

Industrial Outdoor Storage  
**FOR LEASE**

16915 ALAMO PKWY  
SELMA, TX 78154



±4,000 SF Warehouse with ±2,556 SF Office  
on ±4.5 Acre Lot

**partners**

# Property Overview

Asking Rate	Contact Broker
Occupancy	Available (30 days' notice)
Total Square Feet	6,556 SF
Total Acres	4.50 AC
Year Built	1990
Construction Type	Concrete Tilt
Configuration	Side & Rear Load
Office Finish SF	±2,556 (2-Story)
Warehouse SF	±4,000 (Approx. 60' x 66')
Clear Height	20+ Feet
Dock-high Doors	Four (4) DH, Three (3) Half-Dock High
Dock Levelers	Four (4) Pit Levelers at 9' x 10' DH's
Grade Level Doors/Ramps	One (1) 9' x 10' Ramped
Column Spacing	Clear Span
Lighting	WH and Yard LED Lighting
Security	Guard Shack, Access Control Gate, 8' Perimeter Fence/Barbed Wire

Aerial Overview

[VIEW LINK](#)



# Property Highlights

## STRATEGIC IH-35 ACCESS

Direct access to Interstate 35 provides excellent regional connectivity and convenient transportation routes for logistics and distribution users.

## FULLY IMPROVED YARD

Concrete-paved, tall security fencing, and access controlled with guard shack 4.5-acre site offering secure, low-maintenance functionality for outdoor material and truck/trailer storage or equipment operations.

## PROXIMITY TO SAN ANTONIO MARKET

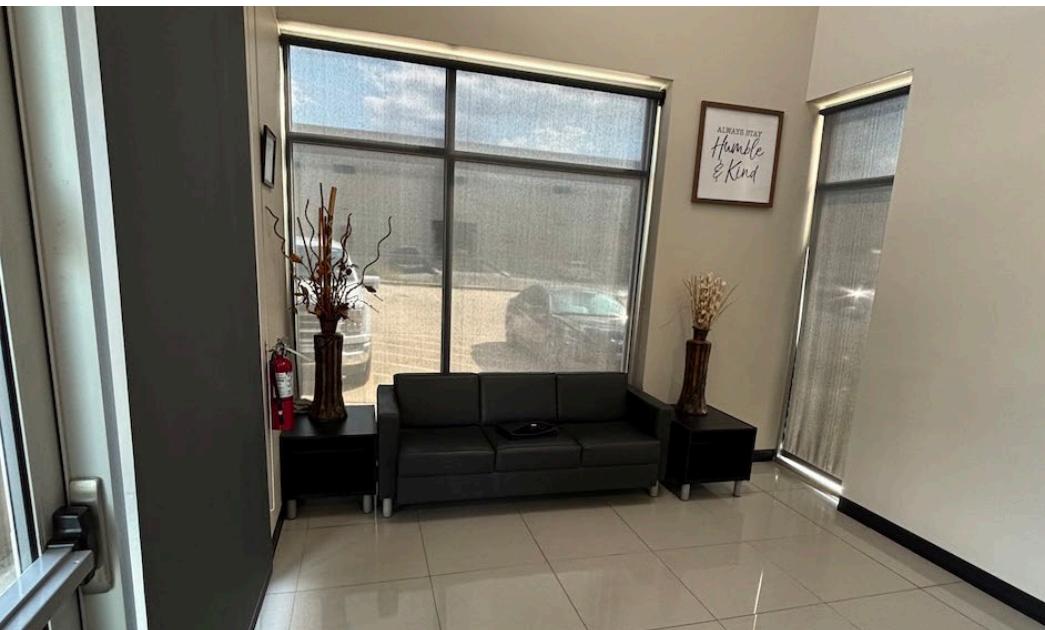
Located just 8 miles from Loop 410, the site offers quick access to San Antonio's major industrial corridors and surrounding submarkets.

## FLEXIBLE INDUSTRIAL OPPORTUNITY

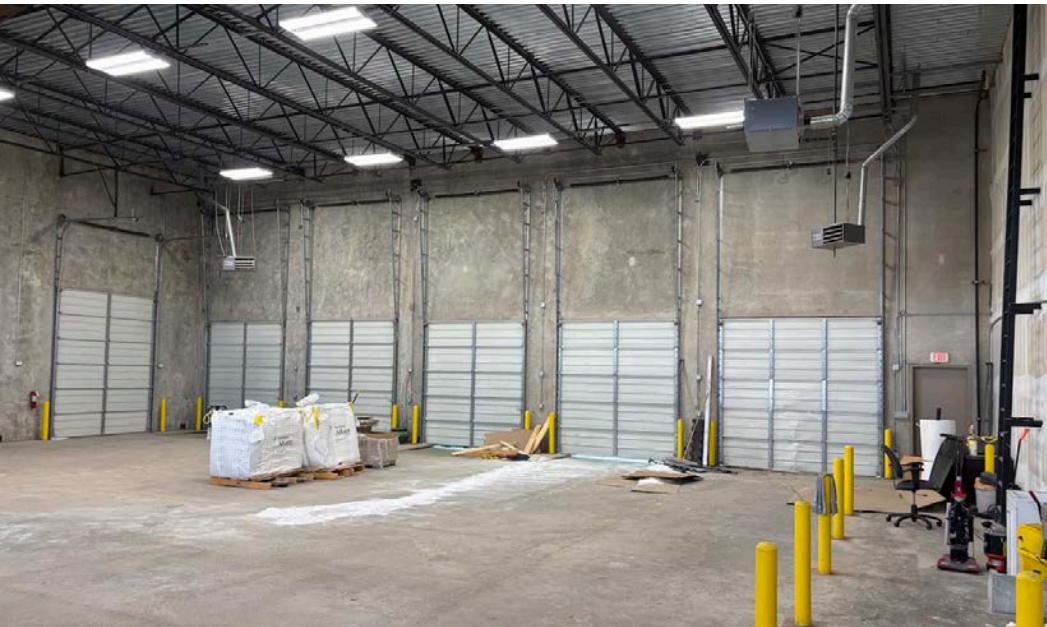
Features a ±6,500 SF building suitable for office or light industrial use, ideal for IOS operators, contractors, or service-based businesses seeking immediate functionality. Includes a driver's lounge with restroom with direct access from the secured yard area.



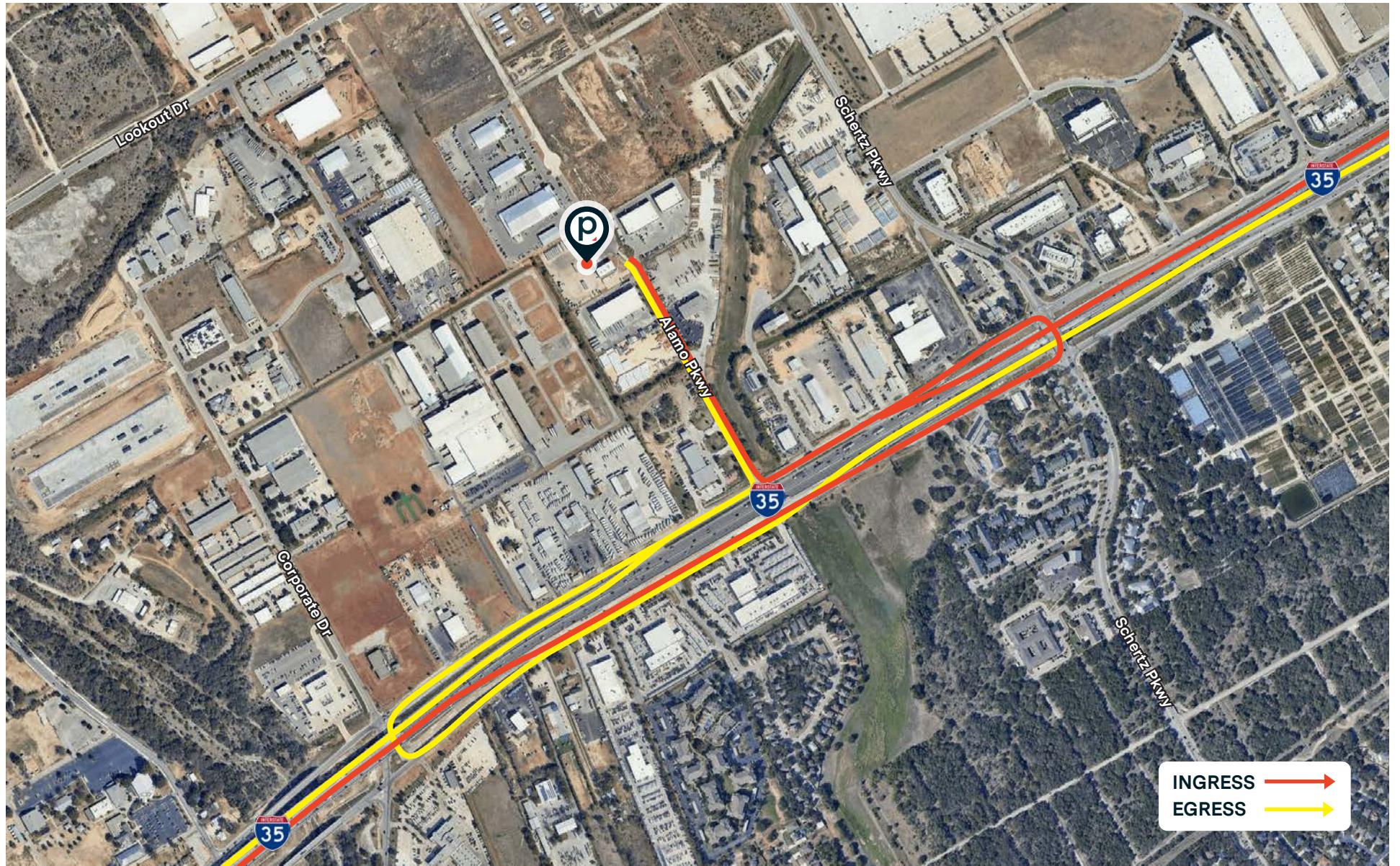
# Office Photos



# Warehouse Photos



# Ingress & Egress



# Nearby Industrial



# Selma, TX



## WORKFORCE

- Selma taps into one of the most powerful labor markets in the San Antonio–Austin corridor. The region's employers span logistics, advanced manufacturing, healthcare, retail, and technology, creating a diverse and well-trained talent pool. Its proximity to major educational institutions, military training pipelines, and regional workforce programs ensures a steady supply of skilled and adaptable workers.
- Over 1.1 million potential employees within a 45-mile radius
- Top Local Skills: Logistics, Warehousing, Manufacturing, Construction, Healthcare, Military-trained Technical Roles



## KEY INDUSTRIES

- Selma supports high-growth sectors driven by its strategic I-35 position, strong transportation infrastructure, and access to the San Antonio MSA. The city continues to attract companies seeking distribution advantages, manufacturing capacity, and regional connectivity.
- Optimal Business Sectors: Advanced Manufacturing, Distribution & Logistics, Building Materials, E-commerce Fulfillment, Automotive Services, Retail & Commercial Services



## COMMUNITY DEMOGRAPHICS

- Selma combines strong regional growth, modern suburban development, and proximity to major employment centers. With rising household incomes, new residential communities, and sustained immigration from both Austin and San Antonio, Selma appeals to families and professionals seeking convenience, affordability, and access to jobs.
- +8.4 percent population growth (5-year trend)
- +23.5 percent population growth (10-year trend)
- 34.9 median age



## SAMPLE TOP EMPLOYERS

- Retama Park (Entertainment / Tourism)
- Amazon (Fulfillment & Logistics – nearby Schertz / Live Oak cluster)
- Ben E. Keith Foods (Distribution)
- Sysco Central Texas (Distribution)
- Caterpillar (Manufacturing – nearby Seguin)
- Northeast Methodist Hospital (Healthcare – adjacent Live Oak)
- H-E-B Distribution (Logistics – regional)

## DISTANCES

### MAJOR METROS

Downtown San Antonio	18 Mi
Austin	62 Mi

### PORTS

Port of Houston	197 Mi
Port of Corpus Christi	158 Mi

### PORTS

Port of Galveston	242 Mi
San Antonio International Airport	13 Mi

### AIRPORTS

Austin International Airport	63 Mi
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## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	2,883	53,962	147,722
2029 Population Projection	3,350	60,698	163,593

### Median Age

	1 MILE	3 MILES	5 MILES
Median Age	37.4	39	37.4
Avg Household Income	\$98,056	\$110,525	\$100,887

### HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024 Households	1,102	19,907	53,028
2029 Household Projection	1,281	22,388	58,730

### Avg Household Income

	1 MILE	3 MILES	5 MILES
Median Household Income	\$78,734	\$93,546	\$82,868
Employment	5,694	26,182	47,775

### EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employees	5,694	26,182	47,775
Businesses	366	2,434	5,499

\*Info provided by [Census Reporter](#) , [Business View](#) , & CoStar

# Our Team



**Stan Nowak, SIOR**

**Partner**

512 601 8120

[stan.nowak@partnersrealestate.com](mailto:stan.nowak@partnersrealestate.com)



**Andrew Alizzi**

**Vice President**

512 647 1545

[andrew.alizzi@partnersrealestate.com](mailto:andrew.alizzi@partnersrealestate.com)



**Colten Courtney**

**Associate**

210 807 6552

[colten.courtney@partnersrealestate.com](mailto:colten.courtney@partnersrealestate.com)

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