

3496 S LOOP 1604 E

LAND FOR SALE



BROWNING COMMERCIAL
REAL ESTATE

A division of Phyllis Browning Co Real Estate



3496 SOUTH LOOP 1604 EAST,
SAN ANTONIO, TX 78264

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2104216529

PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



PROPERTY SUMMARY

3476 SOUTH LOOP 1604 EAST | SAN ANTONIO, TX 78264



Property Summary

Price:	\$2,150,000
Lot Size:	32.88 Acres
Price / Acre:	\$65,377
Permitted Uses:	Ag Exemption
Property Type:	Land
Zoning:	OCL R-20
School District:	Southside ISD

Property Overview

Presenting 33 ± acres along the rapidly growing South Loop 1604 corridor, this prime tract offers a rare combination of mature tree coverage, privacy, and strong development potential. The property borders a newly built Lennar community, placing it directly in the path of growth and making it highly attractive to builders and investors. SAWS water and sewer are available along the front of the property, with electric on site, enhancing development feasibility for residential or mixed-use projects.

Location Overview

Surrounded by expanding residential communities, new commercial activity, and major transportation routes, the property offers developers and investors a rare chance to secure a large, high-visibility tract in a rapidly evolving market.

Additionally, an adjacent ±56 -acre parcel can be purchased together with this tract, bringing the total available acreage to approximately 90 acres, creating an even more compelling opportunity for large-scale development or future investment.

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PROPERTY PHOTOS

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PROPERTY VIDEO

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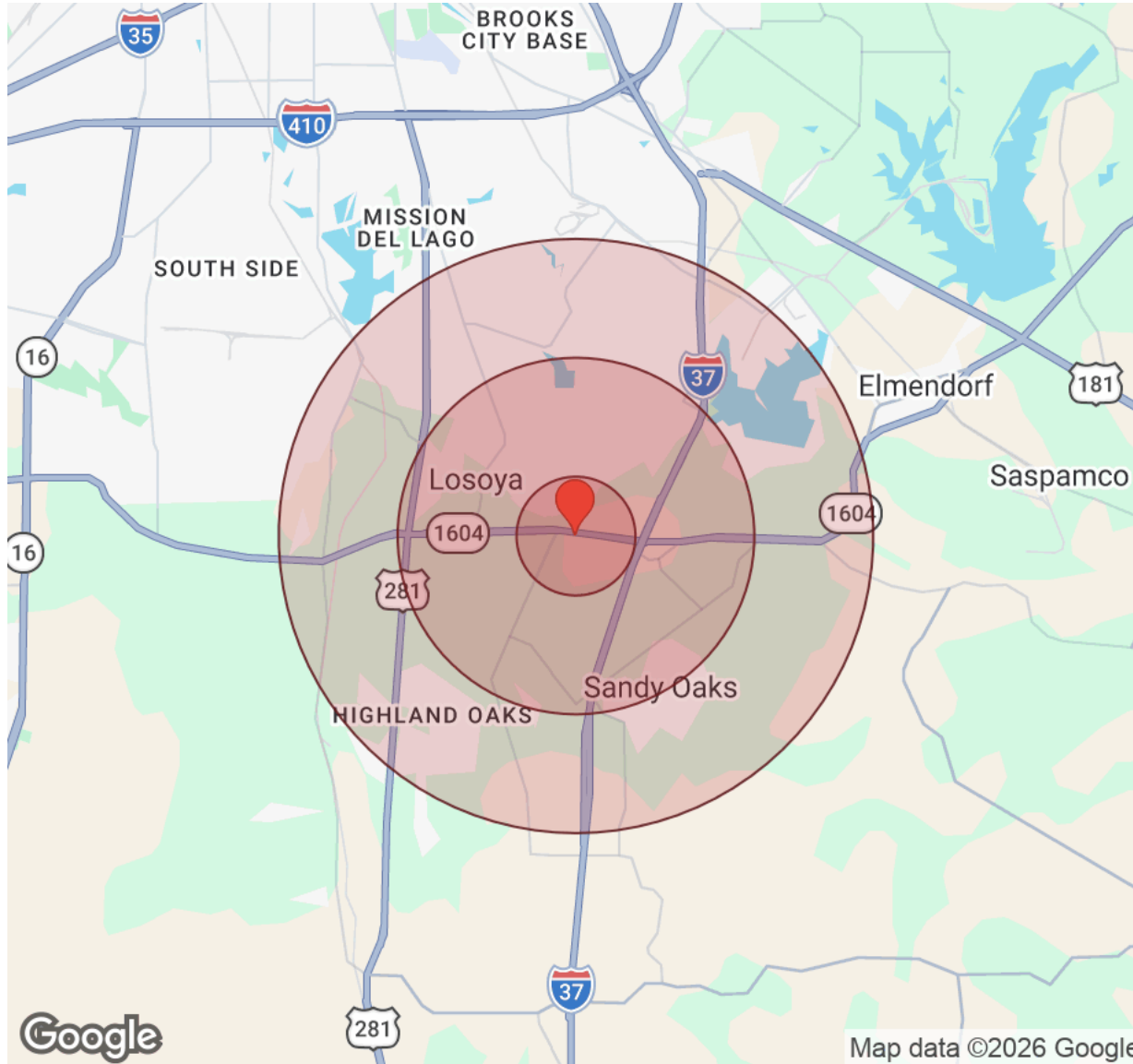


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	400	3,819	12,477
Female	351	3,718	12,027
Total Population	751	7,537	24,504

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	141	1,469	5,317
Black	24	163	485
Am In/AK Nat	2	27	86
Hawaiian	N/A	N/A	N/A
Hispanic	570	5,754	18,032
Asian	4	35	213
Multiracial	9	86	360
Other	N/A	3	7

Housing	1 Mile	3 Miles	5 Miles
Total Units	264	2,533	8,256
Occupied	240	2,314	7,560
Owner Occupied	140	1,708	5,788
Renter Occupied	100	606	1,772
Vacant	25	220	695

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	157	1,628	5,128
Ages 15 - 24	129	1,136	3,688
Ages 25 - 54	316	3,085	9,776
Ages 55 - 64	78	857	2,916
Ages 65+	72	832	2,997

Income	1 Mile	3 Miles	5 Miles
Median	\$69,715	\$57,690	\$58,239
Under \$15k	4	100	632
\$15k - \$25k	16	204	623
\$25k - \$35k	49	446	1,239
\$35k - \$50k	18	337	872
\$50k - \$75k	51	446	1,493
\$75k - \$100k	82	406	1,079
\$100k - \$150k	6	253	979
\$150k - \$200k	14	93	425
Over \$200k	N/A	28	220

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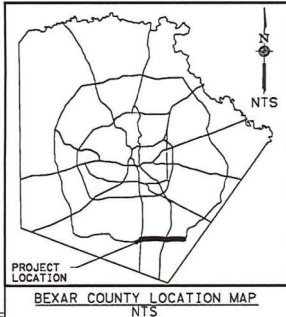
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SAWS MAP

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REAL ESTATE



SAN ANTONIO WATER SYSTEM

SAWS SEWER JOB NO: 17-5519

AS-BUILT QUANTITIES					
SHT. NO.	10" PVC(LF)	12" PVC(LF)	MH(EA)	DOGHOUSE(EA)	ADJUSTMENTS(EA)
S7	459.5	0	0	0	0
S8	499.0	0	0	0	0
S9	512.0	0	0	0	0
S10	501.0	0	0	0	0
S11	400.0	0	0	0	0
S12	500.0	0	0	0	0
S13	500.0	0	0	0	0
S14	487.5	0	0	0	0
S15	0	0	0	0	2
S16	0	0	0	0	0
S17	0	500.3	1	1	0
S18	0	274.0	2	1	0
TOTAL	3859 LF	774.3 LF	3 EA	1 EA	2 EA

LOOP 1604: US 281 TO FM 1303 CSJ: 1479-01-025, 2255-01-085

MATERIAL NOTE:
PIPE: JM EAGLE
MANHOLE MANUFACTURER: OLDCASTLE
MANHOLE TYPE: PRE-CAST

AS-BUILT/PLAN OF RECORD
SAWS JOB NO: 17-5519
COMPLETION DATE: JUNE 3, 2021
CONTRACTOR: HARPER BROTHERS
INSPECTOR: WESTON CARROLL

PREPARED BY:

BCE BGE, Inc.
7330 San Pedro, Suite 202, San Antonio, TX 78216
Tel: 210-581-3500 • www.bgeinc.com
TBPE Registration No. F-1046

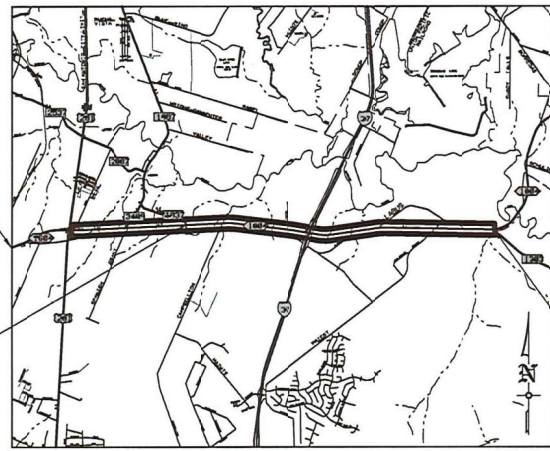
LNV TRIP FIRM NO. F-560
TRIP FIRM NO. 10122022
engineers | architects | surveyors
8918 TEJERO DR., SUITE 401 PH. (210) 822-2322
SAN ANTONIO, TX 78217 FAX (210) 822-4032
www.lnvinc.com



9/8/2021

**AS-BUILT/PLAN OF RECORD
COMPLETION DATE:
06/03/2021**

THESE DOCUMENTS CONFORM TO CONSTRUCTION RECORD DOCUMENTS AND HAVE BEEN PREPARED USING RECORD DOCUMENTS PREPARED AND PROVIDED BY THE CONTRACTOR. ISSUES ARISING FROM APPROVED CHANGE ORDERS FROM THE OWNER AND RESPONSES TO RFIs PROVIDED TO THE CONTRACTOR, THE COMPLETENESS AND ACCURACY OF THE RECORD DOCUMENTS PROVIDED BY THE CONTRACTOR AND USED TO COMPLETE THESE DRAWINGS HAVE NOT BEEN VALIDATED OR CONFIRMED. THESE RECORD DRAWING DOCUMENTS ARE NOT FOR CONSTRUCTION OR PERMITTING AND ARE ONLY FOR INFORMATION PURPOSES.



BEGIN PROJECT
CSJ: 1479-01-025
STA 1032+36.10

END CSJ: 1479-01-025
BEGIN CSJ: 2255-01-085
STA 1176+66.74

END PROJECT
CSJ: 2255-01-085
STA 1461+49.86

TXDOT SHEET NO.	SAWS SHEET NO.	SHEET TITLE
	S1	TITLE SHEET AND SHEET INDEX
	S2	SEWER GENERAL NOTES
	S3	QUANTITIES
	S4-S6	OVERALL SEWER PLAN LAYOUT
	S7-S14	10" FORCE MAIN SEWER PLAN & PROFILE
	S15	15" SEWER PLAN & PROFILE
	S16-S18	12" SEWER PLAN & PROFILE
	S19-S20	MISCELLANEOUS DETAILS



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LAND ID MAP

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Boundary

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DEVELOPMENT

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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.

11-03-2025



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.

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.

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<u>Lisa D. Grove</u>	<u>444720</u>	<u>lgrove@phyllisbrowning.com</u>	<u>(210)824-7878</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IAB5 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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