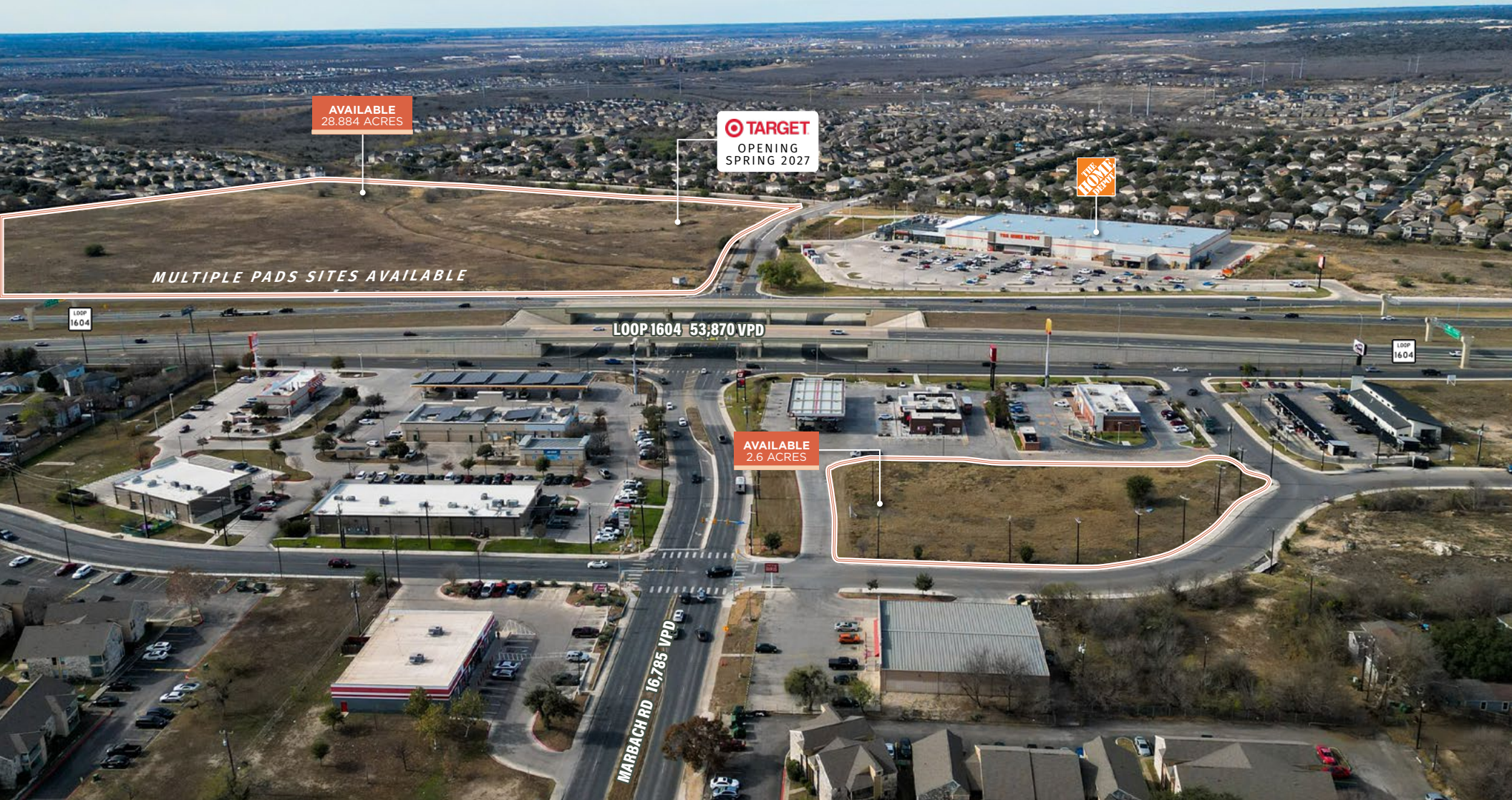


MULTIPLE LAND OPPORTUNITIES AVAILABLE

Big Country

DEVELOPMENT LAND



LOOP 1604-MARBACH RD TO HWY 90
SAN ANTONIO, TX 78245

CBRE

PROPERTY OVERVIEW

Multiple land opportunities available now in the Big Country area of San Antonio, TX. This trade area features the largest concentration of platted residential lots in the city, offering tremendous potential for long-term retail growth. The Northside Independent School District has planned more than a dozen new schools for the area by 2030.

These land parcels are positioned in-line between two major intersections (Marbach Road and Highway 90) with over six miles of highly visible frontage along Loop 1604.

PROPERTY DETAILS

Total Acreage	7 Sites; Approx. 233.624 Acres
Sizes Available	Lot D - 13.34 Acres Lot G - 24.44 Acres Lot N - 28.884 Acres Lot R - 51.96 Acres Lot S - 115 Acres
County	Bexar
Zoning	OCL
Jurisdiction	City of San Antonio
Submarket	Far West Submarket
Asking Price	Contact Broker



ALONG LOOP
1604 TO
MARBACH RD &
HWY 90

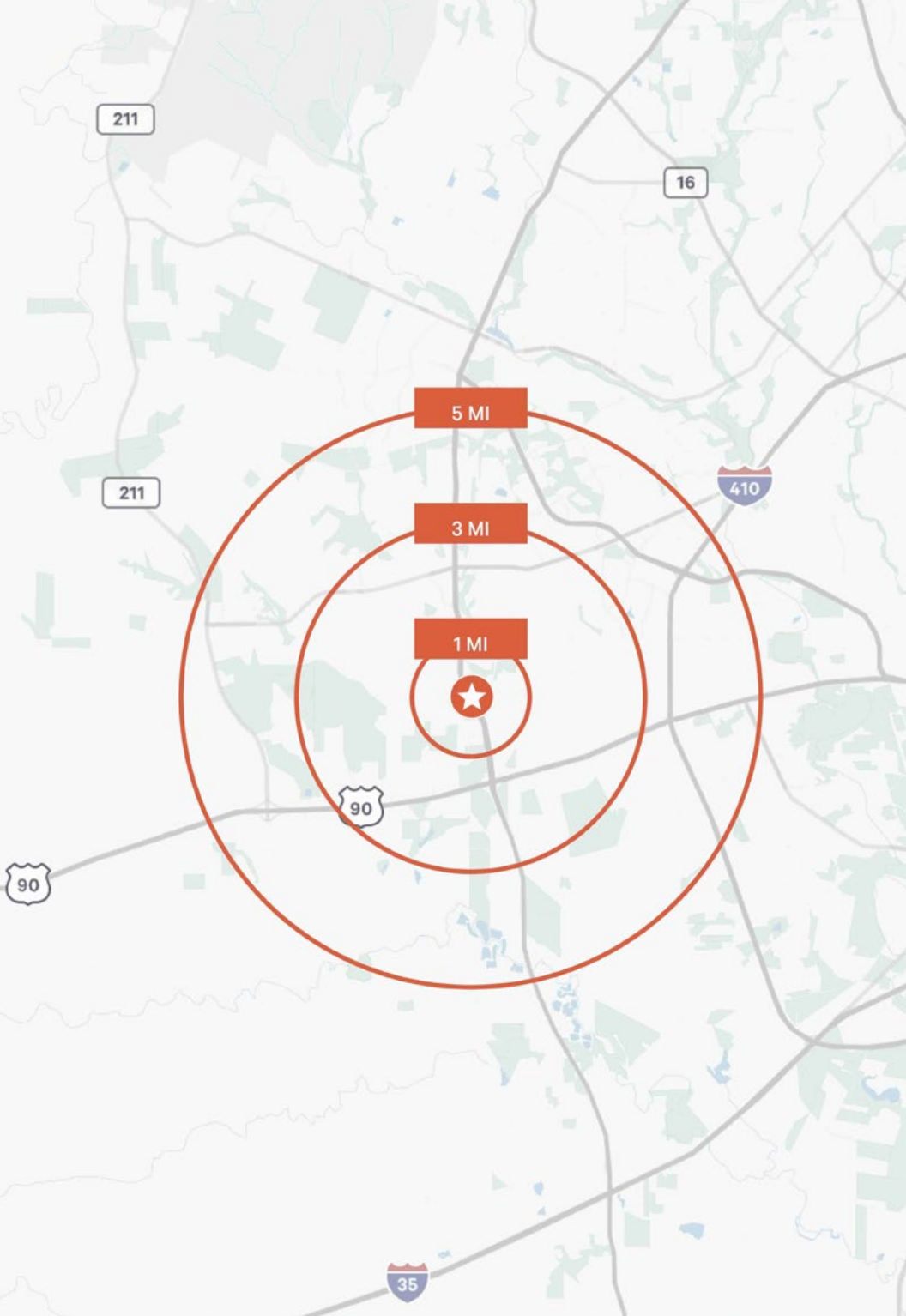


±233.624 ACRES
AVAILABLE



233,036
POPULATION
WITHIN 5 MILES





AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2024 Population	19,138	107,955	233,036
2029 Population - Five Year Projection	21,016	116,277	256,096
2024 Daytime Population	10,848	70,249	177,297
GENERATIONS			
Generation Alpha	14.4%	13.3%	12.7%
Generation Z	26.8%	26.4%	27.4%
Millennials	30.7%	29.8%	28.6%
Generation X	17.0%	17.3%	17.5%
Baby Boomers	10.1%	11.1%	11.6%
Greatest Generations	1.1%	2.2%	2.2%
HOUSEHOLD INCOME			
Average Household Income	\$98,557	\$100,788	\$100,101
Median Household Income	\$91,035	\$91,079	\$83,171
HOUSING VALUE			
Median Home Price	\$280,491	\$266,525	\$282,940
Average Home Price	\$288,739	\$276,239	\$300,602
HOUSING UNITS			
Owner-Occupied Housing	77.3%	71.2%	63.0%
Renter-Occupied Housing	19.0%	22.5%	29.2%

RESIDENTIAL SUBDIVISION ACTIVITY







LOT N
28.884 ACRES

TARGET
OPENING
SPRING 2027

**THE HOME
DEPOT**

MULTIPLE PADS SITES AVAILABLE

LOOP
1604

W
WENDY'S

LOOP 1604 53,870 VPD

QT
QuikTrip

M
McDonald's

Club
CARWASH

LOOP
1604

AVAILABLE
2.6 ACRES

AVAILABLE
1.323 ACRES

BUFFALO PASS DR

AutoZone

MARBACH RD 16,785 VPD

FAMILY DOLLAR

BUFFALO PASS DR

AVAILABLE
0.84 ACRES





AVAILABLE
6.04 ACRES

AVAILABLE
2.66 ACRES

LOT N
28.884 ACRES

AVAILABLE
5.38 ACRES

TARGET
OPENING
SPRING 2027

LOOP
1604

LOOP 1604 53,870 VPD

LOOP
1604

LOT D
13.34 ACRES

SPURS BRANCH

BIG MESA DR





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Big Country

DEVELOPMENT LAND

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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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date