

FRONTERASATX.COM

11 AC to 188 AC
SHOVEL READY
SITES

**±150,000 SF to
±1.1 Million SF**
INDUSTRIAL
SPACE

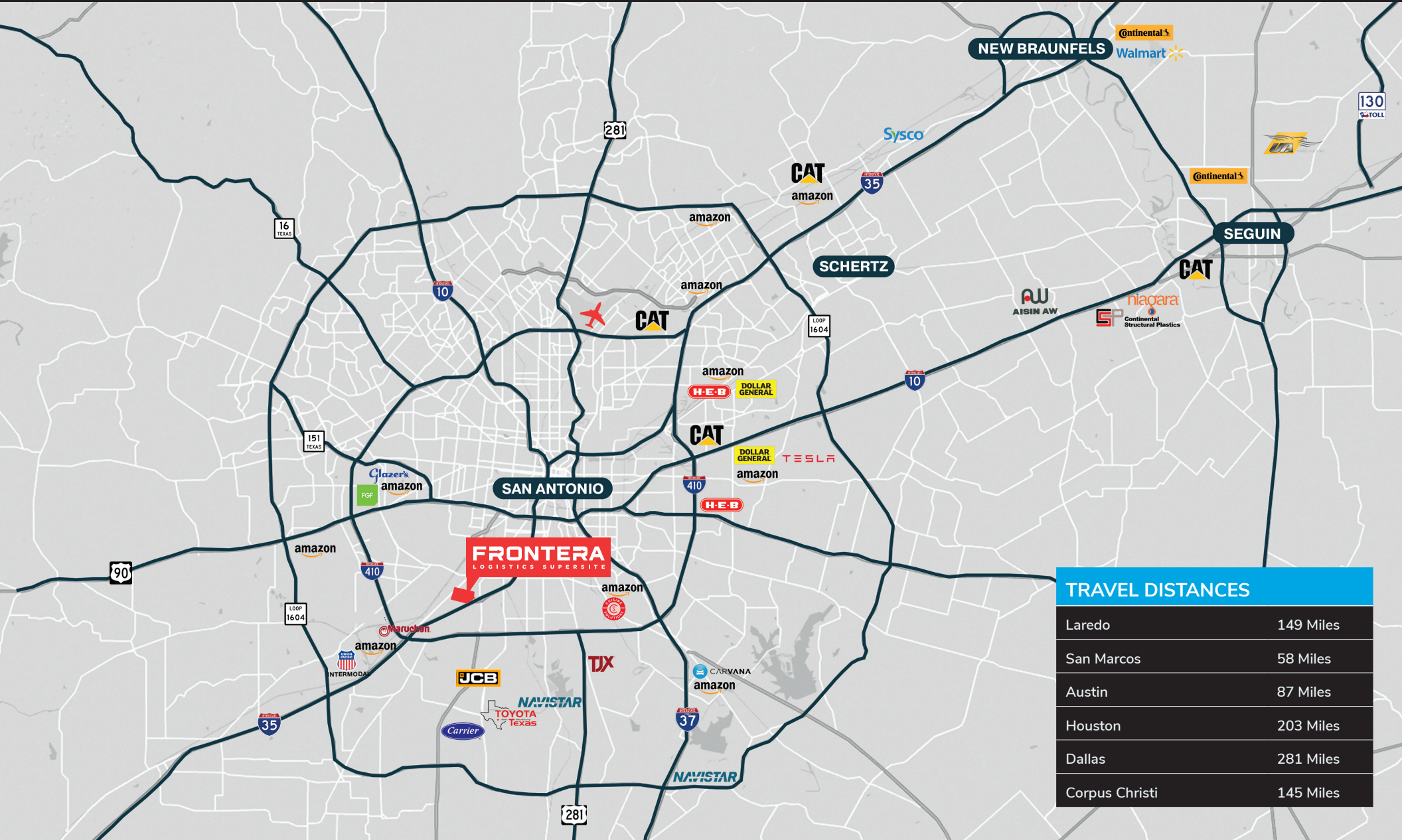
**USER & BUILD-
TO-SUIT SITES**
FOR LEASE OR
SALE



FRONTIERA
LOGISTICS SUPERSITE
8439 SOMERSET ROAD, SAN ANTONIO, TX 78211

DEVELOPED BY
 **KOONTZ**

SALES & LEASING BY
partners



TRAVEL DISTANCES	
Laredo	149 Miles
San Marcos	58 Miles
Austin	87 Miles
Houston	203 Miles
Dallas	281 Miles
Corpus Christi	145 Miles

PARK AERIALS & CONSTRUCTION STATUS

FRONTERA
LOGISTICS SUPERSITE



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- Frontera Logistics Supersite is a master planned development approved by the City of San Antonio for up to 3,000,000 square feet of manufacturing and distribution buildings and associated flatwork.
- Entire site is zoned I-1: General Industrial District
- Frontera Parkway under construction - new 12" water main, 10" sewer main, storm drain management and concrete road
- Upgraded 35Kv, 3-Phase power to the site with first 10MW already applied for and allocated to Frontera - offsite infrastructure construction complete May 2025

[*CLICK HERE FOR INFRASTRUCTURE/UTILITY MAP](#)

- Grading: The entire site would be considered very flat, with only a $\pm 5'-0"$ north/south slope over the extent of $\pm 2,300$ linear feet, which equates to a slope of $\pm 0.2\%$.
- Stormwater management plan approved to drain all impervious coverage into regional drainage facilities (no onsite detention required).
- No floodplain
- Phase 1 Environmental Site Assessment was completed and revealed no recognized environmental conditions (RECs) in connection with the subject property.
- Up to (5) approved points of ingress/egress into Frontera
- Proximity to abundant affordable and skilled labor force

DEVELOPED BY



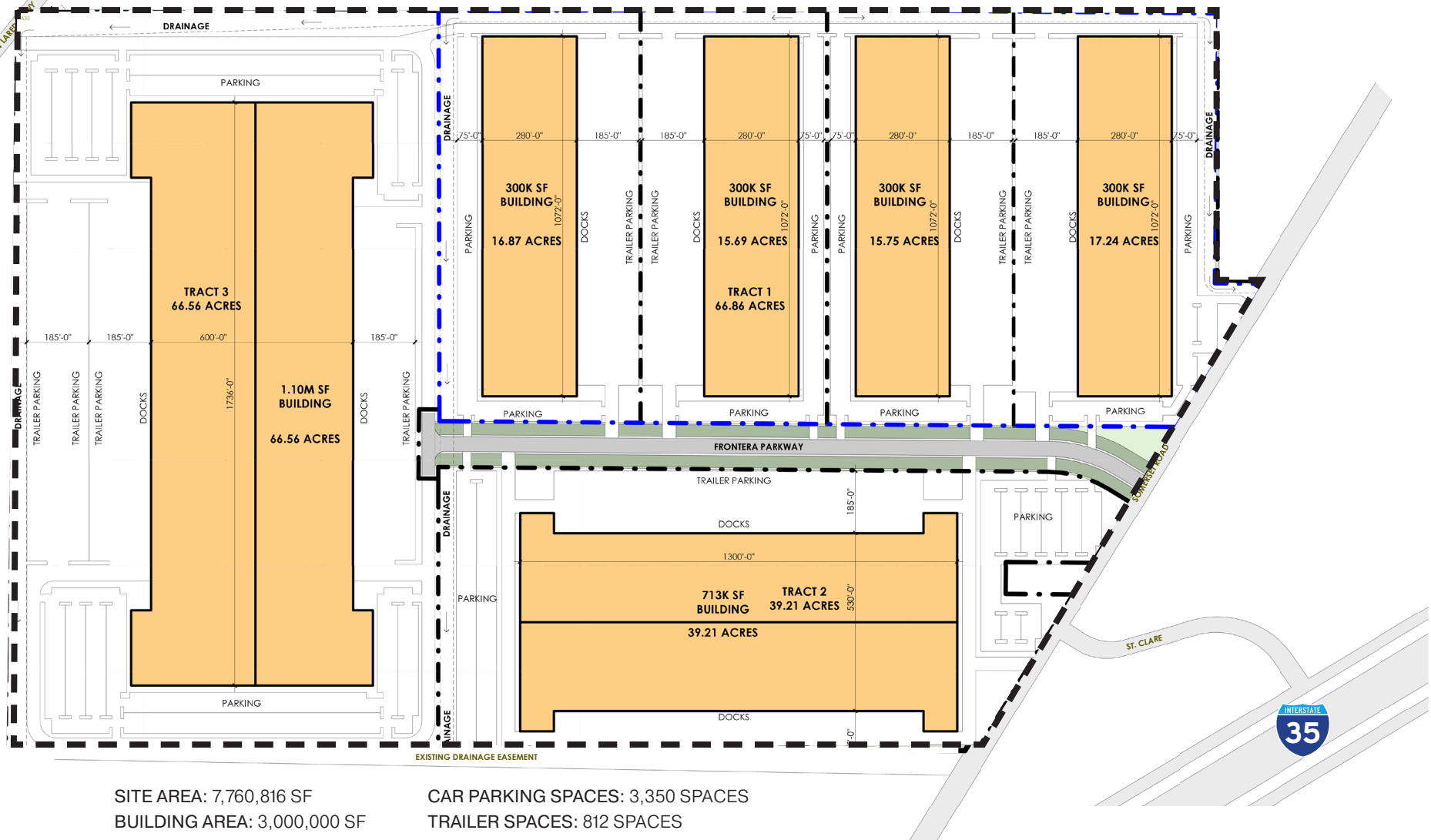
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PRELIMINARY SITE PLAN*

FRONTERA
LOGISTICS SUPERSITE

[*CLICK HERE FOR SITE PLAN OPTIONS](#)



AVAILABLE TRACTS & ACREAGE

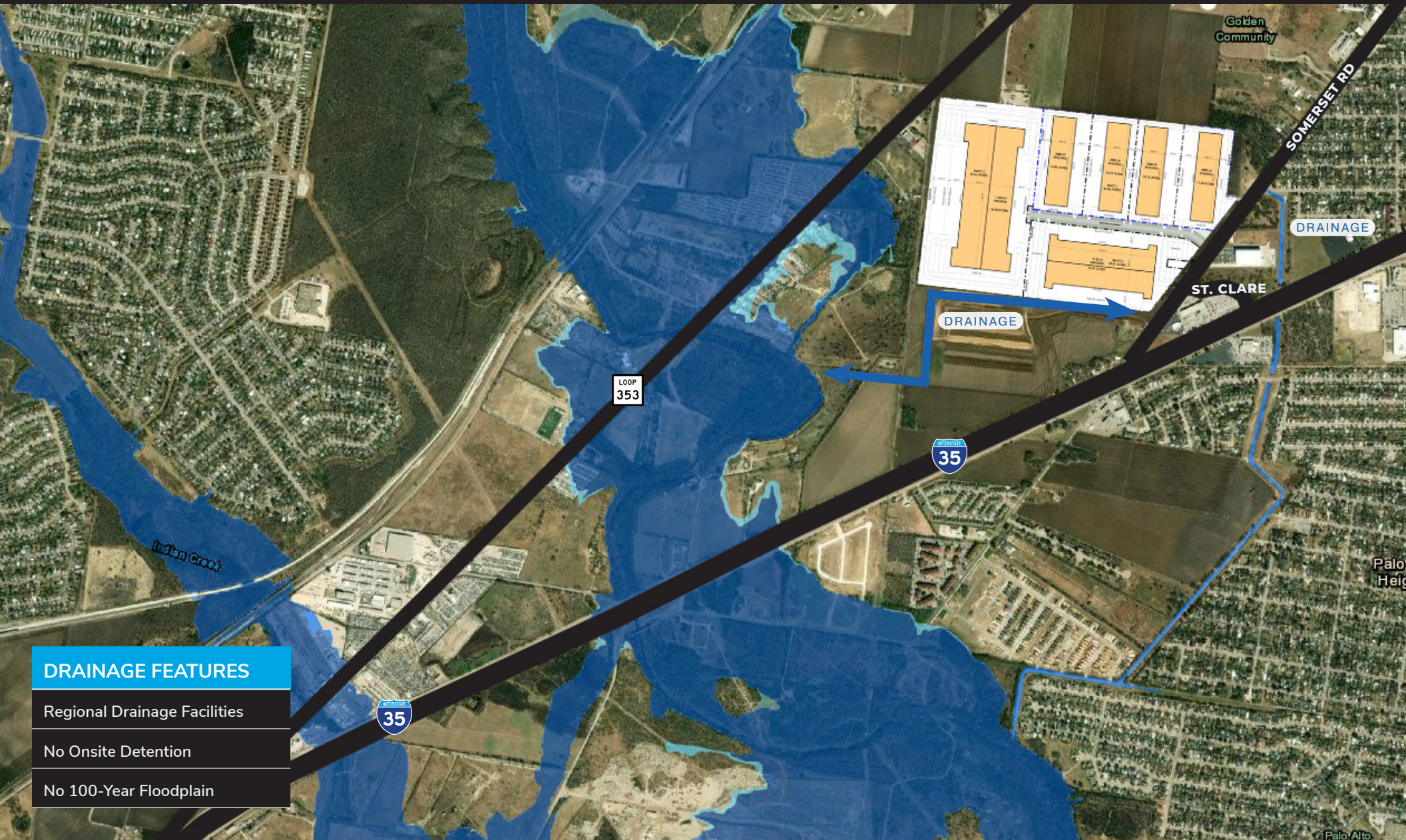
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DRAINAGE FEATURES

Regional Drainage Facilities

No Onsite Detention

No 100-Year Floodplain

MASTER-PLANNED DEVELOPMENT

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TEXAPLEX

ONE OF 11 MEGAREGIONS IN THE UNITED STATES

IS PROJECTED TO GROW BY 3.5 MILLION BETWEEN NOW AND 2030. THE ENTIRE AREA WILL BECOME **ONE GIANT METROPOLIS** WITH A 19 PERCENT GROWTH IN RESIDENTS—FROM 18.14 MILLION IN 2015 TO **21.65 MILLION IN 2030**—BRINGING IT CLOSE TO THE CURRENT POPULATION OF THE NEW YORK CITY METRO AREA (20.18 MILLION PEOPLE). (U.S. Census Bureau and forecasts from the Texas Office of the State Demographer)

NO. 1

JOB CREATOR IN THE NATION
TEXAS IS PROJECTED TO ADD ONE MILLION JOBS BY 2023
(Forbes)

NO. 2

LARGEST WORKFORCE IN THE US
(U.S. CENSUS BUREAU)

50+

FORTUNE 500 COMPANY HQ
IN THE TRIANGLE METROS

PORT OF LAREDO

NO. 1 PORT
IN THE U.S.

PORT OF HOUSTON

2ND LARGEST PORT
BY VOLUME OF TONNAGE IN THE U.S.

FRONTERA
LOGISTICS SUPERSITE

DEVELOPED BY
 **KOONTZ**

About Koontz

Headquartered in San Antonio, Texas, Koontz Corporation is an industry leader in the development and construction of multi-family and commercial properties throughout Texas and the Southwest. The company takes great pride in building projects of enduring quality and exceptional value for our clients, investors, buyers, and tenants.

KOONTZCORP.COM

About Partners

Partners is a diversified commercial real estate firm that offers a full spectrum of services and investments.

We partner with people to create value, protect assets, and preserve wealth through real estate services, development, and capital investment.

As a diversified brokerage, investment, development, and commercial real estate services firm, we are realizing a new standard of expertise where all those who create value benefit from the ownership and success of the firm.

PARTNERSREALESTATE.COM



SALES & LEASING INFORMATION

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FRONTERA**SATX**.COM



Information About Brokerage Services

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

11-2-2015



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.

PCR Brokerage San Antonio, LLC dba Partners		9003952	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
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Designated Broker of Firm	License No.	Email	Phone	
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
John Colglazier	448698	john.colglazier@partnersrealestate.com	210-771-0295	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials

Date