

LOCKWOOD
REALTY GROUP

Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

3440 S Loop 1604

San Antonio, TX 78264



LOCKWOOD REALTY GROUP



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PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

This is a rare opportunity to own 23.11 acres of prime commercial land in a highly sought-after location. Currently zoned OCL R-20, this expansive property offers endless possibilities for development and investment. Boasting a prime location on the Loop 1604, this property features excellent visibility and high traffic counts, making it an ideal location for a wide range of commercial uses. Whether you're looking to build a retail center, office complex, or industrial park, this property provides the space and flexibility to make your vision a reality.

OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	23.11 Acres



PROPERTY HIGHLIGHTS

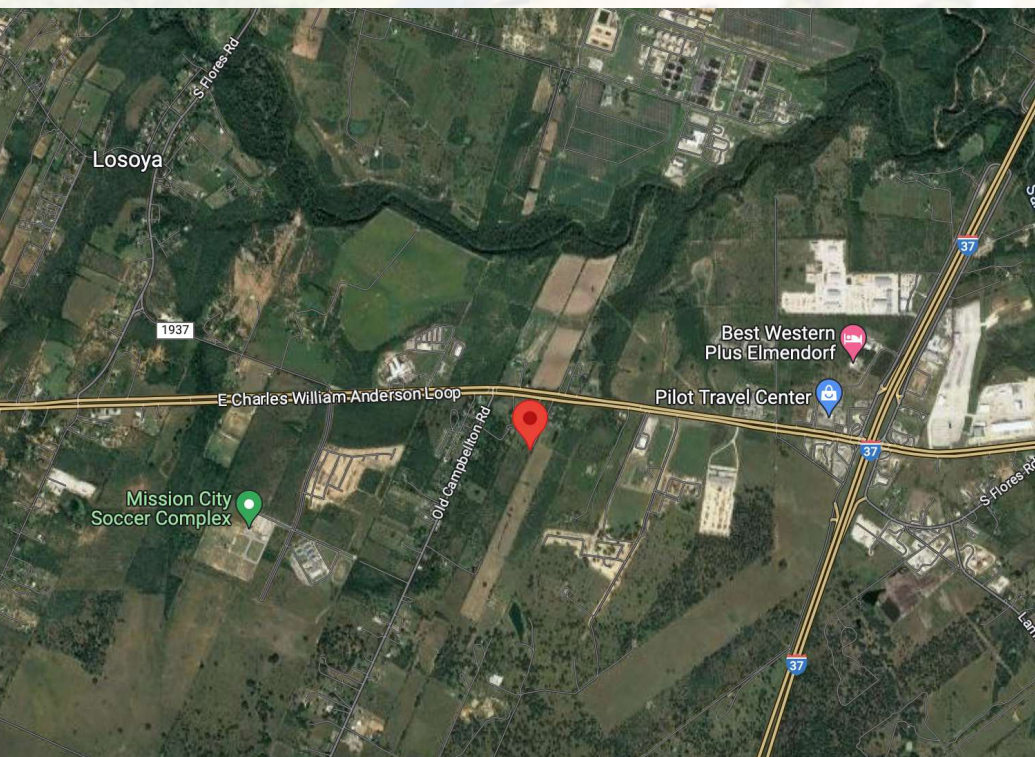
- Zoned OCL R-20 for versatile development potential
- Located in the thriving SAN ANTONIO area
- Ideal for land investment or development opportunity
- Accessible location with convenient transportation links
- Ample space for expansive commercial or residential project
- Proximity to essential amenities and services
- Potential for high ROI in a rapidly growing market
- Favorable zoning regulations for diverse development options



PROPERTY PHOTOS

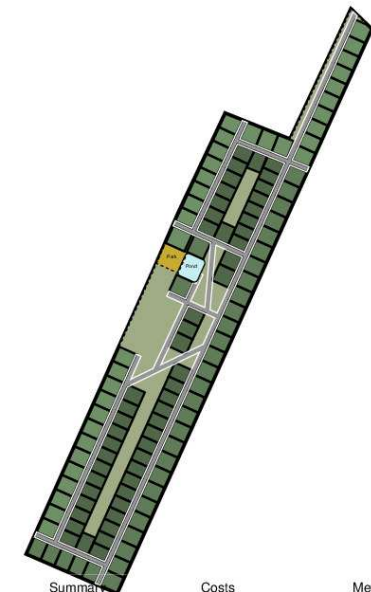


ADDITIONAL PHOTOS



ACO

Fierro @ 16

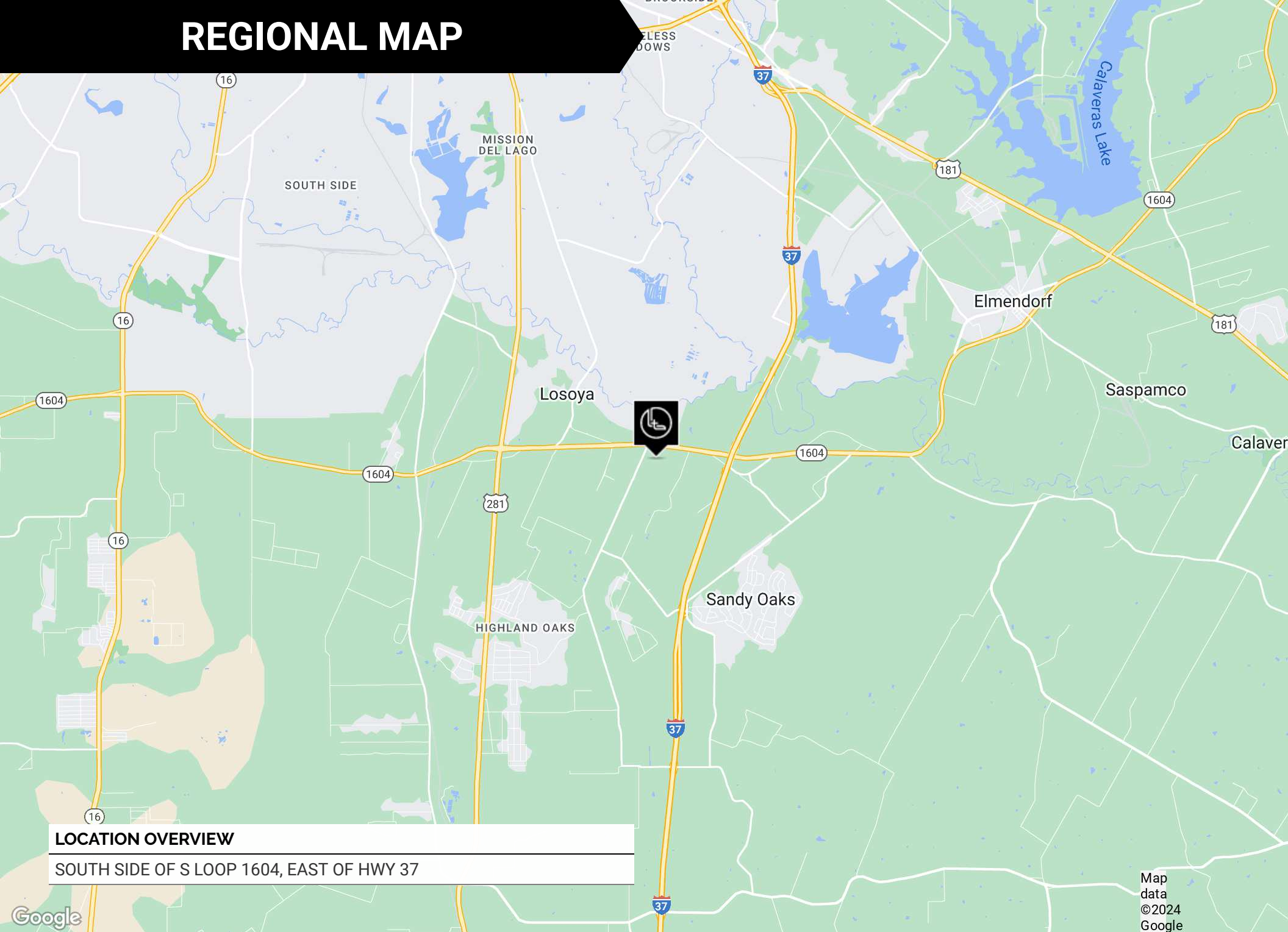


Subdivisions	Summary	Costs	Metrics
Parcels	122	Land Costs	\$2,068,514
Units	0		
NRSF	0 NOI		
Linear Road	6,547		

LOCATION INFORMATION

Section 2

REGIONAL MAP

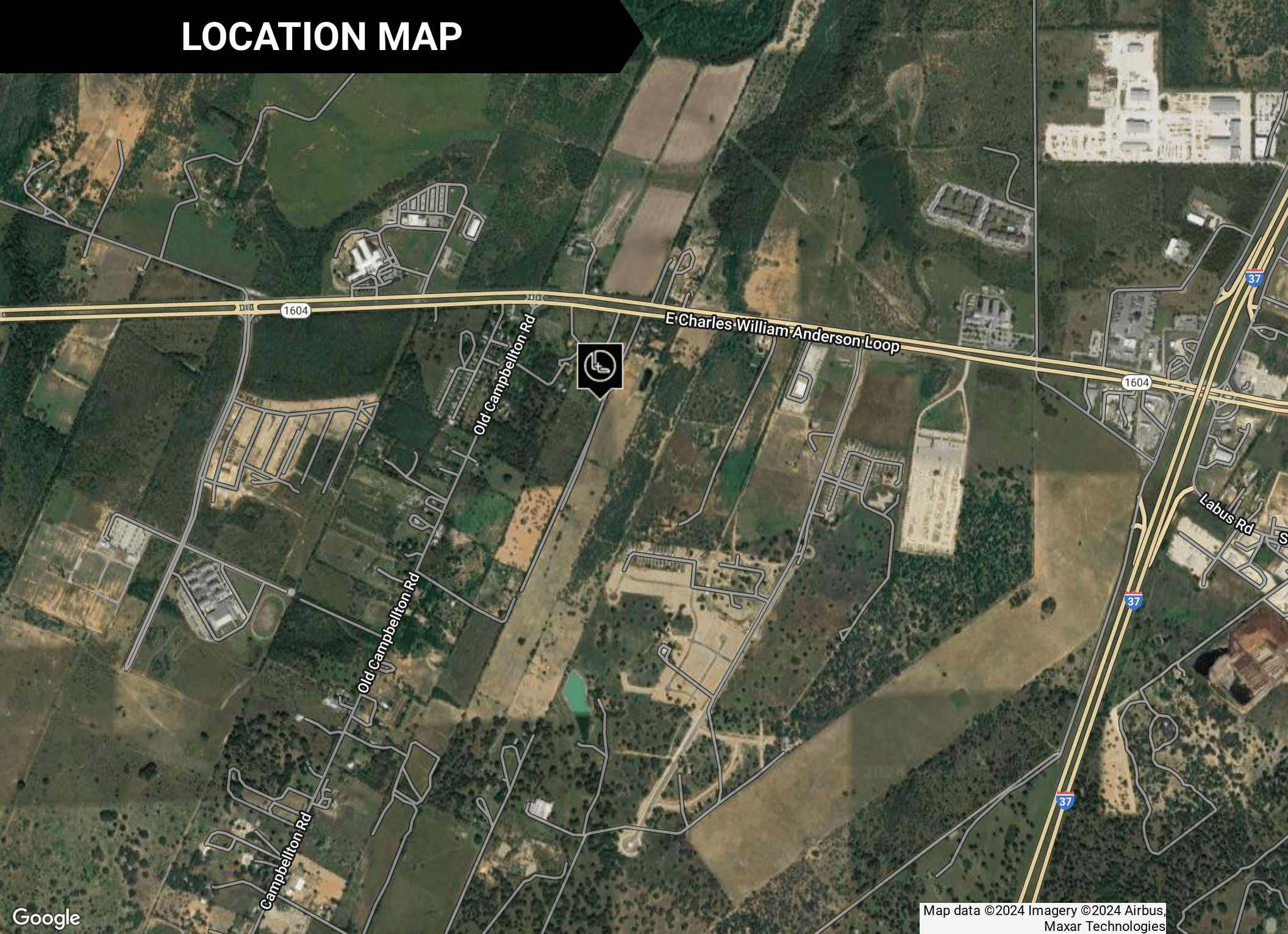


LOCATION OVERVIEW

SOUTH SIDE OF S LOOP 1604, EAST OF HWY 37

Map
data
©2024
Google

LOCATION MAP



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

DEMOGRAPHICS

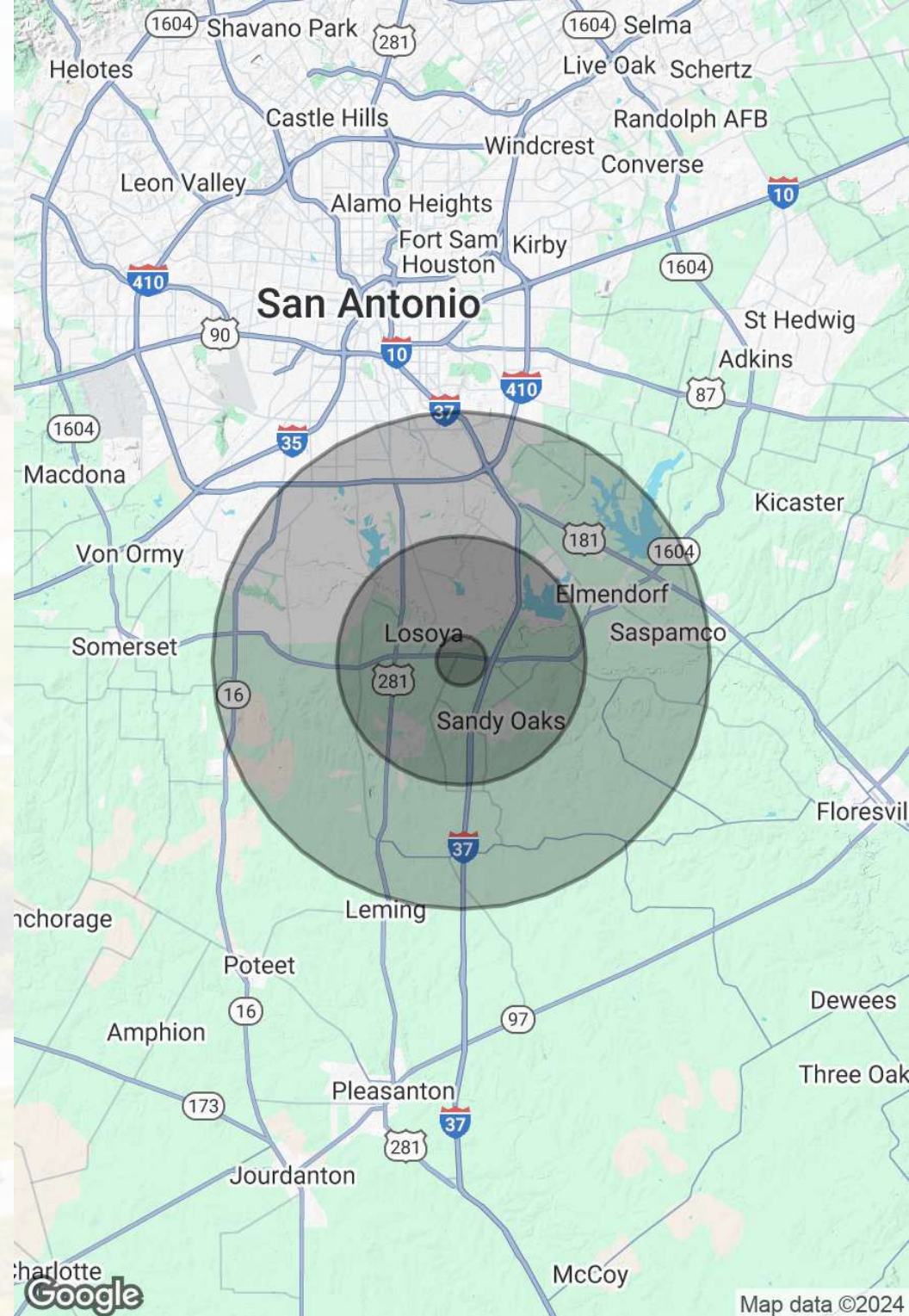
Section 3

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	395	13,034	179,753
Average Age	38	36	37
Average Age (Male)	37	36	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	116	3,868	56,648
# of Persons per HH	3.4	3.4	3.2
Average HH Income	\$92,008	\$81,238	\$68,219
Average House Value	\$248,054	\$241,647	\$190,278

Demographics data derived from AlphaMap





LOCKWOOD REALTY GROUP

WEBSITE

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