

COMMERCIAL LAND SITES AT SHAVANO PARK AND LOOP 1604 - FOR SALE

Bitterblue
...DEVELOPING A DIFFERENCE



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Property Overview

Multiple Development Sites
Available *in Shavano Park* Area with
Loop 1604 Frontage for Development.

Ideal Uses Include Office, Retail, Medical & Hospitality

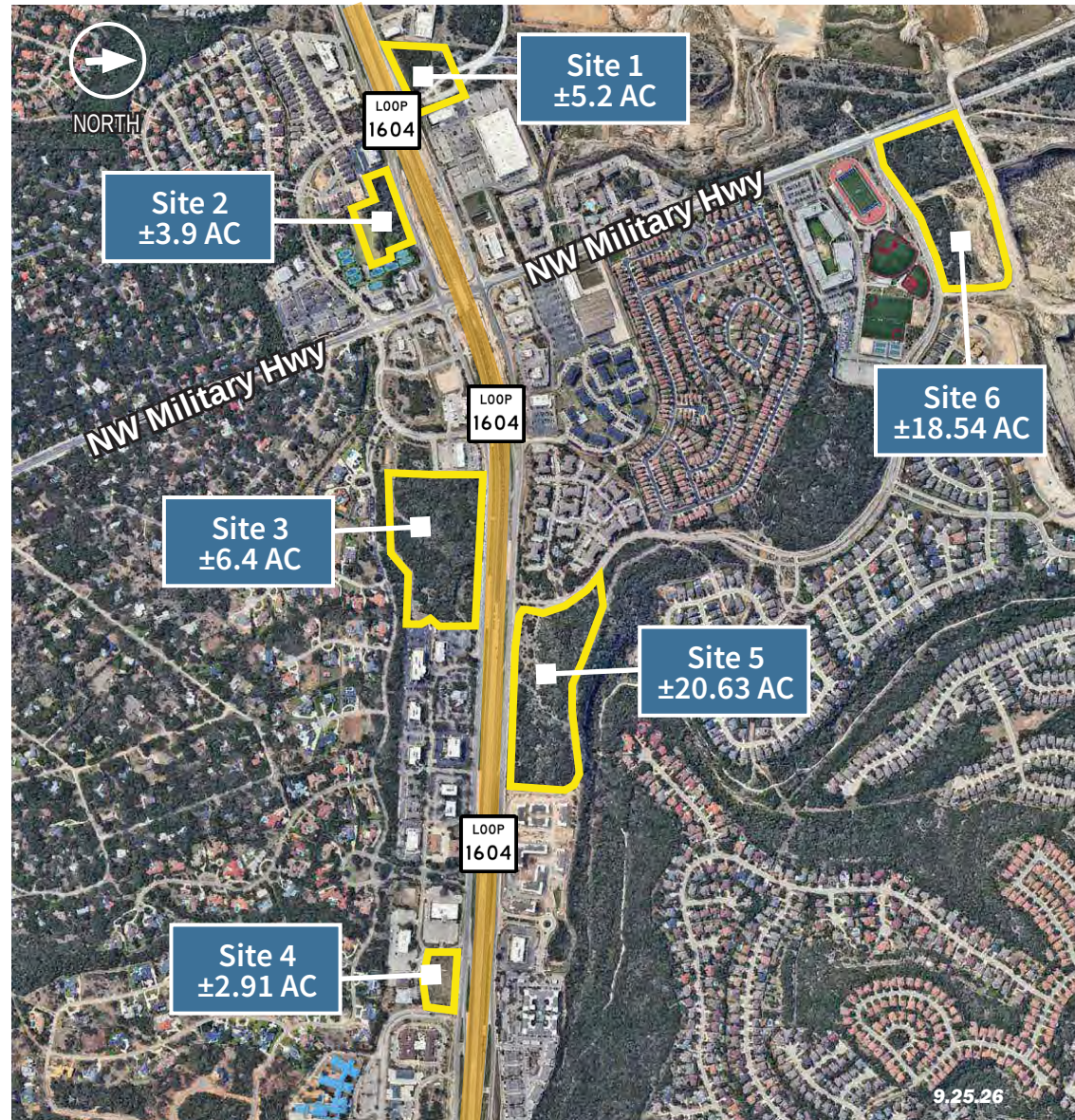
Strategic Location

Recently completed improvements to Loop 1604 allow for convenient access and visibility to the site for the 107,248 vpd traveling along Loop 1604. Additionally, the site is located in an area experiencing significant residential and industrial growth.

Strong Demographics

Surrounded by established and growing affluent residential communities, significant daytime population and highly visible from Loop 1604.

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SITE OVERVIEW

LOCATION IDENTIFIER:	Site 1: ±5.2 Acres
	NW Military Hwy & Loop 1604 San Antonio, TX 78257
PRICE:	Contact Broker
ZONING:	C-2 (City of San Antonio)
UTILITIES:	Sewer: SAWS
	Water: SAWS
	Power: CPS Energy

AVAILABILITIES

SITE 1 - ±5.2 Acres



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SITE OVERVIEW

LOCATION IDENTIFIER:

Site 2: ±3.9 Acres
NW Military Hwy & Loop 1604
San Antonio, TX 78257

PRICE:

Contact Broker

ZONING:

MXD (City of Shavano Park)

UTILITIES:

Sewer: SAWS
Water: SAWS
Power: CPS Energy

PROPOSED USE:

Restaurant/Commercial

AVAILABILITIES

SITE 2 - ±3.9 Acres

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SITE OVERVIEW

LOCATION IDENTIFIER:	Site 3: ±8.2 Acres
	NW Military Hwy & Loop 1604 San Antonio, TX 78257
PRICE:	Contact Broker
ZONING:	MXD (City of Shavano Park)
UTILITIES:	Sewer: SAWS
	Water: SAWS
	Power: CPS Energy

AVAILABILITIES

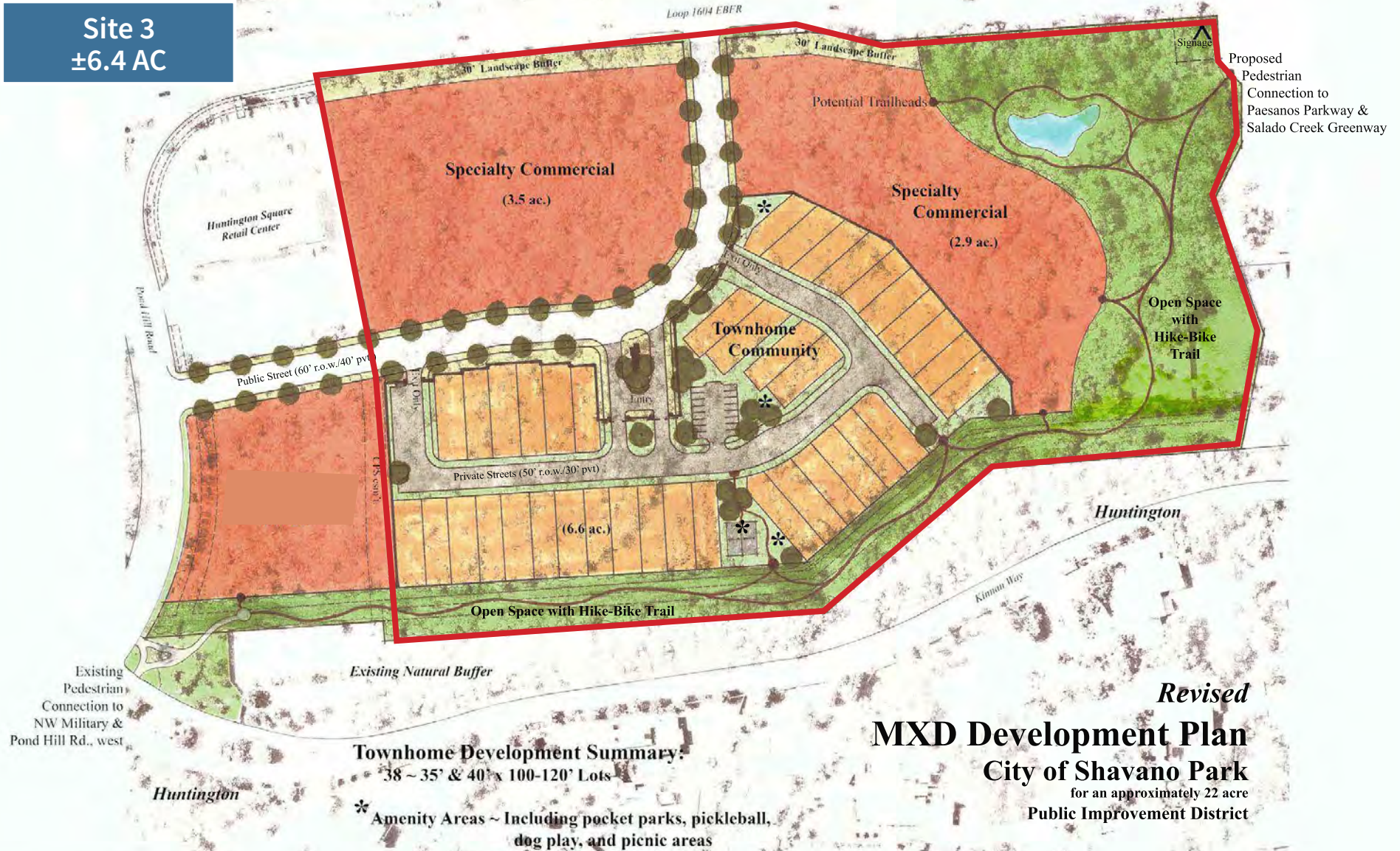
SITE 3 - ±6.4 Acres (Total)

±3.5 Acres Specialty Commercial	±2.9 Acres Specialty Commercial
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Site 3
±6.4 AC



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SITE OVERVIEW

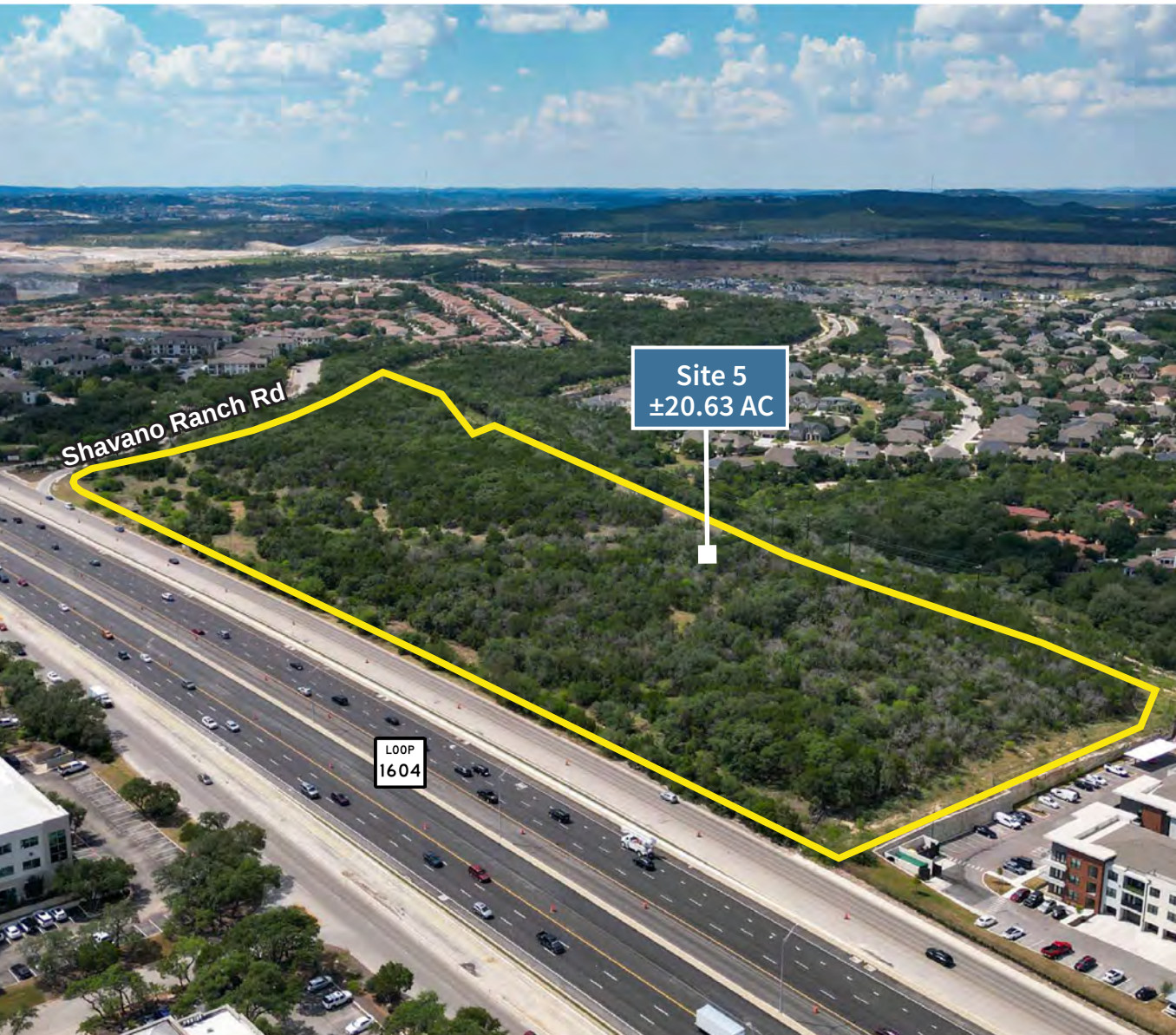
LOCATION IDENTIFIER:	Site 4 - ±2.91 Acres
	NW Military Hwy & Loop 1604 San Antonio, TX 78257
PRICE:	Contact Broker
ZONING:	PUD (City of Shavano Park)
UTILITIES:	Sewer: SAWS
	Water: SAWS
	Power: CPS Energy
PLATTED:	Yes

AVAILABILITIES

SITE 4 - ±2.91 Acres

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SITE OVERVIEW

LOCATION IDENTIFIER:	Site 5: ±20.63 Acres
	NW Military Hwy & Loop 1604 San Antonio, TX 78257
PRICE:	Contact Broker
ZONING:	C-2 (City of San Antonio)
UTILITIES:	Sewer: SAWS
	Water: SAWS
	Power: CPS Energy

AVAILABILITIES

SITE 5 - ±20.63 Acres

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COMMERCIAL LAND SITES AT SHAVANO PARK AND LOOP 1604 - FOR SALE

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SITE OVERVIEW

LOCATION IDENTIFIER:	Site 6: ±18.54 Acres
	NW Military Hwy & Loop 1604 San Antonio, TX 78257
PRICE:	Contact Broker
ZONING:	MXD (City of San Antonio)
UTILITIES:	Sewer: SAWS
	Water: SAWS
	Power: CPS Energy

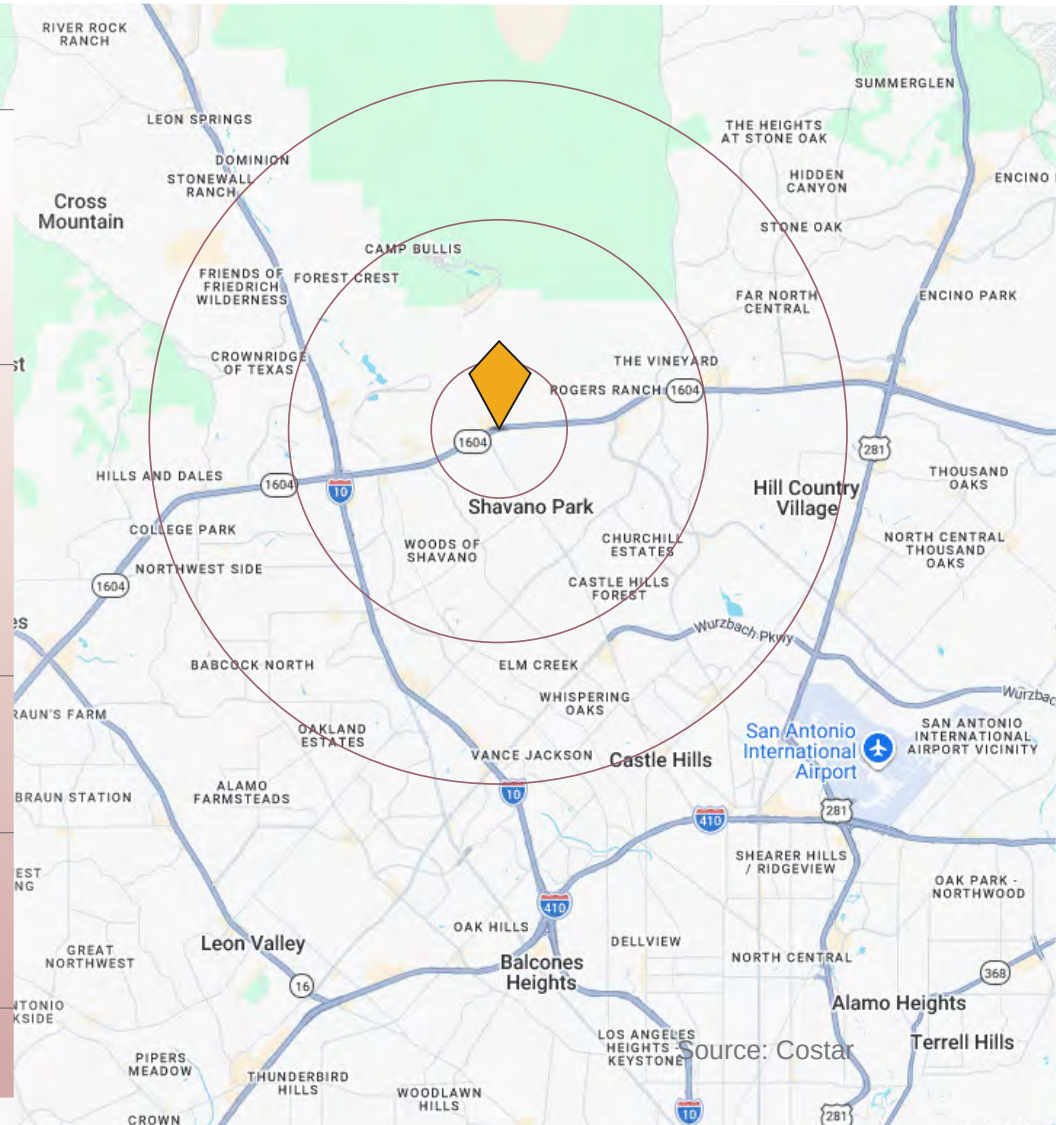
AVAILABILITIES

SITE 6 - ±18.54 Acres

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Demographics

Population	1 Mile	3 Mile	5 Mile
2025 Total Population:	5,358	57,275	201,763
2030 Population Projection:	5,731	60,282	212,657
Population Growth 2025-2030:	1.4%	1.0%	1.1%
Median Age:			
Households			
2025 Total Households:	2,685	25,397	87,988
Household Growth 2025-2030:	1.5%	1.1%	1.1%
Median Household Income:	\$81,547	\$100,398	\$76,710
Average Household Size:	2	2.2	2.2
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$677,643	\$460,895	\$409,885
Median Year Built:	2011	2001	1996
Daytime Employment			
Total Businesses:	485	3,335	12,013
Total Employees:	2,709	30,276	102,761
Vehicle Traffic			
Loop 1604 @ NW Military Hwy:	107,248 vpd		



COMMERCIAL LAND SITES AT SHAVANO PARK AND LOOP 1604

Bitterblue Commercial Portfolio

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NW MILITARY & LOOP 1604
SAN ANTONIO, TX 78257

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Asher Reilly	532151	areilly@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____