

FOR SALE

INVESTMENT TEASER · CONFIDENTIAL

FORTUNE DRIVE

BUSINESS PARK

7815 & 7819 FORTUNE DRIVE

SAN ANTONIO, TEXAS 78250

±16,265 SF INFILL SMALL-BAY INDUSTRIAL
TWO BUILDINGS · FOUR SUITES · 100% LEASED

RifleCRE



EXCLUSIVELY
LISTED BY

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PROPERTY OVERVIEW

THE OFFERING

Rifle CRE has been retained on an exclusive basis to offer for sale Fortune Drive Business Park — two masonry small-bay industrial buildings totaling ±16,265 rentable square feet at 7815 and 7819 Fortune Drive in San Antonio's Great Northwest submarket, one block off the Bandera Road (SH-16) corridor and inside Loop 1604. The Park is 100% leased to four service-sector tenants on triple-net leases.

LOCATION

Infill position on the Bandera Road corridor — roughly 70,000 vehicles per day on the subject's segment. Land scarcity is pushing new industrial development outward toward Far Northwest San Antonio and Helotes, with zero small-bay product under construction within five miles.



PROPERTY SUMMARY

Address	7815 & 7819 Fortune Drive, San Antonio, TX 78250
Submarket	Great Northwest / Northwest San Antonio
Property Type	Multi-tenant small-bay industrial (office/warehouse)
Rentable Area	±16,265 SF — 7,922 SF (7815) + 8,343 SF (7819)
Suites	Four — two per building
Year Built	1984
Construction	Masonry / concrete block, single story
Land Area	±0.92 acres — two 0.46-acre parcels
Zoning	I-1 Light Industrial, City of San Antonio
Clear Height	14' warehouse
Loading	Four grade-level roll-up doors
Roof	TPO membrane — both buildings replaced 2022
Parking	Surface, newly sealed asphalt
Occupancy	100% — 4 of 4 suites leased
Lease Structure	Triple net (NNN)

INVESTMENT HIGHLIGHTS

100% Leased, Granular

Four tenants across four suites, none larger than 4,179 SF or 26% of the Park — stone fabrication, powder coating, metal fabrication and youth athletics



Triple-Net Structure

Tenants reimburse taxes, insurance and common area costs — limited landlord exposure to expense inflation



Recent Capital Investment

New TPO roofs (2022), newly sealed asphalt lot, new gutters, LED lighting, new office flooring and updated fixtures



Infill Supply Moat

Inside Loop 1604 on Bandera Road; 5-mile small-bay vacancy of 3.1% with zero product under construction



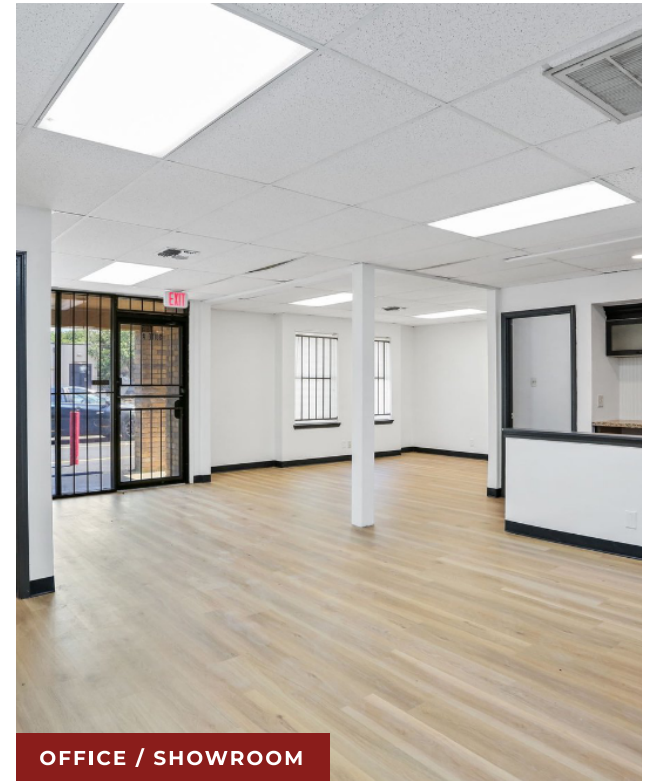
BUILDING EXTERIOR



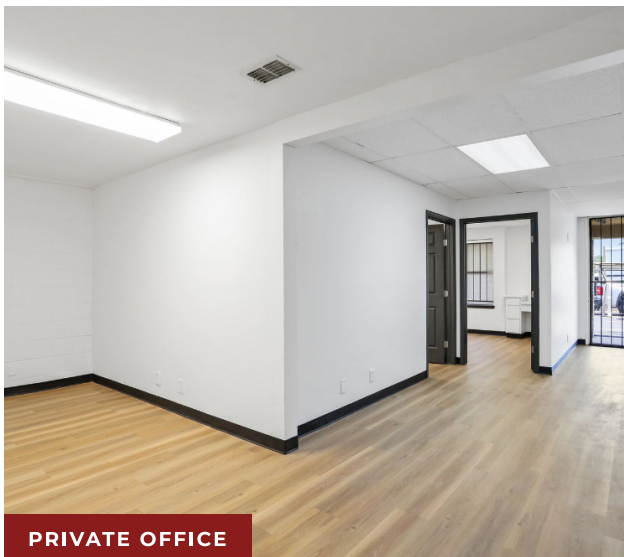
SUITE INTERIORS



WAREHOUSE — 14' CLEAR, LED LIGHTING



OFFICE / SHOWROOM



PRIVATE OFFICE



BREAK AREA



UPDATED RESTROOM

AERIAL & CONTEXT



DIRECT OVERHEAD — 7815 (LEFT) & 7819 (RIGHT)

SITE

Two single-story masonry buildings on two 0.46-acre parcels sharing a central drive aisle with grade-level loading. Surface parking along Fortune Drive frontage; rear yard access behind both buildings.

ACCESS

One block off Bandera Road (SH-16) — $\pm 70,000$ VPD

Inside Loop 1604 • Great Northwest submarket

Established industrial park surrounded by service-trade users



LOOKING NORTH

OFFERING PROCESS

Confidentiality agreement. Execute a CA to receive the full Offering Memorandum and access to the due diligence data room, including rent roll, operating history, Yardi income projection, Phase I ESA, title, survey and inspection reports.

Property tour. Tours are by appointment only and coordinated through Rifle CRE. Tenants have not been notified of the offering; please do not contact tenants directly or visit the property unaccompanied.

Offers. Offers should be submitted in writing and address purchase price, earnest money and hard-money structure, due diligence and closing timelines, source of financing, and evidence of the buyer's ability to close. The Owner reserves the right to accept or reject any offer at its sole discretion.



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RifleCRE

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date