

Loop 410 Industrial

IH-410 & IH-35, San Antonio, TX

159.6 AC Manufacturing & Logistics - All or Partial Sales



SALES CONTACT

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SUMMARY

The Loop 410 Industrial project is a 159.62-acre industrial development site fronting Interstate Loop 410 less than one-half mile from the Interstate 35 and Texas 130 interchange in San Antonio, Texas. The property is the largest undeveloped tract inside Loop 410 with direct rail access and substantial utilities. The site is targeted at manufacturing and logistics users seeking development ready sites.

OPPORTUNITY ZONE 2.0

The property sits within a census tract nominated by the City of San Antonio for designation under the next Qualified Opportunity Zone program — a potentially significant tax-advantaged overlay layered on top of the underlying real estate returns. Final designation has not yet occurred and is not guaranteed, but if designated, qualifying investors may be eligible for meaningful federal tax benefits, subject to final program rules, investment timing, QOF compliance, and their own tax counsel. Potential benefits include:

- **Permanent Tax Exemption:** If an investment is held for at least 10 years in a Qualified Opportunity Fund (QOF), 100% of the capital gains generated by that QOF investment are completely tax-free upon exit.
- **Rolling 5-Year Deferral & Step-Up:** Investors receive a 5-year rolling deferral on their Soriginal capital gains and a 10% step-up in basis (meaning they pay tax on only 90% of the original gain).

LOCATION & PHYSICAL CHARACTERISTICS

- Size: 159.62 acres(~6.95 million SF) -All or Part
- Frontage: Loop 410 in the SW IH35/TX130 corridor
- Rare large-scale rail-served industrial site inside Loop 410
- Large utility capacity available to site

KEY HIGHLIGHTS

- Limited availability of development ready manufacturing sites with utility capacity
- Rail service through Union Pacific - Development Concept Approved
- Strong regional industrial demand drivers such as Toyota's \$3.4 billion dollar expansion and JCB new 700,000sf manufacturing facility in City's South Sector.

UTILITIES

- **Power** - City Public Service (CPS), the local electrical and gas supplier, has provided the possible load ramp:
 - 12 Months 3 MW
 - 18 Months 8 MW
 - 24 Months 15 MW
 - 30 Months 20 MW
 - 36 Months 25 MW
 - 48 Months 30 MW
 - 60 Months 35 MW
- **Water** - (Existing Infrastructure)— 12"- 135 EDUs or 37,000 gallons/day, expandable to 579 EDUs or 150,000 gallons/day – per Utility Service Agreement with SAWS.
- **Sewer** - 24-inch service; 579 EDUs or approximately 150,000 gallons per day, per the Utility Service Agreement with SAWS.
- **Gas** - 6" distribution and 12" transmission

RAIL

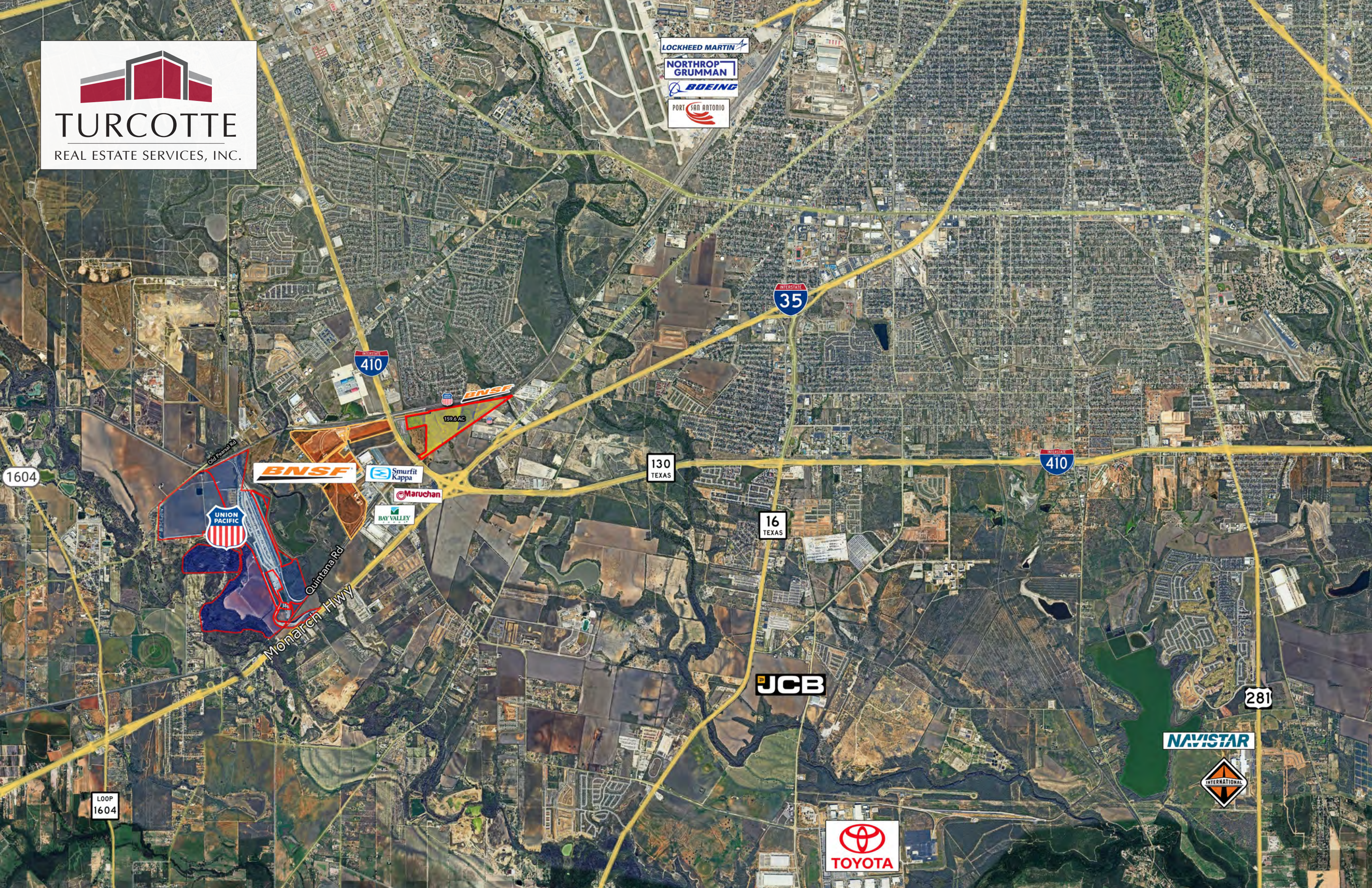
Rail Infrastructure & Terminal Design (RITD) has performed preliminary engineering, and Union Pacific approved the Development Concept to deliver rail service to the tract.

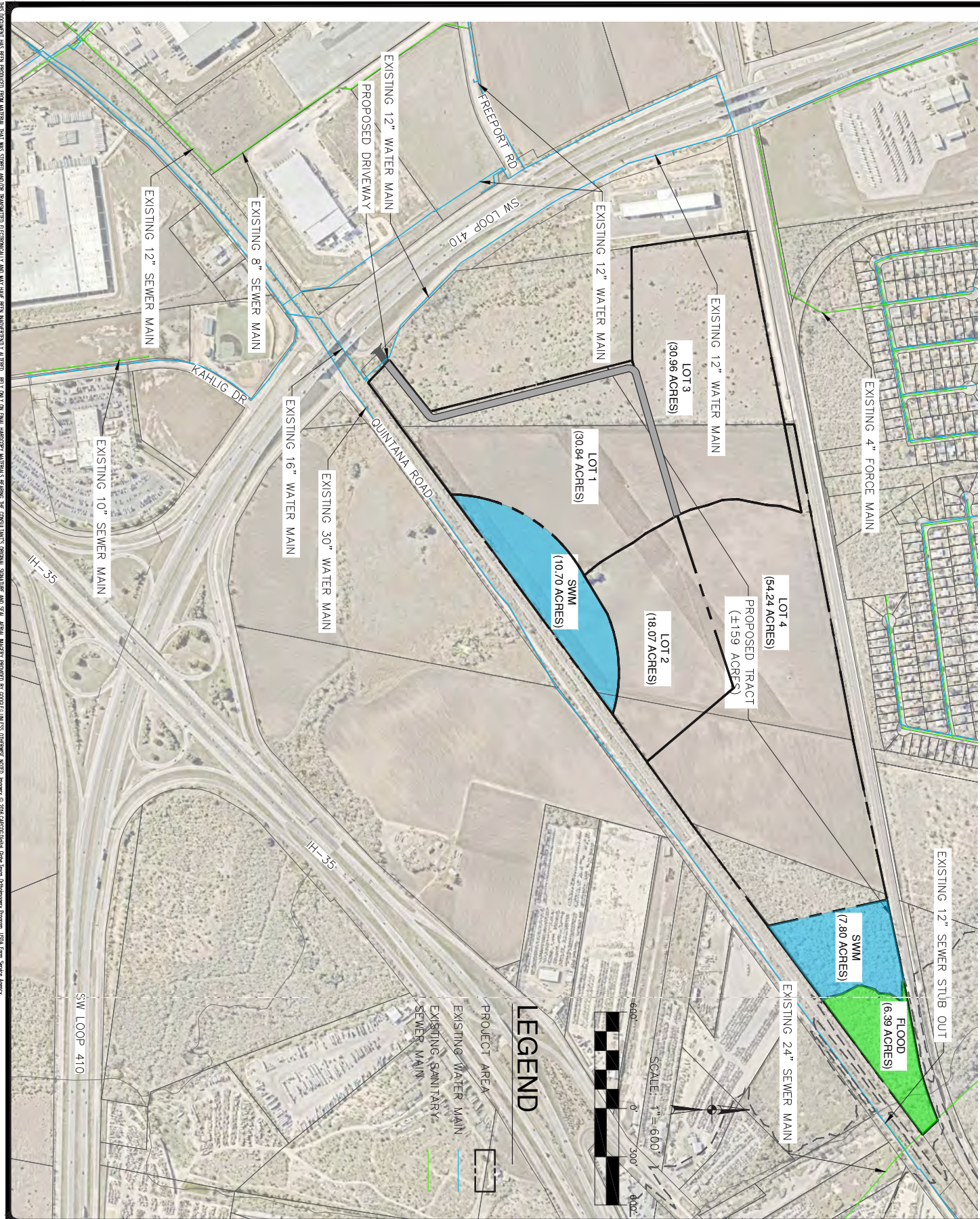


The site is 159.6 acres surrounded primarily by industrial buildings outside of Loop 410. The site has direct rail access.



	Subject
	Union Pacific
	BNSF





SW 410 INDUSTRIAL TRACT
SAN ANTONIO, TX
LOT EXHIBIT

PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JOB NO. 13742-00
DATE FEB 2026
DESIGNER VS
CHECKED VS
DRAWN VS

SHEET 1 of 1



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.

Turcotte Real Estate Services		210-840-2722	
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John Greg Turcotte	326437	Jg@turcotteres.com	210-840-2722
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

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