

\$630,000 - Tbd Highway 1604, Elmendorf

MLS® #1832377

\$630,000

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 44.00 Acres

N/A, Elmendorf, TX

Prime 44-Acre Property with Highway 1604 Frontage Also Available in 22-Acre Tracts Located just outside the city limits in Bexar County, this 44-acre property offers highway access and potential. With Highway 1604 frontage, it presents a unique opportunity for residential, agricultural, or commercial development. With Whitetail Deer, Dove, Hogs, and other native Texas wildlife present, hunting options as well as opportunities for watching and observing the animals are available. Native mature mesquite trees dot the property throughout with other hardwoods on site leaving for a blank canvas to use the property and clear out whichever areas you would like to maximize desired privacy. The land is being offered in two 22-acre tracts as well, making it highly versatile for your specific needs. Key Features: 44 Acres total, available as two 22-acre tracts Highway 1604 frontage, providing excellent visibility and accessibility Electricity available ideal for development or agricultural use No known deed restrictions, allowing flexibility for a variety of uses Located outside city limits enjoy the benefits of rural living with close proximity to urban amenities Great for residential, commercial, or agricultural development Flat to gently rolling terrain, making it suitable for a wide range of projects Distances to Key Locations: Downtown San Antonio 18 miles Pleasanton 20 miles Floresville 18 miles This property is a rare find with its ideal location, accessibility, and



development potential. Whether you're looking for a place to build your dream home, expand your business, or create a rural retreat, this land offers endless possibilities. Don't miss out on this incredible opportunity! The information contained herein is deemed reliable but is not warranted or guaranteed by the Broker or Seller. The Broker (JBG) does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. All property is subject to change, withdrawal, or prior sale.

Essential Information

MLS® #	1832377
Price	\$630,000
Bathrooms	0.00
Acres	44.00
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	Tbd Highway 1604
Area	2001
Subdivision	N/A
City	Elmendorf
County	Bexar
State	TX
Zip Code	78112

Amenities

Utilities	Electricity, Water, High Speed Internet
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School Information

District	South Side I.S.D
Elementary	Freedom Elementary
Middle	Losoya
High	Southside

Additional Information

Days on Market 300

Listing Details

Listing Agent Rex Kutzer

Listing Office JB Goodwin, REALTORS

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