

NE SAN ANTONIO - LIVE OAK

1604 LAND 3 PADS

3.7 AC



3.7 ACRES ZONED COMMERCIAL RETAIL/ RESTAURANT/OFFICE

SOLD USER READY: UTILITY-PLAT-SURVEY-DETENTION OFF-SITE

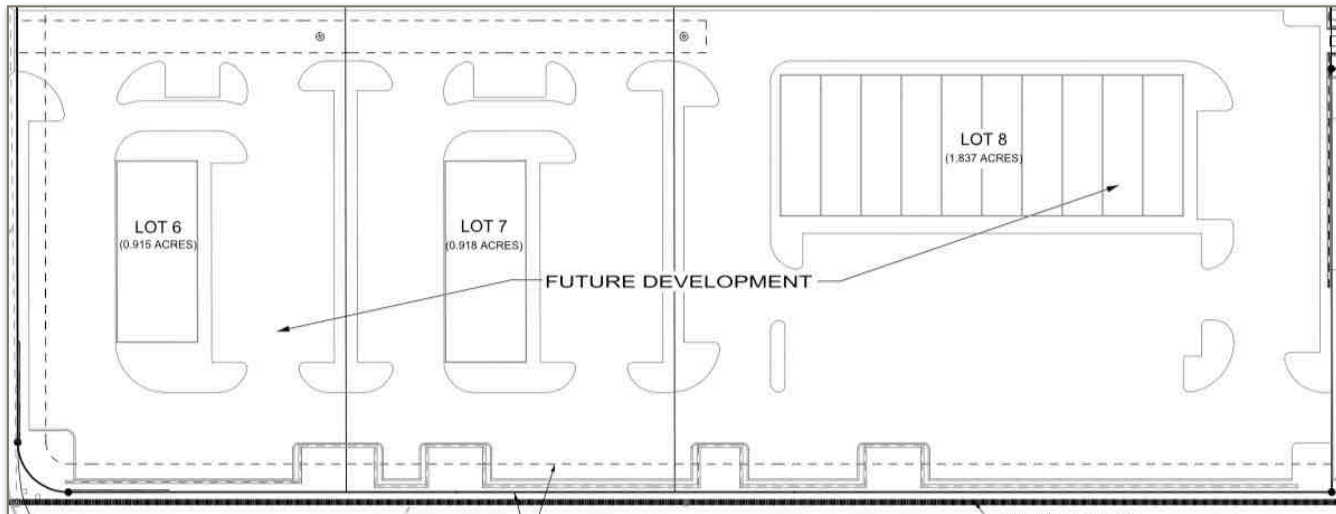
High Traffic / Great Visibility
Adjacent to Newest Class-A Aspire Apartment Development

Strong Demographics /
600' Loop 1604 Frontage

Build to Suit / Adjacent to Local Fire & PD / 2 miles to Methodist Hospital

Available Sale or Lease

<u>TRACTS</u>	0.7-3.7 ACRES
<u>ZONING</u>	COMMERCIAL B3
<u>TRAFFIC</u>	70,000+ CARS PER DAY
<u>UTILITIES</u>	ALL TO SITE



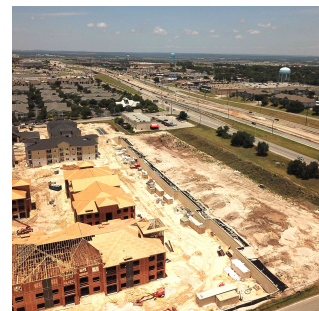
MF Aerial



Adjacent Aspire Apartments



Advanced Rehabilitation & Healthcare of Live Oak
Adjacent Rehab Center



Subject Aerial





RBFCU
HEADQUARTERS
2,000 EMPLOYEES



THE FORUM

SHIN OAK DR

SIGN
90'

LOOP
1604

Aspire | SIGNATURE
LIVING
at LIVE OAK

OPENED 2020
99% OCCUPANCY

UNDERGROUND DETENTION

SITE C
1.8 ac

SITE B
0.9 ac

SITE A
0.9 ac

SIGN
90'



PALISADES DR

AERIAL WITH THREE SITES





RBFCU
HEADQUARTERS
2,000 EMPLOYEES



THE FORUM

SHIN OAK DR

SIGN
90'

LOOP
1604

CURB CUT DRIVE

Aspire | SIGNATURE
LIVING
at
LIVE OAK

OPENED 2020
99% OCCUPANCY

UNDERGROUND DETENTION

3.7 acres

SIGN
90'



PALISADES DR

AERIAL WITH SINGLE SITE

