

4300 CENTERVIEW DR | SAN ANTONIO, TX 78228

FOR SALE OR LEASE



INSITE EFS



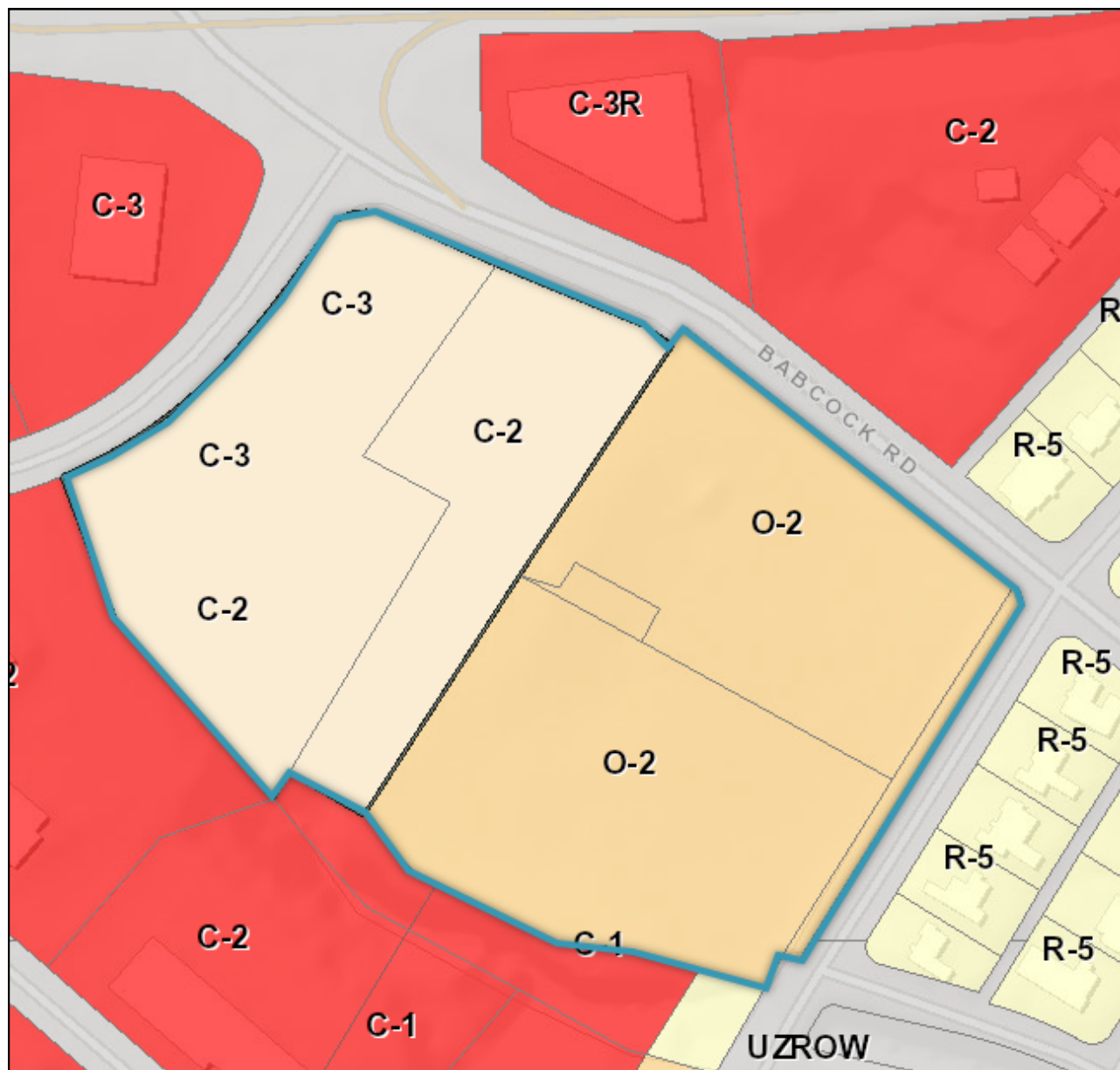
OVERVIEW

Offering	For Sale or Lease
Building Area	Approx. 93,000 SF
Leasable Area	Approx. 41,000 SF
Land Area	11.13 AC
Year Built	1979, renovated in 2016 and 2023
APN	14277-004-0220, 0210, 11601-000-1030, 1034, 1035, 0021, 12354-004-0100
Zoning	C-2, C-3 and O-2
Parking	17 covered, 958 surface

PROPERTY HIGHLIGHTS

- The building has 30,000 SF of turnkey educational space and approx. 64,000 SF of shell space.
- Recent upgrades to mechanical, electrical and plumbing systems
- ADA compliance enhancements
- Exterior parking lot improvements
- Sprinkler system throughout the building
- A secure 8' iron fence around the parking lot







MARKET MAP





INSITE EFS

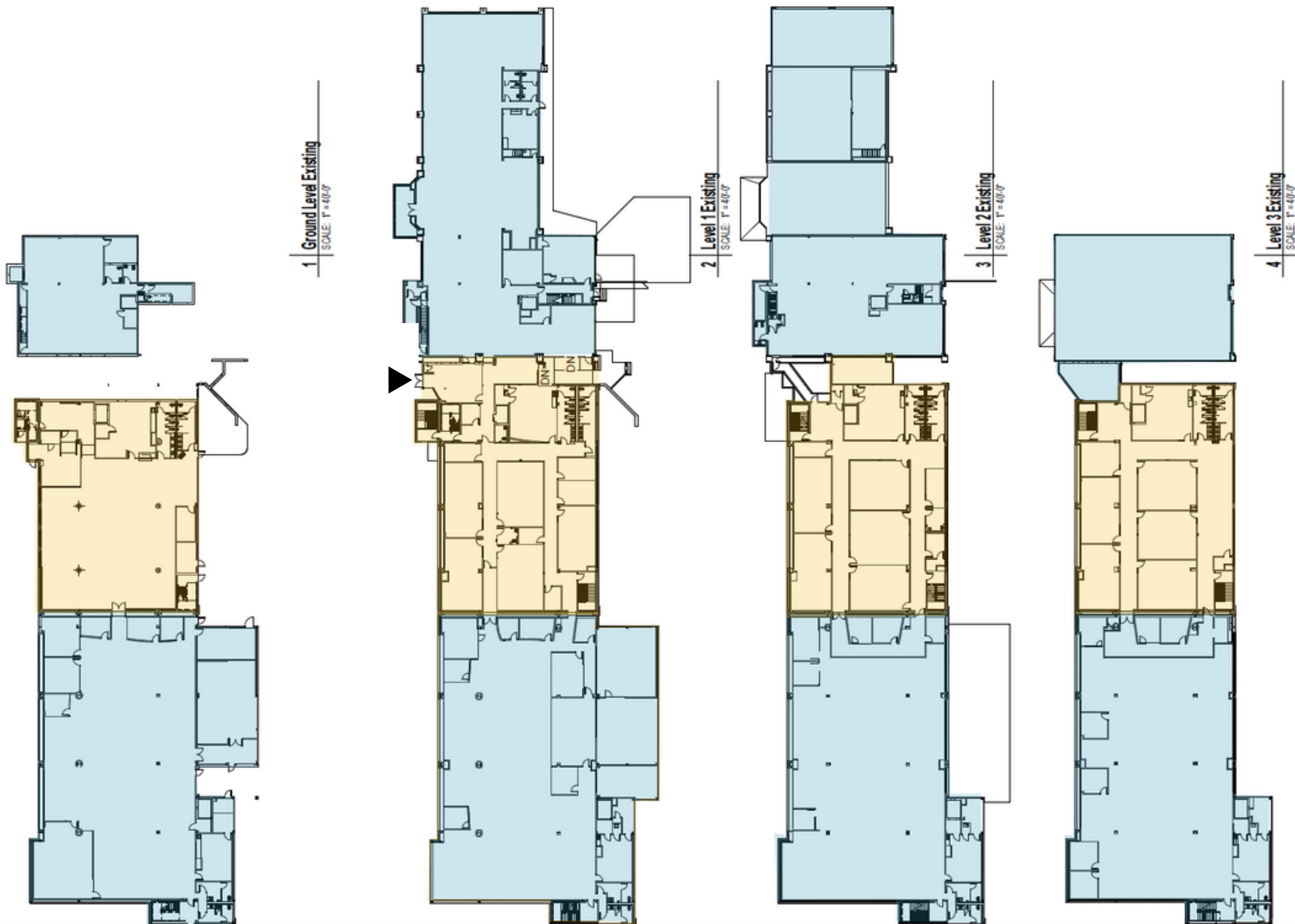
FLOOR PLAN



Shell space with
select demo



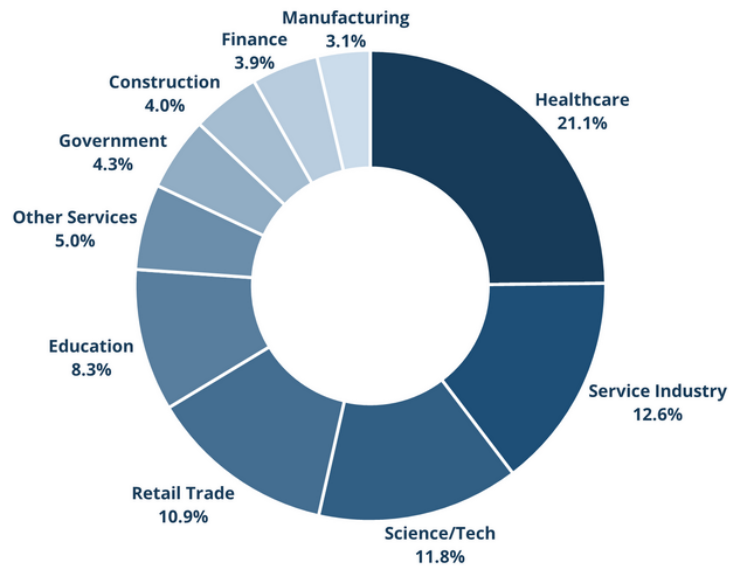
Turnkey educational
space





MARKET OVERVIEW

SAN ANTONIO, TX



San Antonio is one of the nation's fastest-growing metro areas and a thriving hub for business, education, and innovation in South Central Texas. As the second-most populous city in the state, San Antonio combines a deep cultural heritage with modern economic momentum, making it an ideal location for organizations looking to grow or establish a regional footprint.

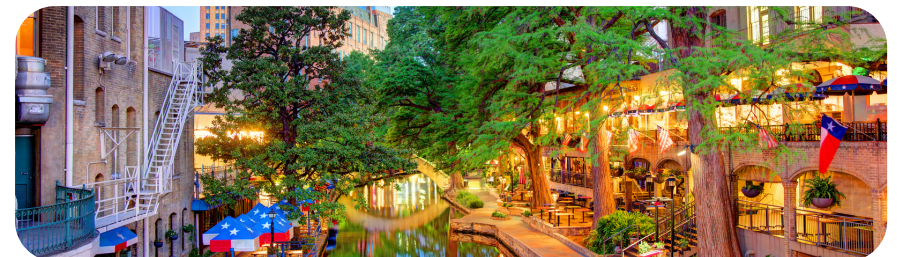
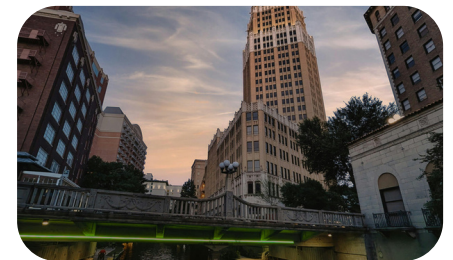
The metro's nonfarm employment base exceeds 1.18 million jobs, with steady growth across sectors such as education and health services, professional and business services, and leisure and hospitality. Major employers like USAA, H-E-B, and Methodist Healthcare contribute to a diversified and resilient economy, while competitive wage rates and lower operational costs enhance appeal for non-profits, educational institutions, and office users alike.

This property—currently configured for both educational use and open flexible space — offers a compelling opportunity for a multitude of options. With strong market fundamentals, regional accessibility, and a growing population base, it is well-suited for a variety of future uses including nonprofit headquarters, training centers, collaborative office space, or mission-driven enterprises.

TAPESTRY HOUSEHOLD SEGMENTS

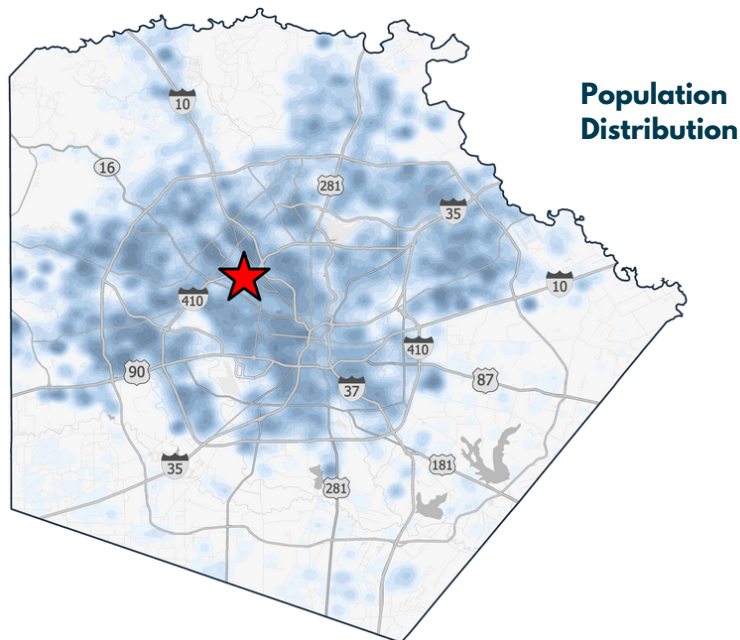
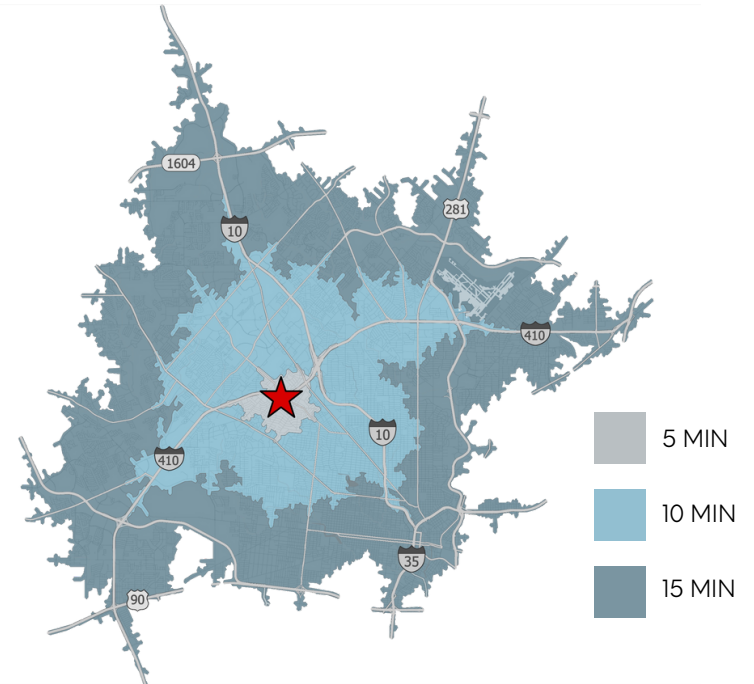
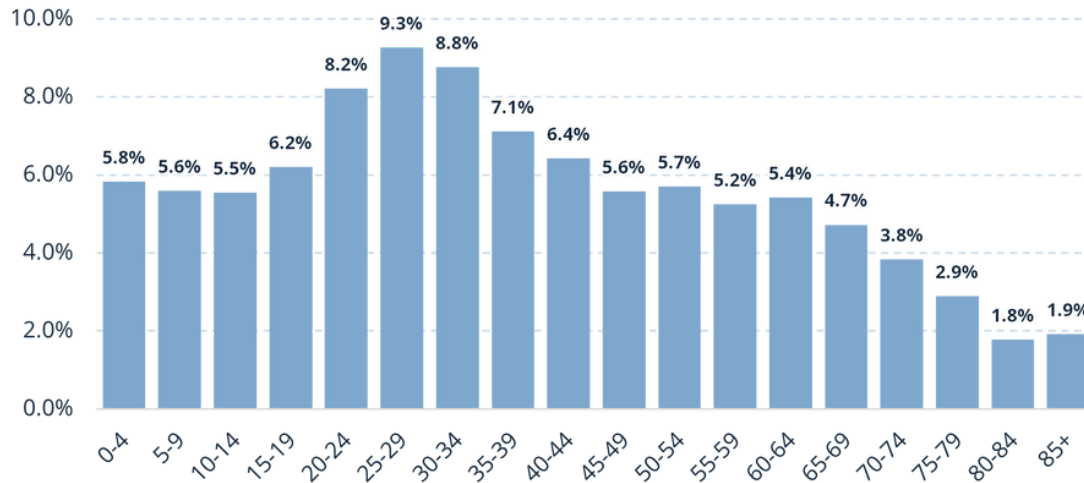
CLASSIFICATION	HOUSEHOLDS (#)	HOUSEHOLDS (%)
Community Connections	46,734	23.4%
Metro Vibes	39,855	19.9%
Urban Threads	35,841	17.9%
Suburban Shine	31,781	15.9%
Tech Trailblazers	28,812	14.4%

Click [here](#) for more detail on Esri Tapestry Segmentation





Age Distribution - 15 Minute Drivetime



Drivetimes	5 MIN	10 MIN	15 MIN
Population (2024)	13,226	149,194	462,932
5 Year Growth (2024 - 2029)	-2.59%	-2.69%	-0.70%
Median Household Income	\$48,680	\$52,087	\$57,339
Total Households	5,976	64,520	200,010
HH With Bachelor Degree +	23.72%	25.6%	31.64%
Median Age	37.2	36.6	36.4
Owner Occupied	34.5%	36.7%	36.6%
Renter Occupied	54.8%	52.5%	52.3%



INSITE EFS

CONNECT

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