



# Loop 410 Industrial

## IH-410 & IH 35, San Antonio, TX

### 159.6 AC Manufacturing & Distribution Site



#### SALES CONTACT

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## Freeport Business Park



### 159.6 ACRE MANUFACTURING/DISTRIBUTION SITE

A rare opportunity has emerged in Southwest San Antonio: a 159.62 acre industrial site fronting Interstate 410, just minutes from the critical junction of I-35 and within close proximity to I-10. This strategic location places the property at the heart of San Antonio's industrial and logistics corridor, offering unparalleled access to key transportation arteries that connect regional, national, and international markets. Large, contiguous tracts of this scale with direct rail access are increasingly scarce in the region, making this site exceptionally well-suited for large-scale manufacturing, warehousing, or distribution operations.

San Antonio's South Side has become a magnet for industrial investment, with major employers such as Toyota, JCB, Boeing, Lockheed Martin, and Northrop Grumman anchoring the area. Notably, JCB is developing a \$500 million, 720,000-square-foot plant expected to create 1,500 jobs, while Toyota is investing \$531 million in a new rear axle assembly facility, adding over 400 positions. The site's proximity to these industry leaders enhances its appeal for suppliers and logistics firms seeking to capitalize on the region's robust manufacturing ecosystem.

With direct frontage on I-410 and seamless access to I-35 and I-10, this property offers exceptional connectivity for both truck and rail transport. Its strategic location provides direct routes to major markets across Texas and the broader U.S., making it an ideal hub for companies looking to optimize their supply chain operations. The site's substantial size and prime location present a unique opportunity for businesses aiming to establish or expand their presence in one of the nation's fastest-growing industrial markets.

### FEATURES

- Superior location at the crossroads of IH-35 & IH-410
- Loop 410 Frontage
- Contiguous to BNSF Cadet Yard
- Adjacent to Existing UP & BNSF Rail Siding
- Utilities available\*
  - Water - 12" Water Line, up to 579 EDU's
  - Sewer - 24" Sewer Line, up to 579 EDU's
  - Gas - 6" Distribution, 12" Transmission
  - Electricity - Heavy Power
- Enterprise Zone
- Zoned: Industrial

\* to be verified by Third Party Engineer



The site is 159.6 acres surrounded primarily by industrial buildings outside of Loop 410. The site has direct rail access.

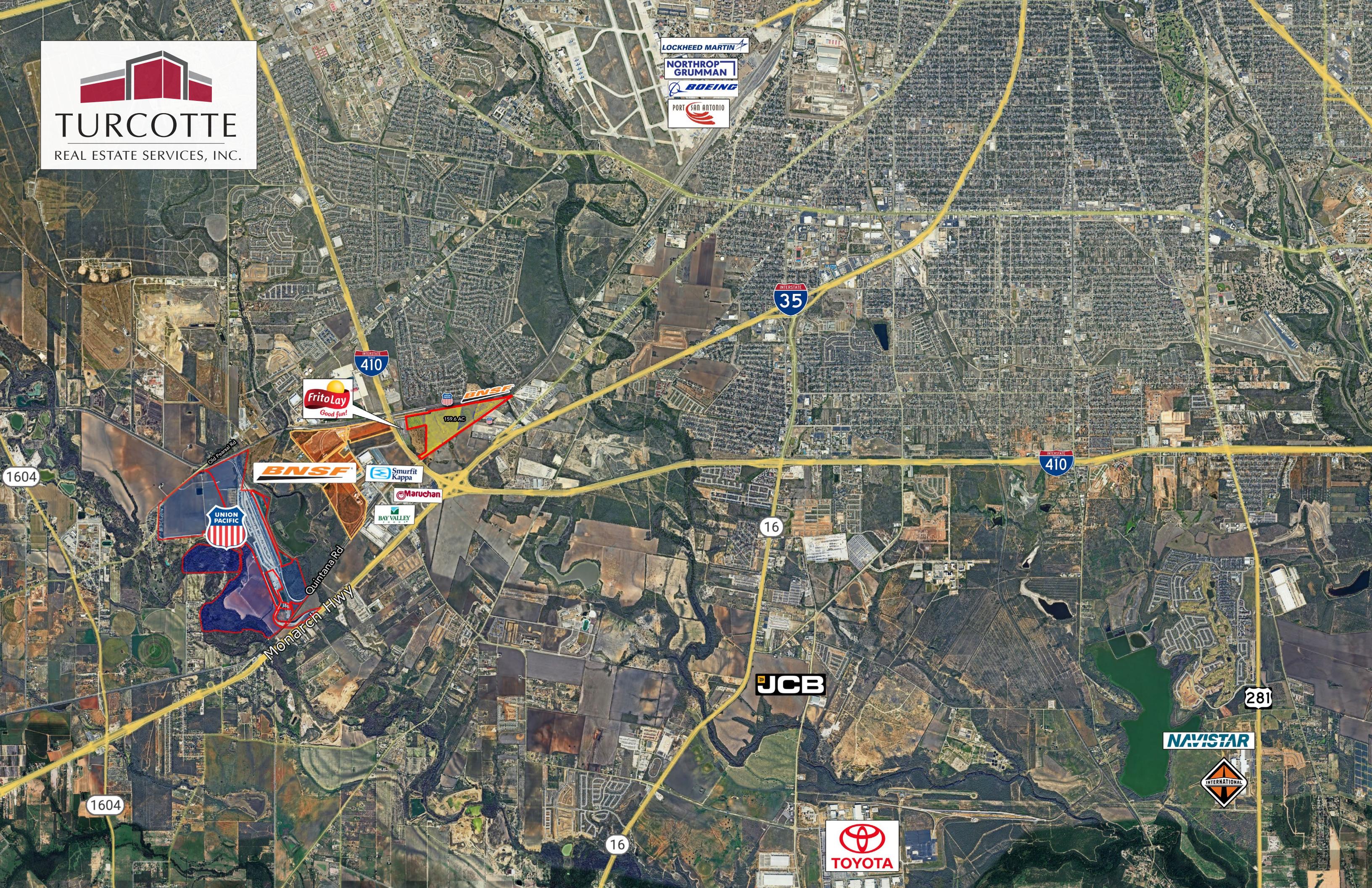


Subject  
Union Pacific  
BNSF



**TURCOTTE**

REAL ESTATE SERVICES, INC.



PORT SAN ANTONIO



BAY VALLEY



16

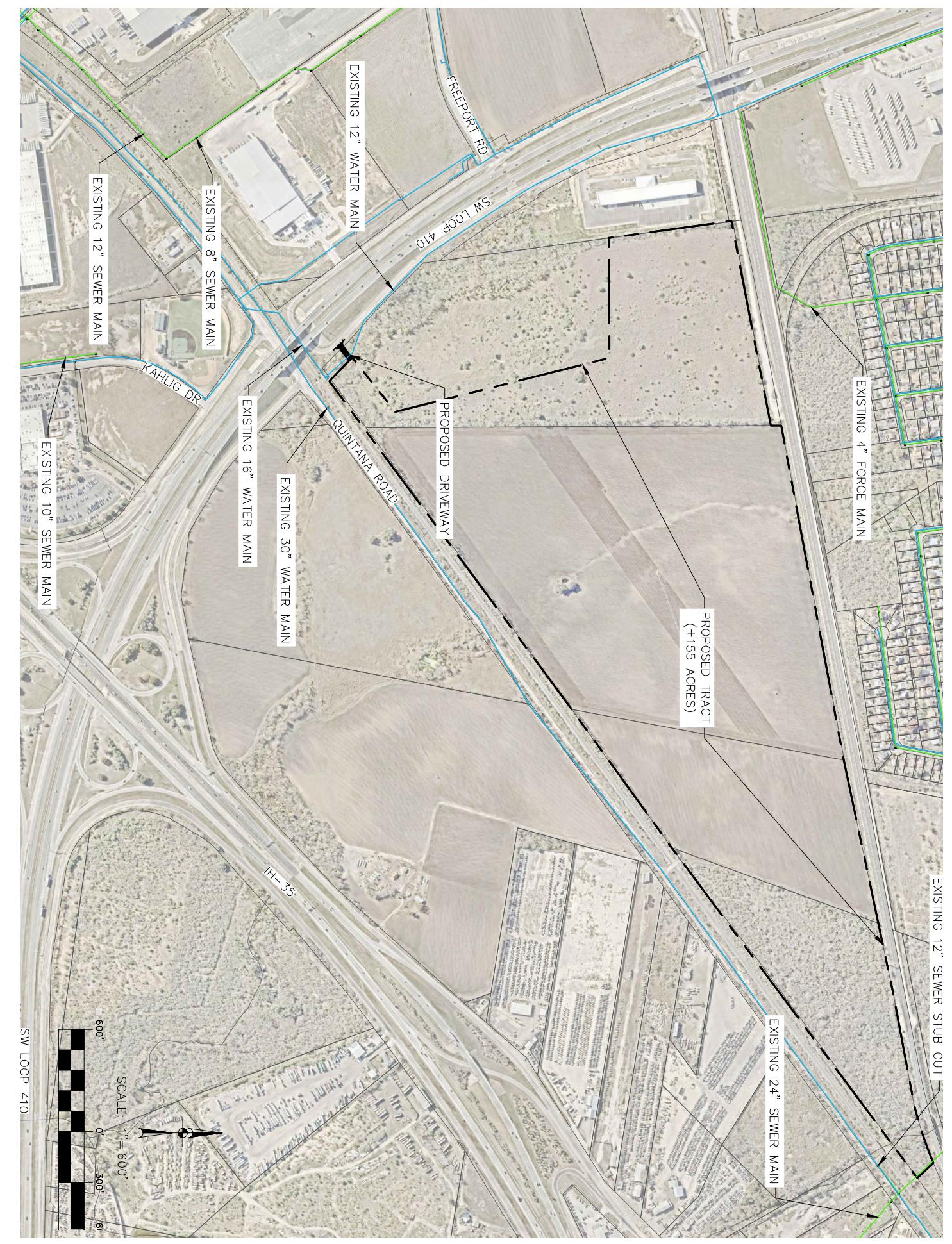
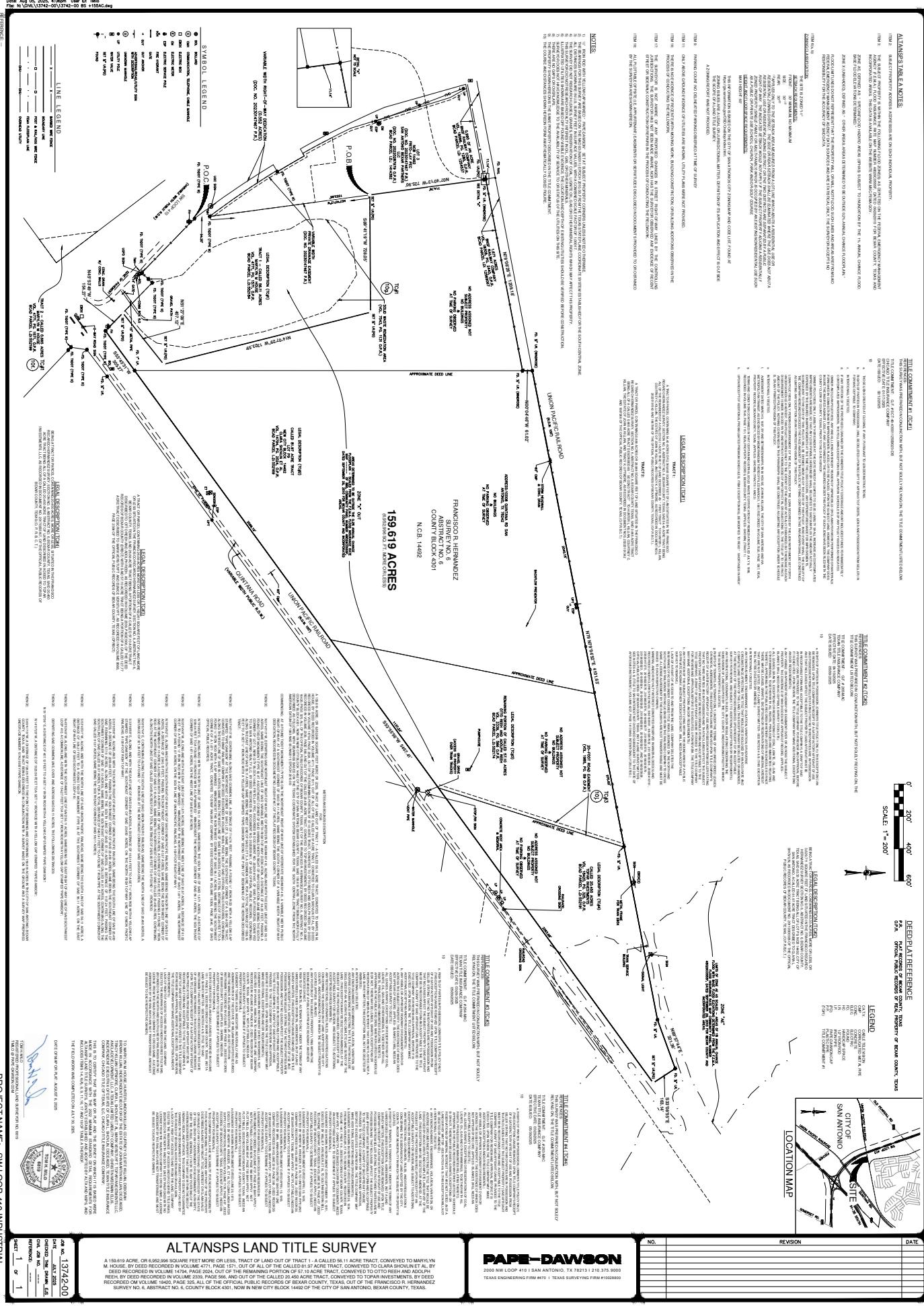


1604

Monarch Hwy  
Quintana Rd



281





2-10-2025



## 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. **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:
  - 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.

### Turcotte Real Estate Services

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date