

\$325,000 - Tbd Highway 1604, Elmendorf

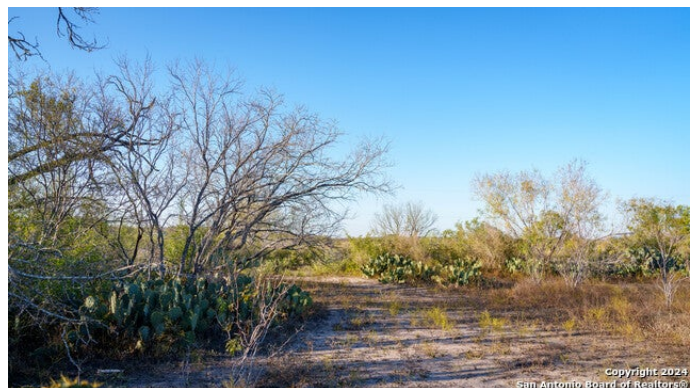
MLS® #1832395

\$325,000

Bedroom, Bathroom,
Land on 44.00 Acres

N/A, Elmendorf, TX

Prime 22-Acre Property with Highway 1604 Frontage with additional acreage available. Located just outside the city limits in Bexar County, this 22-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. 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® #	1832395
Price	\$325,000
Acres	44.00
Type	Land
Sub-Type	Rural
Status	Active

Community Information

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

Amenities

Amenities	None
Utilities	Electric, Water System

Exterior

Lot Description	Undeveloped, Wooded, Partial Cleared
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School Information

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

Additional Information

Date Listed	January 4th, 2025
Days on Market	301
Zoning	ETJ

Listing Details

Listing Agent	Rex Kutzer
Listing Office	JB Goodwin, REALTORS

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