

\$3,599,000 - 5150 N Loop 1604, San Antonio

MLS® #1912668

\$3,599,000

Bedroom, Bathroom, 13,396 sqft
Commercial on 1.52 Acres

N/A, San Antonio, TX

Ideally located along the Loop 1604 frontage road near Tradesman Drive, this 13,369 square foot freestanding office building offers exceptional visibility and access just one exit from the IH-10/1604 interchange and minutes from The Rim. Zoned C-3, the property is positioned to serve a wide range of commercial uses including professional office, hospitality, retail, entertainment, medical, or automotive. This high-exposure location benefits from continuous commuter traffic and strong regional growth, with immediate access to San Antonio's most affluent residential neighborhoods, premier shopping, and major employment centers. The layout supports both operational efficiency and tenant flexibility with a blend of private offices, open workspaces, and collaborative areas. A detached unit with full bathroom adds further adaptability for guest quarters, executive suite, or future rental income. The building's design lends itself to a single-user headquarters or can be subdivided to serve multiple users or departments, enhancing long-term usability.

Interior Overview 5 large executive offices 8 medium private offices Generous reception with spacious waiting area 12 cubicle workstations 3 small conference rooms and 1 large conference room Full kitchen and oversized break room 6 total restrooms, including one with 6 stalls Large and small storage rooms for operational convenience - Balanced layout for both client-facing and administrative operations - Interior buildout



allows for functional day-to-day operations without immediate need for modification

Site & Mechanical Features 47 dedicated parking spaces, including 3 ADA-compliant

Zoned C-3 allowing uses such as bar/tavern, nightclub, hotel, auto repair, shopping center, and more

11 HVAC units and 2 hot water heaters

Septic system in place

Spanish tile roof and masonry construction

Landscaped patio with walking trail and seating areas

Detached structure with full bath offering flexible use

- Excellent signage visibility along Loop 1604 with strong daily traffic counts

- Situated on approximately 1.03 acres with room for exterior improvements or additional use-specific enhancements

This is a rare opportunity to acquire a highly flexible commercial asset in one of San Antonio's most active and evolving trade corridors. Surrounded by major employers, regional retailers, and affluent communities, the property is ideally positioned for an owner-user or investor seeking long-term upside, location strength, and functional design.

Built in 2007

Essential Information

MLS® #	1912668
Price	\$3,599,000
Square Footage	13,396
Acres	1.52
Year Built	2007
Type	Commercial
Sub-Type	Office Building
Status	Active

Community Information

Address	5150 N Loop 1604
Area	0500
Subdivision	N/A

City	San Antonio
County	Bexar
State	TX
Zip Code	78249

Amenities

Utilities	Electricity, Water
Parking Spaces	47

Interior

# of Stories	0.0
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Exterior

Roof	Flat
Construction	Stucco, 4 Sides Masonry, Stone
Foundation	Slab

School Information

District	Northside
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Additional Information

Date Listed	October 3rd, 2025
Days on Market	33
Zoning	C-3

Listing Details

Listing Agent	Binkan Cinaroglu
Listing Office	Kuper Sotheby's Int'l Realty

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