

3476 S LOOP 1604 E

LAND FOR SALE



BROWNING COMMERCIAL

REAL ESTATE

A division of Phyllis Browning Co Real Estate



**3476 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

3476 SOUTH LOOP 1604 EAST | SAN ANTONIO, TX 78264



Property Summary

Price:	\$3,790,000
Lot Size:	56.96 Acres
Price / Acre:	\$63,197
Permitted Uses:	AG Exempt
Property Type:	Land
Zoning:	OCL R-20
School District	Southside ISD

Property Overview

Presenting 56 ± 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 ±33-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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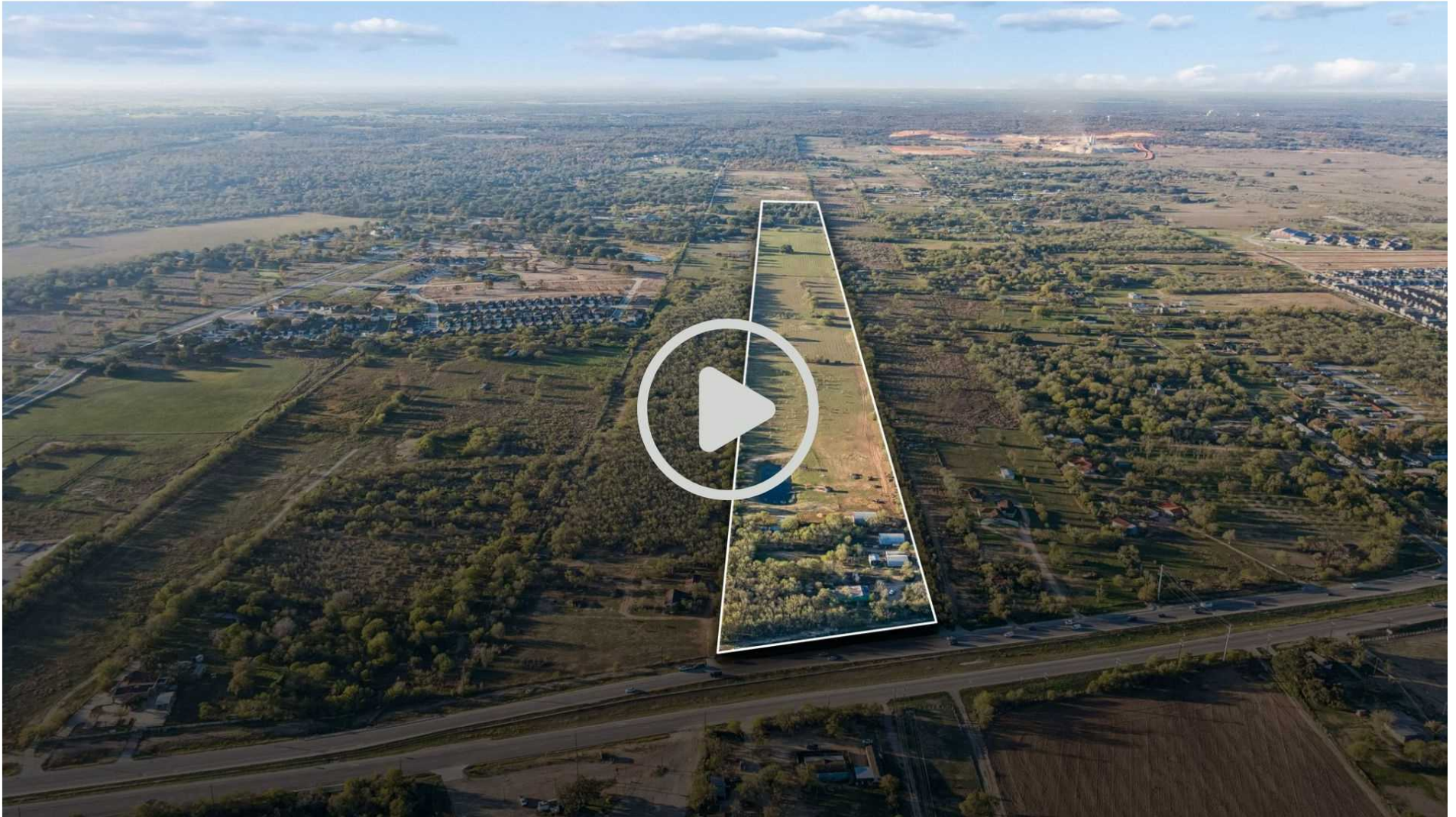
PROPERTY PHOTOS

3476 SOUTH LOOP 1604 EAST | SAN ANTONIO, TX 78264



PROPERTY VIDEO

3476 SOUTH LOOP 1604 EAST | SAN ANTONIO, TX 78264



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DEMOGRAPHICS

3476 SOUTH LOOP 1604 EAST | SAN ANTONIO, TX 78264



Population	1 Mile	3 Miles	5 Miles
Male	400	3,732	12,524
Female	351	3,630	12,064
Total Population	751	7,362	24,588

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	157	1,590	5,144
Ages 15-24	129	1,110	3,702
Ages 25-54	316	3,011	9,807
Ages 55-64	78	837	2,926
Ages 65+	72	815	3,009

Race	1 Mile	3 Miles	5 Miles
White	141	1,433	5,333
Black	24	158	487
Am In/AK Nat	2	27	86
Hawaiian	N/A	N/A	N/A
Hispanic	570	5,624	18,094
Asian	4	35	219
Multi-Racial	9	84	361
Other	N/A	3	7

Income	1 Mile	3 Miles	5 Miles
Median	\$69,715	\$57,726	\$58,225
< \$15,000	4	97	636
\$15,000-\$24,999	16	197	627
\$25,000-\$34,999	49	443	1,242
\$35,000-\$49,999	18	328	872
\$50,000-\$74,999	51	435	1,496
\$75,000-\$99,999	82	400	1,081
\$100,000-\$149,999	6	244	988
\$150,000-\$199,999	14	91	425
> \$200,000	N/A	26	220

Housing	1 Mile	3 Miles	5 Miles
Total Units	264	2,476	8,287
Occupied	240	2,261	7,588
Owner Occupied	140	1,664	5,809
Renter Occupied	100	597	1,779
Vacant	25	215	699

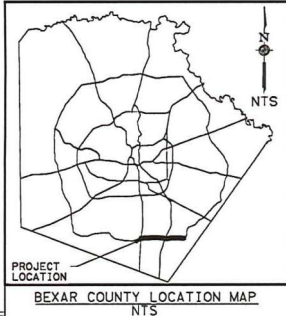
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SAWS MAP

3476 SOUTH LOOP 1604 EAST | SAN ANTONIO, TX 78264



SAN ANTONIO WATER SYSTEM

SAWS SEWER JOB NO: 17-5519

AS-BUILT QUANTITIES					
SHT. NO.	10" PVC (LF)	12" PVC (LF)	MH (EA)	DOGS (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 LNV ENGINEERS, ARCHITECTS & SURVEYORS
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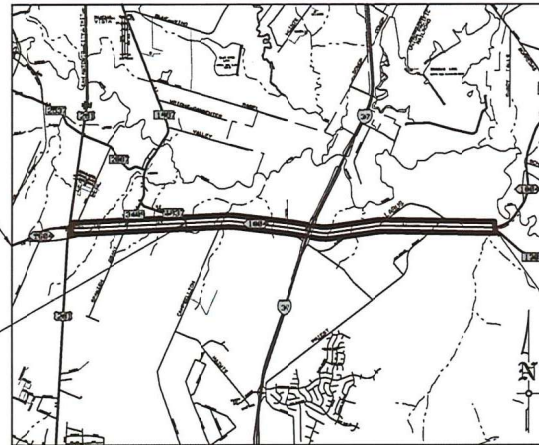
9/8/2021

BEGIN PROJECT
CSJ: 1479-01-025
STA 1032+36.10

END CSJ: 1479-01-025
BEGIN CSJ: 2255-01-085
STA 1176+66.74

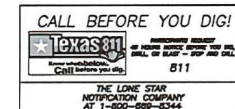
AS-BUILT/PLAN OF RECORD
COMPLETION DATE:
06/03/2021

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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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SAWS MAP

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FINAL AS-BUILT PIPE QUANTITIES

SHT	6" PVC	8" PVC	12" PVC	16" PVC	6" FH	WV ADJUST- MENT	RE- LOCATE FH
6						7 EA	3 EA
8	17 LF			607 LF			
9				312 LF			
10				464 LF	9 LF		
11				500 LF	11 LF		
12				450 LF	10 LF		
13				475 LF			
14		40 LF		356 LF	9 LF		
15				376 LF	10 LF		
16				319 LF	10 LF		
17				400 LF	10 LF		
18				350 LF	11 LF		
19			187.5 LF	459 LF	10 LF		
20			298 LF				
21			239 LF				
22			442 LF		14 LF		
TOTAL	17 LF	40 LF	1166.5 LF	5068 LF	104 LF	7 EA	3 EA

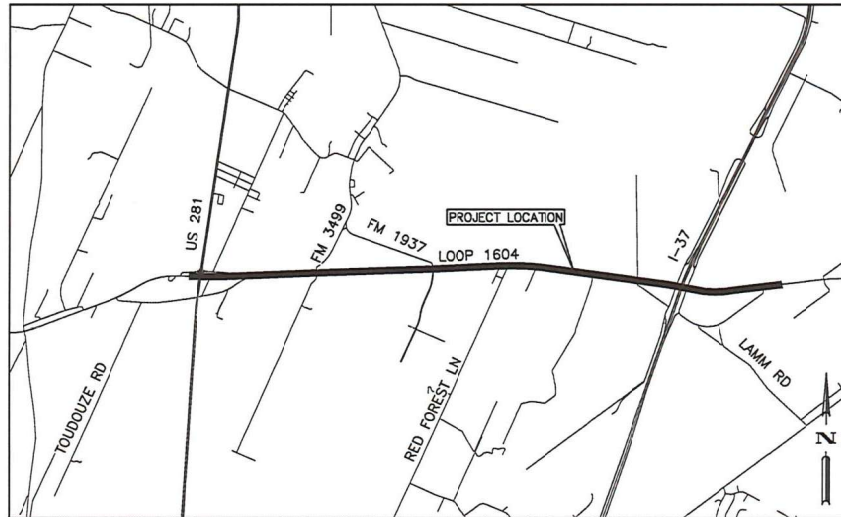


VICINITY MAP
N.T.S.

SAN ANTONIO WATER SYSTEM



SAWS WATER JOB NO. 17-5024
LOOP 1604 IMPROVEMENTS
FROM US 281 TO FM 1303
CSJ: 1479-01-025,2255-01-085



LOCATION MAP
N.T.S.



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Tel: 210-581-3600 • www.bgeinc.com
TBPE Registration No. F-1046

PLAN OF RECORD
SAWS JOB NO: 17-5024
CONTRACTOR: HARPER BROTHERS
INSPECTOR: WESTON CARROLL
COMPLETION: JUNE 3, 2021

MATERIALS NOTE
PIPE: JM EAGLE
FIRE HYDRANTS: CLOW
FITTINGS: STAR
VALVES: CLOW

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

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SHEET INDEX

SHEET #	SHEET TITLE
1	1 COVER SHEET
2	GENERAL CONSTRUCTION NOTES AND QUANTITY SUMMARY
3	OVERALL QUANTITIES
4	WATER CROSSING AT INLET G5
5	PROJECT OVERALL (SHEET 1 OF 3)
6	PROJECT OVERALL (SHEET 2 OF 3)
7	PROJECT OVERALL (SHEET 3 OF 3)
8	LINE C1
9	LINE G1 (SHEET 1 OF 5)
10	LINE G1 (SHEET 2 OF 5)
11	LINE G1 (SHEET 3 OF 5)
12	LINE G1 (SHEET 4 OF 5)
13	LINE G1 (SHEET 5 OF 5)
14	LINE G2 (SHEET 1 OF 2)
15	LINE G2 (SHEET 2 OF 2)
16	LINE H1 (SHEET 1 OF 4)
17	LINE H1 (SHEET 2 OF 4)
18	LINE H1 (SHEET 3 OF 4)
19	LINE H1 (SHEET 4 OF 4)
20	LINE K1 (SHEET 1 OF 2)
21	LINE K1 (SHEET 2 OF 2)
22	LINE J1



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10/6/21

SHEET
1
OF 22

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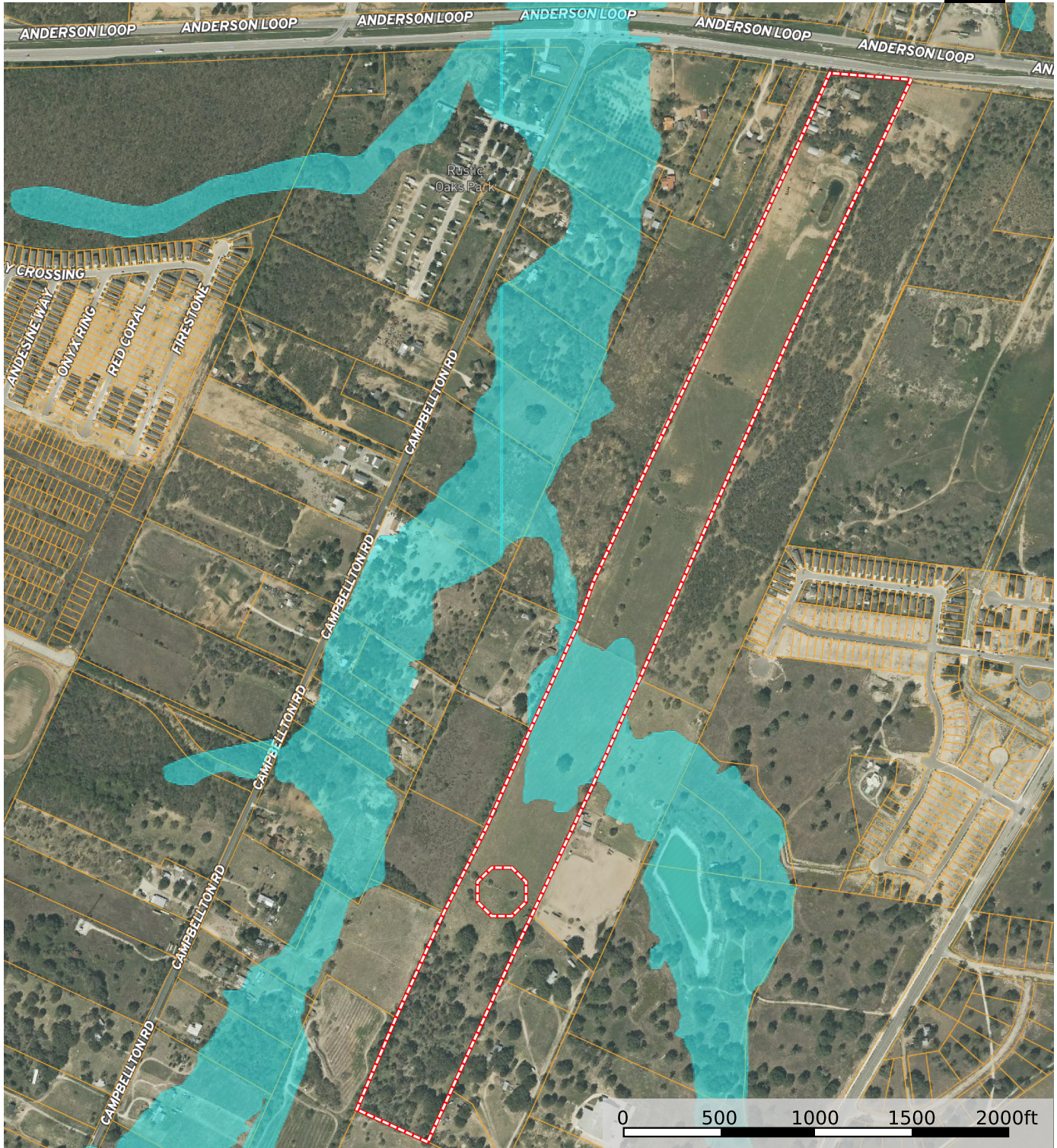
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FLOOD MAP

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3476 S Loop 1604 E

Texas, AC +/-



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DEVELOPMENT

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