

# WOLF HOLLOW

DEVELOPMENT LAND TRACTS

**±28.53 TOTAL ACRES**

## TRACT 1

±35.829 **SOLD** OVERALL ACRES

±17.15 **SOLD** DEVELOPABLE ACRES

## TRACT 2

±18.62 OVERALL ACRES

±16.48 DEVELOPABLE ACRES

## TRACT 3

±5.431 ACRES

## TRACT 4

±4.479 ACRES





# WOLF HOLLOW

Loop 1604, San Antonio, TX 78245

## Overview

FOR SALE

### SIZE:

**±28.53 Total Acres**

Tract 2 - ±18.62 Acres Gross

±16.48 Acres Net of Floodplain

Tract 3 - ±5.431 Acres

Tract 4 - ±4.479 Acres

### ASKING PRICE:

Available upon request

### SCHOOL DISTRICT:

Northside ISD / Southwest ISD

### ZONING:

OCL (Outside City Limits of San Antonio, but within ETJ)

### UTILITIES:

All utilities are available to site\*

\*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

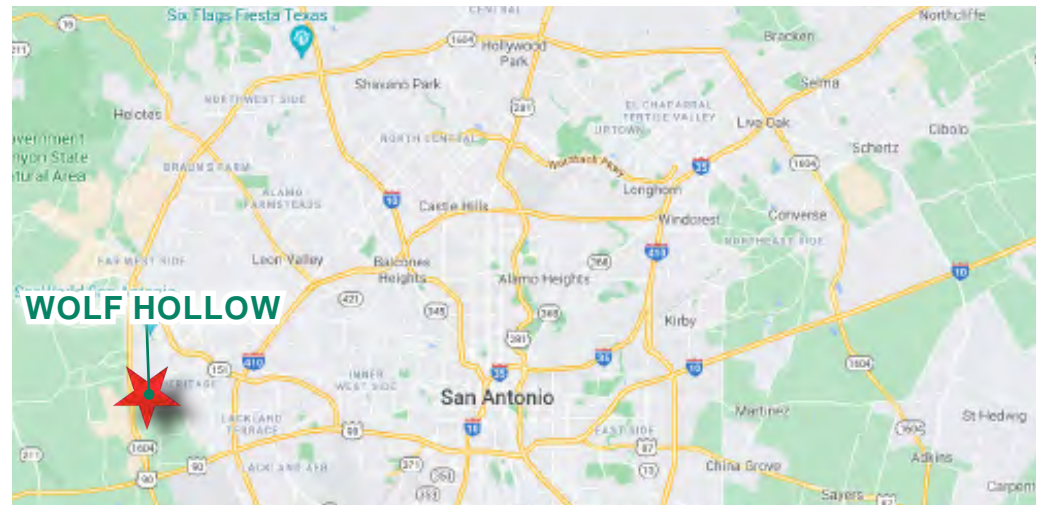
## Demographics

	1-MILE	3-MILE	5-MILE
POPULATION	9,805	89,791	211,431
HOUSEHOLDS	3,062	28,682	69,731
AVERAGE HH INCOME	\$102,022	\$91,744	\$84,269

Source:CoStar

## Highlights

- Three (3) tracts located in one of the hottest submarkets in San Antonio ideal for commercial and/or multifamily development.
- Each tract has ample frontage and visibility along Loop 1604 with excellent access off and on to Loop 1604.
- TxDot is undergoing major widening along Loop 1604 in front of these tracts from Potranco Rd to US Hwy 90. Also included is an overpass at Falcon Wolf and Loop 1604.
- Across Loop 1604 from these tracts is the largest retail master planned development known as The Shops at Dove Creek. Tenants include: TJ Maxx, HomeGoods, Ross, PetSmart, Michaels, Ulta, Skechers, Famous Footwear, Bath & Body Works and many others.
- Other major retailers in the area include: Walmart, HEB, Kohl's, Academy, and LA Fitness.
- In close proximity to major employment centers including the new GM Financial operations center, which will house up to 700 employees.



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

2.28.25



# WOLF HOLLOW

Loop 1604, San Antonio, TX 78245

*Aerial View West*

FOR SALE





# WOLF HOLLOW

Loop 1604, San Antonio, TX 78245

*Aerial View North*

FOR SALE



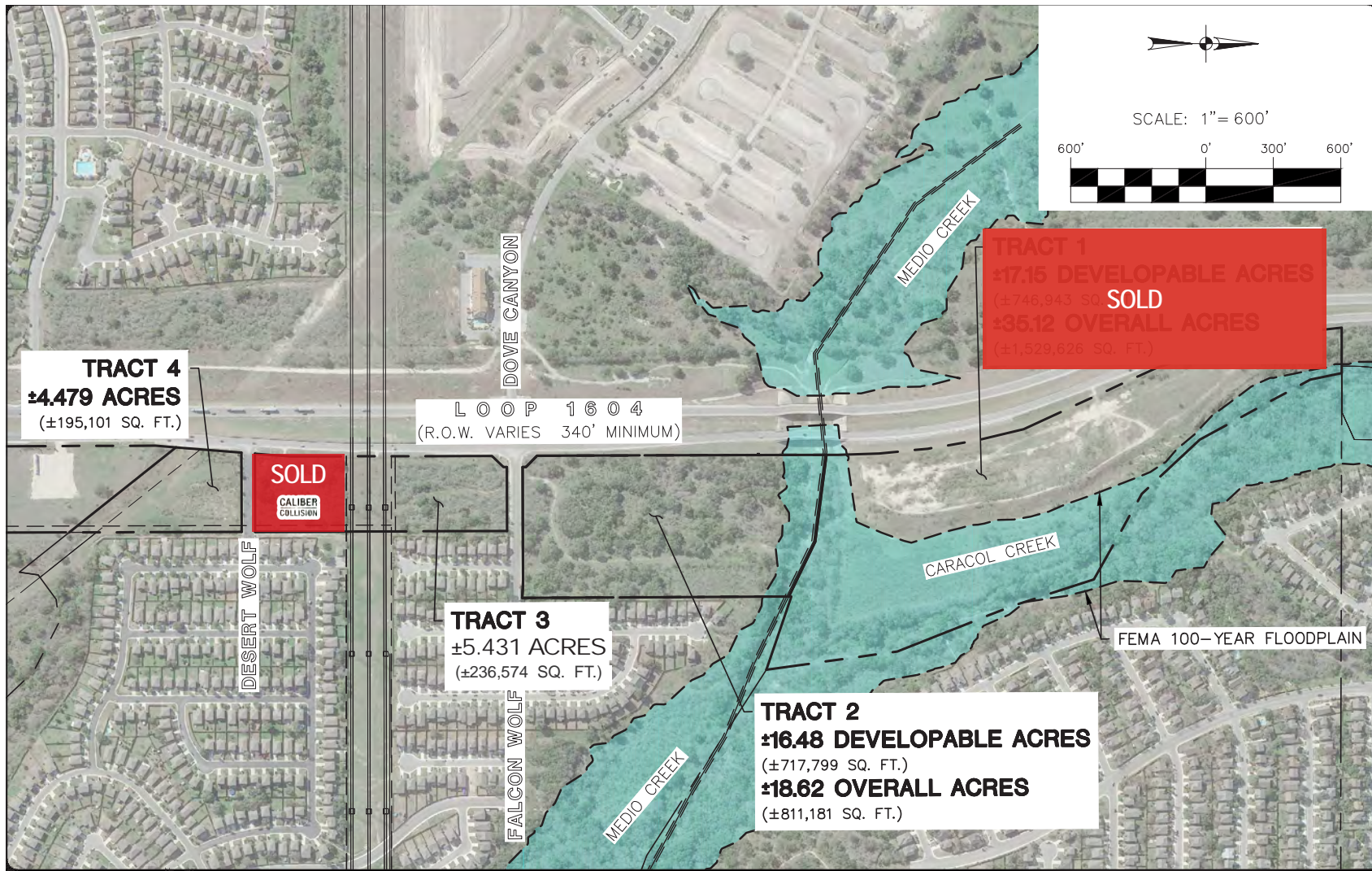


# WOLF HOLLOW

Loop 1604, San Antonio, TX 78245

*Overall Site*

FOR SALE



JOB NO. 5891-01  
DATE APRIL 2017  
DESIGNER JV  
CHECKED MJ DRAWN JV  
SHEET 1 of 1

## OVERALL SITE SAN ANTONIO, TEXAS AERIAL SITE & TOPO EXHIBIT

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

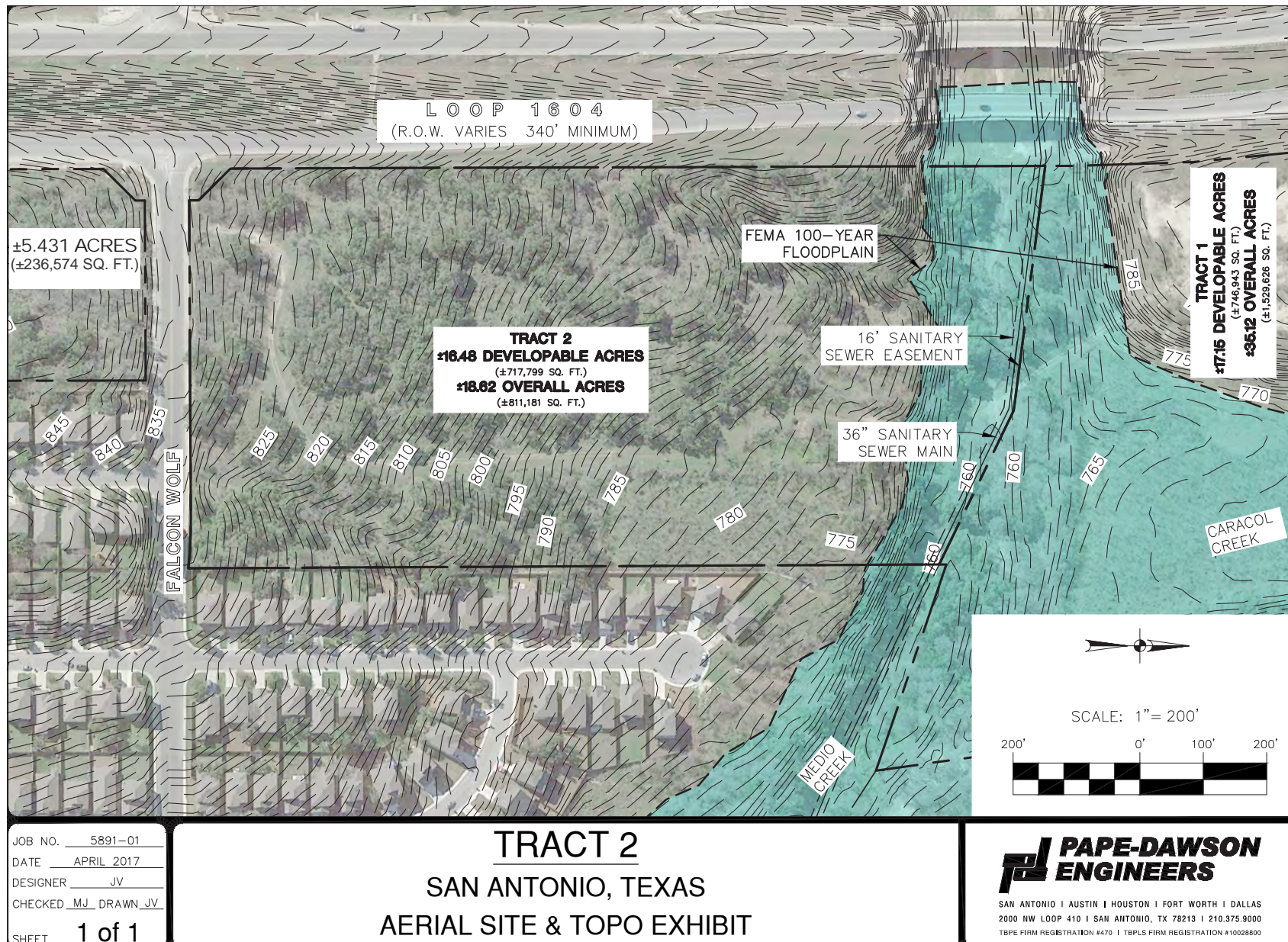


# WOLF HOLLOW

Loop 1604, San Antonio, TX 78245

## Site - Tract 2

FOR SALE



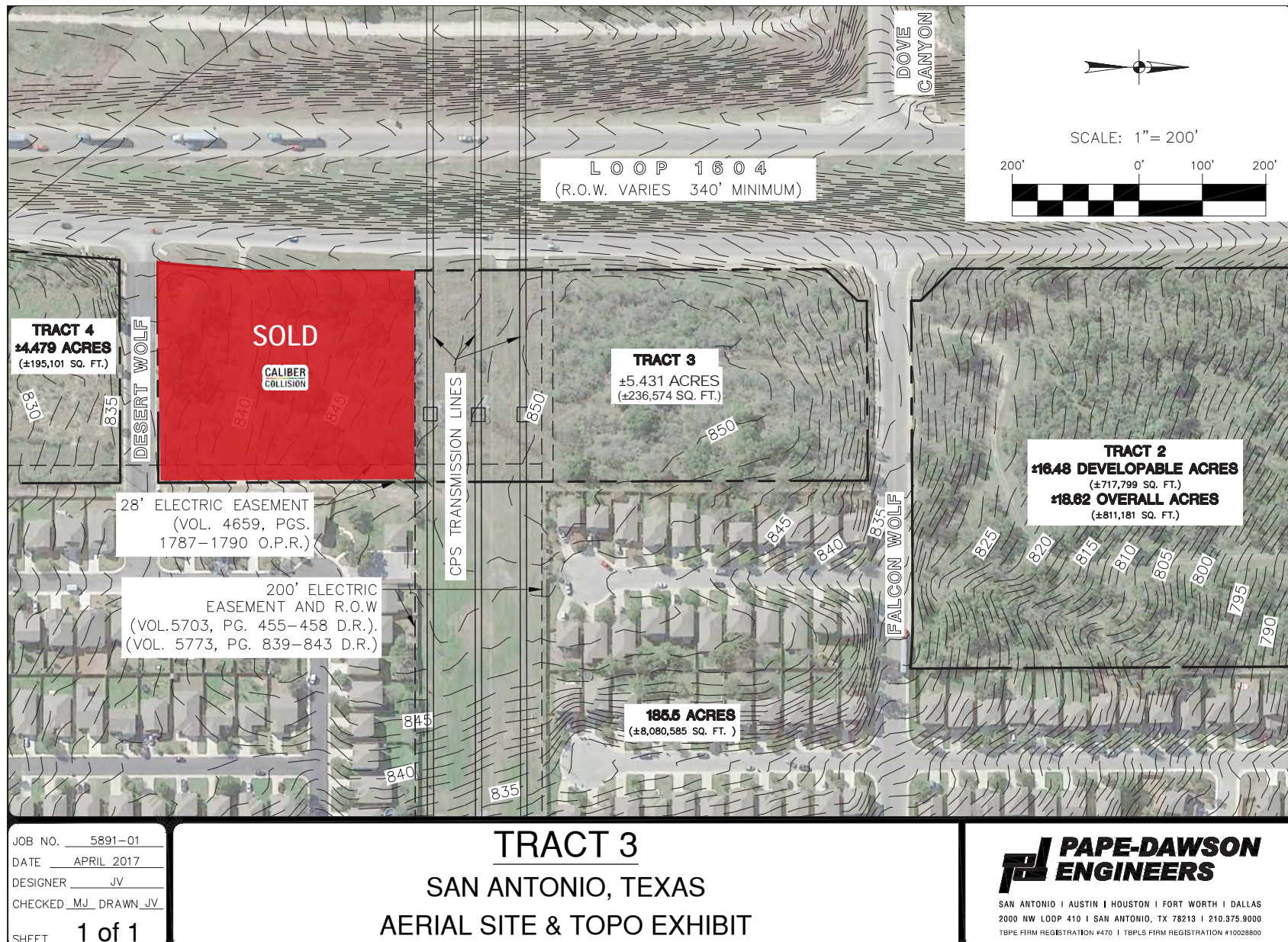


# WOLF HOLLOW

Loop 1604, San Antonio, TX 78245

*Site - Tract 3*

FOR SALE



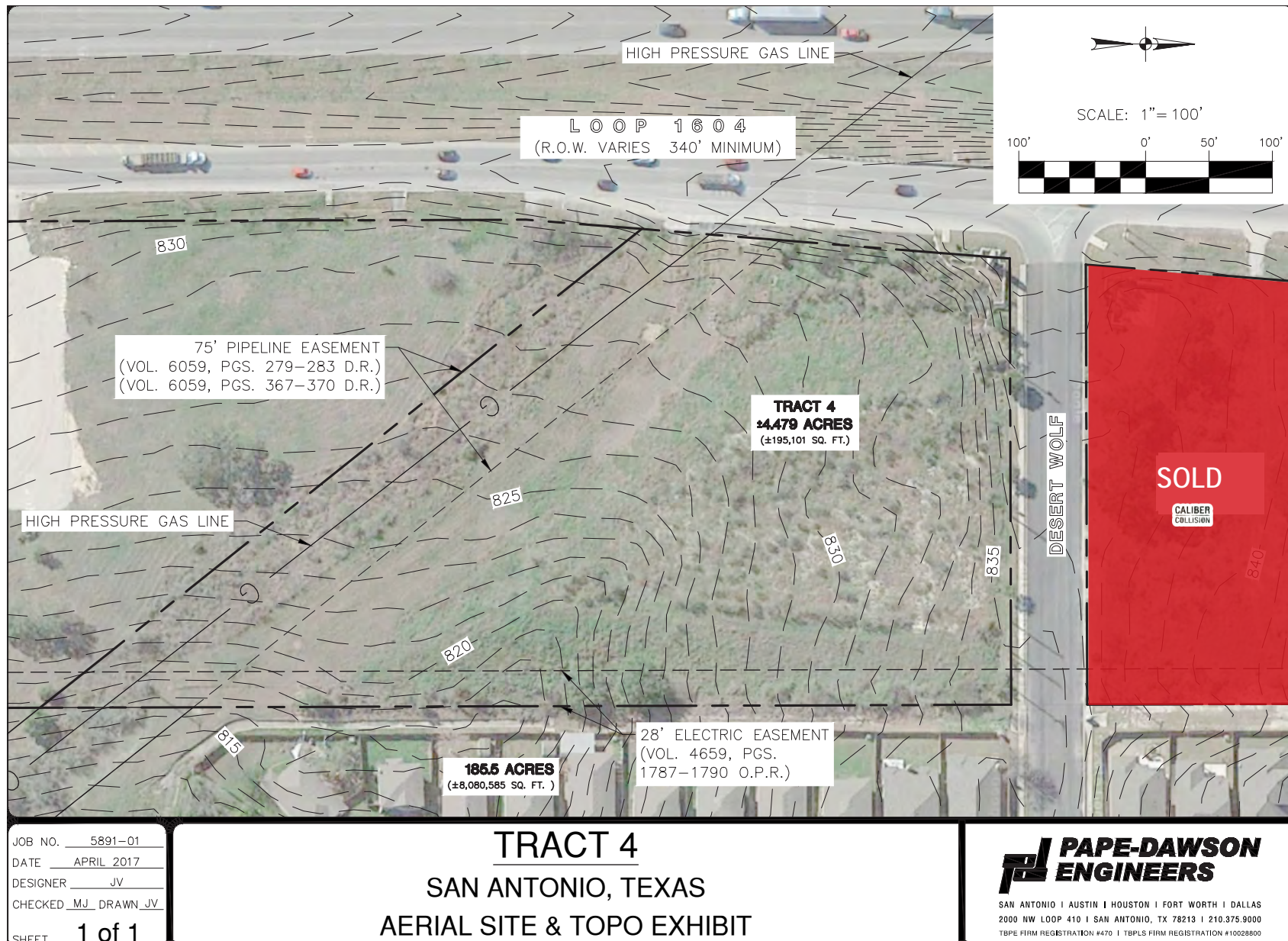


# WOLF HOLLOW

Loop 1604, San Antonio, TX 78245

*Site - Tract 4*

FOR SALE





Loop 1604, San Antonio, TX 78245

FOR SALE





WOLF HOLLOW

Loop 1604, San Antonio, TX 78245

West Loop 1604 Retail Centes

FOR SALE

Three-Mile Demographics

1

Loop 1604 @ Interstate 10		
Median Age (in years)		33.6
Median Household Income		\$67,515
Average Household Income		\$88,515
Median Home Value		\$270,653
2022 Estimated Population		72,780
Estimated Population Growth (2010 - 2022)		4.4%
Projected Population Growth (2022 - 2027)		2.2%

2


Loop 1604 @ Bandera Road		
Median Age (in years)		35.2
Median Household Income		\$87,926
Average Household Income		\$102,922
Median Home Value		\$223,084
2022 Estimated Population		97,427
Estimated Population Growth (2010 - 2022)		1.0%
Projected Population Growth (2022 - 2027)		1.4%

3

Loop 1604 @ Culebra Road		
Median Age (in years)		33.9
Median Household Income		\$82,554
Average Household Income		\$96,576
Median Home Value		\$201,982
2022 Estimated Population		102,941
Estimated Population Growth (2010 - 2022)		2.3%
Projected Population Growth (2022 - 2027)		1.8%

4

Loop 410 @ Highway 151		
Median Age (in years)		34
Median Household Income		\$81,934
Average Household Income		\$96,142
Median Home Value		\$202,762
2022 Estimated Population		100,883
Estimated Population Growth (2010 - 2022)		2.4%
Projected Population Growth (2022 - 2027)		1.8%



Loop 1604 @ Potranco Road		
Median Age (in years)		32.7
Median Household Income		\$78,524
Average Household Income		\$91,744
Median Home Value		\$183,439
2022 Estimated Population		89,791
Estimated Population Growth (2010 - 2022)		1.4%
Projected Population Growth (2022 - 2027)		1.5%

Source: CoStar



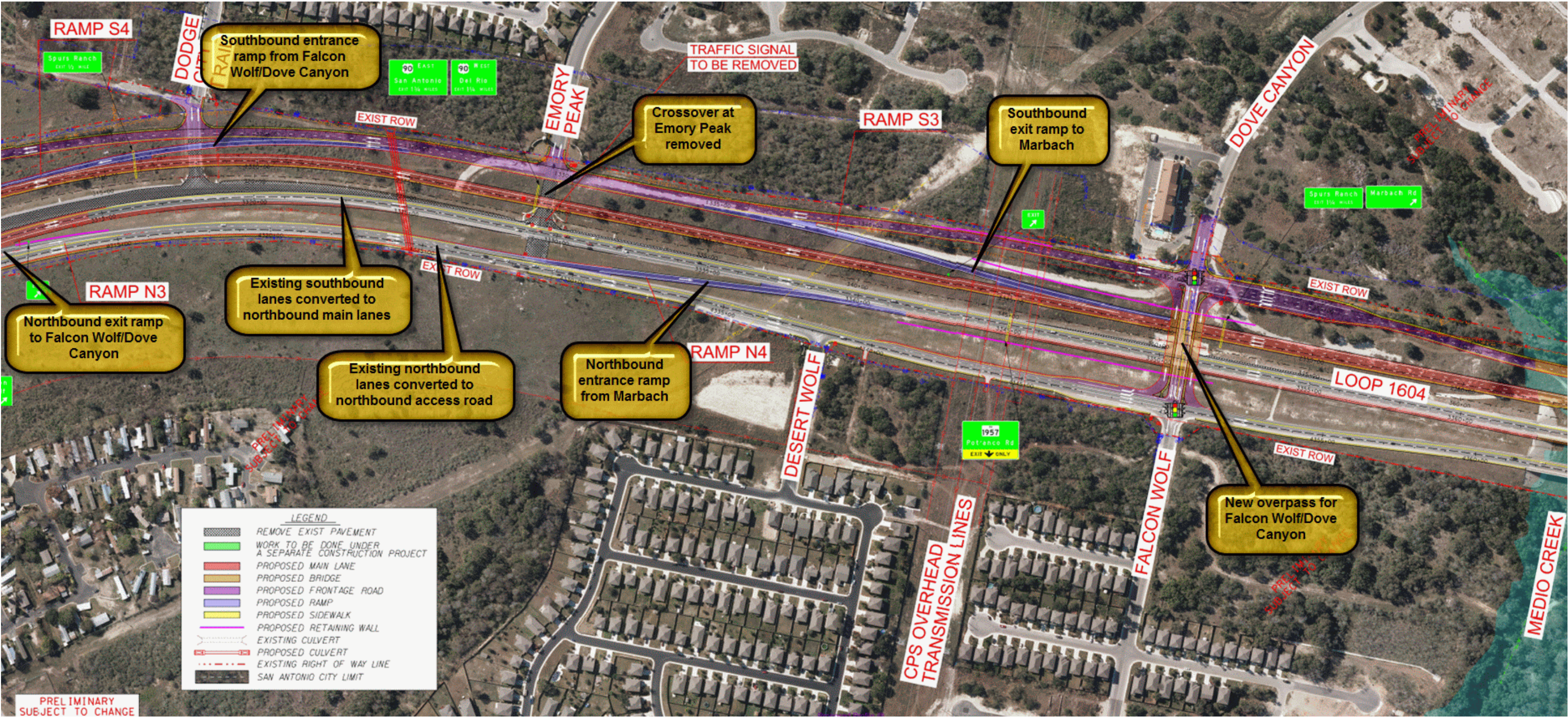


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TxDot Plan Overview

FOR SALE



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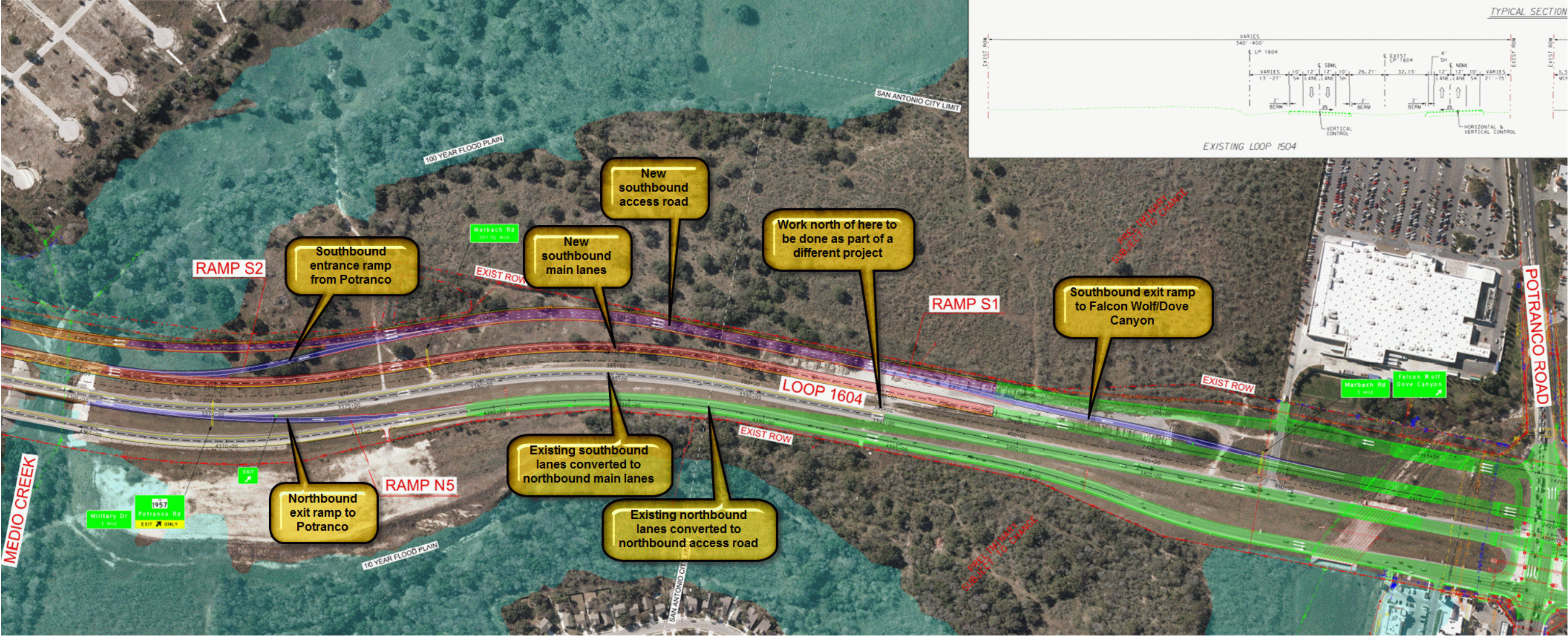


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## TxDot Plan Overview

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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.

2-10-2025



## 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.

## 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date