

LAND LEASE

4440/4460/4480 S LOOP 1604 E

ELMENDORF, TX

OFFERING MEMORANDUM





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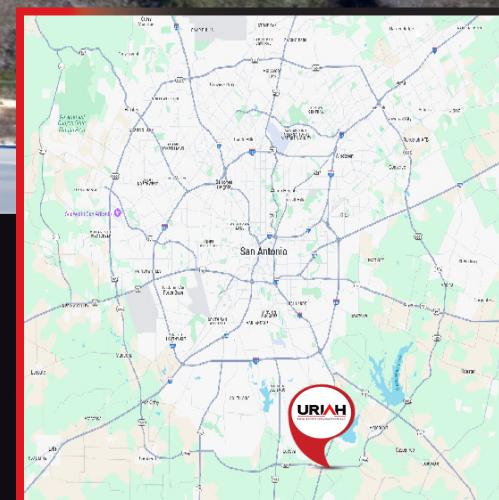
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PROPERTY OVERVIEW - 4440/4460/4480 S LOOP 1604 E

PROPERTY SUMMARY

Available for lease is approximately 1–6 acres of cleared, vacant land strategically located along the 1604/Highway 37 corridor in Elmendorf, Texas. This highly visible site is zoned C-3, allowing for a broad range of commercial uses, making it a strong option for businesses seeking flexibility and growth potential. The property offers direct access to Highway 37 with quick connectivity to Interstate 37, providing efficient transportation routes for regional and local operations. Its location is well suited for logistics, distribution, contractor yards, equipment storage, trucking-related uses, and light industrial activities. The surrounding area continues to see growth, positioning the site within an expanding South Bexar County market. The land is flat, open, and ready for immediate use, allowing tenants to customize the layout to fit their operational needs. With flexible acreage options available, the property can accommodate a variety of business sizes and configurations. This is an excellent opportunity for companies looking for accessible, adaptable land with strong roadway exposure and convenient highway connectivity.

PROPERTY INFORMATION

LOT SIZE

6.00 AC +/-
261,360 +/- SQ-FT

UTILITIES

ELECTRICITY ON SITE

ZONING

C-3

FRONTAGE

573 +/- LINEAR FT ON 1604

PROPERTY HIGHLIGHTS

1–6 ACRES AVAILABLE (FLEXIBLE CONFIGURATIONS)

CLEARED, LEVEL, AND READY FOR USE

ZONED C-3 – WIDE RANGE OF COMMERCIAL USES

PRIME LOCATION ON 1604 & HIGHWAY 37

PROPERTY PHOTOS | 4440/4460/4480 S LOOP 1604 E



PROPERTY PHOTOS | 4440/4460/4480 S LOOP 1604 E



NEARBY AMENITIES



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URIAH
REAL ESTATE ORGANIZATION LLC



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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	