

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

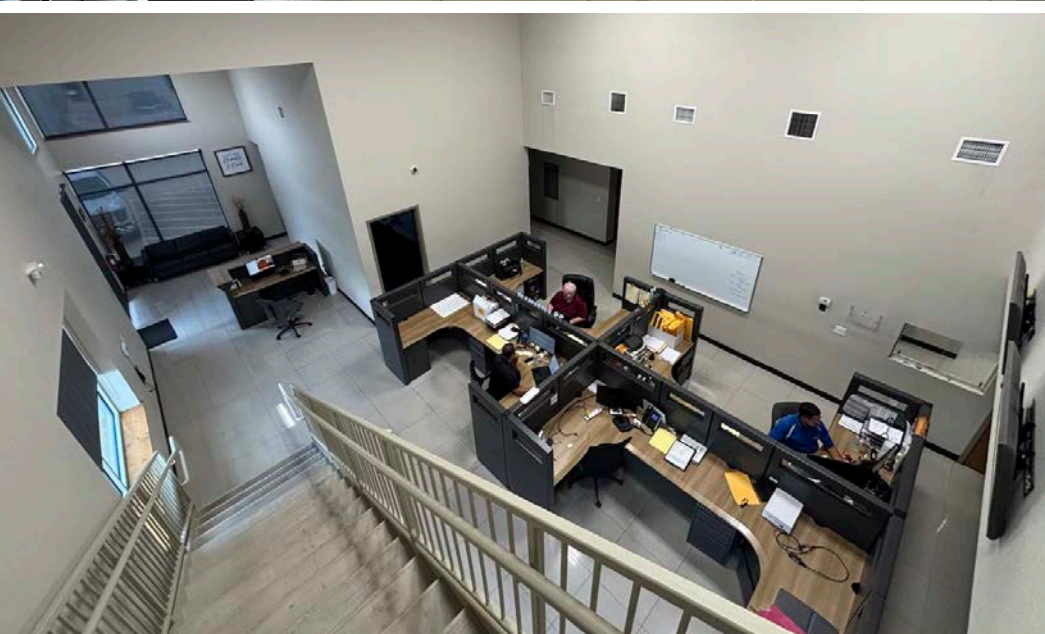
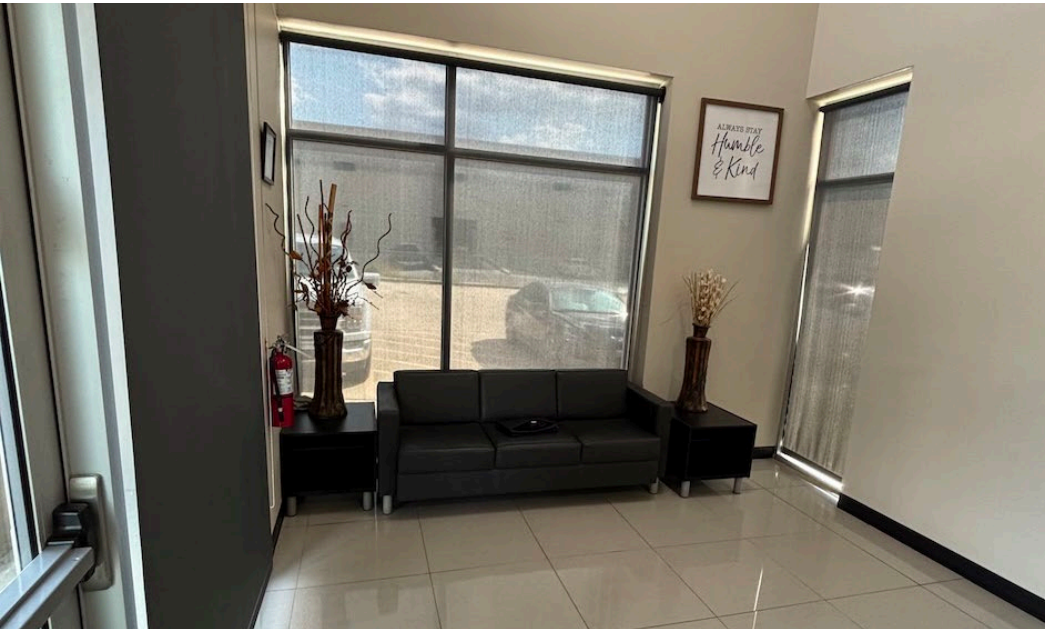
Located just 8 miles from Loop 410, the site offers quick access to San Antonio's major industrial corridors and surrounding submarkets.

FLEXIBLE INDUSTRIAL OPPORTUNITY

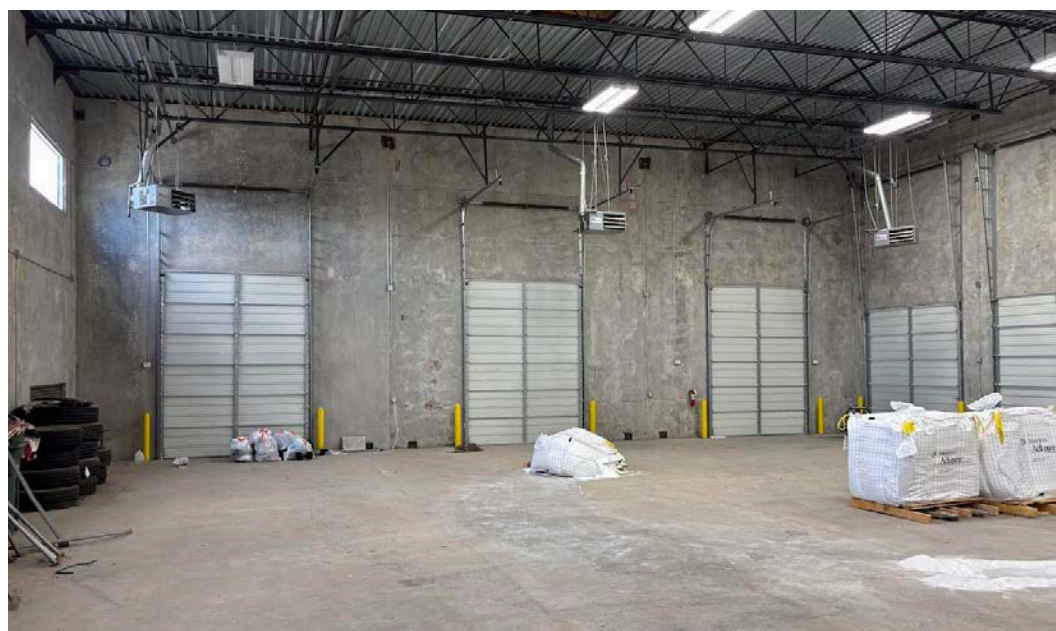
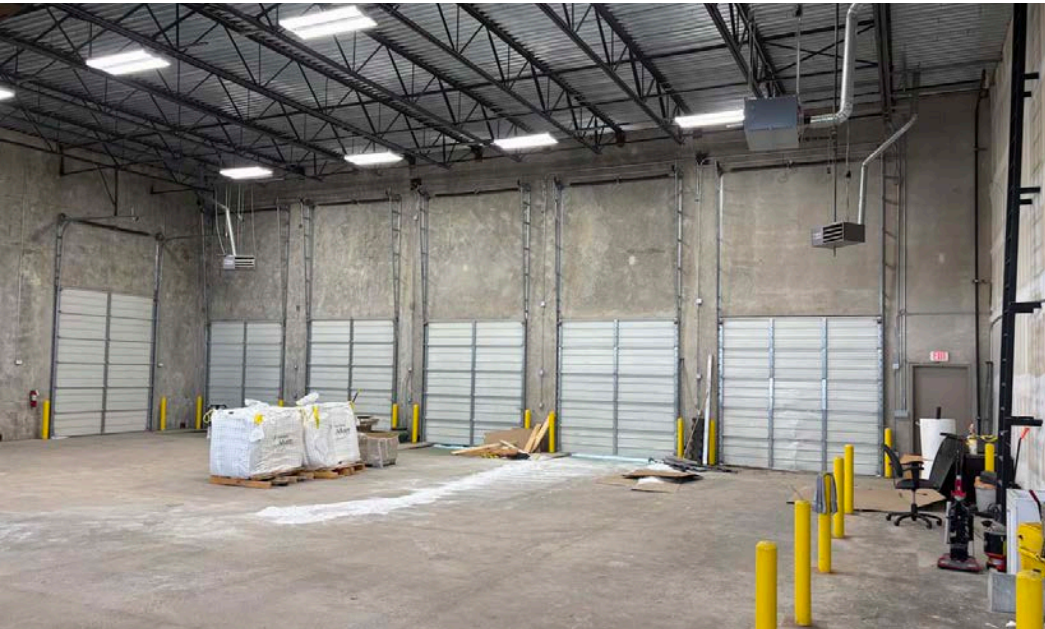
Features a ±6,500 SF building suitable for office or light industrial use, ideal for IOS operators, contractors, or service-based businesses seeking immediate functionality. Includes a driver's lounge with restroom with direct access from the secured yard area.



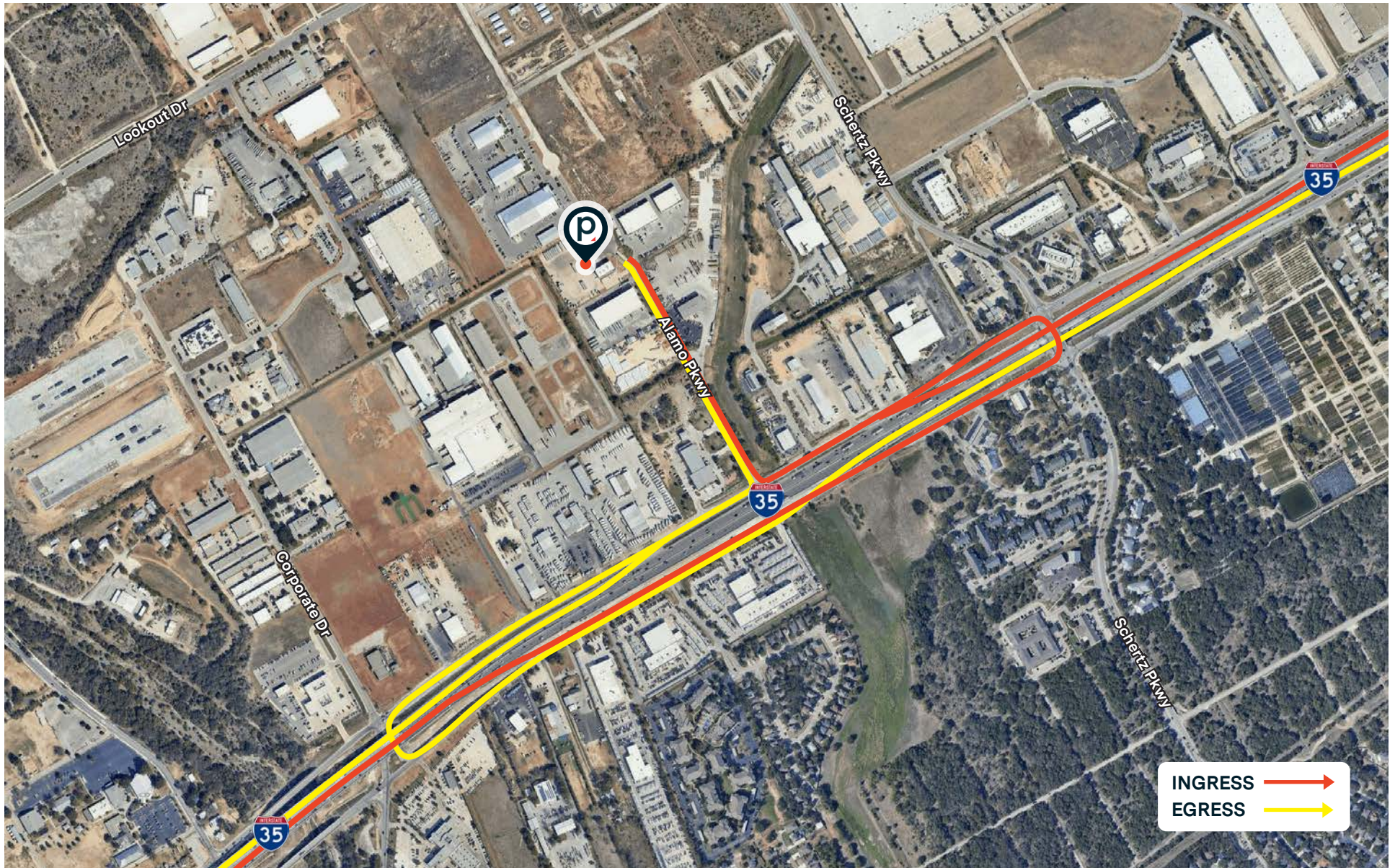
Office Photos



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 in-migration 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		
Port of Galveston	242 Mi		
AIRPORTS			
San Antonio Internation Airport	13 Mi		
Austin Internation Airport	63 Mi		
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	37.4	39	37.4
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	\$98,056	\$110,525	\$100,887
Median Household Income	\$78,734	\$93,546	\$82,868
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

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