

FOR SALE

±7.93 Acres in San Antonio

Emerald Forest Drive & Loop 1604
San Antonio, Texas

LOCATION:

NEC of N Loop 1604 E & Emerald Forest Dr in San Antonio

LAND AREA: ±7.93 Acres

ZONING:

O-2 and 0-1 ERZD COSA
Multifamily & mixed-use residential
now allowed by right under Texas
SB 840 (eff. 9/1/25)

FRONTAGE: ±1,452.27' along Emerald Forest Dr

AREA OVERVIEW:

±7.93 acres at Loop 1604 and Emerald Forest Drive with strong visibility, and convenient access. Located across from a new luxury townhome community and surrounded by established retail, services, and high-income neighborhoods, the property is well positioned for senior living, multi family, or professional office development in a growing northeast San Antonio corridor.

For pricing guidance please contact the broker.



COMMERCIAL PROPERTY GROUP

For more information, please contact Mellick Sykes or Jessica Siscos
(210) 496-7775 | msykes@dirtdealers.com | jsiscos@dirtdealers.com

334 North Park Drive, San Antonio, Texas 78216 | www.dirtdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Why This Site

±7.93 Acres in San Antonio

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San Antonio, Texas

PROMINENT LOOP 1604 LOCATION

±7.93 acres at the northeast corner of Loop 1604 and Emerald Forest Drive, offering approximately 1,452 feet of frontage, strong visibility, and convenient access.

EXPANDING RESIDENTIAL BASE

Located directly across from Emerald Townes, a new approximately 100-unit luxury townhome community currently under construction, with additional residential growth throughout the surrounding area.

ATTRACTIVE DEMOGRAPHICS

Average household incomes range from approximately \$127,000 to \$153,000 within five miles, supported by continued population and household growth.

ESTABLISHED RETAIL AND SERVICES

Convenient access to Costco, H-E-B, Walmart, restaurants, medical services, and other daily amenities along the Loop 1604 corridor.

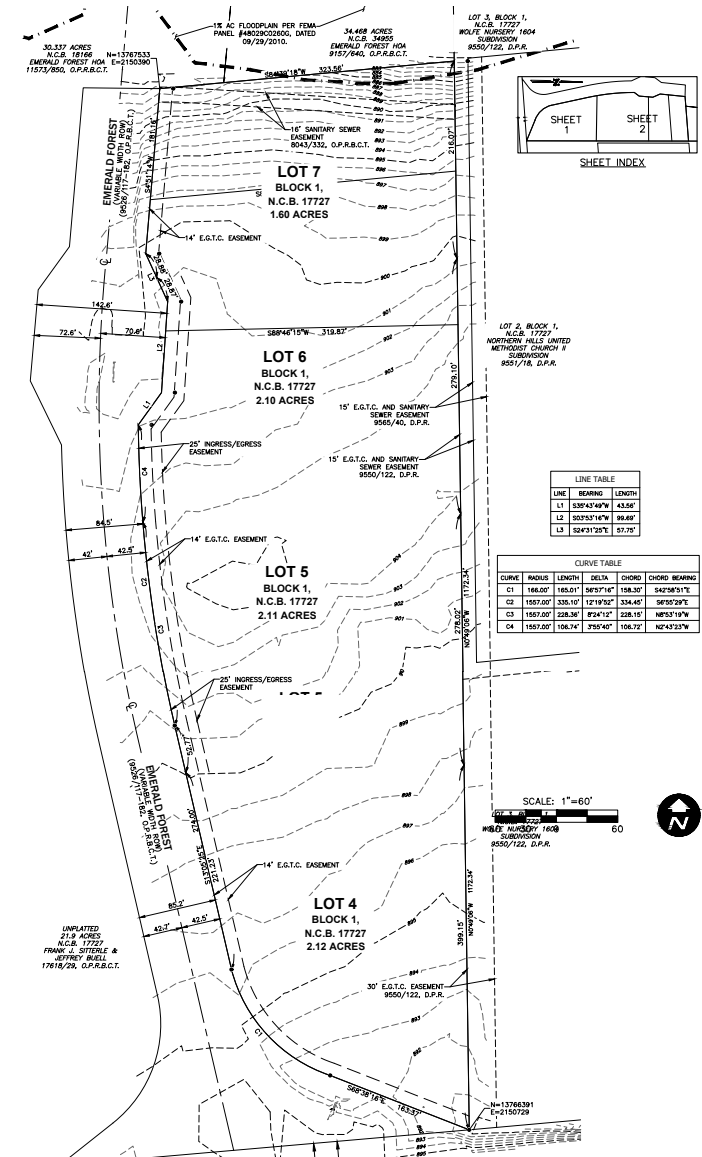
WELL-SUITED FOR SENIOR HOUSING

The site is large enough to accommodate a thoughtfully designed senior living, active-adult, or age-targeted residential community while remaining efficient and manageable in scale.

Other probable high-quality uses, include luxury multifamily, professional or medical office.

STRATEGIC NORTHEAST SAN ANTONIO POSITION

Conveniently located near major employment centers, San Antonio International Airport, I-10, and I-35 in one of the region's most active growth corridors.



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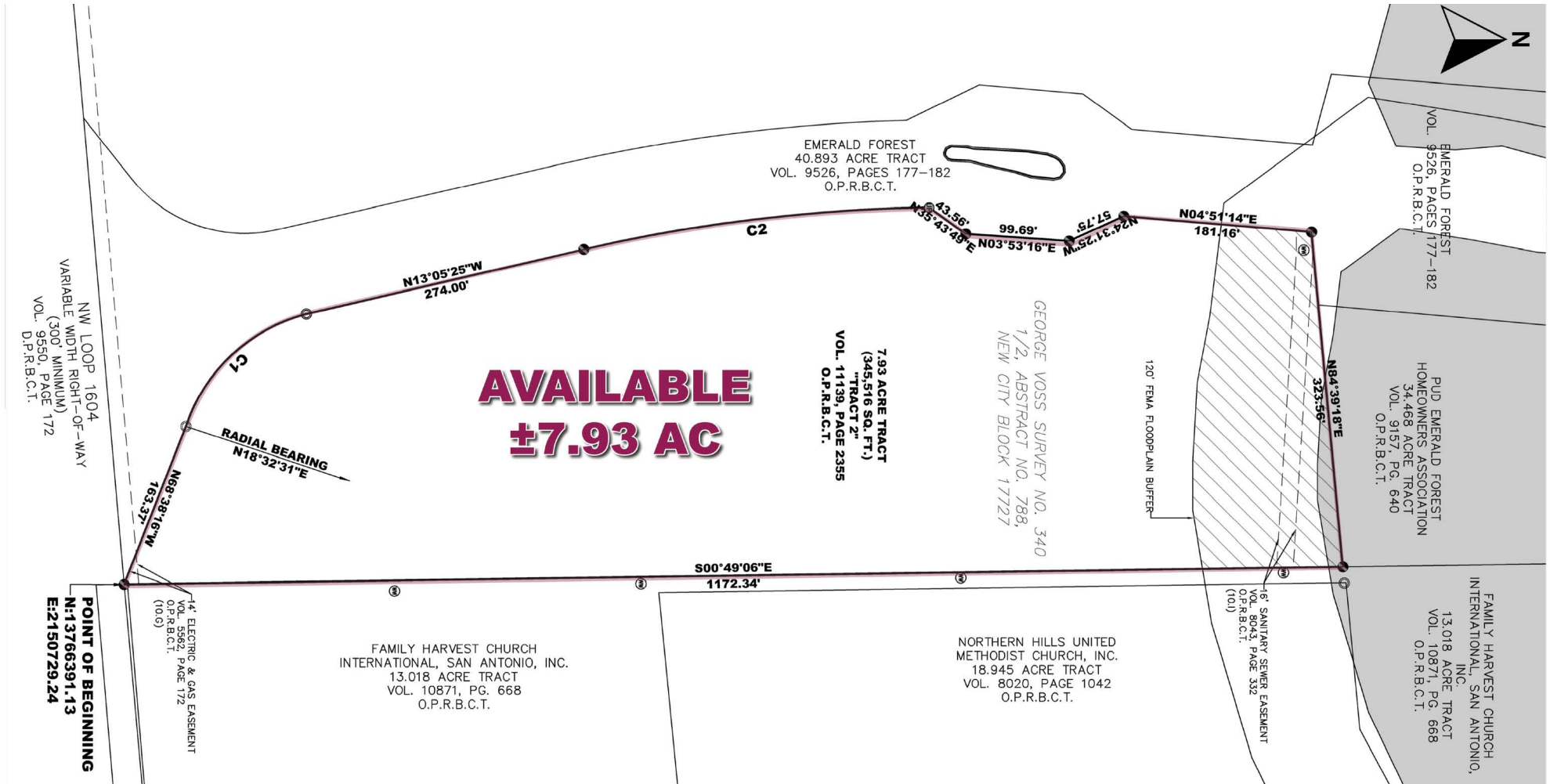
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Survey

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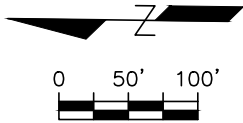
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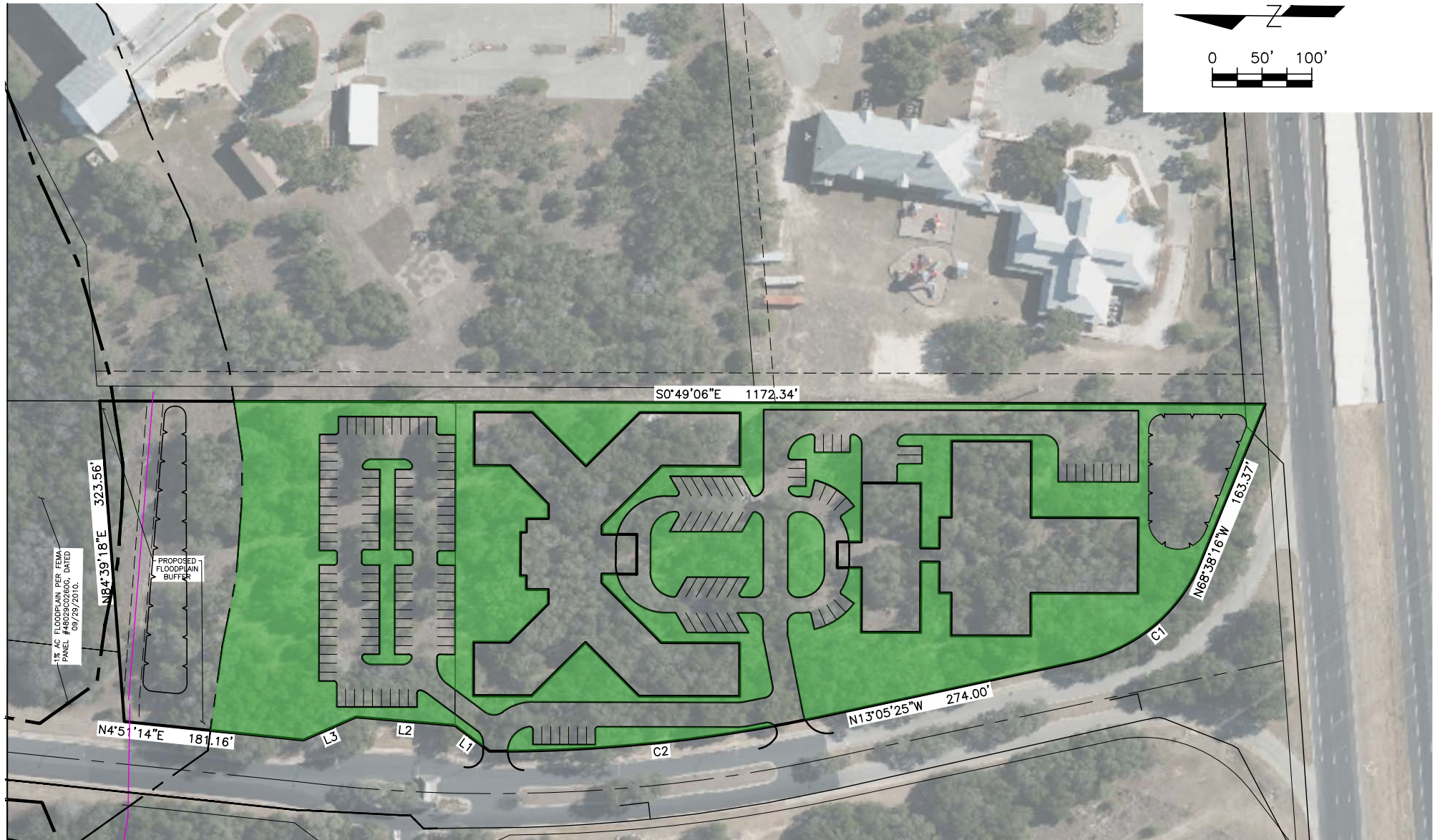
BLDG 1: 4 UNITS/FLOOR
BLDG 2: 8 UNITS/FLOOR
BLDG 3: 8 UNITS/FLOOR
BLDG 4: 10 UNITS/FLOOR
BLDG 5: 8 UNITS/FLOOR
BLDG 6: 10 UNITS/FLOOR
BLDG 7: 10 UNITS/FLOOR

@ 4 STORIES EACH = 232 UNITS

Conceptual Site Plan - Elder Care

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Conceptual Site Plan - Office

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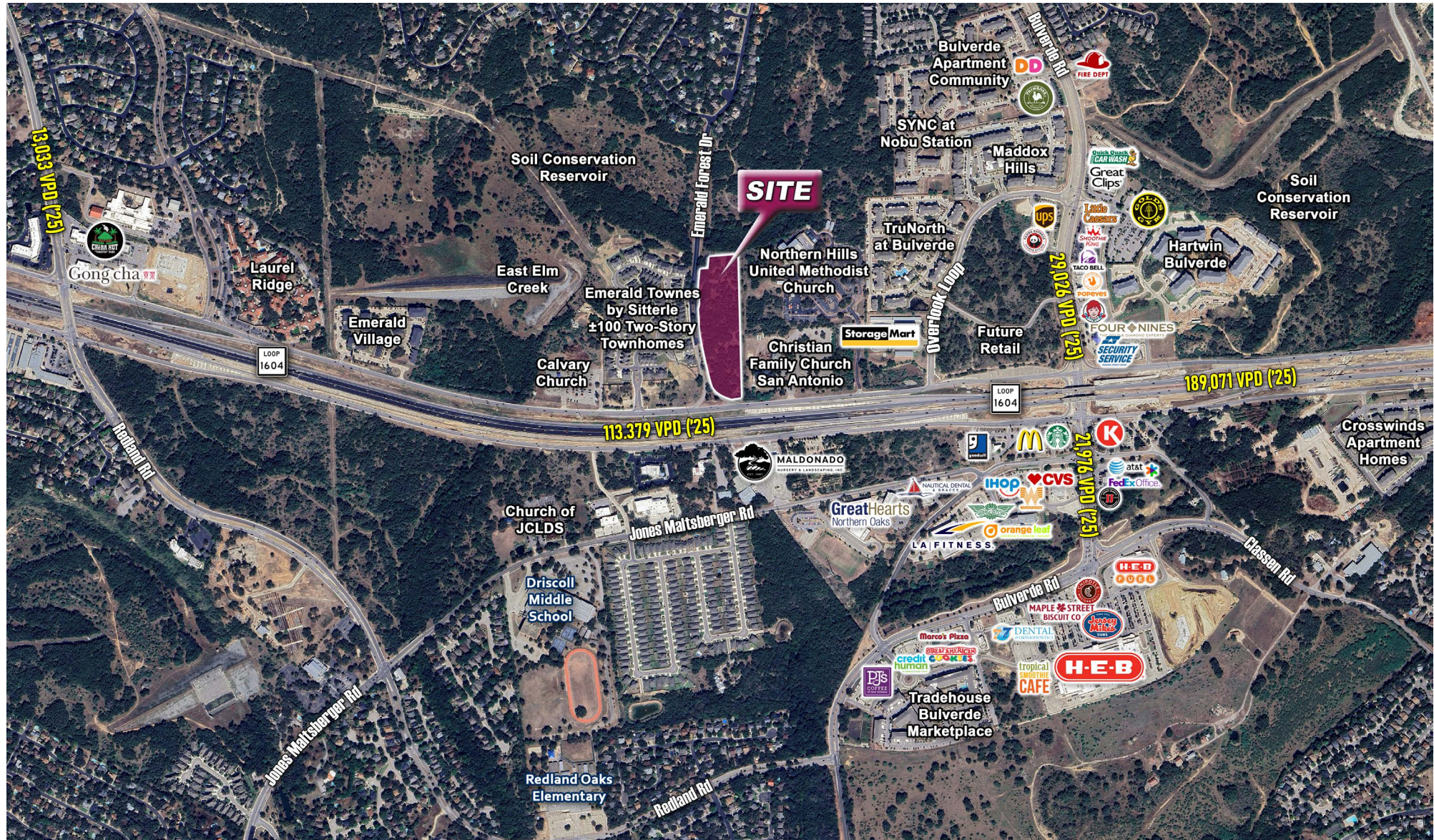
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Close-Up Aerial

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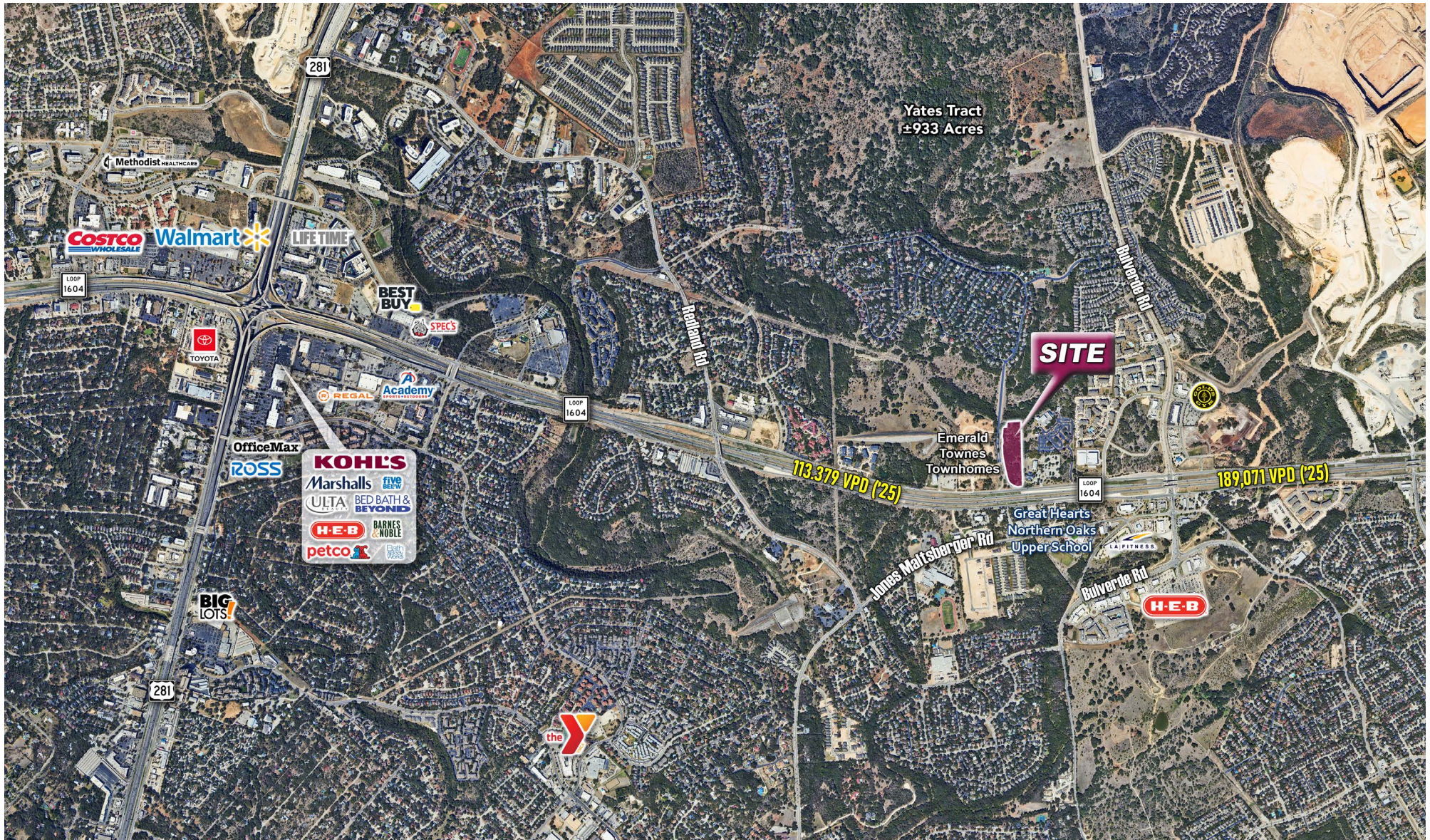
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Wide Aerial

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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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Dirt Dealers V LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

562388

License No.

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First American Property Group

Designated Broker of Firm

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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