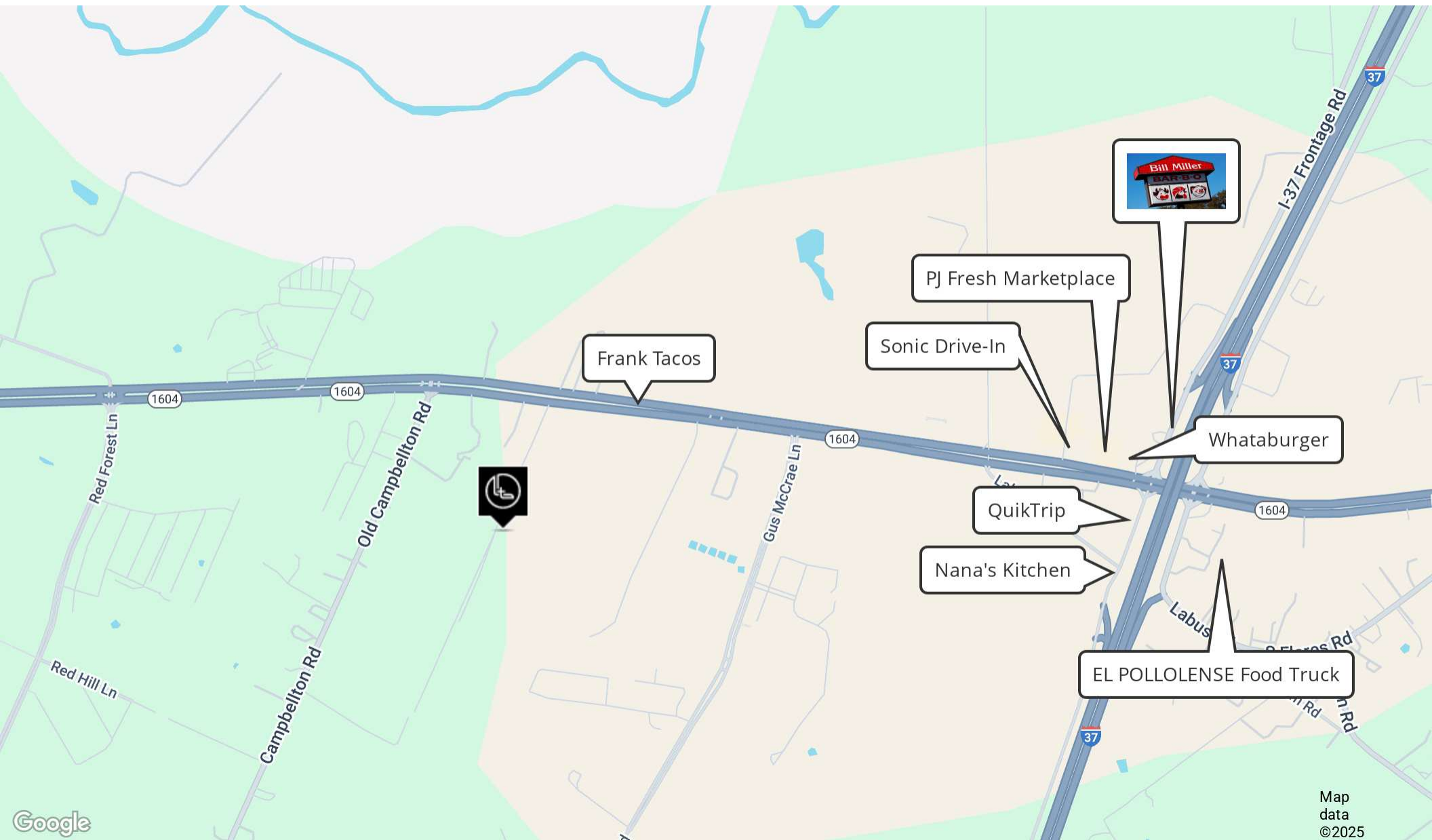


LOCATION INFORMATION

SECTION 2

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LOCATION MAP

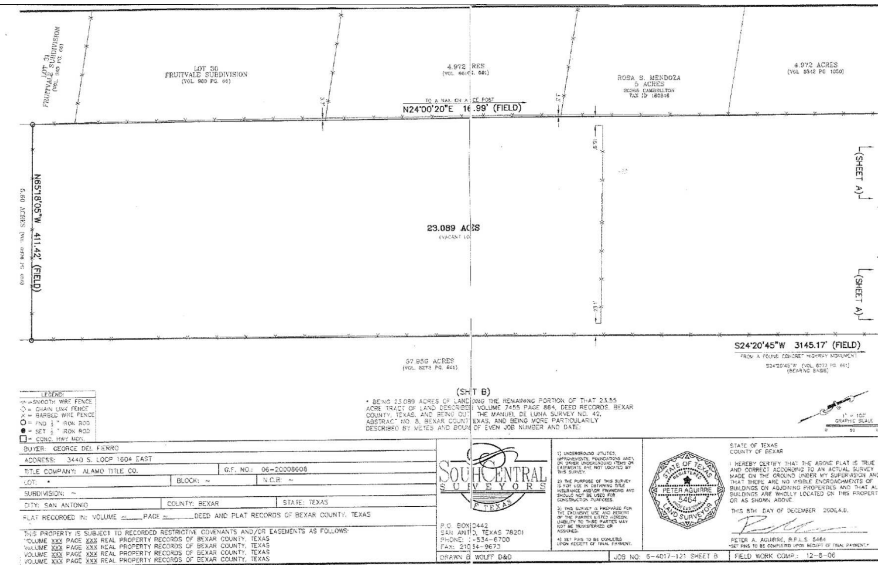
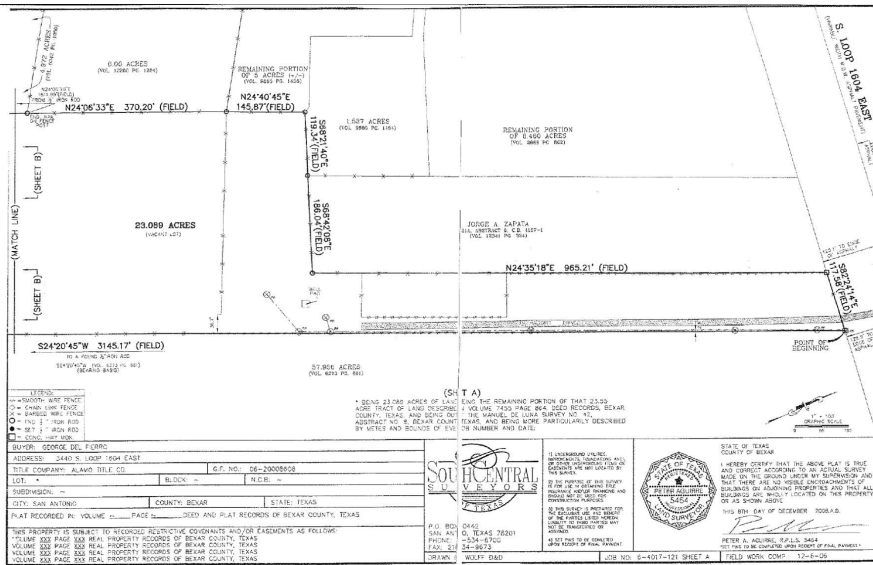


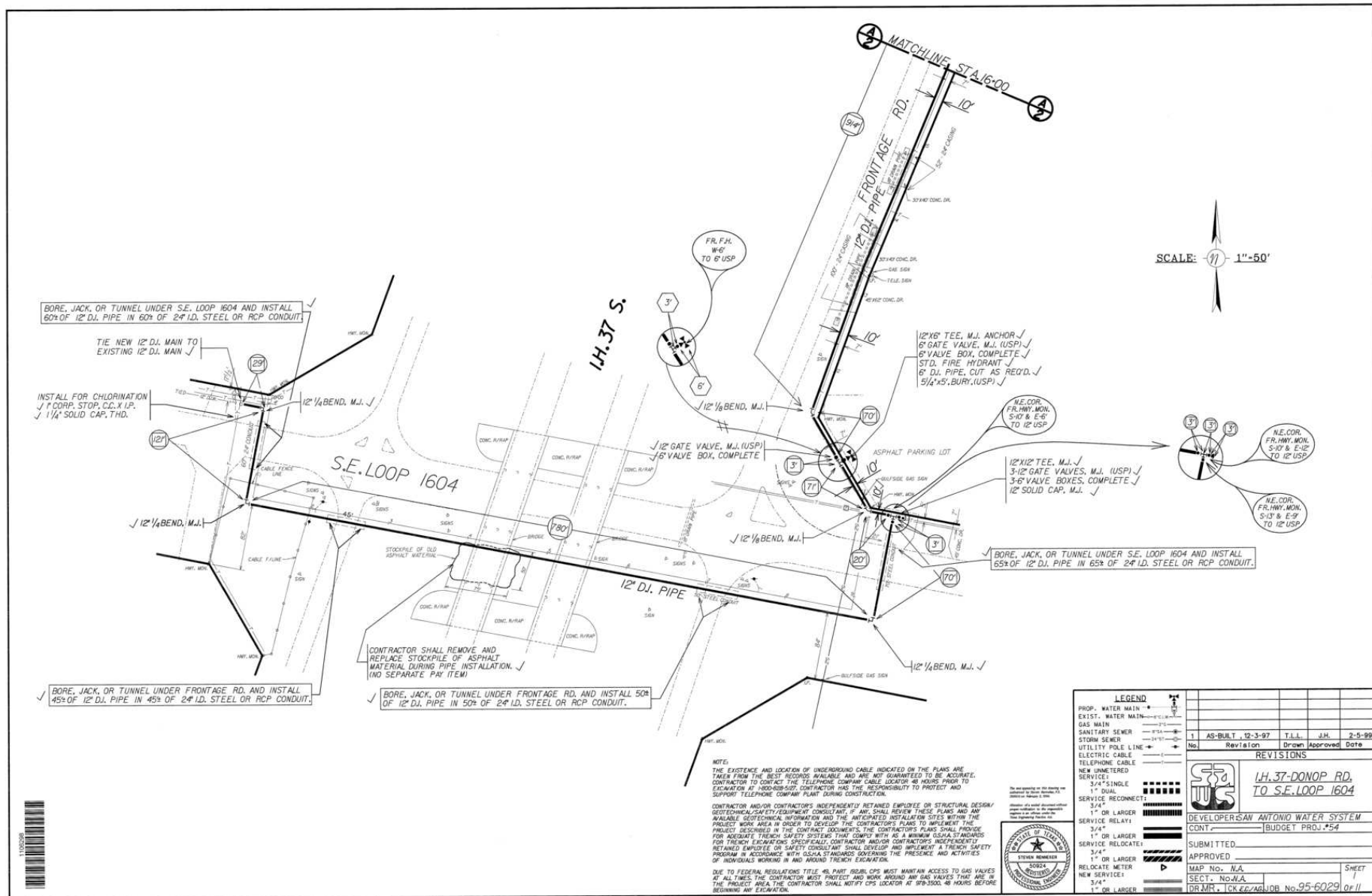
AERIAL MAP



Fierro @ 1604

Subdivisions	Summary	Costs	Metrics
Parcels	122	Land Costs	\$2,068,514
Units	0		
NRSF	0 NOI		
Linear Road	6,547		







DEMOGRAPHICS

SECTION 3

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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	412	7,571	20,707
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	130	2,287	6,314
# of Persons per HH	3.2	3.3	3.3
Average HH Income	\$60,535	\$62,209	\$64,872
Average House Value	\$176,879	\$174,112	\$191,150

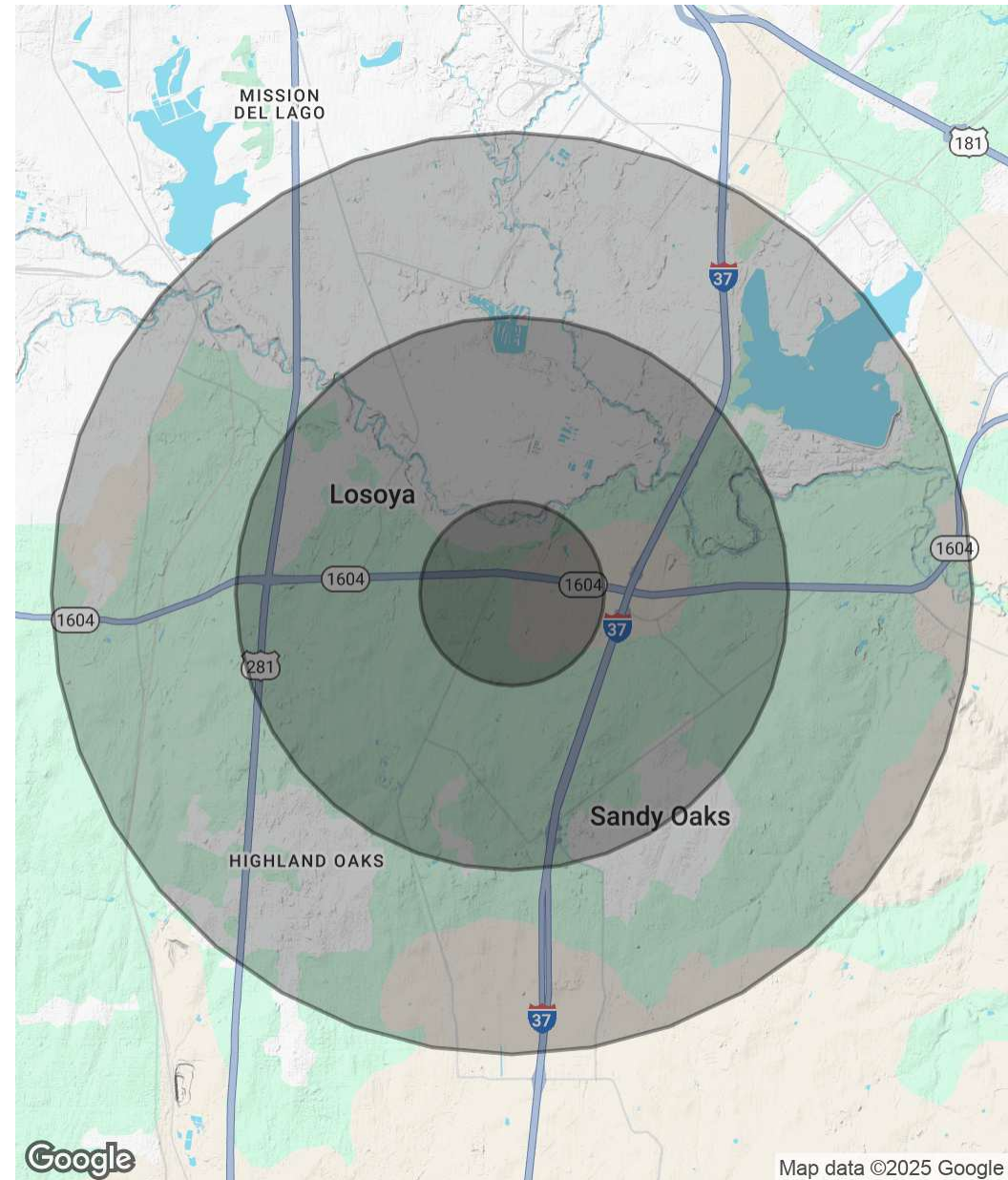
ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	84.2%	83.6%	82.6%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	178	3,588	9,646
Total Population - Black	9	100	288
Total Population - Asian	1	26	116
Total Population - Hawaiian	0	1	5
Total Population - American Indian	10	175	392
Total Population - Other	95	1,765	4,777

Demographics data derived from AlphaMap



AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
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Per Capita Income	\$18,917	\$18,851	\$19,658

Map and demographics data derived from AlphaMap

