

# Land For Sale | 1604 E at IH-10 E

San Antonio, TX



**WEBB SELLERS**  
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## Land For Sale

1604 E at IH-10 E  
San Antonio, TX

### Property Specifications

LAND AVAILABLE

± 1 - 4 AC

ZONING

C-3

PRICING

### Contact Broker

### Traffic Counts

Interstate 10 94,366 VPD

Loop 1604 22,066 VPD

Year: 2024 | Source: TxDot

### WEBB SELLERS

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### DREW ALLEN

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### About the Property

- Great opportunity for hotel development
- Directly across from H-E-B Grocery Store and new retail developments
- High-visibility location with access to both Loop 1604 and IH-10
- Multiple access points with high traffic count exposure
- Located within the San Antonio MSA, one of the fastest-growing markets in Texas

### Join These Nearby Retailers



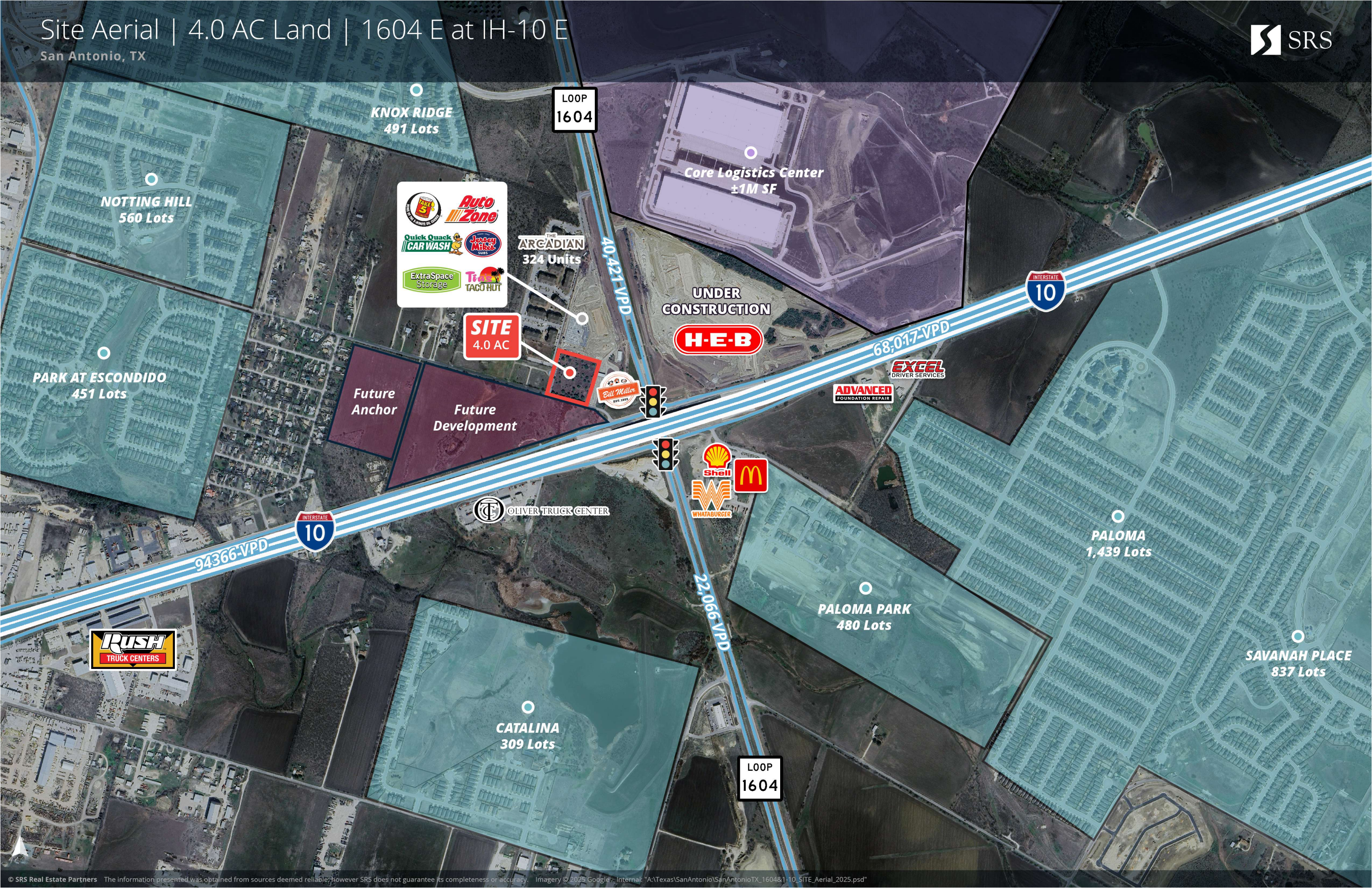
# Trade Aerial | 4.0 AC Land | 1604 E at IH-10 E

San Antonio, TX



# Site Aerial | 4.0 AC Land | 1604 E at IH-10 E

San Antonio, TX



KNOX RIDGE  
491 Lots

LOOP  
1604

Core Logistics Center  
±1M SF

NOTTING HILL  
560 Lots

THE ARCADIAN  
324 Units

40,421 VPD

UNDER  
CONSTRUCTION

H-E-B

INTERSTATE  
10

68,017 VPD

PARK AT ESCONDIDO  
451 Lots

SITE  
4.0 AC

Future  
Anchor

Future  
Development

Bill Miller  
EST. 1985

ADVANCED  
FOUNDATION REPAIR

EXCEL  
DRIVER SERVICES

INTERSTATE  
10

94,366 VPD

OLIVER TRUCK CENTER

PALOMA  
1,439 Lots

PALOMA PARK  
480 Lots

RUSH  
TRUCK CENTERS

22,066 VPD

CATALINA  
309 Lots

LOOP  
1604

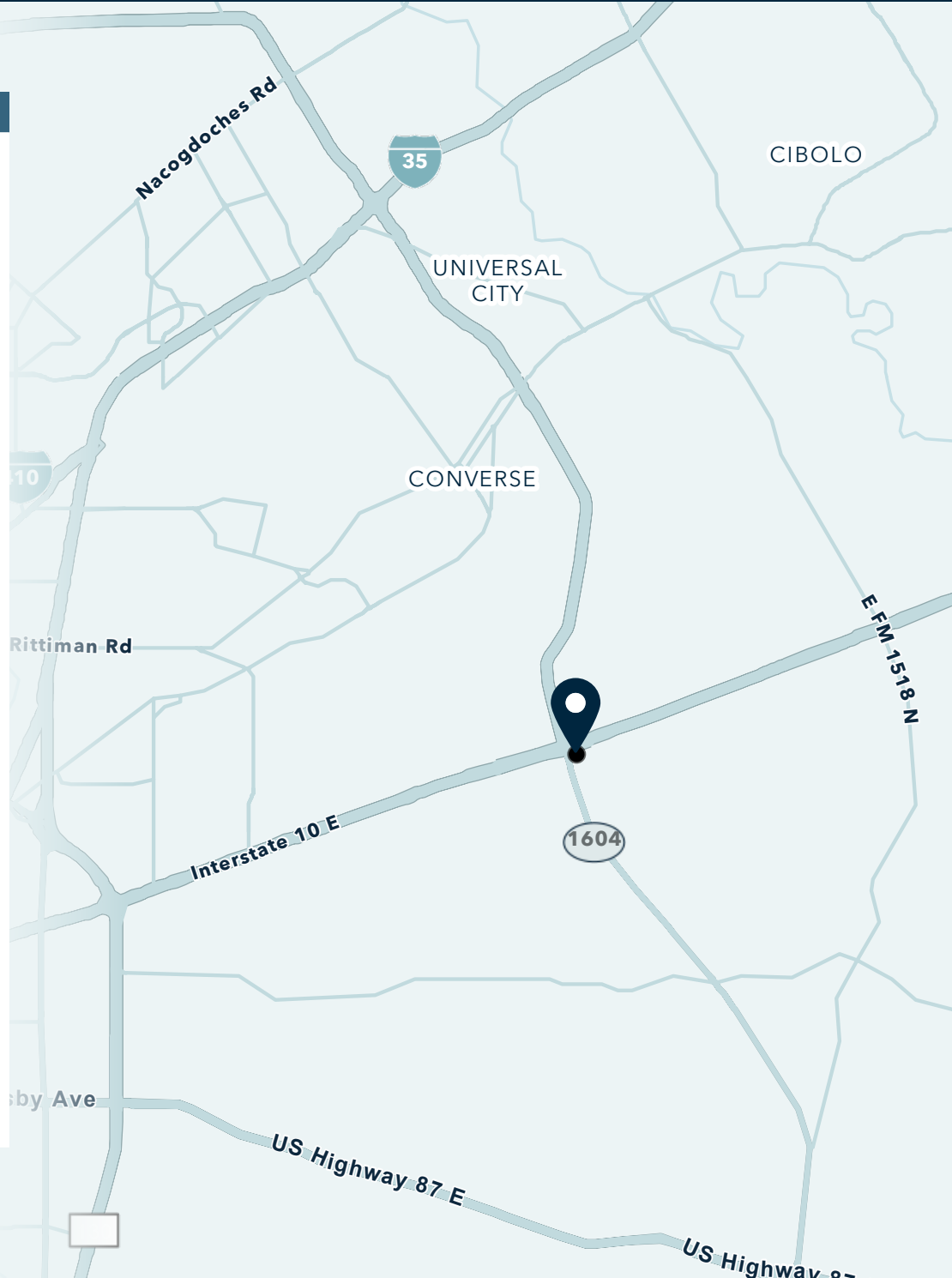
SAVANAH PLACE  
837 Lots





## Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	6,851	44,441	125,812
2030 Projected Population	10,845	51,908	138,458
Proj. Annual Growth 2025 to 2030	9.62%	3.15%	1.93%
<b>Daytime Population</b>			
2025 Daytime Population	4,277	27,822	91,462
Workers	668	5,165	28,704
Residents	3,609	22,657	62,758
<b>Income</b>			
2025 Est. Average Household Income	\$115,110	\$107,738	\$101,869
2025 Est. Median Household Income	\$92,450	\$92,822	\$84,203
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,510	14,797	42,500
2030 Estimated Households	4,062	17,779	47,844
Proj. Annual Growth 2025 to 2030	10.11%	3.74%	2.40%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	48%	36%	36%
2025 Est. Black or African American	13%	24%	23%
2025 Est. Asian or Pacific Islander	2%	3%	3%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	36%	36%	37%
2025 Est. Hispanic (Any Race)	46%	46%	48%

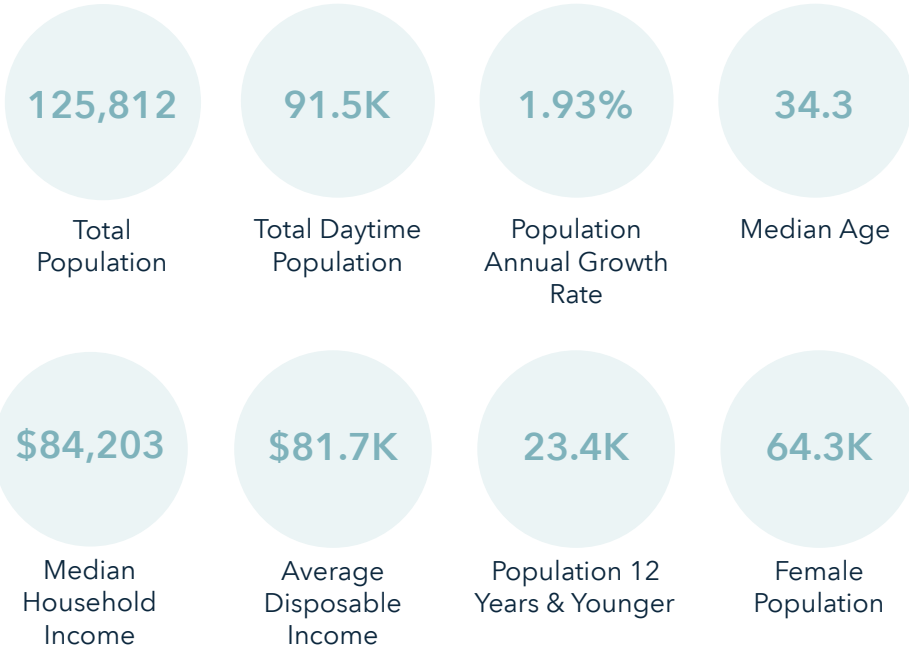


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

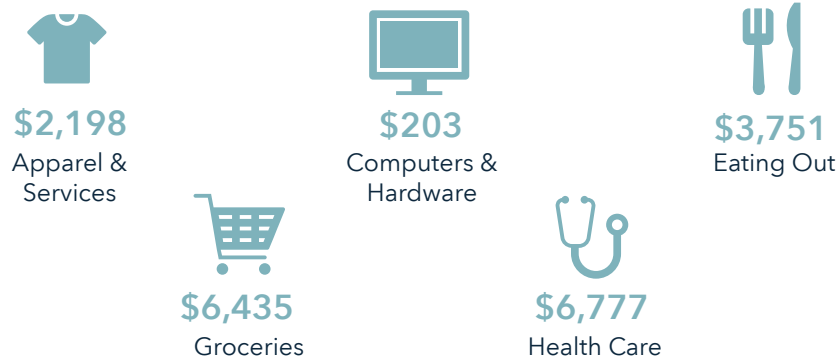


## Ring of 5 Miles

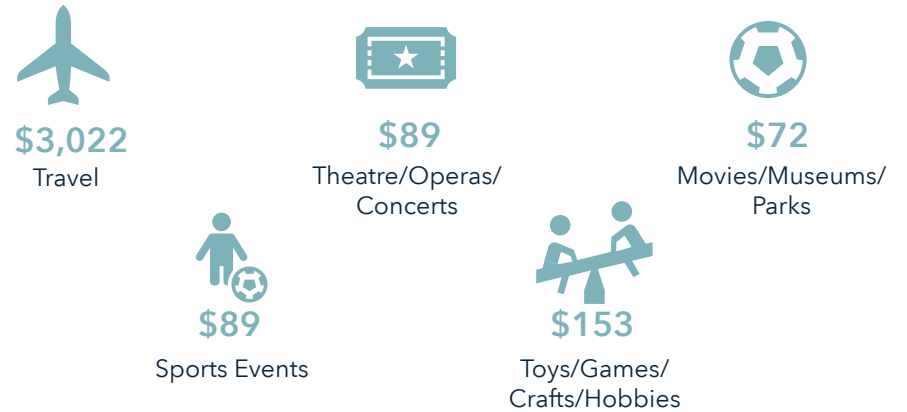
### Key Facts



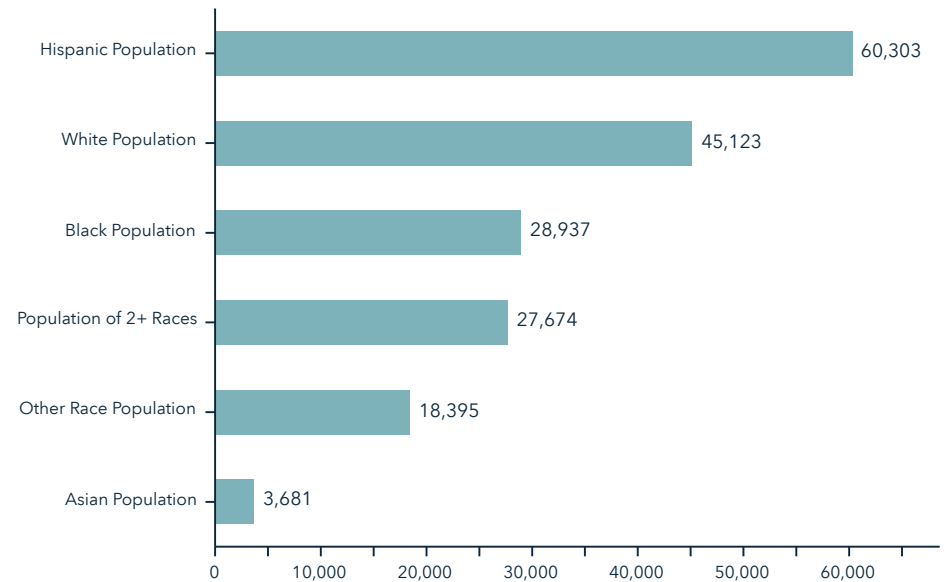
### Annual Household Spending



### Annual Lifestyle Spending



### Race





# Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.**

**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 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.

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<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>
			<i>Date</i>



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**SRS REAL ESTATE PARTNERS**

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