



\$ 699,000



1764 E Loop 1604 S Lot CB40, Adkins, TX 78101

- » MLS #: 1961613
- » Land | 436,097 ft<sup>2</sup> | Lot: 10.01 acres
- » More Info: [1764ELoop1604SLotCB40.IsForSale.com](https://www.1764ELoop1604SLotCB40.IsForSale.com)



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10 acres of prime commercial potential with direct frontage on Highway 1604, just minutes from I-10 in one of the fastest-growing corridors in the San Antonio area. This flat, highly usable tract offers exceptional visibility and access, making it ideal for a wide range of business or investment opportunities. Located outside city limits, the property benefits from fewer restrictions and added flexibility, while still being positioned in a high-growth path surrounded by expanding residential and commercial development. Situated next to a worship center, the site carries some use restrictions, but still allows for a variety of strategic uses. A portion of the property lies within the floodplain, which has been factored into pricing and future planning potential. Owner financing is available, providing a rare opportunity for buyers looking to secure a valuable piece of land with flexible terms. With strong traffic exposure, proximity to major thoroughfares, and continued growth in the surrounding area, this is a unique chance to invest in a high-demand location with long-term upside.

