



4370 S LOOP 1604 · ELMENDORF, TEXAS 78112

**LOCATED ALONG ONE OF SAN ANTONIO'S
FASTEST-GROWING COMMERCIAL CORRIDORS**

- ◆ HIGH-VISIBILITY LOCATION
- ◆ FLEXIBLE ZONING POTENTIAL
- ◆ NEAR MAJOR RETAIL & INDUSTRY
- ◆ IMMEDIATE HIGHWAY ACCESS

2.86
ACRES

LOOP
1604
FRONTAGE

INTERSTATE
TEXAS
37
ACCESS

PRICE
UNDISCLOSED

YOUR PARAGRAPH TEXT

PROPERTY SPECIFICATIONS

ADDRESS	4370 S LOOP 1604 ELMENDORF, TX 78112
COUNTY	BEXAR COUNTY
TOTAL ACREAGE	2.86 ACRES (124,586 SF)
FRONTAGE	S LOOP 1604
ZONING	C-3
UTILITIES	AT SITE
TOPOGRAPHY.	GENERALLY LEVEL
LISTING PRICE	CALL FOR PRICING
PROPERTY TYPE	COMMERCIAL
MAPSCO	752D3



NEARBY DEMAND DRIVERS

- ★ TOYOTA MANUFACTURING PLANT ~12 MILES
- ★ SAN ANTONIO INT'L AIRPORT ~20 MILES
- ★ DOWNTOWN SAN ANTONIO ~17 MILES
- ★ PORT SAN ANTONIO ~14 MILES
- ★ JOINT BASE SAN ANTONIO ~20 MILES
- ★ IAT (NEIGHBOR TO THE NORTH)
- ★ LUBRIZOL (NEIGHBOR TO THE SOUTH)
- ★ GROWING RESIDENTIAL DEVELOPMENT

PROPERTY OVERVIEW

THIS EXCEPTIONAL 2.86-ACRE COMMERCIAL PARCEL IS STRATEGICALLY POSITIONED ALONG SOUTH LOOP 1604 IN ELMENDORF, TEXAS — ONE OF THE SAN ANTONIO METRO AREA'S MOST DYNAMIC AND RAPIDLY DEVELOPING GROWTH CORRIDORS.

THE SITE OFFERS OUTSTANDING HIGHWAY VISIBILITY AND ACCESSIBILITY, MAKING IT IDEALLY SUITED FOR A WIDE RANGE OF COMMERCIAL USES INCLUDING RETAIL, RESTAURANT, SERVICE, INDUSTRIAL, OR MIXED-USE DEVELOPMENT.

LOCATED IN BEXAR COUNTY WITH PROXIMITY TO MAJOR EMPLOYMENT CENTERS, ESTABLISHED RETAIL NODES, AND STRONG RESIDENTIAL GROWTH, THIS LAND REPRESENTS A COMPELLING OPPORTUNITY FOR INVESTORS AND DEVELOPERS SEEKING STRATEGIC POSITIONING IN SOUTH SAN ANTONIO.

WHY THIS LOCATION?

HIGHWAY VISIBILITY

Direct frontage on S Loop 1604 provides exceptional traffic exposure with thousands of vehicles passing daily, maximizing your business's brand visibility.

GROWTH CORRIDOR

Elmendorf sits within one of the fastest-growing sub-markets in the greater San Antonio MSA. Population and commercial development continue to surge southward along the Loop 1604 belt.

STRATEGIC ACCESS

Immediate access to US-181 (Floresville Highway) and proximity to I-37 connects this site to major regional arteries serving both San Antonio and surrounding communities.

FLEXIBLE DEVELOPMENT

The site's size, shape, and relatively level topography accommodate a broad array of commercial development types — retail pads, drive-throughs, service centers, warehousing, or light industrial uses.

KEY TAKEAWAYS

- **LOOP 1604 CORRIDOR GROWTH IS ONE OF THE STRONGEST IN ALL OF BEXAR COUNTY.**
- **13 OF THE TOP 20 LOCATIONS FOR TRAFFIC GROWTH IN BEXAR COUNTY BETWEEN 1990 AND 2016 WERE ALONG LOOP 1604, WITH THE LOCATION JUST NORTH OF BANDERA RD. SHOWING GROWTH OF ALMOST 1000%.**
- **THE CLOSEST I-37 DATA SHOWS ~83,400 VEHICLES/DAY (2022), WITH +20.87% GROWTH OVER 10 YEARS.**
- **LOOP 1604 NEAR US 90 (GATEWAY TO ELMENDORF) SHOWS ~45,557 VEHICLES/DAY (2022), WITH A REMARKABLE +75.22% GROWTH OVER 10 YEARS.**