

FOR SALE

+/- 6.78 acre Development Site

N Loop 1604 E, San Antonio, Texas 78233

Property Information

Prime development tract in the highly desirable northeast corridor. Multiple uses possible ranging from retail pads to commercial development.

- Located at the intersection of Loop 1604 & Nacogdoches Rd. (FM 2252)
- Adjacent to Force, a new sports center with 10,000 patrons per month
- Close proximity to Walmart, Rolling Oaks Mall, and multiple national restaurants and retailers
- High traffic intersection (103,553 VPD) with great visibility from Loop 1604
- Zoned C-3

Sale Price

Contact Broker

PHIL CRANE, CCIM

PARTNER

210.289.3620

phil.crane@partnersrealestate.com

AMANDA, POWELL

SR. ASSOCIATE

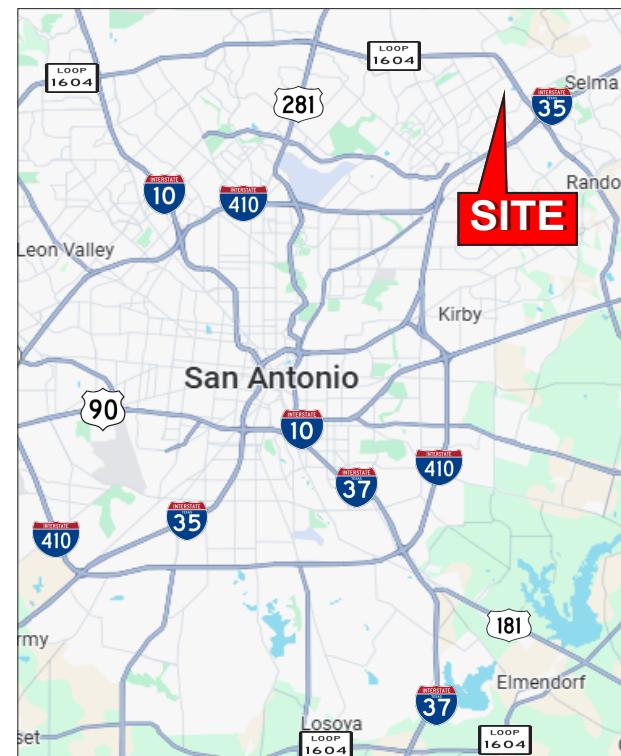
281.733.9545

amanda.powell@partnersrealestate.com

112 E Pecan St, Suite 1515 / San Antonio, TX 78205
210 446 3655 / partnersrealestate.com

BROKERAGE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

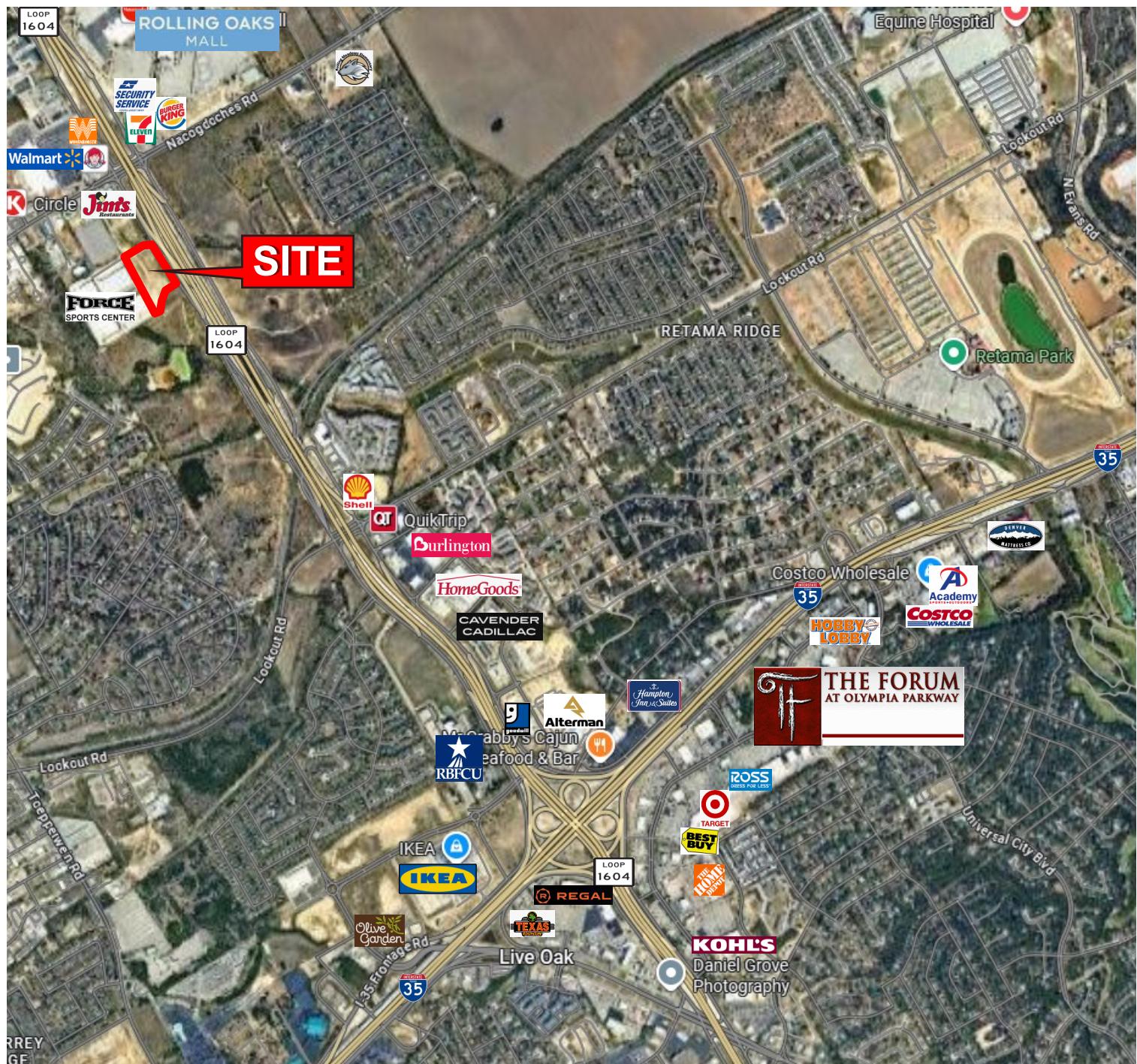


partners

FOR SALE

+/- 6.78 acre Development Site

N Loop 1604 E, San Antonio, Texas 78233



PHIL CRANE, CCIM
PARTNER
210.289-3620
phil.crane@partnersrealestate.com

AMANDA POWELL
SR. ASSOCIATE
281.733.9545
amanda.powell@partnersrealestate.com

PARTNERSREALESTATE.COM

partners

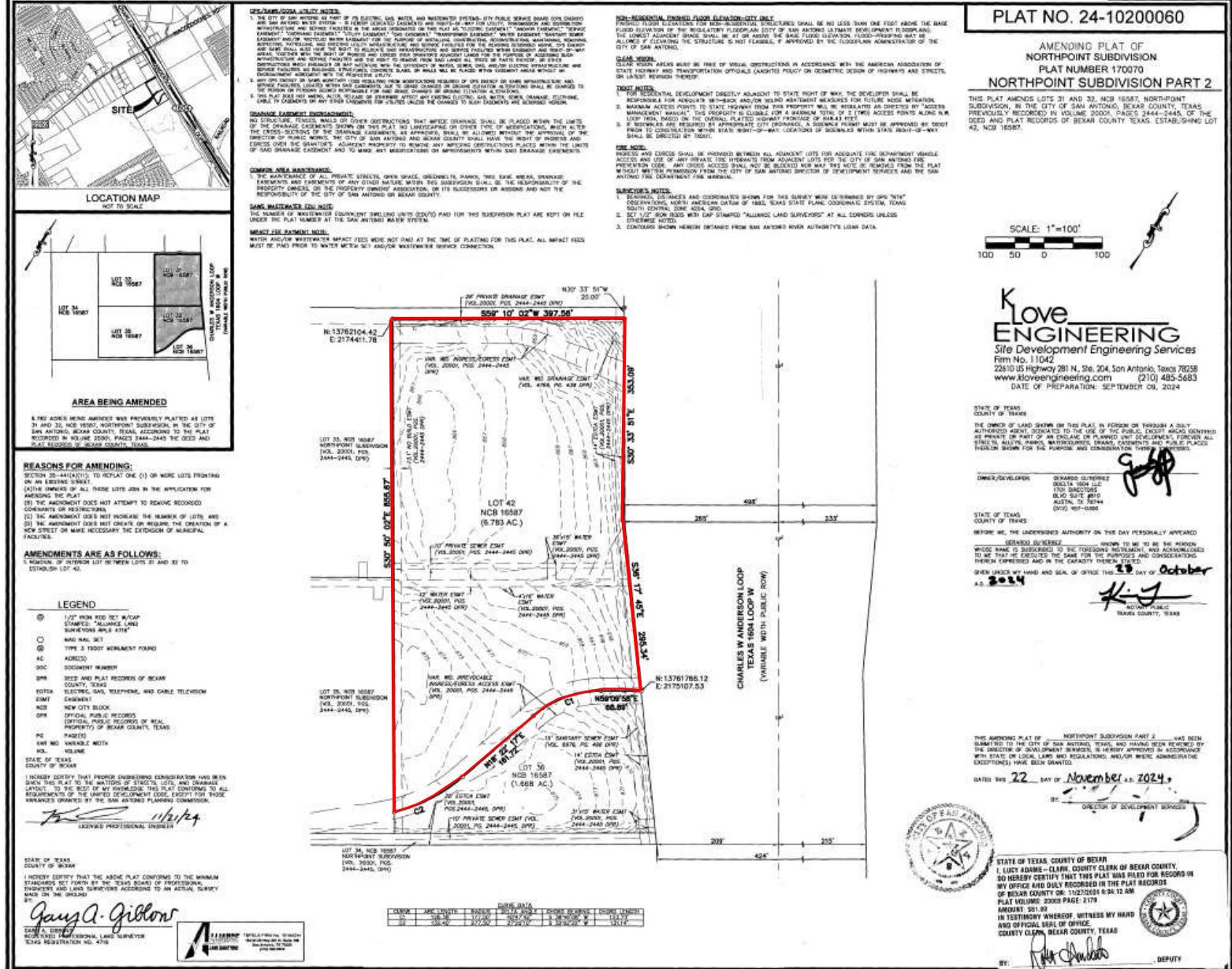
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

FOR SALE

+/- 6.78 acre Development Site

N Loop 1604 E, San Antonio, Texas 78233

Doc# 20240219222 Vol: 20003 Pg: 2179 11/27/2024 08:34 AM Page 1 of 1 Lucy Adame-Clark, Bexar County Clerk



PHIL CRANE, CCIM
PARTNER
210.289-3620
phil.crane@partnersrealestate.com

AMANDA POWELL
SR. ASSOCIATE
281.733.9545
amanda.powell@partnersrealestate.com

PARTNERSREALESTATE.COM

partners

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

FOR SALE

+/- 6.78 acre Development Site

N Loop 1604 E, San Antonio, Texas 78233



PHIL CRANE, CCIM
PARTNER
210.289.3620
phil.crane@partnersrealestate.com

AMANDA POWELL
SR. ASSOCIATE
281.733.9545
amanda.powell@partnersrealestate.com

PARTNERSREALESTATE.COM

partners

FOR SALE

+/- 6.78 acre Development Site

N Loop 1604 E, San Antonio, Texas 78233



PHIL CRANE, CCIM
PARTNER
210.289.3620
phil.crane@partnersrealestate.com

AMANDA POWELL
SR. ASSOCIATE
281.733.9545
amanda.powell@partnersrealestate.com

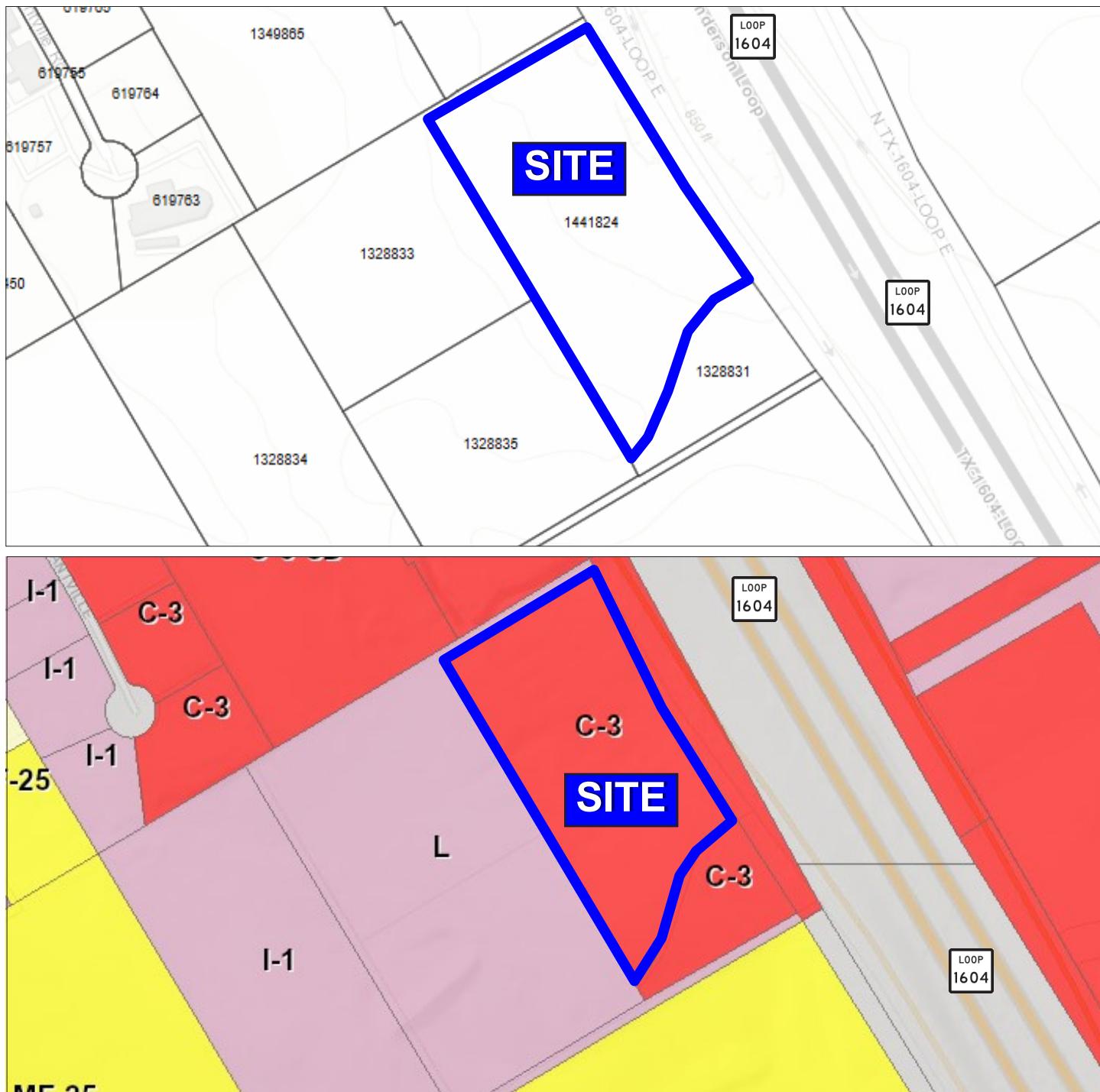
PARTNERSREALESTATE.COM

partners

FOR SALE

+/- 6.78 acre Development Site

N Loop 1604 E, San Antonio, Texas 78233



PHIL CRANE, CCIM
PARTNER
210.289.3620
phil.crane@partnersrealestate.com

AMANDA POWELL
SR. ASSOCIATE
281.733.9545
amanda.powell@partnersrealestate.com

PARTNERSREALESTATE.COM

partners

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.



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.

PCR Brokerage San Antonio, LLC dba Partners	9003952 License No.	licensing@partnersrealestate.com Email	713-629-0500 Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name			
Jon Silberman Designated Broker of Firm	389162 License No.	jon.silberman@partnersrealestate.com Email	713-985-4626 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phil Crane Sales Agent/Associate's Name	281551 License No.	phil.crane@partnersrealestate.com Email	210-446-3655 Phone

Buyer/Tenant/Seller/Landlord Initials

Date