

FOR SALE

±8.149 Total Acres

NEQ of I-10 @ Loop 1604
San Antonio, Texas

LOCATION:

Located at the northeast quadrant of Interstate 10 and N Loop 1604 W in northwest San Antonio, Texas

SOLD TOGETHER AS A PORTFOLIO

LAND AREA: ±8.149 Acres Total

Tract 1: 1 Acre fronting Loop 1604 - zoned MPCD / ERZD UC-1

Tract 2: 4.168 Acres on the west side of Vance Jackson - zoned MPCD / ERZD

Tract 3: 2.981 Acres on the west side of Vance Jackson - zoned MPCD

UTILITIES: All Available

Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

SALE PRICE: Contact Broker

AREA OVERVIEW:

Development parcels available just south of the Rim and across from Six Flags Fiesta Texas and The Shops at La Cantera in northwest San Antonio.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Population	3,591	57,566	172,475
Daytime Population	10,770	84,811	193,961
Average HH Income	\$96,368	\$107,798	\$121,800



COMMERCIAL PROPERTY GROUP

For more information, please contact **Brodie Lowrey** or **Alec L. Guerra**
(c) 210-897-1630 | blowrey@dirdealers.com or (c) 210-844-0790 | aguerra@dirdealers.com

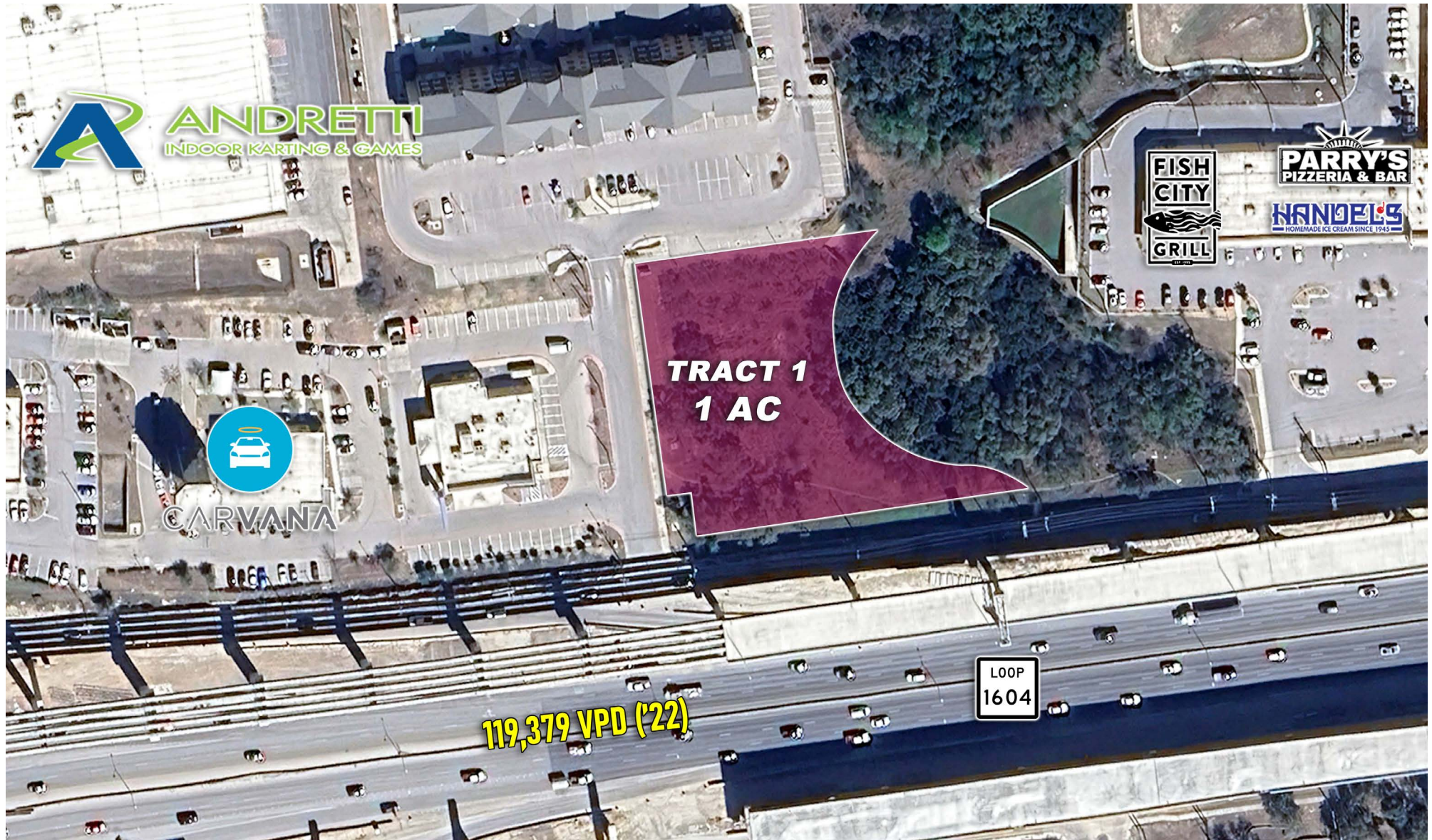
(o) 210-496-7775 | 334 N. Park, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Site Aerial

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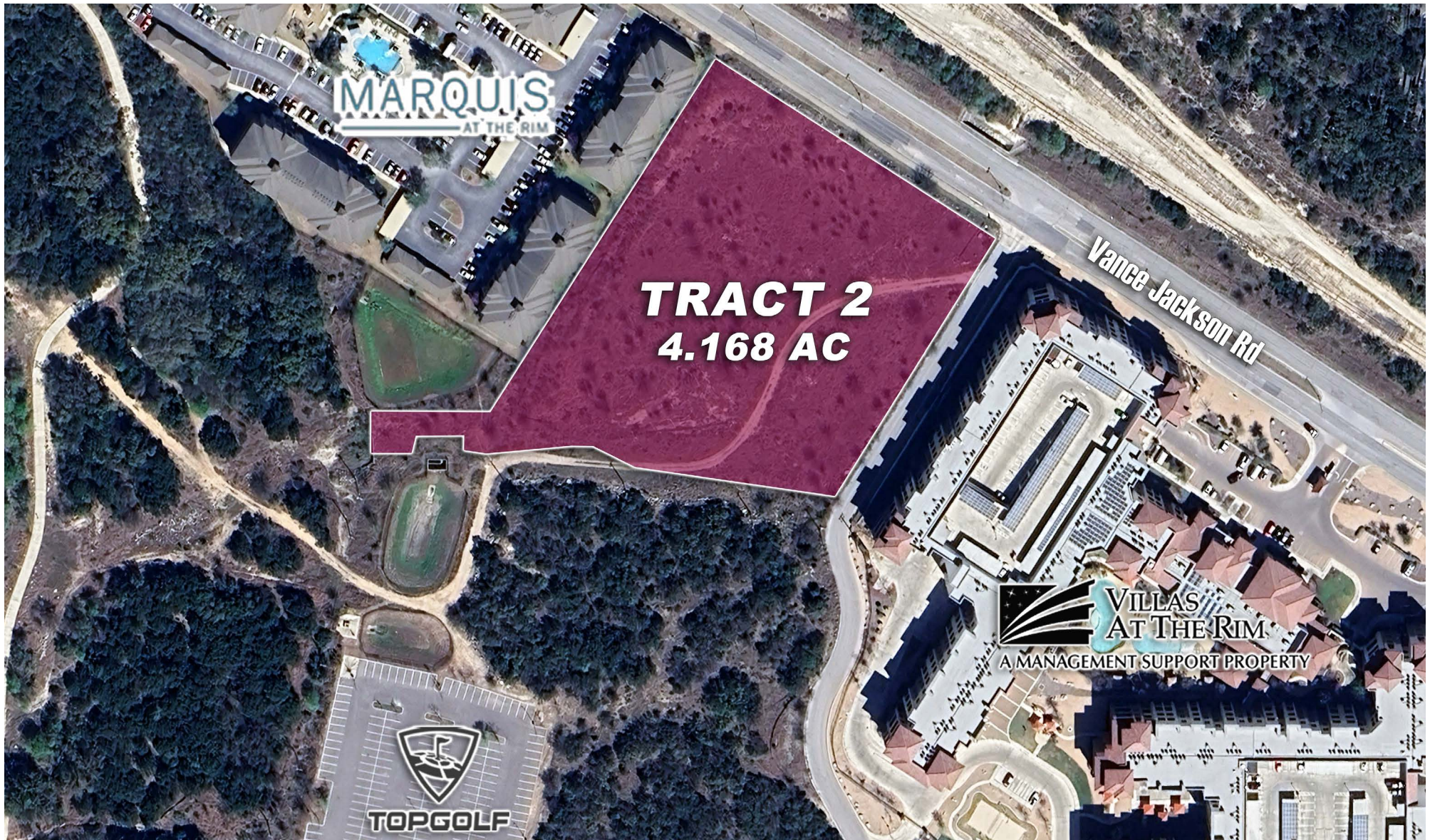
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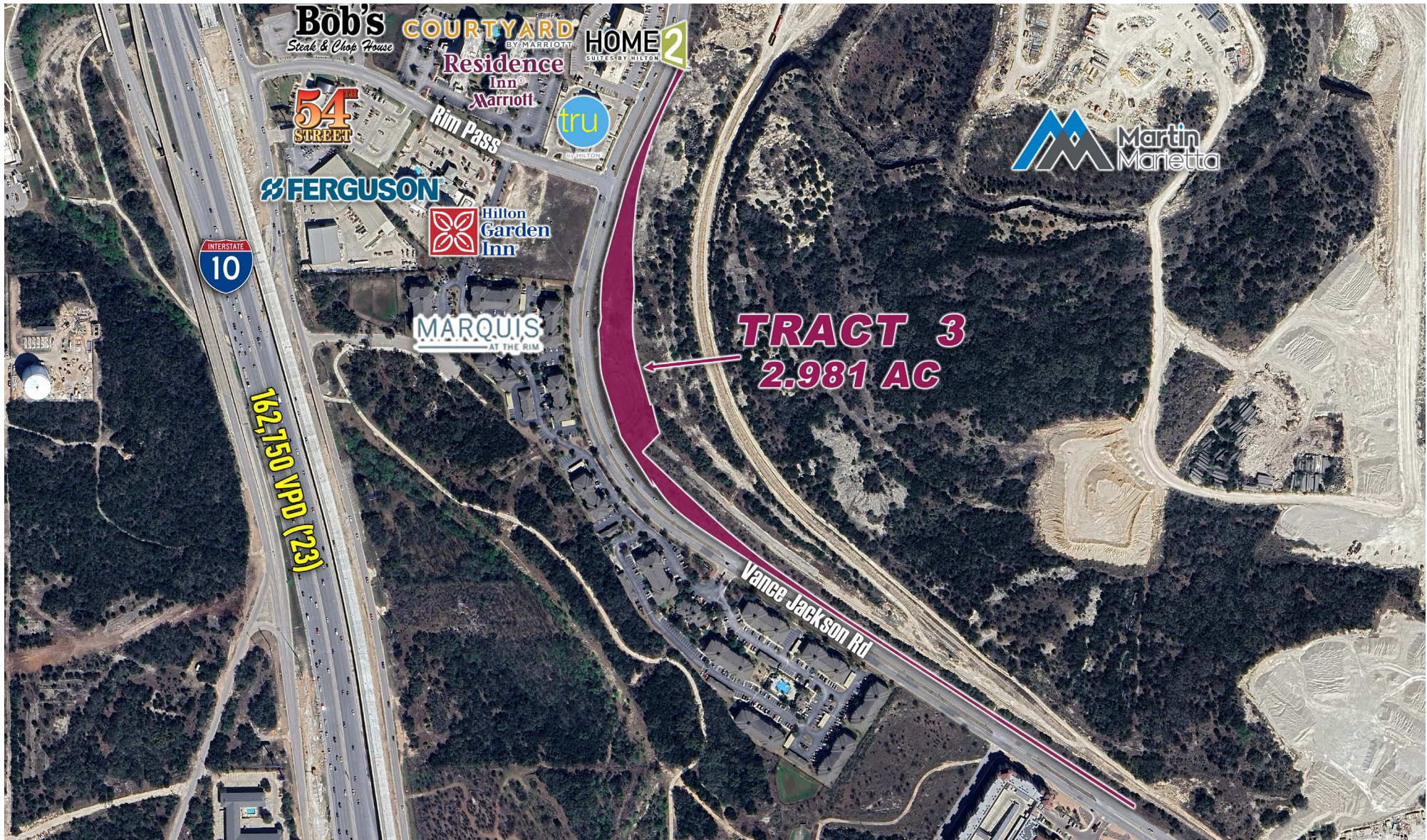
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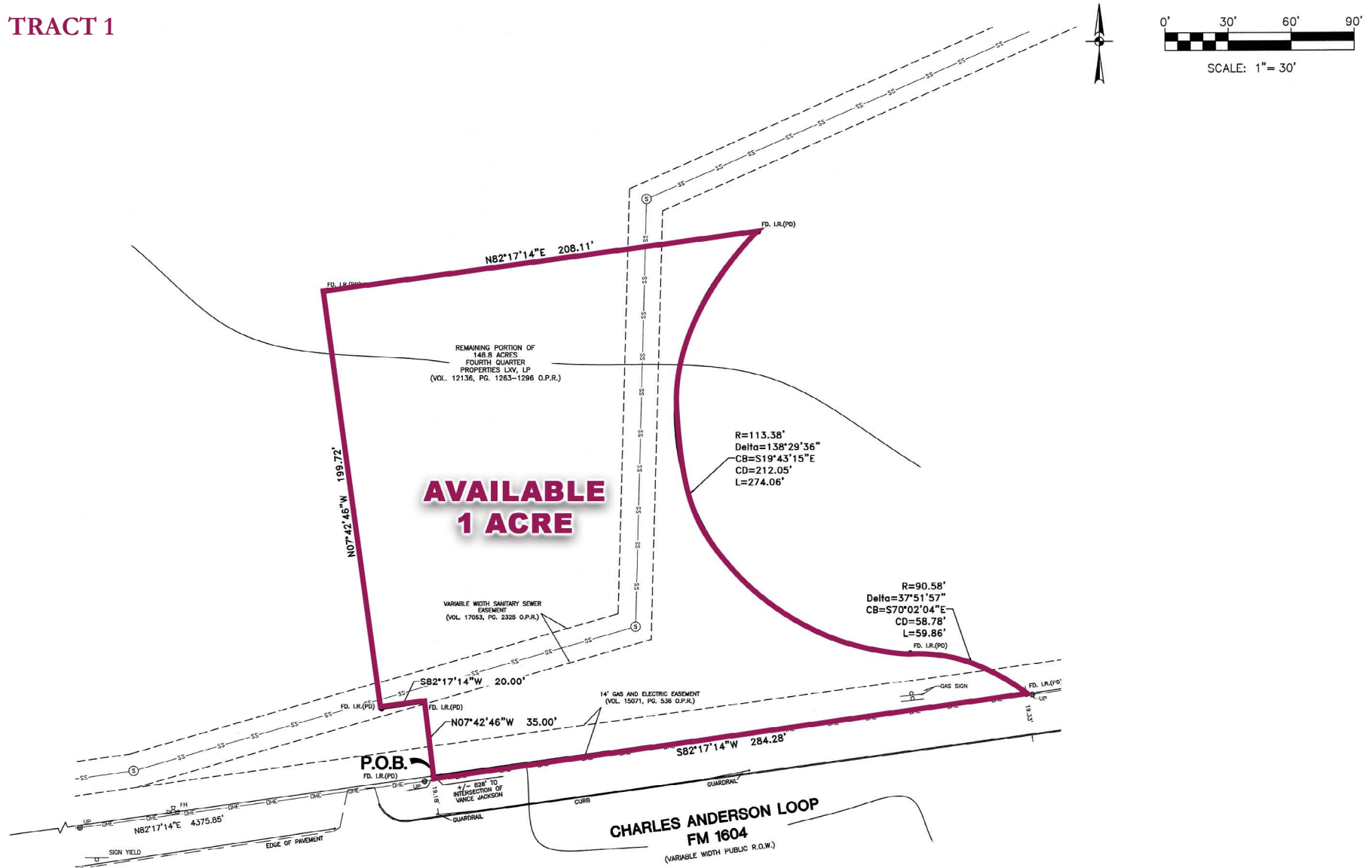
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Survey

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TRACT 1



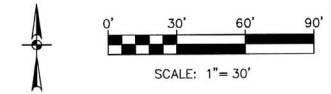
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**AVAILABLE
4.567 AC**



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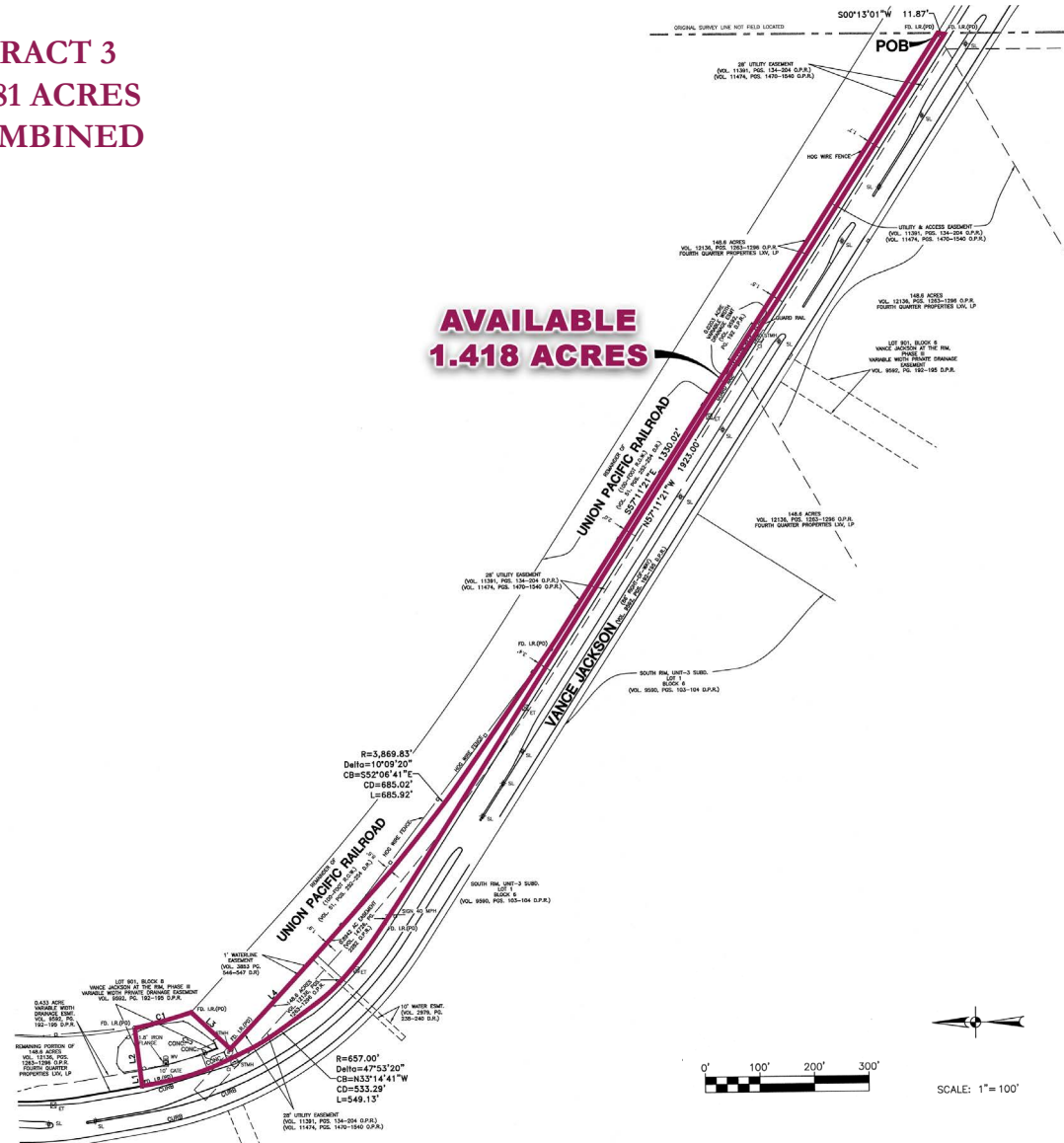
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TRACT 3
2.981 ACRES
COMBINED



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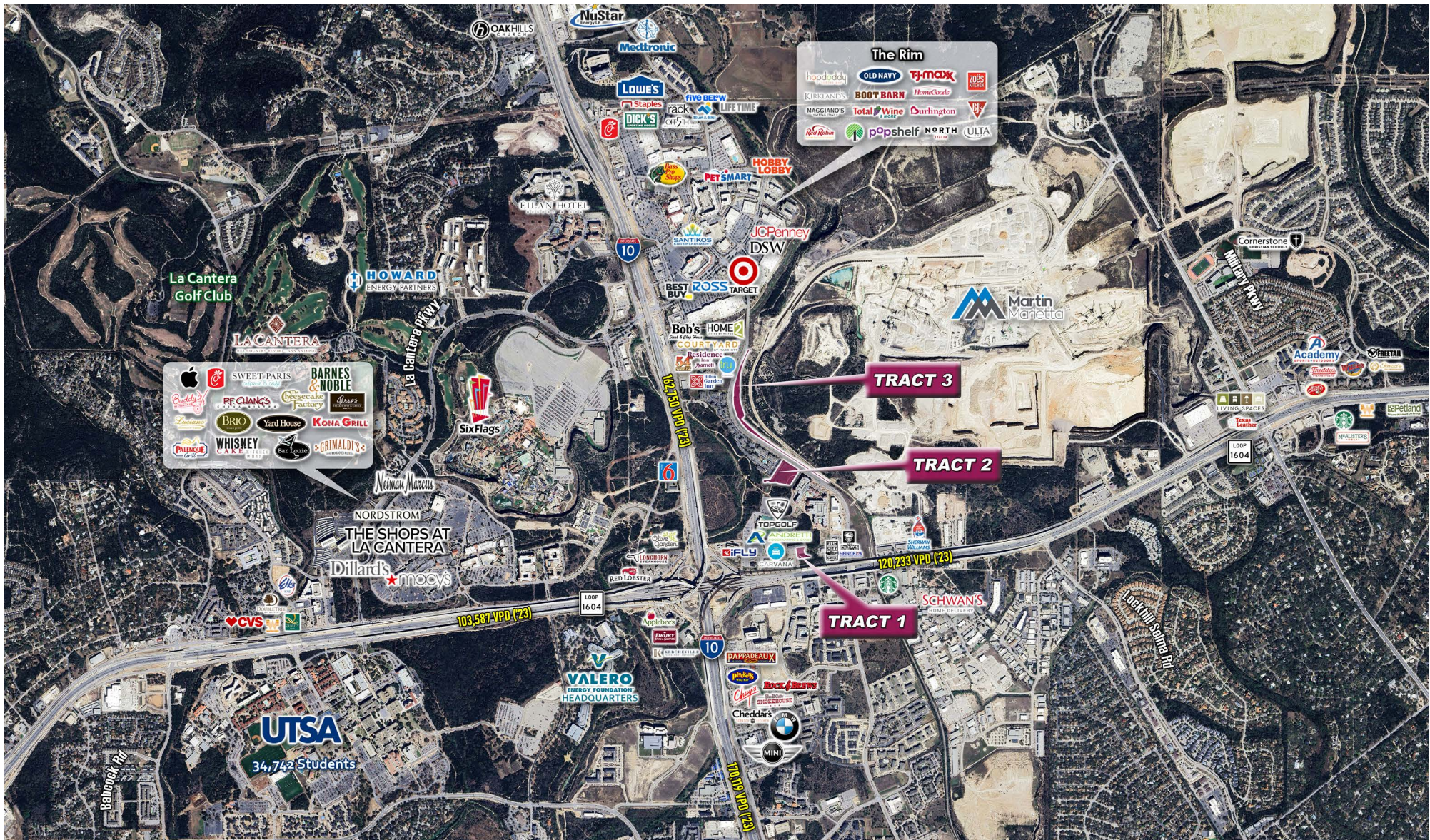
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Wide Aerial

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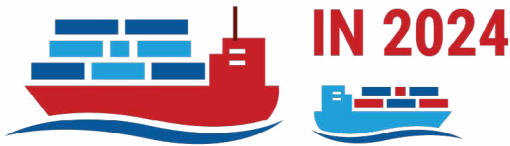
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TEXAS

— BY THE —

NUMBERS

#1 U.S. EXPORTER
FOR 23 YEARS IN A ROW



MORE THAN

15.7 MILLION



PEOPLE IN THE
CIVILIAN LABOR FORCE



8TH LARGEST ECONOMY IN THE WORLD*

*IF TEXAS WERE A NATION

26 COMMERCIAL
AIRPORTS

23 SEA PORTS

22 INTERSTATE
HIGHWAYS

35 FOREIGN
TRADE ZONES

58 FREIGHT
RAILROADS

367 MILES OF
COASTLINE

**NO PERSONAL
OR CORPORATE
INCOME TAX**



TEXAS IS THE LARGEST
ENERGY-PRODUCING
STATE IN THE NATION

TEXAS IS THE LEADING
DESTINATION FOR CORPORATE
RELOCATION & EXPANSION PROJECTS



TEXAS LEADS
THE NATION IN
JOB CREATION



3 YEARS IN A ROW

TEXAS IS HOME TO
3.3 MILLION
SMALL BUSINESSES



AND HUNDREDS
OF PUBLICLY
TRADED FIRMS

TEXAS IS HOME TO
MORE THAN **50**



**FORTUNE 500
COMPANY HQS**

TEXAS LED THE NATION IN
HIGH TECH EXPORTS
FOR THE 12TH YEAR
IN A ROW IN 2024



COMMERCIAL PROPERTY GROUP

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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.

Dirt Dealers V LLC	562388	cscott@dirtdealers.com	210.496.7775
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
First American Property Group	562388	cscott@dirtdealers.com	210.496.7775
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1