

# BLOSSOM INDUSTRIAL PARK

11803-11995 Starcrest Dr.  
San Antonio, TX 78247

Up To ±57,160 SF Available



## FOR LEASE

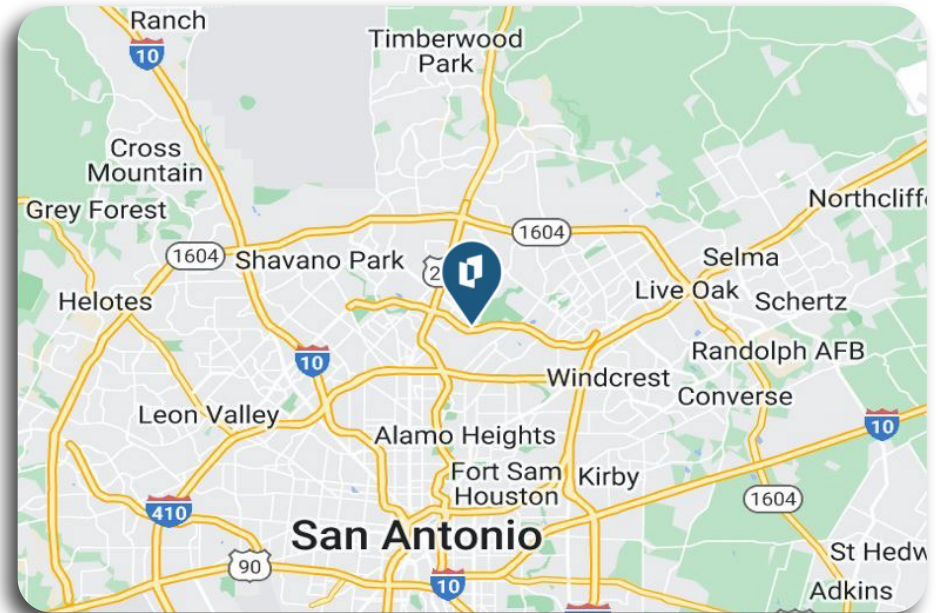
Service Center



CAVENDER & HILL  
PROPERTIES

# Property Details

- Up to ±57,160 SF Available
- Business Park Environment
- 14' - 20' Clear Height
- Dock-High and Grade-Level Loading
- Flex Office Space
- Ample Parking
- Easily Accessible to Hwy 281 & Hwy IH-35
- Adjacent to Wurzbach Parkway
- Minutes from San Antonio Intl Airport



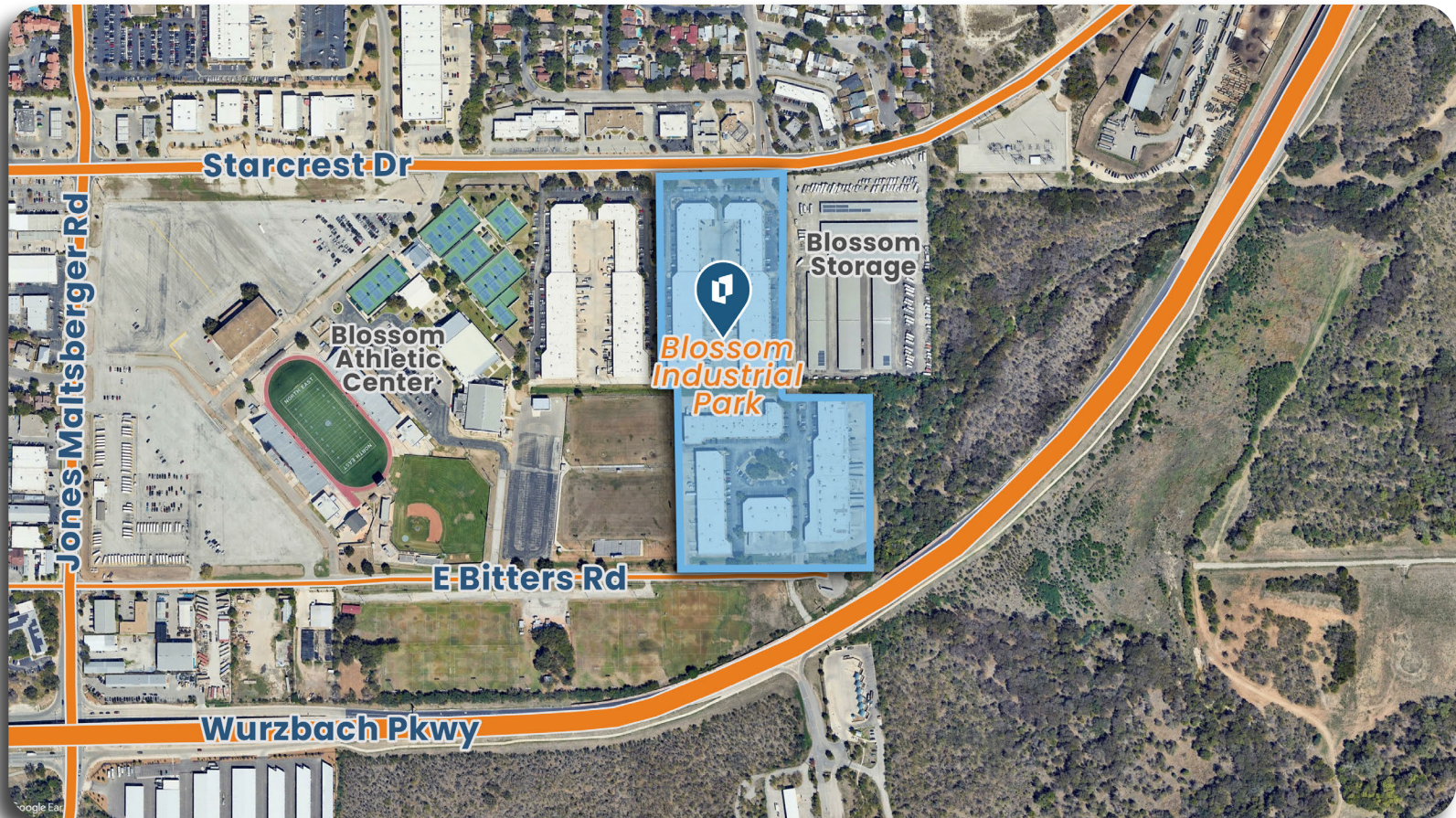
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# Aerial



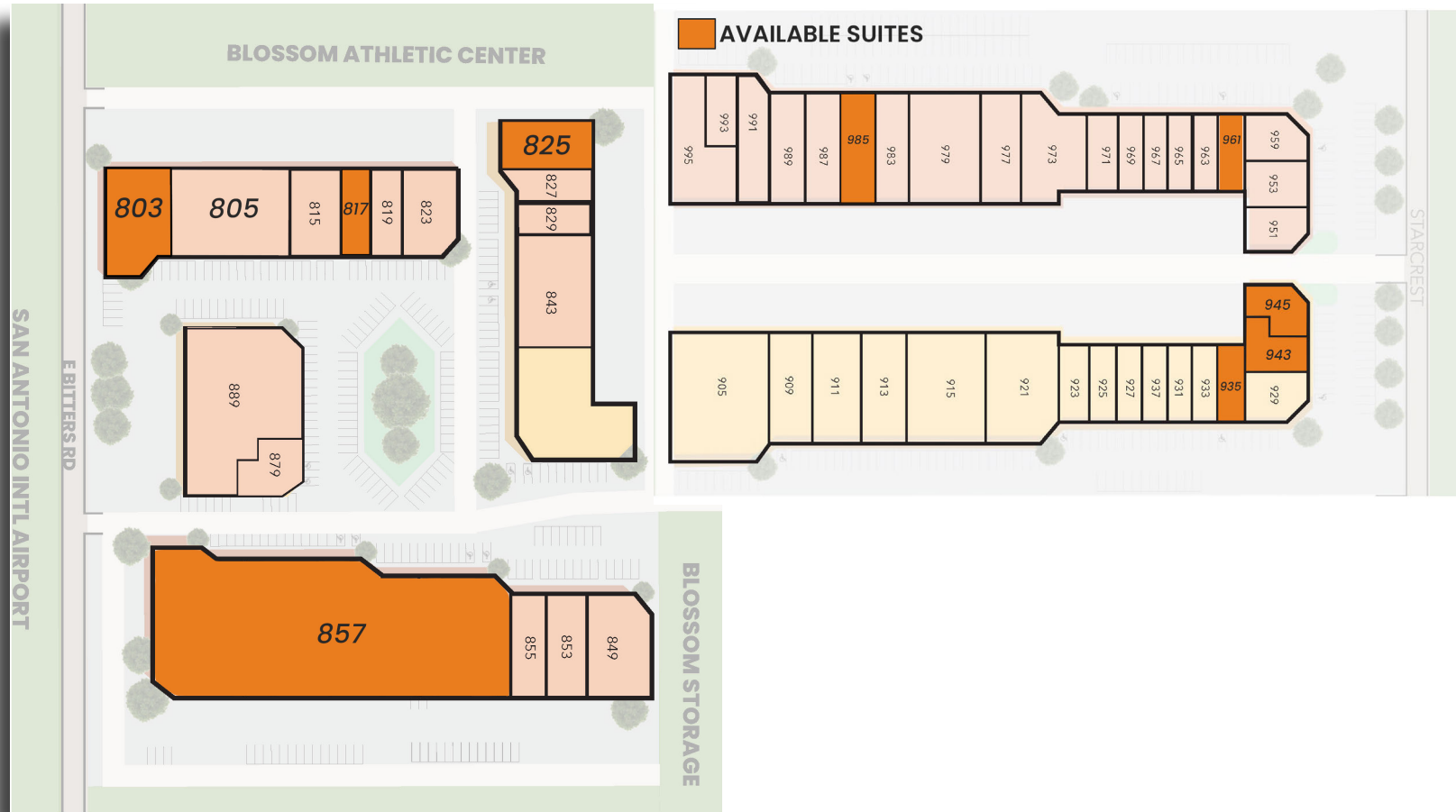
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# Site Plan



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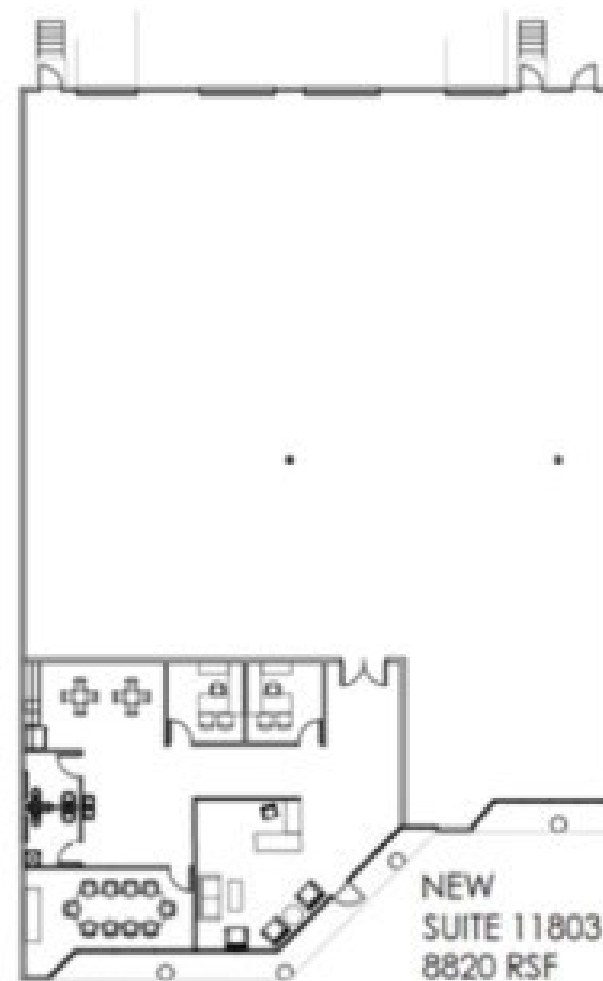
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## Suite 11803 | ±8,820 SF

### Space Details:

- 2 Dock-High Doors
- 2 Semi Dock-High Doors
- End Cap Space
- 18' Clear Height
- Spec Office Underway
- Available Now



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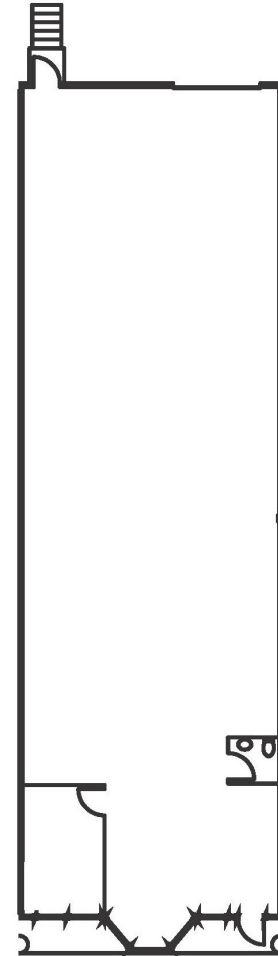
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## Suite 11817 | ±3,000 SF

### Space Details:

- Minimal Office
- 1 Dock-High Door
- 18' Clear Height
- 100% Air Conditioned
- Available Now



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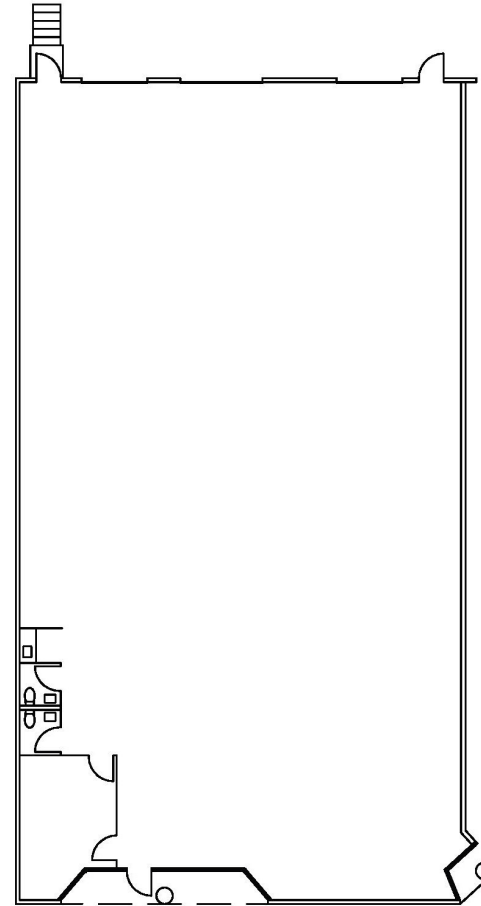
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## Suite 11825 | ±5,439 SF

### Space Details:

- 100% Climate-Controlled
- 3 Dock-High Doors
- Minimal Office
- Available: 05.01.2026



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# Suite 11857 | ±57,160 SF

Office: ±37,095 SF

Warehouse: ±20,065 SF

## Space Details:

- 20' Clear Height
- 100% Air Conditioned
- 3 Ramped Overhead Doors
- 13 Dock-High Doors
- Available: 10.01.2026



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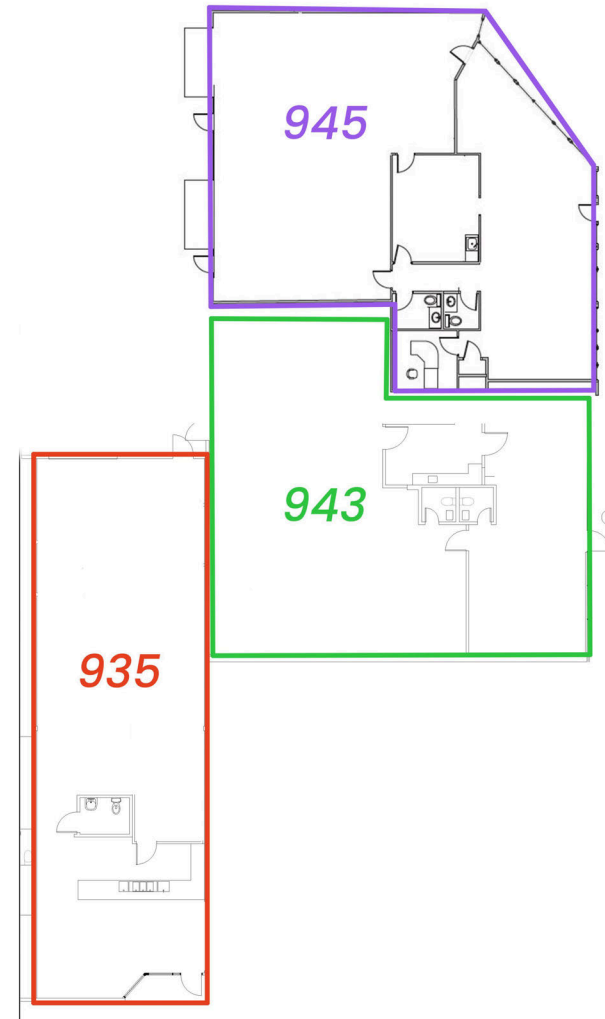
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## Suite 11935-11943-11945 | ±8,883 SF

### Space Details:

- 4 Grade-Level Doors
- 14' Clear Height
- Direct Visibility to Starcrest Dr.
- Can Be Demised



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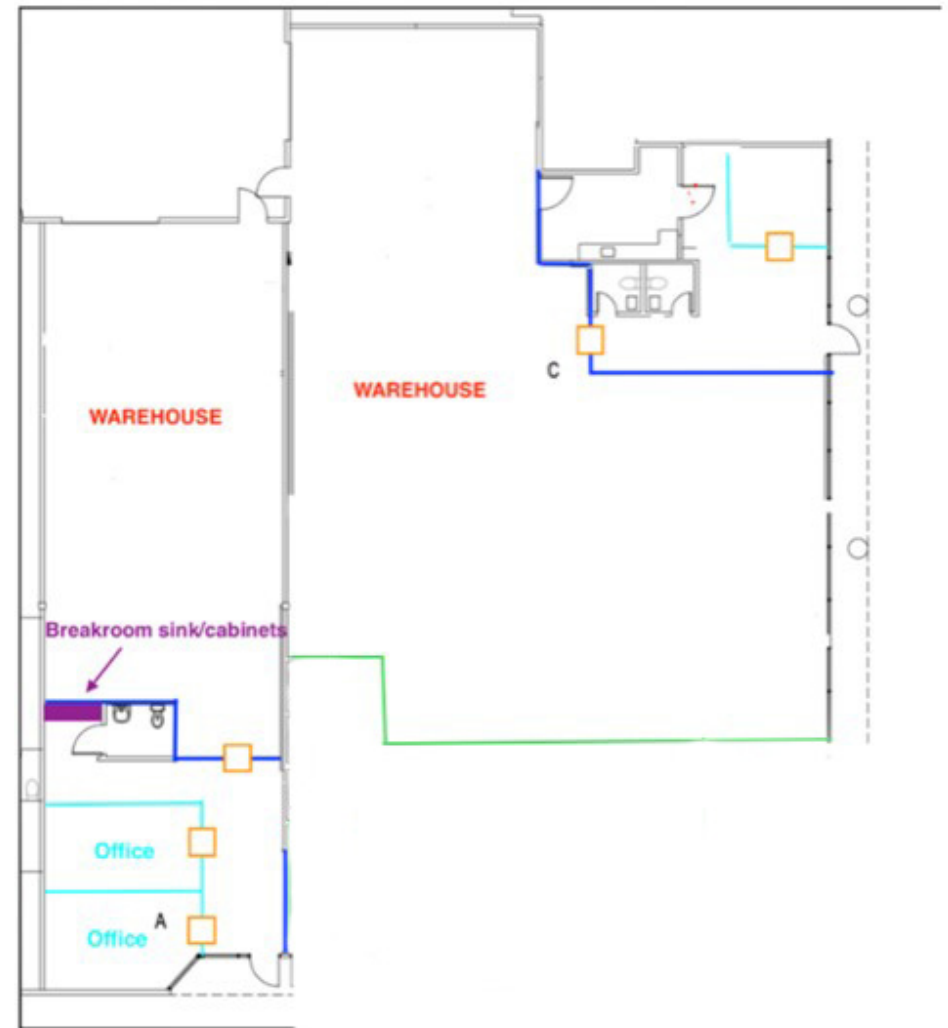
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## Suite 11935-11943 | ±5,663 SF

### Space Details:

- 2 Grade-Level Doors
- Make-Ready Complete
- 14' Clear Height
- Direct Visibility to Starcrest Dr.
- Available Now



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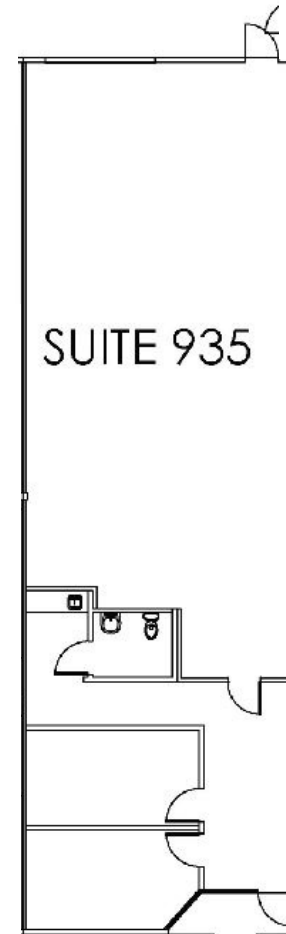
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## Suite 11935 | ±1,947 SF

### Space Details:

- 1 Grade-Level Door
- 14' Clear Height
- Make-Ready Complete
- Available Now



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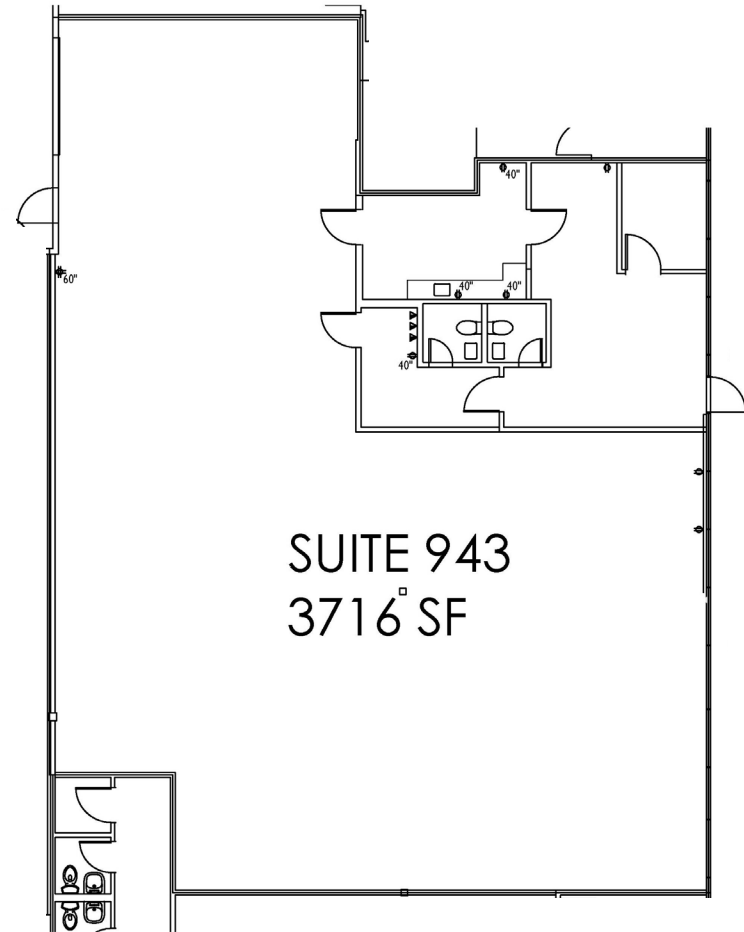
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## Suite 11943 | ±3,716 SF

### Space Details:

- 1 Grade-Level Door
- 14' Clear Height
- Make-Ready Complete
- Direct Visibility to Starcrest Dr.
- Available Now



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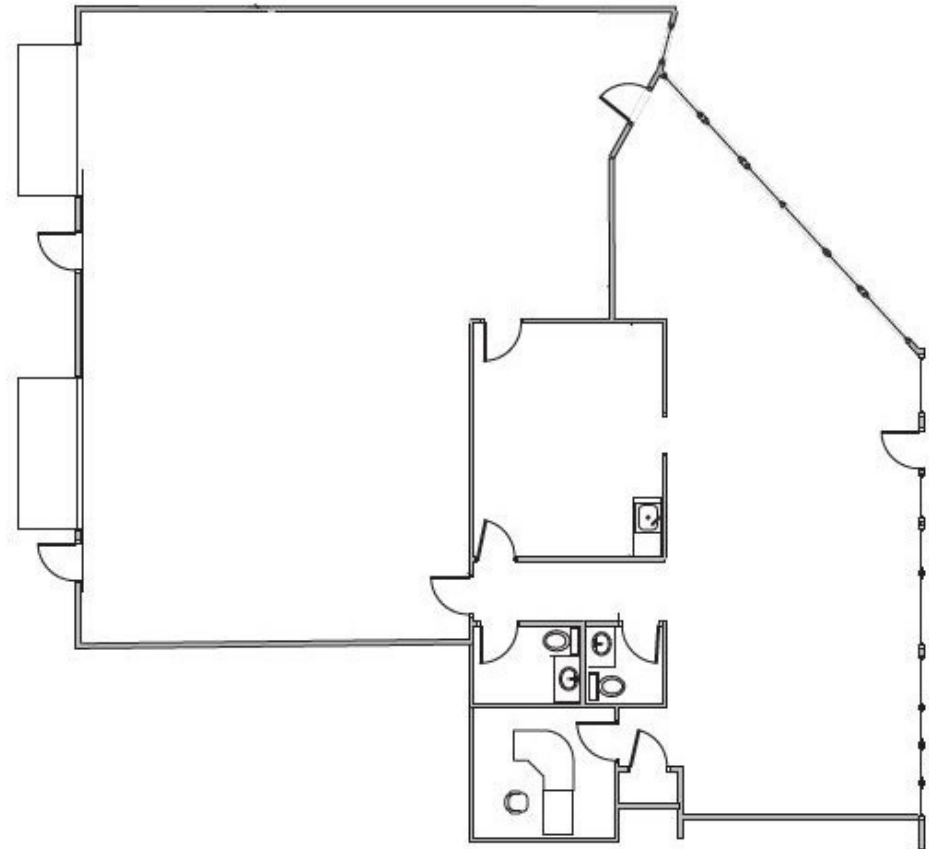
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## Suite 11945 | ±3,220 SF

### Space Details:

- Great Visibility Fronting Starcrest Dr.
- Space Has a Showroom Up Front
- 2 Grade-Level Doors
- 14' Clear Height
- Available; 08.01.2026



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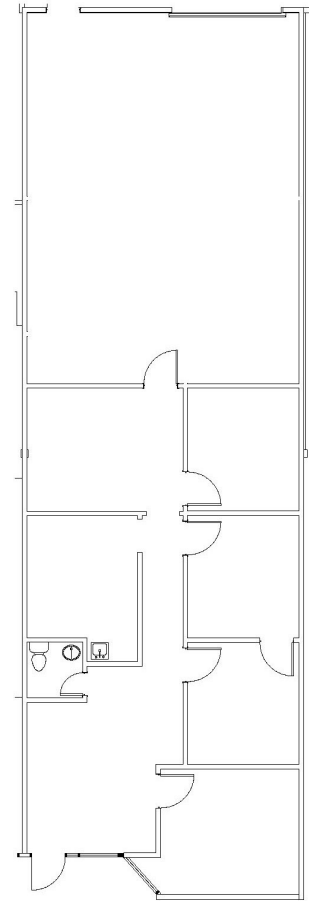
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## Suite 11961 | ±2,000 SF

### Space Details:

- ±2,000 SF Available
- 14' Clear Height
- 1 Grade-Level Door
- Available: 08.01.2026



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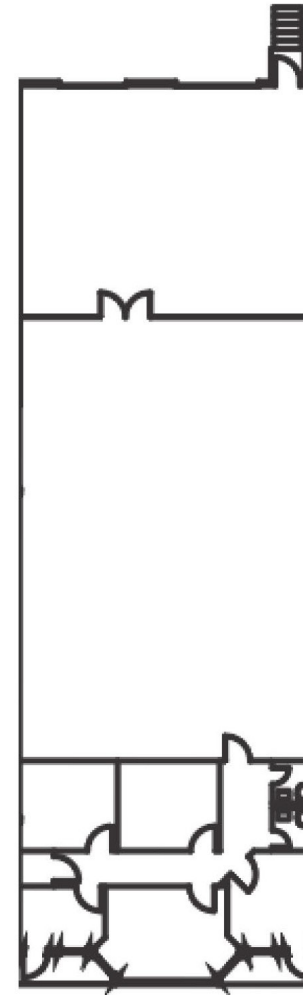
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## Suite 11985 | ±3,960 SF

### Space Details:

- 18' Clear Height
- Minimal Office
- 2 Dock-High Doors
- Available Now



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# Photos



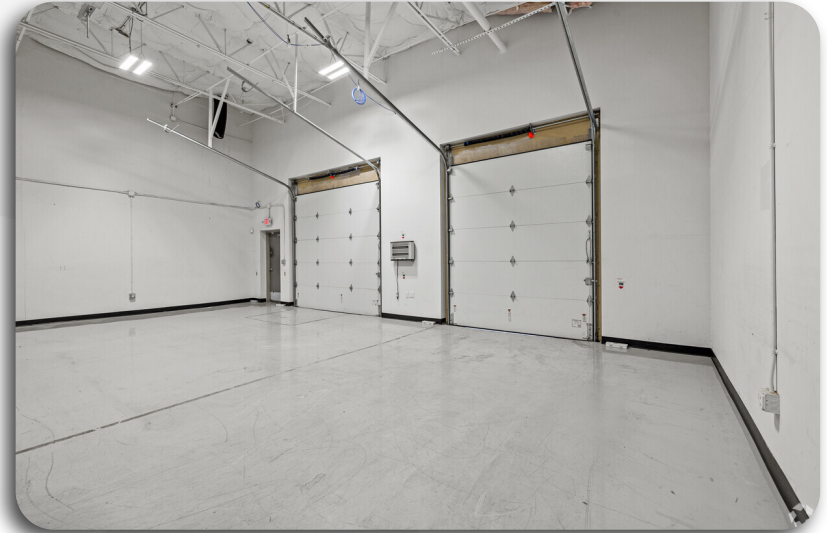
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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

**(A client is the person or party that the broker represents)**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

### AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

### AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement. Who will pay the
- broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Cavender &amp; Hill Properties, Inc.</b>	<b>438176</b>	<b>mcavender@cavenderhill.com</b>	<b>(210) 349-0900</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>James Mark Cavender</b>	<b>402640</b>	<b>mcavender@cavenderhill.com</b>	<b>(210) 349-0900</b>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller      Landlord Initials      Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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