



OFFERING MEMORANDUM

20.22 +/- AC E LOOP 1604 & LA VERNIA RD

E LOOP 1604, SAINT HEDWIG, TX, 78152



EXCLUSIVELY LISTED BY

NEXTSITE
ADVISORS

PEDRO RAMIREZ

Commercial Sales Associate

DIRECT 210.404.5488

EMAIL Pedro@UriahRealEstate.com

RICARDO PENA

Vice President · Investment Sales

DIRECT 210.781.3777

EMAIL Ricardo@UriahRealEstate.com

PROPERTY OVERVIEW

PROPERTY INFORMATION

LOT SIZE	±20.22 AC · 880,783 SF
BUILDING SIZE	---
ZONING	OCL
UTILITIES	Water · Elec
YEAR BUILT	----
FRONTAGE	±834 FT HWY 1604 ±536 FT La Vernia Rd
PARKING	----
TRAFFIC	10,561 VPD HWY 1604

PRICING BREAKDOWN

PARCEL 1 12.74 AC · Floodplain · \$0.50 PSF	\$277,477
PARCEL 2 4.00 AC · \$4.50 PSF	\$784,080
PARCEL 3 2.75 AC · \$4.00 PSF	\$479,160
TOTAL · 20.22 AC	\$1,540,717

URIAH Real Estate Organization is exclusively marketing 20.22 acres at the hard corner of La Vernia Road and HWY 1604 in San Antonio, Texas a strategically positioned commercial site with approximately 834 feet of frontage along HWY 1604 and 536 feet along La Vernia Road. The site benefits from planned shared access easements through both HWY 1604 and La Vernia Road, already coordinated in connection with the adjacent truck stop currently under contract, significantly reducing future infrastructure costs for the incoming developer. Located 7 minutes from I-10 and 4 minutes from HWY 87, the property sits within a rapidly growing trade area supported by major residential developments from Ashton Woods, Lennar, D.R. Horton, LGI Homes, Starlight Homes, Centex, MI Homes, Chesmar Homes, and others, driving sustained population growth and demand for commercial services. The site is further supported by proximity to major distribution and logistics anchors including Tesla, Amazon, HEB, Dollar General, and Lancer, making it an exceptional opportunity for retail, fuel, or commercial development in one of San Antonio's most active growth corridors. **OWNER FINANCING AVAILABLE**

INVESTMENT HIGHLIGHTS

- 01

Prime Hard Corner
Positioned at the signalized intersection of La Vernia Road and HWY 1604, one of the most strategically located commercial corners in the eastern growth corridor of San Antonio.
- 02

High-Traffic Corridor
10,561 vehicles per day on HWY 1604 provide strong access and visibility for industrial, storage, and logistics operators.
- 03

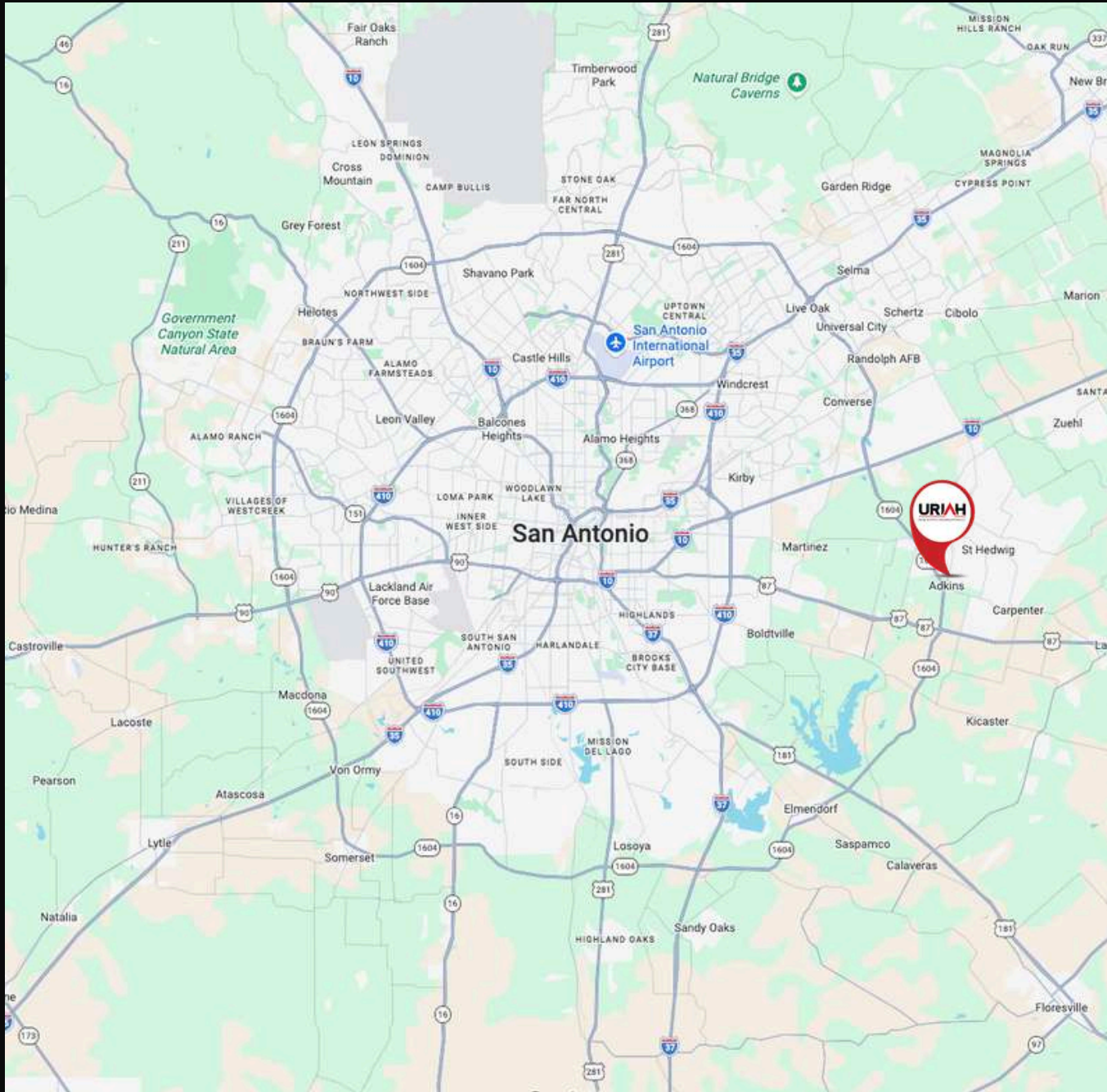
Planned Access
Planned shared access easements through both HWY 1604 and La Vernia Road are already coordinated with the adjacent truck stop under contract, significantly reducing infrastructure costs for the incoming developer.
- 04

High-Growth Trade Area
Surrounded by active residential developments from Lennar, D.R. Horton, LGI Homes, Ashton Woods, and six other national builders, while sitting in close proximity to major logistics anchors including Tesla, Amazon, and HEB.









SITE & ACCESS

ADDRESS

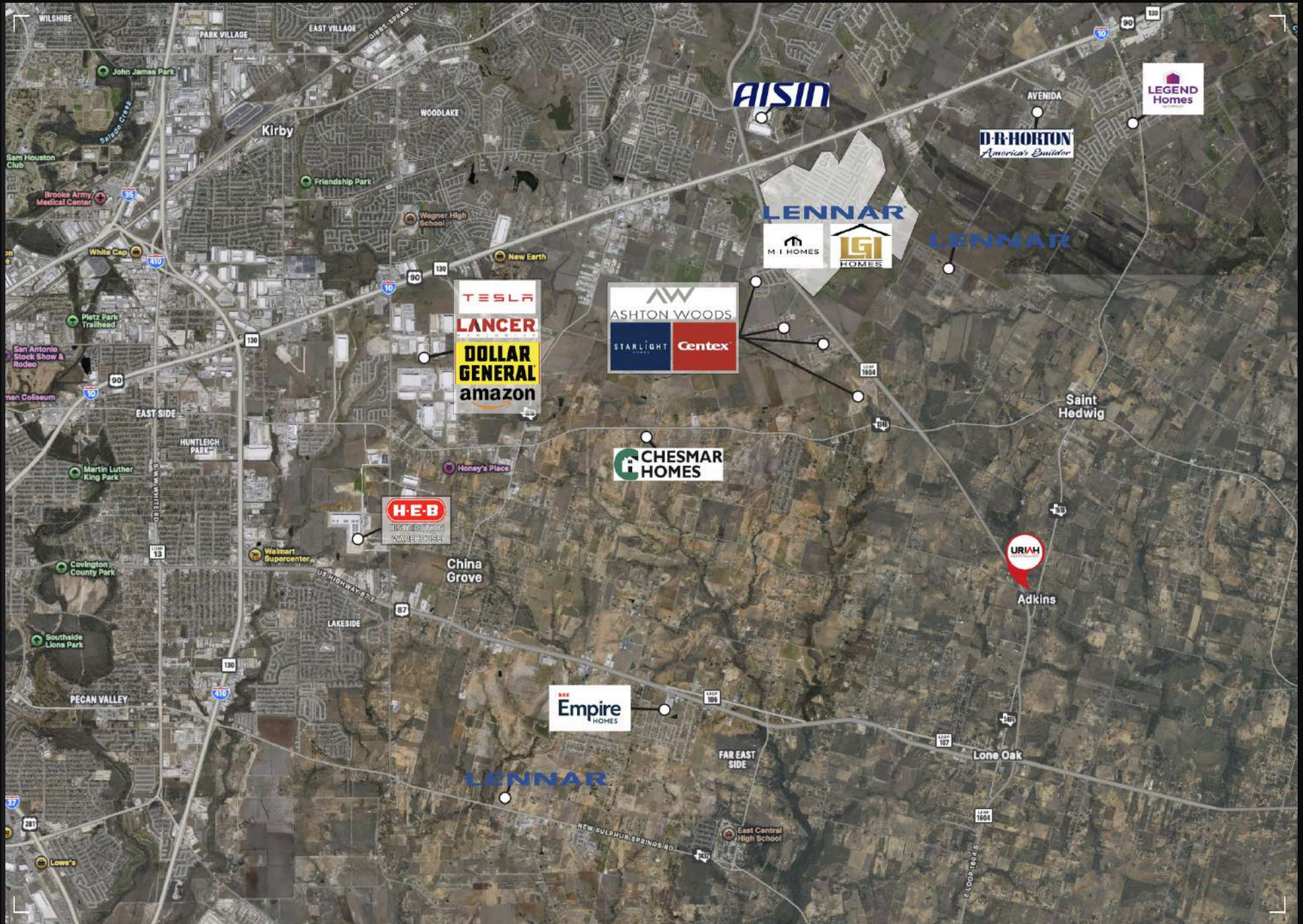
E Loop 1604, Saint Hedwig, TX, 78152

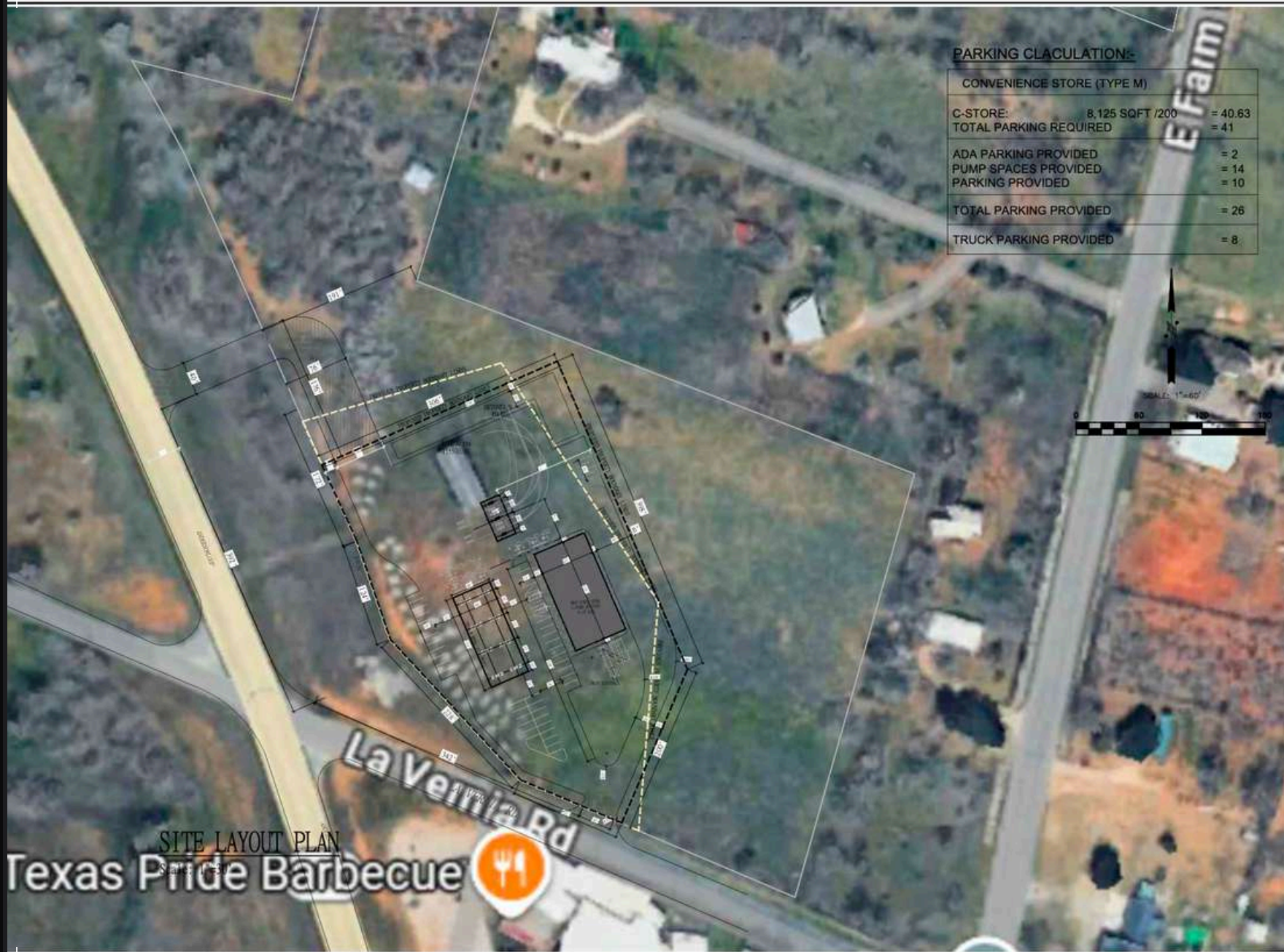
TO I-10

7 min · 5.9 mi

TO HWY 87

4 min · 2.4 mi





PARKING CLACULATION:-

CONVENIENCE STORE (TYPE M)		
C-STORE:	8,125 SQFT /200	= 40.63
TOTAL PARKING REQUIRED		= 41
ADA PARKING PROVIDED		= 2
PUMP SPACES PROVIDED		= 14
PARKING PROVIDED		= 10
TOTAL PARKING PROVIDED		= 26
TRUCK PARKING PROVIDED		= 8

ISSUE FOR:
FOR REVIEW ONLY
NO DATE
REVISED BY:
CONSTRUCTION SET

REVISION:
NO. 048 DESCRIPTION

MAKMO DESIGN
34 DENNIS LANE, SUGAR LAND, TX 77498
PH: 832-231-7647 FAX: 832-231-7648 # 2125A

PROP. SWIFT MINI TRUCK STOP
LOCATED AT
2717 E FARM TO MARKET RD 1518 S, ST HEDWIG, TX
78152

DATE: 05/12/2026

PROJECT NUMBER: 25-000
SCALE: 1"=50'
DRAWN BY: P.R.
CHECKED BY: A.S.
SHEET TITLE:

SITE LAYOUT PLAN

DRAWING NUMBER:
C-1.0

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CONTACT

Pedro Ramirez · Commercial Sales Associate

DIRECT:

210.404.5488

EMAIL

Pedro@UriahRealEstate.com

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NEXTSITE
ADVISORS

POWERED BY:

URIAH
REAL ESTATE ORGANIZATION LLC