

PLATTED SITES . ALL OR PART

NWC I-37 & LOOP 1604
SAN ANTONIO, TX 78112

FOR SALE



SITES FROM 1 AC - 16± ACS
CONTIGUOUS

LAND SIZE
1 AC - 16± ACS

ZONING
C-3

UTILITIES
AVAILABLE
Water & Sewer: SAWS; Gas & Electric: CPS

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

SALE PRICE
CONTACT BROKER

- I-37 Frontage Sites @ Eagle Ford Way near S Loop 1604 E
- High Visibility near signaled corner of 1604 & I-37
- Platted lots
- Near public schools, new subdivisions planned in immediate area
- Convenient access to IH-37 & Hwy 281, major employers, schools and south San Antonio retail

PLATTED SITES . ALL OR PART

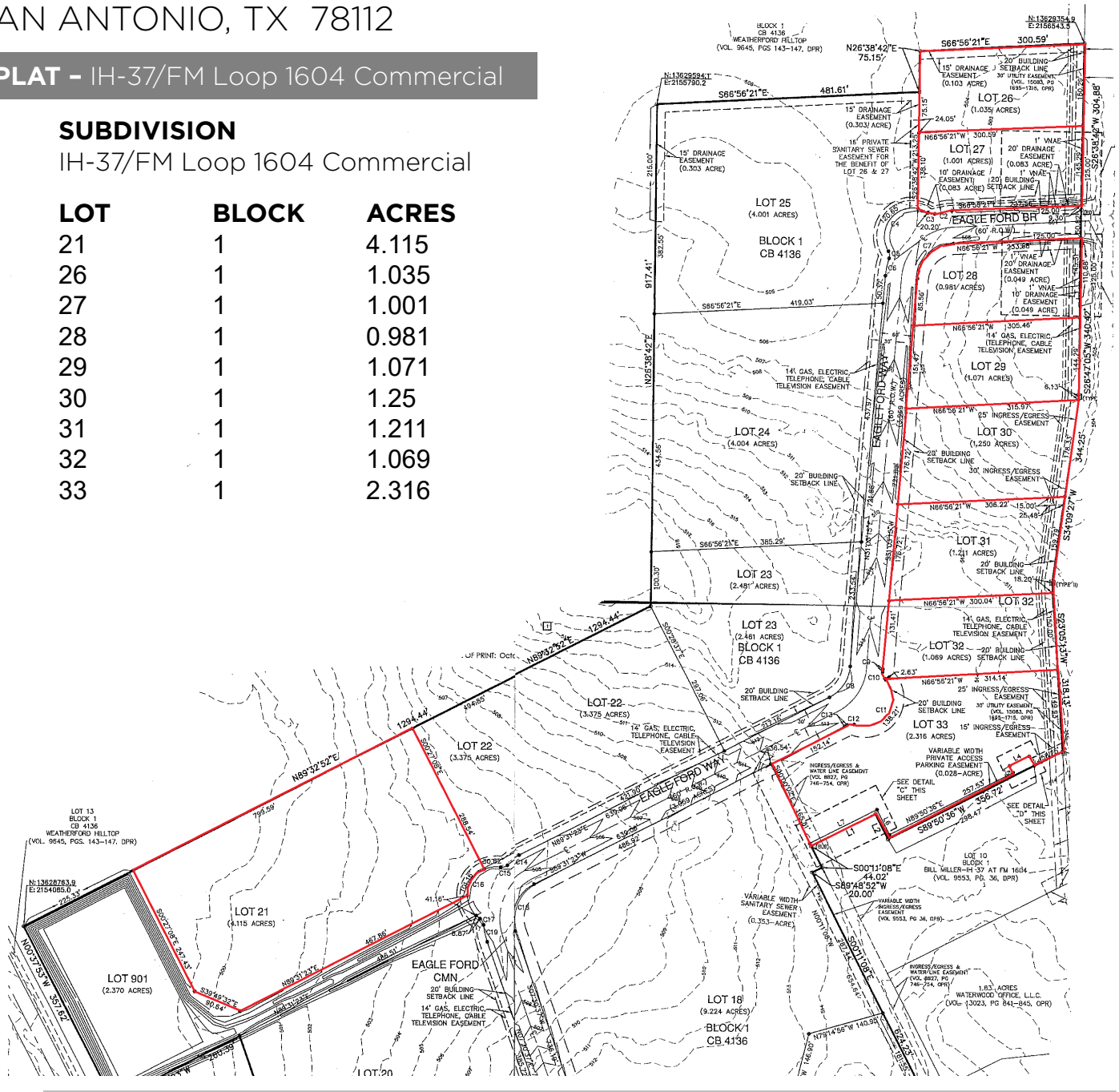
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PLAT - IH-37/FM Loop 1604 Commercial

SUBDIVISION

IH-37/FM Loop 1604 Commercial

LOT	BLOCK	ACRES
21	1	4.115
26	1	1.035
27	1	1.001
28	1	0.981
29	1	1.071
30	1	1.25
31	1	1.211
32	1	1.069
33	1	2.316

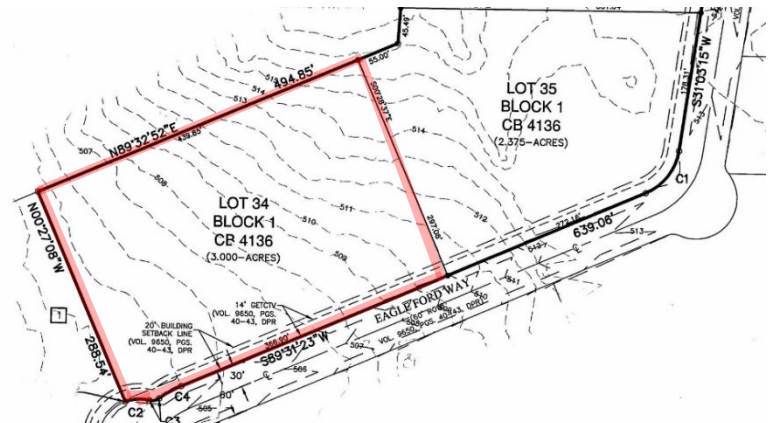


PLAT - Eagle Ford Business Park

SUBDIVISION

Eagle Ford Business Park

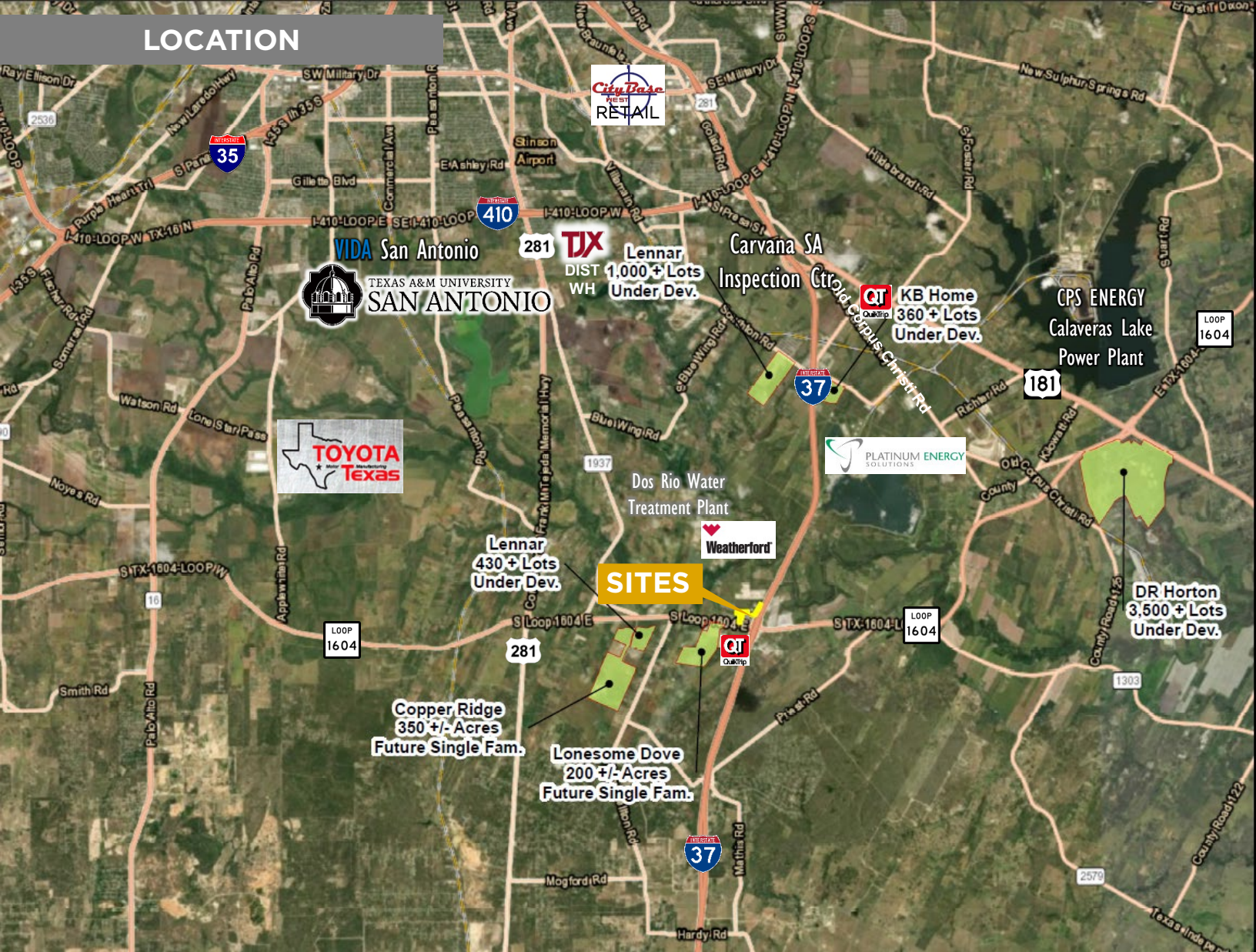
LOT	BLOCK	ACRES
34	1	3.000



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LOCATION

SITES

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

Freedom Elementary and Heritage Elementary located within a mile. New subdivisions planned in the surrounding area.

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	504	7,308	24,877
# HOUSEHOLDS	216	2,324	7,719
AVG HH INCOME	\$73,568	\$66,553	\$77,213

Source: esri
THE SCIENCE OF WHERE

AREA DEVELOPMENT

SULLIVAN
 COMMERCIAL REALTY
 200 CONCORD PLAZA DRIVE, STE 440 | SAN ANTONIO TX 78216

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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.

2-10-2025



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.

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.

SULLIVAN COMMERCIAL REALTY	491694		210-341-9292
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Zach Davis, Broker	555684	zdavis@sullivansa.com	210-910-4239
Connor Dziuk, Sales Agent	779545	cdziuk@sullivansa.com	210-910-4235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date