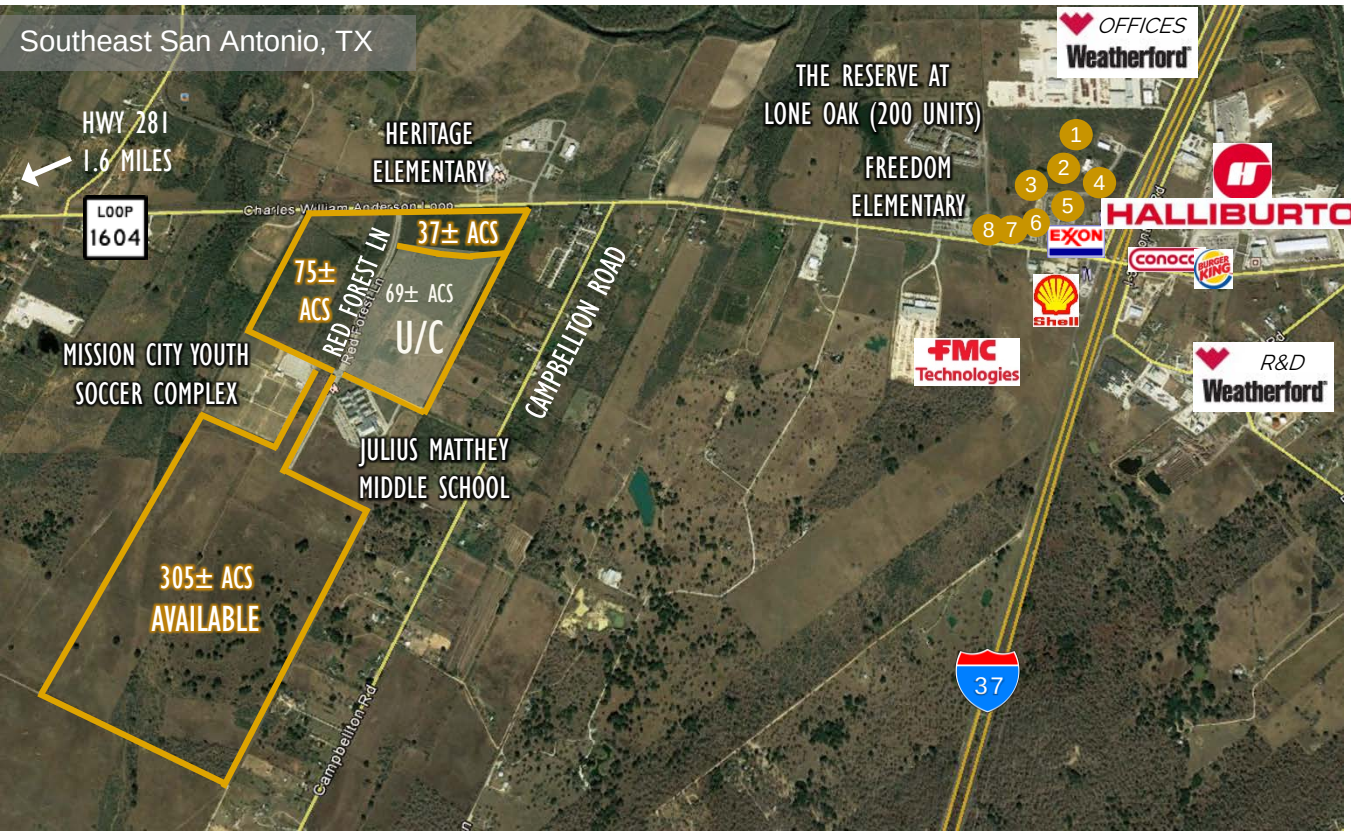
490± ACRES LOOP 1604 S
ALL OR PART . ALL UTILITIES . MDP
RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY

FOR SALE



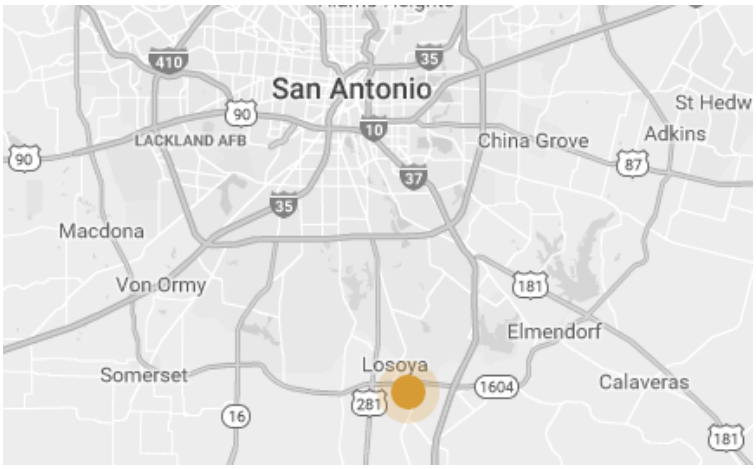
SALE PRICE
$25,000 / acre

LAND DESCRIPTION
490 ACS TOTAL–All or Part
69 ACS – U/C

HIGHLIGHTS

- Premier Residential / Commercial Development Opportunity
- Loop 1604 Frontage – 3,300± FT
- MDP
- ALL Utilities to Site*
  (Water & Sewer: SAWS; Gas & Electric: CPS)
- No Zoning – OCL, Bexar County
- Just 2 miles west of major intersection of IH-37 & Loop 1604
- Mission City Youth Soccer Complex & Southside ISD schools in immediate area
- Convenient access to IH-37 & Hwy 281, major employers, schools, and south San Antonio retail

* Prospective buyers should retain an independent engineer to verify the cost, location, accessibility, and capacity of all utilities for buyer's intended use.



LOCATION
I-37 & Hwy 281 provide a direct route to southern counties and the gateway of the Eagle Ford Oilfield.

2 miles to Halliburton
2 miles to Weatherford
10 minutes to Baker Hughes
20 minutes to Schlumberger
15 minutes to San Antonio's CBD
10 minutes to Brooks City Base

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200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

sullivansa.com
For additional info, please contact :

JAMIE SULLIVAN
210 341 9292 x304
jsullivan@sullivansa.com

490± ACRES LOOP 1604 S
ALL OR PART . ALL UTILITIES . MDP
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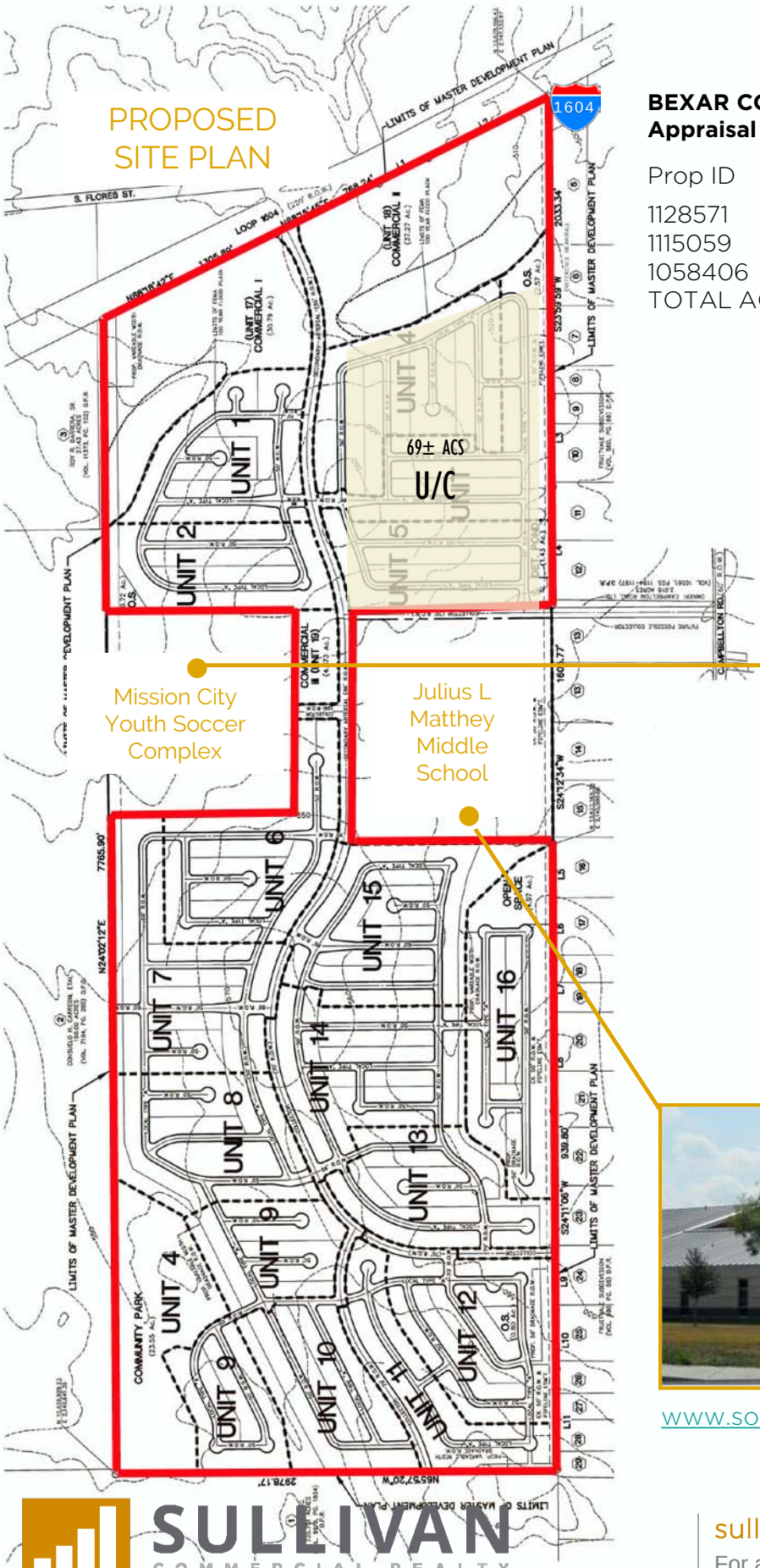

BEXAR COUNTY
Appraisal Parcel Info:

Prop ID	Acreage
1128571	74.96
1115059	105.8567
1058406	305.7243
TOTAL ACS	486.541

The Mission City Youth Soccer Complex located at 2600 Red Hill Ln, opened in 2013, and includes eight soccer fields, concessions and other facilities.

www.southsideisd.org/matthey/

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490± ACRES LOOP 1604 S
ALL OR PART . ALL UTILITIES . MDP
RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY

FOR SALE

LOCATION

South Submarket, near the intersection of Loop 1604 and IH-37 within easy reach of US 181 and US 281

Several Southside ISD schools are located within the immediate area.

The $5 million, eight-field Mission City Youth Soccer Complex is located on the adjacent 40 acres of county-owned land at 2600 Red Hill Lane, just off Redforest & Loop 1604. The location has an extra 2 acres to accommodate a planned fire station.

Demographic Highlights – 2018 EST.	5 Mile	10 Mile	15 Mile
Population:	18,908	119,009	461,699
Avg HH Income:	$61,060	$56,523	$50,734
Total Households:	5,770	37,591	147,250

TRAFFIC COUNTS

IH-37, north of Loop 1604 - 46,407 vpd (2015)
IH-37, south of Loop 1604 – 42,931 vpd (2015)
Loop 1604 at IH-37 : 22,000 vpd

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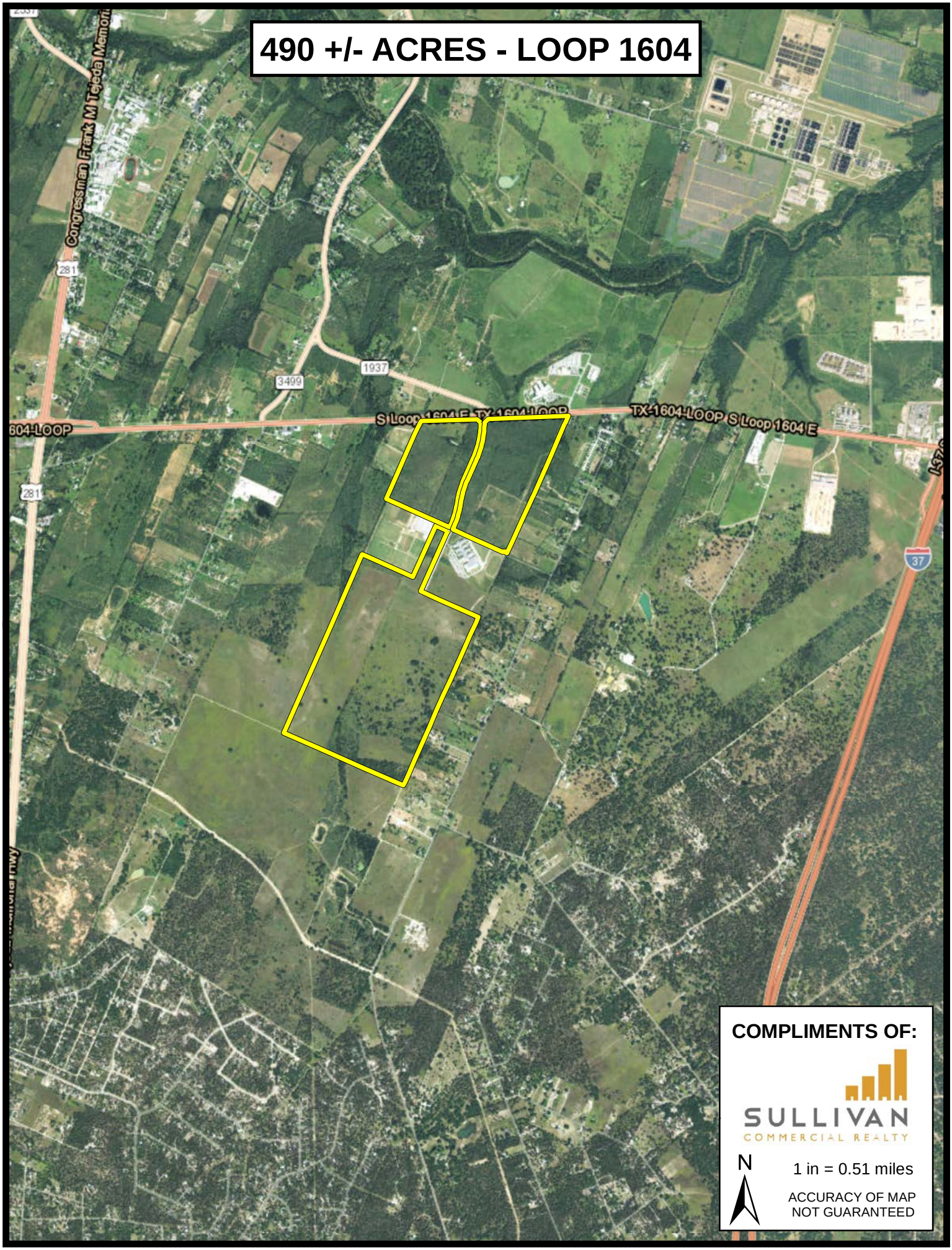
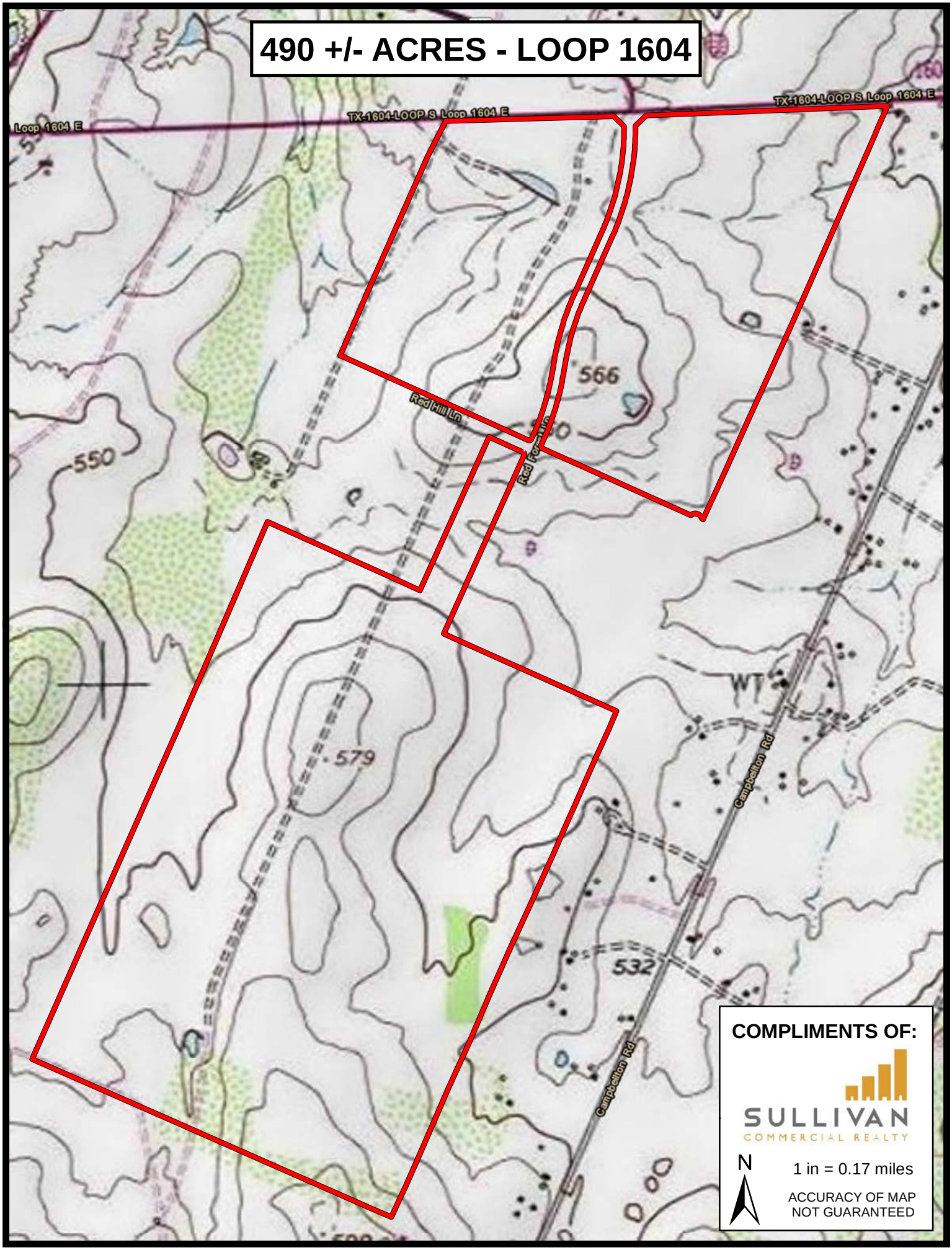
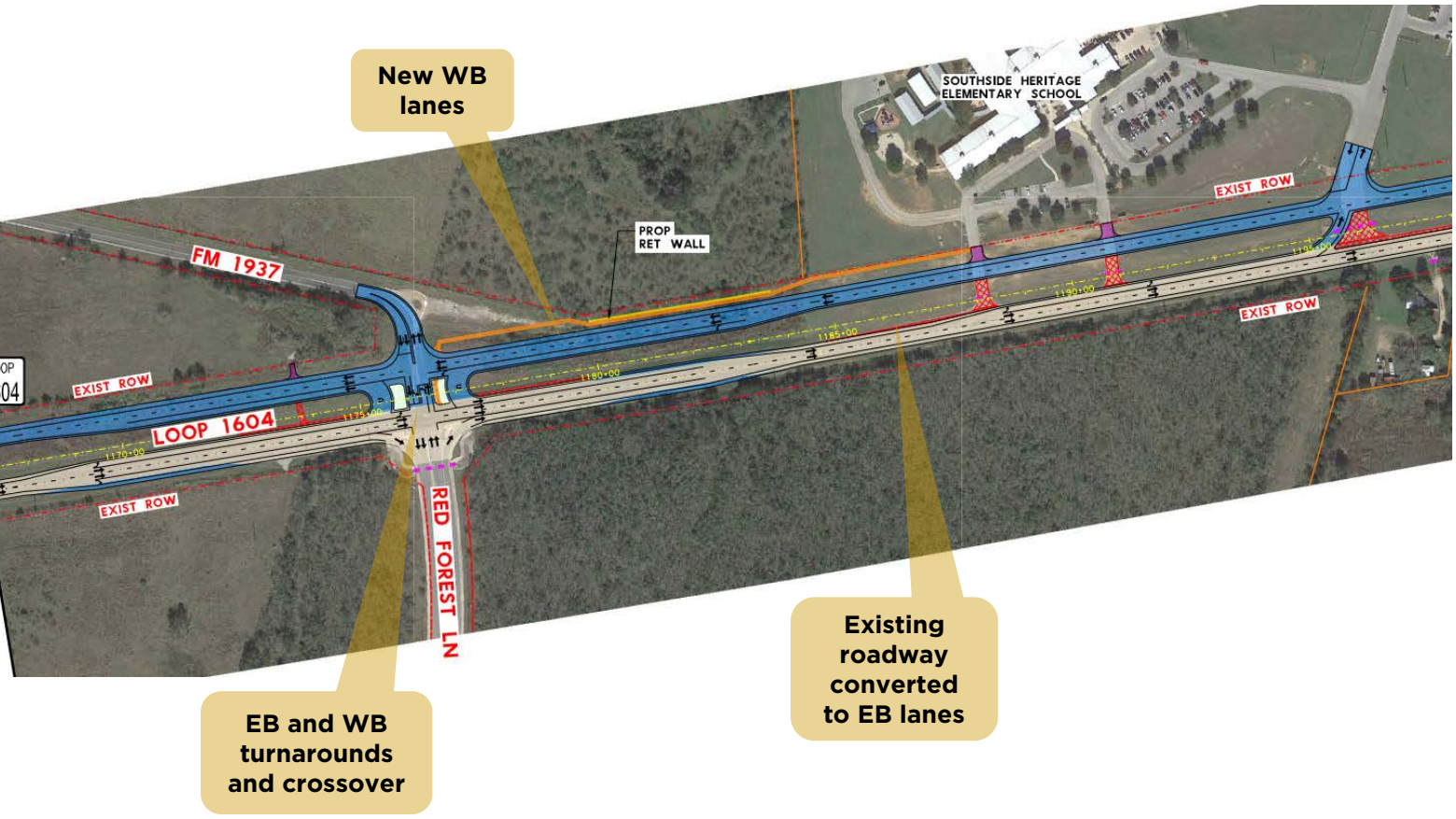

490 +/- ACRES - LOOP 1604
Congressman Frank M Tejeda Memori
281
1937
3499
604-LOOP
TX-1604-LOOP
S Loop 1604 E
281
37
COMPLIMENTS OF:
SULLIVAN
COMMERCIAL REALTY
N
1 in = 0.51 miles
ACCURACY OF MAP
NOT GUARANTEED


490 +/- ACRES - LOOP 1604
TX-1604-LOOP S Loop 1604 E
Loop 1604 E
Red Hill Ln
Campbellton Rd
566
550
579
532
WT
COMPLIMENTS OF:
SULLIVAN
COMMERCIAL REALTY
N
1 in = 0.17 miles
ACCURACY OF MAP
NOT GUARANTEED

490 ACRES LOOP 1604 S
ALL OR PART . ALL UTILITIES . MDP
RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY

FOR **SALE**



LOOP 1604 EXPANSION

TXDOT plans to expand Loop 1604 from a two-lane to a four-lane divided roadway with shoulders.

Estimated completion 2020

This project will widen Loop 1604 from a two-lane rural road to a four-lane divided highway from just west of US 281 to just north of FM 1303. Between US 281 and Cambellton Road, the existing roadway will become the eastbound lanes and a new westbound roadway will be built to the north of it. Between Cambellton and FM 1303, the existing roadway will become the westbound lanes and a new eastbound roadway will be built to the south of it.

LINKS

TXDOT – Loop 1604 from US 281 to FM 1303

TXDOT
CLICK FOR MORE INFO

TXDOT
CLICK FOR SCHEMATIC

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For additional info, please contact :

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INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

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

11-2-2015

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.

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.

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 obligation 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 opinion and advise 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.

SULLIVAN COMMERCIAL REALTY	**LICENSE NO: 491694**	**Phone: 210-341-9292**	
	200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216		
James E. Sullivan, Jr., Broker	**LICENSE NO: 347973**	**jsullivan@sullivansa.com**	**210-341-9292 ext 304**
Pete Tassos, Broker	**LICENSE NO: 488379**	**ptassos@sullivansa.com**	**210-341-9292 ext 303**
Zach Davis, Broker	**LICENSE NO: 555684**	**zdavis@sullivansa.com**	**210-341-9292 ext 309**

Buyer/Tenant initials _____ Seller/Landlord Initials _____ Date _____

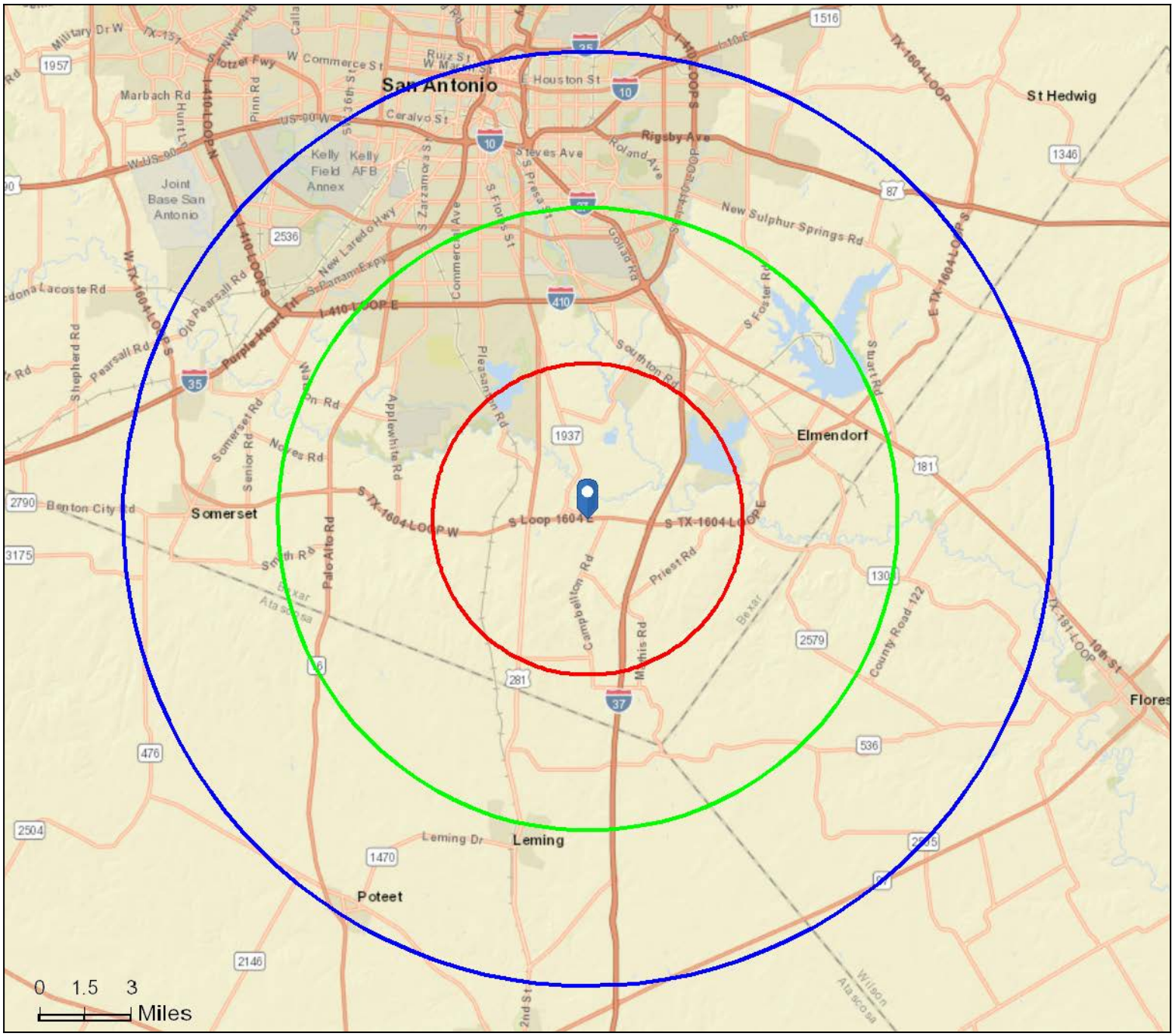
Source:
Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

Sullivan Commercial Realty does not guarantee the completeness or accuracy of the information contained herein and expressly disclaims any duty, warranty or representation, express or implied, related to this information or the property information.

Site Details Map

2856-2884 S Loop 1604 E, San Antonio, Texas, 78264
Rings: 5, 10, 15 mile radii

Site Details Map
Latitude: 29.22051
Longitude: -98.44630



This site is located in:

City: ---
County: Bexar County
State: Texas
ZIP Code: 78264
Census Tract: 48029152201
Census Block Group: 480291522012
CBSA: San Antonio-New Braunfels, TX Metropolitan Statistical Area

September 26, 2017

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Demographic and Income Comparison Profile

20200-20202 Red Forest Ln
20200-20202 Red Forest Ln, San Antonio, Texas, 78264
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 29.22007
Longitude: -98.44603

	5 miles	10 miles	15 miles
Census 2010 Summary			
Population	16,460	103,528	423,491
Households	5,018	32,508	134,742
Families	3,949	24,987	98,767
Average Household Size	3.28	3.14	3.05
Owner Occupied Housing Units	4,004	22,891	83,910
Renter Occupied Housing Units	1,014	9,617	50,832
Median Age	32.5	32.2	32.2
2018 Summary			
Population	18,908	119,009	461,699
Households	5,770	37,591	147,250
Families	4,516	28,514	106,713
Average Household Size	3.28	3.13	3.05
Owner Occupied Housing Units	4,380	24,978	87,399
Renter Occupied Housing Units	1,390	12,613	59,851
Median Age	33.4	33.1	33.2
Median Household Income	$52,034	$45,368	$37,650
Average Household Income	$61,060	$56,523	$50,734
2023 Summary			
Population	21,113	129,853	490,298
Households	6,439	41,057	156,732
Families	5,025	31,013	112,932
Average Household Size	3.28	3.13	3.04
Owner Occupied Housing Units	5,013	27,961	95,366
Renter Occupied Housing Units	1,425	13,095	61,366
Median Age	34.3	34.0	34.4
Median Household Income	$56,452	$51,191	$41,982
Average Household Income	$69,972	$64,329	$57,862
Trends: 2018-2023 Annual Rate			
Population	2.23%	1.76%	1.21%
Households	2.22%	1.78%	1.26%
Families	2.16%	1.69%	1.14%
Owner Households	2.74%	2.28%	1.76%
Median Household Income	1.64%	2.44%	2.20%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

January 16, 2019

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	5 miles		10 miles		15 miles	
2018 Households by Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<$15,000	776	13.4%	5,057	13.5%	27,342	18.6%
$15,000 - $24,999	661	11.5%	4,731	12.6%	21,346	14.5%
$25,000 - $34,999	480	8.3%	4,388	11.7%	19,420	13.2%
$35,000 - $49,999	772	13.4%	6,105	16.2%	23,544	16.0%
$50,000 - $74,999	1,505	26.1%	8,302	22.1%	26,976	18.3%
$75,000 - $99,999	753	13.1%	4,218	11.2%	13,039	8.9%
$100,000 - $149,999	566	9.8%	3,511	9.3%	10,792	7.3%
$150,000 - $199,999	151	2.6%	771	2.1%	2,651	1.8%
$200,000+	107	1.9%	508	1.4%	2,140	1.5%
Median Household Income	$52,034		$45,368		$37,650	
Average Household Income	$61,060		$56,523		$50,734	
Per Capita Income	$18,586		$18,239		$16,822	
2023 Households by Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<$15,000	699	10.9%	4,712	11.5%	25,921	16.5%
$15,000 - $24,999	623	9.7%	4,429	10.8%	19,831	12.7%
$25,000 - $34,999	482	7.5%	4,316	10.5%	19,098	12.2%
$35,000 - $49,999	802	12.5%	6,366	15.5%	24,627	15.7%
$50,000 - $74,999	1,694	26.3%	9,356	22.8%	30,337	19.4%
$75,000 - $99,999	949	14.7%	5,269	12.8%	16,013	10.2%
$100,000 - $149,999	829	12.9%	4,881	11.9%	14,636	9.3%
$150,000 - $199,999	218	3.4%	1,031	2.5%	3,385	2.2%
$200,000+	144	2.2%	695	1.7%	2,883	1.8%
Median Household Income	$56,452		$51,191		$41,982	
Average Household Income	$69,972		$64,329		$57,862	
Per Capita Income	$21,286		$20,695		$19,100	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

January 16, 2019

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Demographic and Income Comparison Profile

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20200-20202 Red Forest Ln, San Antonio, Texas, 78264
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 29.22007
Longitude: -98.44603

	5 miles		10 miles		15 miles	
2010 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	1,350	8.2%	8,429	8.1%	35,325	8.3%
Age 5 - 9	1,398	8.5%	8,713	8.4%	34,408	8.1%
Age 10 - 14	1,482	9.0%	8,748	8.4%	33,652	7.9%
Age 15 - 19	1,514	9.2%	8,775	8.5%	35,123	8.3%
Age 20 - 24	1,041	6.3%	7,179	6.9%	31,847	7.5%
Age 25 - 34	1,914	11.6%	13,742	13.3%	56,203	13.3%
Age 35 - 44	2,291	13.9%	13,730	13.3%	52,431	12.4%
Age 45 - 54	2,382	14.5%	13,551	13.1%	55,040	13.0%
Age 55 - 64	1,694	10.3%	10,491	10.1%	42,843	10.1%
Age 65 - 74	897	5.4%	6,078	5.9%	25,408	6.0%
Age 75 - 84	405	2.5%	3,258	3.1%	15,839	3.7%
Age 85+	92	0.6%	832	0.8%	5,371	1.3%

2018 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	1,479	7.8%	9,266	7.8%	36,345	7.9%
Age 5 - 9	1,457	7.7%	9,053	7.6%	35,210	7.6%
Age 10 - 14	1,481	7.8%	9,055	7.6%	34,179	7.4%
Age 15 - 19	1,379	7.3%	8,797	7.4%	33,764	7.3%
Age 20 - 24	1,427	7.5%	8,924	7.5%	34,997	7.6%
Age 25 - 34	2,615	13.8%	17,415	14.6%	67,647	14.7%
Age 35 - 44	2,207	11.7%	14,626	12.3%	54,016	11.7%
Age 45 - 54	2,436	12.9%	14,223	12.0%	53,215	11.5%
Age 55 - 64	2,283	12.1%	13,261	11.1%	51,466	11.1%
Age 65 - 74	1,463	7.7%	9,139	7.7%	36,531	7.9%
Age 75 - 84	544	2.9%	4,036	3.4%	17,748	3.8%
Age 85+	139	0.7%	1,213	1.0%	6,580	1.4%

2023 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	1,615	7.6%	10,030	7.7%	38,094	7.8%
Age 5 - 9	1,612	7.6%	9,727	7.5%	36,441	7.4%
Age 10 - 14	1,643	7.8%	9,850	7.6%	36,162	7.4%
Age 15 - 19	1,498	7.1%	9,460	7.3%	35,580	7.3%
Age 20 - 24	1,392	6.6%	8,882	6.8%	33,833	6.9%
Age 25 - 34	3,010	14.3%	18,883	14.5%	69,466	14.2%
Age 35 - 44	2,471	11.7%	16,456	12.7%	60,565	12.4%
Age 45 - 54	2,494	11.8%	14,708	11.3%	53,205	10.9%
Age 55 - 64	2,520	11.9%	14,108	10.9%	53,570	10.9%
Age 65 - 74	1,920	9.1%	10,996	8.5%	43,499	8.9%
Age 75 - 84	760	3.6%	5,336	4.1%	22,602	4.6%
Age 85+	180	0.9%	1,418	1.1%	7,283	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

January 16, 2019

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Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 29.22007
Longitude: -98.44603

	5 miles		10 miles		15 miles	
2010 Race and Ethnicity	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White Alone	13,039	79.2%	80,289	77.6%	301,530	71.2%
Black Alone	298	1.8%	2,530	2.4%	28,680	6.8%
American Indian Alone	168	1.0%	960	0.9%	4,428	1.0%
Asian Alone	116	0.7%	489	0.5%	1,771	0.4%
Pacific Islander Alone	11	0.1%	50	0.0%	301	0.1%
Some Other Race Alone	2,362	14.4%	16,319	15.8%	74,821	17.7%
Two or More Races	465	2.8%	2,891	2.8%	11,960	2.8%
Hispanic Origin (Any Race)	12,542	76.2%	82,131	79.3%	335,873	79.3%
2018 Race and Ethnicity	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White Alone	14,727	77.9%	90,800	76.3%	324,501	70.3%
Black Alone	363	1.9%	3,324	2.8%	31,950	6.9%
American Indian Alone	198	1.0%	1,124	0.9%	4,844	1.0%
Asian Alone	135	0.7%	645	0.5%	2,199	0.5%
Pacific Islander Alone	13	0.1%	67	0.1%	379	0.1%
Some Other Race Alone	2,912	15.4%	19,558	16.4%	84,364	18.3%
Two or More Races	561	3.0%	3,491	2.9%	13,462	2.9%
Hispanic Origin (Any Race)	15,114	79.9%	96,871	81.4%	372,698	80.7%
2023 Race and Ethnicity	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White Alone	16,438	77.9%	99,217	76.4%	346,029	70.6%
Black Alone	432	2.0%	3,841	3.0%	34,545	7.0%
American Indian Alone	218	1.0%	1,227	0.9%	5,140	1.0%
Asian Alone	161	0.8%	787	0.6%	2,615	0.5%
Pacific Islander Alone	15	0.1%	79	0.1%	433	0.1%
Some Other Race Alone	3,214	15.2%	20,854	16.1%	87,177	17.8%
Two or More Races	636	3.0%	3,847	3.0%	14,359	2.9%
Hispanic Origin (Any Race)	17,327	82.1%	107,549	82.8%	400,142	81.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

January 16, 2019

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Demographic and Income Comparison Profile

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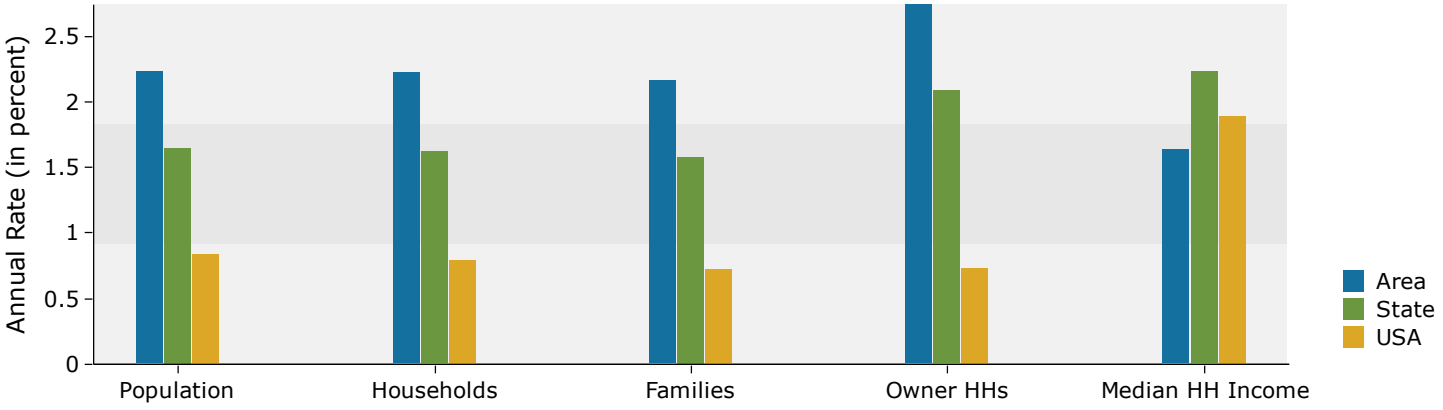
20200-20202 Red Forest Ln, San Antonio, Texas, 78264
Rings: 5, 10, 15 mile radii

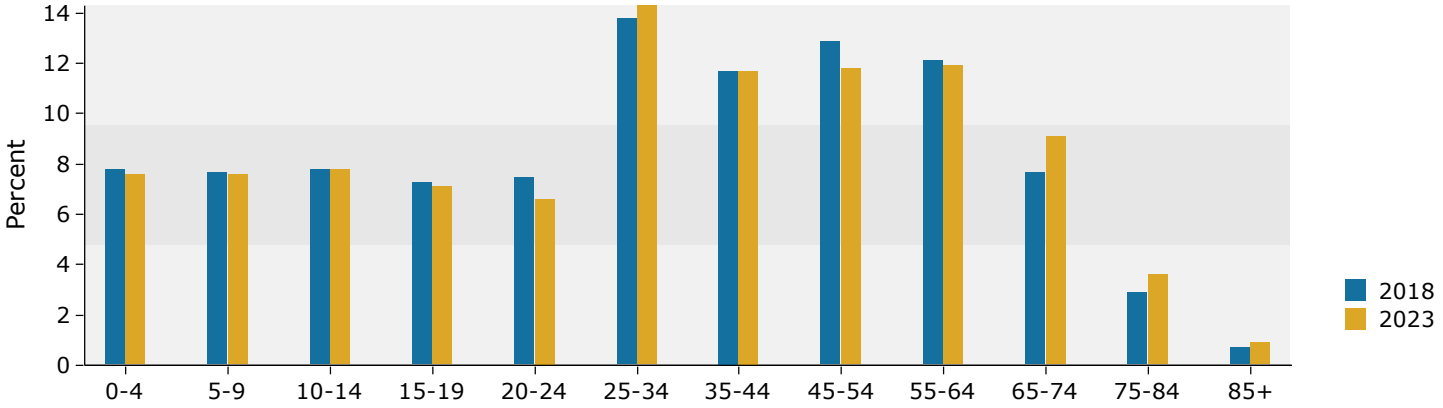
Prepared by Esri
Latitude: 29.22007
Longitude: -98.44603

5 miles

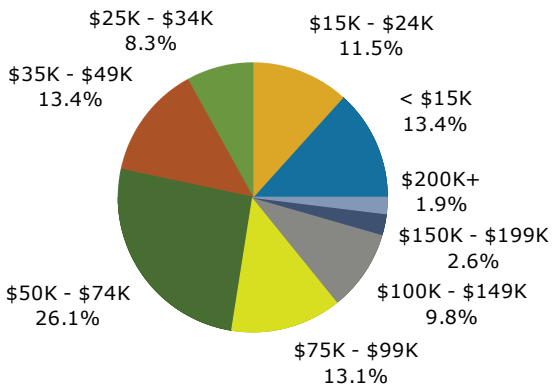
Trends 2018-2023



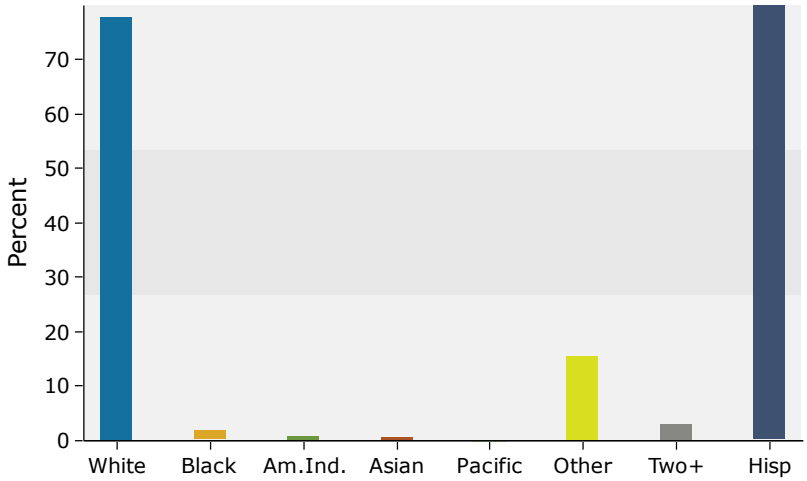
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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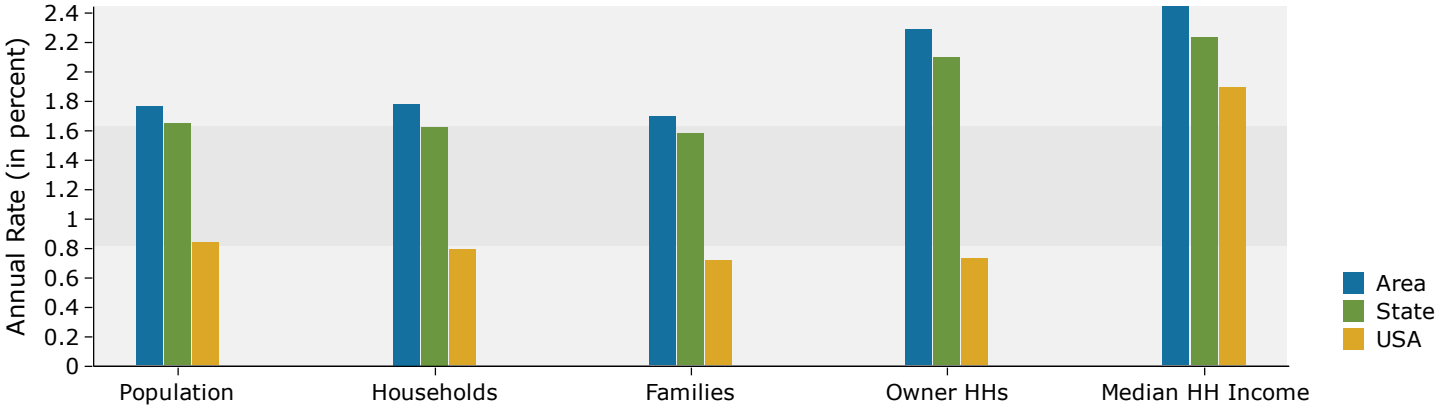
20200-20202 Red Forest Ln
20200-20202 Red Forest Ln, San Antonio, Texas, 78264
Rings: 5, 10, 15 mile radii

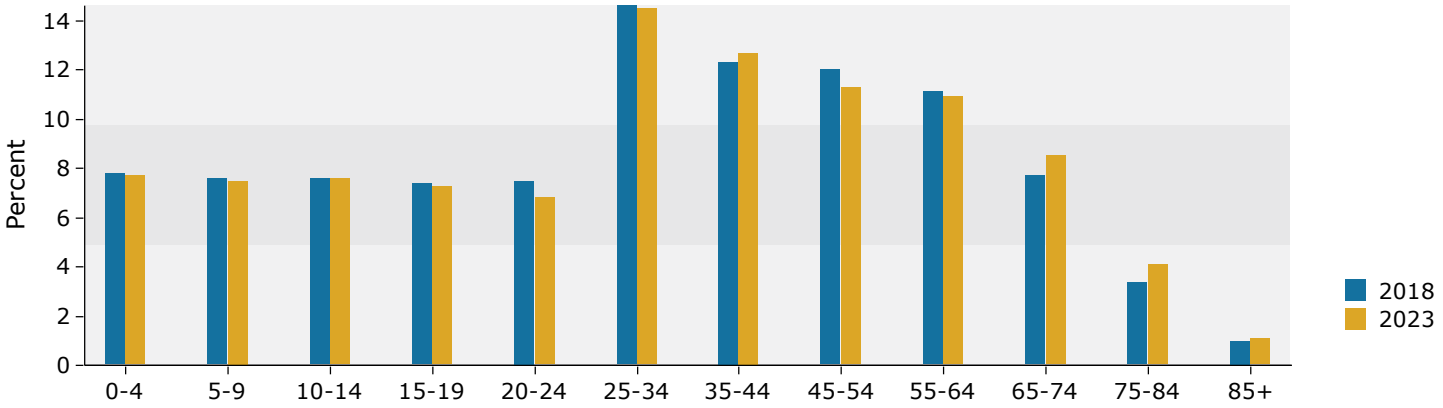
Prepared by Esri
Latitude: 29.22007
Longitude: -98.44603

10 miles

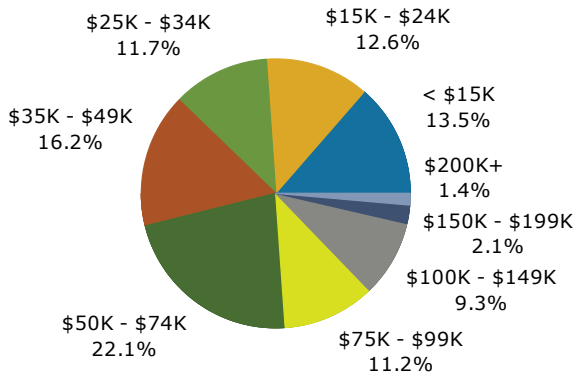
Trends 2018-2023



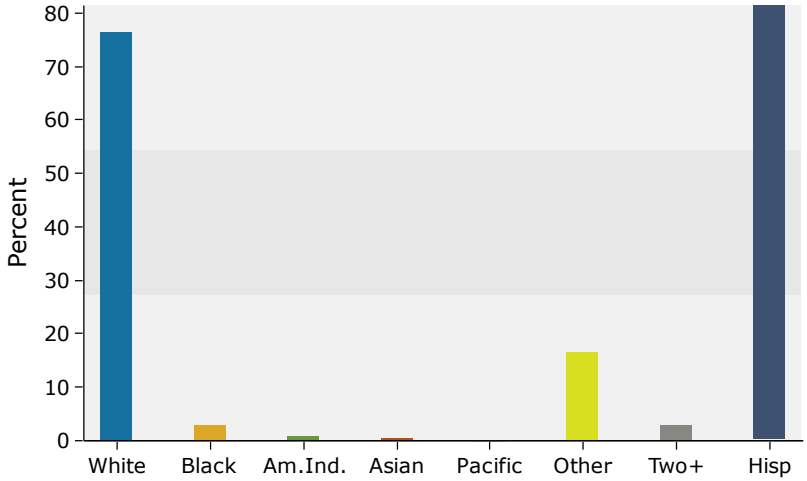
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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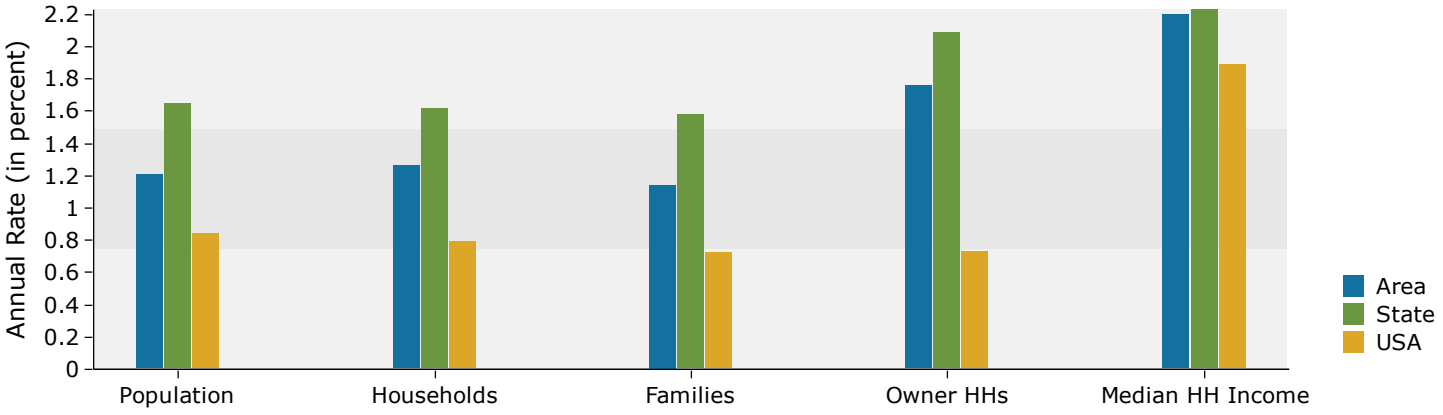
Demographic and Income Comparison Profile

20200-20202 Red Forest Ln
20200-20202 Red Forest Ln, San Antonio, Texas, 78264
Rings: 5, 10, 15 mile radii

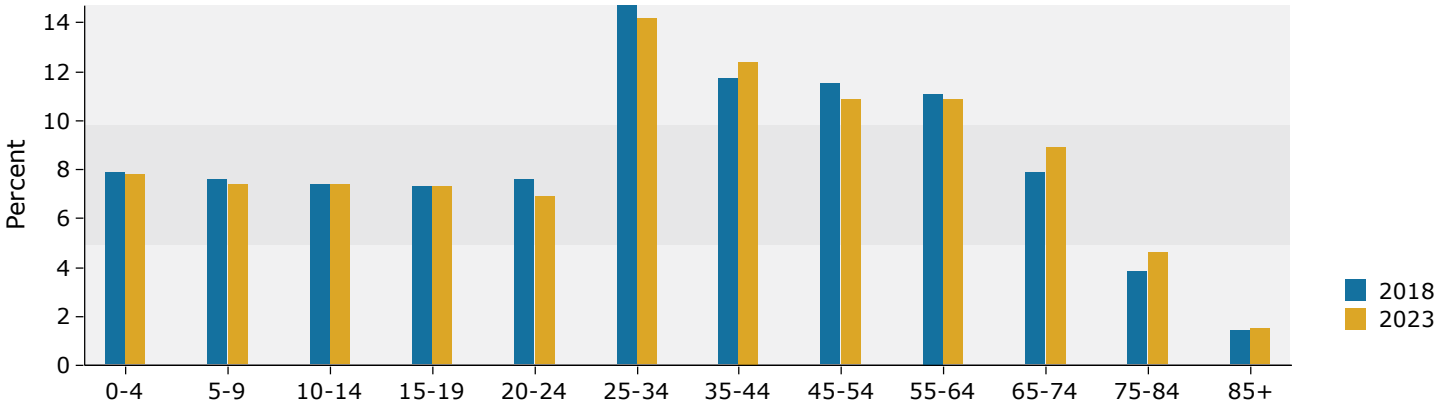
Prepared by Esri
Latitude: 29.22007
Longitude: -98.44603

15 miles

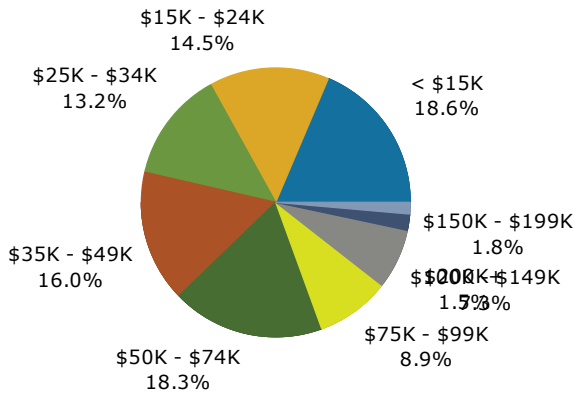
Trends 2018-2023



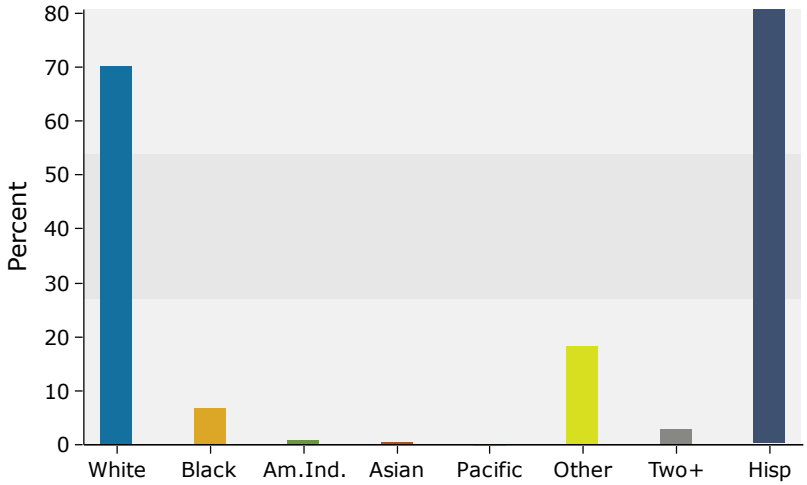
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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