

3496 S LOOP 1604 E

LAND FOR SALE



**BROWNING COMMERCIAL**  
REAL ESTATE

*A division of Phyllis Browning Co Real Estate*



3496 SOUTH LOOP 1604 EAST,  
SAN ANTONIO, TX 78264

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**PhyllisBrowning.com**  
6061 Broadway St  
San Antonio, TX 78209  
**The Very Best for Texas**



# PROPERTY SUMMARY

3496 SOUTH LOOP 1604 EAST | SAN ANTONIO, TX 78264



## Property Summary

Price:	\$2,150,000
Lot Size:	32.88 Acres
Price / Acre:	\$65,377
Permitted Uses:	Ag Exemption
Property Type:	Land
Zoning:	OCL R-20
School District:	Southside ISD

## Property Overview

Presenting 33 ± acres along the rapidly growing South Loop 1604 corridor, this prime tract offers a rare combination of mature tree coverage, privacy, and strong development potential. The property borders a newly built Lennar community, placing it directly in the path of growth and making it highly attractive to builders and investors. SAWS water and sewer are available along the front of the property, with electric on site, enhancing development feasibility for residential or mixed-use projects.

## Location Overview

Surrounded by expanding residential communities, new commercial activity, and major transportation routes, the property offers developers and investors a rare chance to secure a large, high-visibility tract in a rapidly evolving market.

Additionally, an adjacent ±56 -acre parcel can be purchased together with this tract, bringing the total available acreage to approximately 90 acres, creating an even more compelling opportunity for large-scale development or future investment.

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# PROPERTY PHOTOS

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# PROPERTY VIDEO

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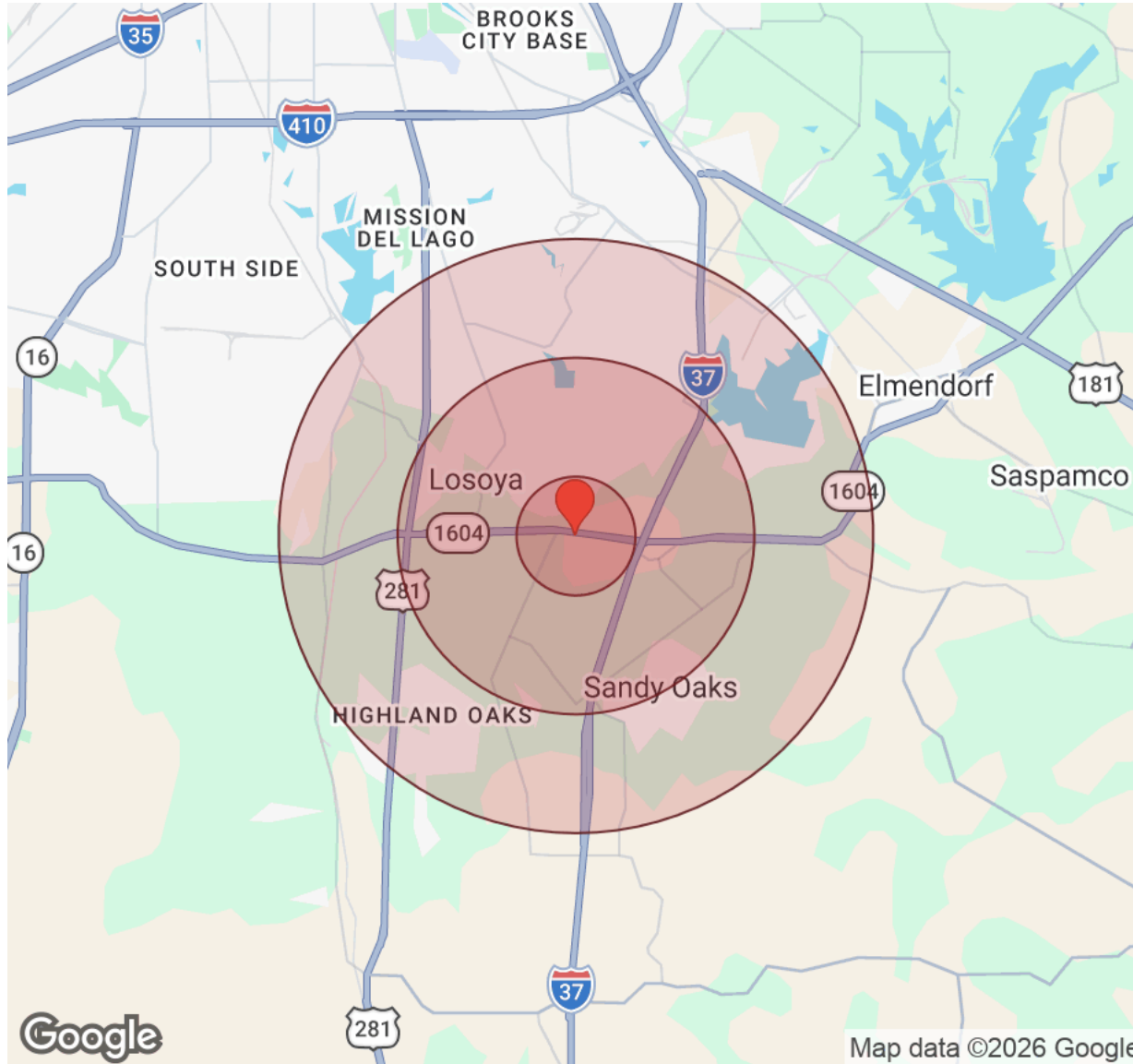


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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	424	3,969	13,159
Female	373	3,855	12,699
Total Population	797	7,825	25,857

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	149	1,504	5,681
Black	25	174	512
Am In/AK Nat	3	30	88
Hawaiian	N/A	N/A	3
Hispanic	607	5,985	18,951
Asian	3	38	217
Multiracial	10	90	393
Other	1	3	10

Housing	1 Mile	3 Miles	5 Miles
Total Units	283	2,661	8,895
Occupied	257	2,431	8,136
Owner Occupied	154	1,789	6,179
Renter Occupied	103	642	1,957
Vacant	26	230	759

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	167	1,686	5,354
Ages 15 - 24	134	1,176	3,876
Ages 25 - 54	333	3,212	10,311
Ages 55 - 64	84	890	3,103
Ages 65+	79	862	3,213

Income	1 Mile	3 Miles	5 Miles
Median	\$60,487	\$54,425	\$60,195
Under \$15k	5	149	635
\$15k - \$25k	4	95	340
\$25k - \$35k	28	444	1,521
\$35k - \$50k	56	448	1,019
\$50k - \$75k	87	595	1,865
\$75k - \$100k	54	261	876
\$100k - \$150k	4	257	1,046
\$150k - \$200k	18	143	566
Over \$200k	N/A	37	269

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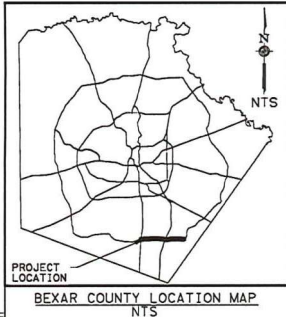


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# SAWS MAP

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# SAN ANTONIO WATER SYSTEM

SAWS SEWER JOB NO: 17-5519

AS-BUILT QUANTITIES					
SHT. NO.	10" PVC(LF)	12" PVC(LF)	MH(EA)	DOGHOUSE(EA)	ADJUSTMENTS(EA)
S7	459.5	0	0	0	0
S8	499.0	0	0	0	0
S9	512.0	0	0	0	0
S10	501.0	0	0	0	0
S11	400.0	0	0	0	0
S12	500.0	0	0	0	0
S13	500.0	0	0	0	0
S14	487.5	0	0	0	0
S15	0	0	0	0	2
S16	0	0	0	0	0
S17	0	500.3	1	1	0
S18	0	274.0	2	1	0
TOTAL	3859 LF	774.3 LF	3 EA	1 EA	2 EA

## LOOP 1604: US 281 TO FM 1303 CSJ: 1479-01-025, 2255-01-085

**MATERIAL NOTE:**  
PIPE: JM EAGLE  
MANHOLE MANUFACTURER: OLDCASTLE  
MANHOLE TYPE: PRE-CAST

**AS-BUILT/PLAN OF RECORD**  
SAWS JOB NO: 17-5519  
COMPLETION DATE: JUNE 3, 2021  
CONTRACTOR: HARPER BROTHERS  
INSPECTOR: WESTON CARROLL

PREPARED BY:

**BCE** BGE, Inc.  
7330 San Pedro, Suite 202, San Antonio, TX 78216  
Tel: 210-581-3500 • www.bgeinc.com  
TBPE Registration No. F-1046

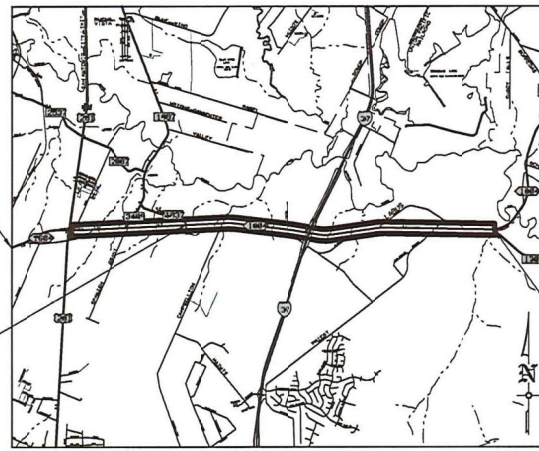
**LNV** TRIP FIRM NO. F-560  
TRIP FIRM NO. 10122022  
engineers | architects | surveyors  
8918 TEJEPHO DR., SUITE 401 PH. (210) 822-2322  
SAN ANTONIO, TX 78217 FAX (210) 822-4032  
www.lnvinc.com



9/8/2021

**AS-BUILT/PLAN OF RECORD  
COMPLETION DATE:  
06/03/2021**

THESE DOCUMENTS CONFORM TO CONSTRUCTION RECORD DOCUMENTS AND HAVE BEEN PREPARED USING RECORD DOCUMENTS PREPARED AND PROVIDED BY THE CONTRACTOR. ISSUES ARISING FROM APPROVED CHANGE ORDERS FROM THE OWNER AND RESPONSES TO RFIs PROVIDED TO THE CONTRACTOR, THE COMPLETENESS AND ACCURACY OF THE RECORD DOCUMENTS PROVIDED BY THE CONTRACTOR AND USED TO COMPLETE THESE DRAWINGS HAVE NOT BEEN VALIDATED OR CONFIRMED. THESE RECORD DRAWING DOCUMENTS ARE NOT FOR CONSTRUCTION OR PERMITTING AND ARE ONLY FOR INFORMATION PURPOSES.



LOCATION MAP  
NTS

TXDOT SHEET NO.	SAWS SHEET NO.	SHEET TITLE
	S1	TITLE SHEET AND SHEET INDEX
	S2	SEWER GENERAL NOTES
	S3	QUANTITIES
	S4-S6	OVERALL SEWER PLAN LAYOUT
	S7-S14	10" FORCE MAIN SEWER PLAN & PROFILE
	S15	15" SEWER PLAN & PROFILE
	S16-S18	12" SEWER PLAN & PROFILE
	S19-S20	MISCELLANEOUS DETAILS



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# LAND ID MAP

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Boundary

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# REDEVELOPMENT MAP

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## 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.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Lisa D. Grove</u>	<u>444720</u>	<u>lgrove@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IAB5 1-2

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR 2501

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# DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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