

# FOR LEASE

14685 Old Frio City Rd  
Lytle, TX 78052

**±21,688 SF | WAREHOUSE**

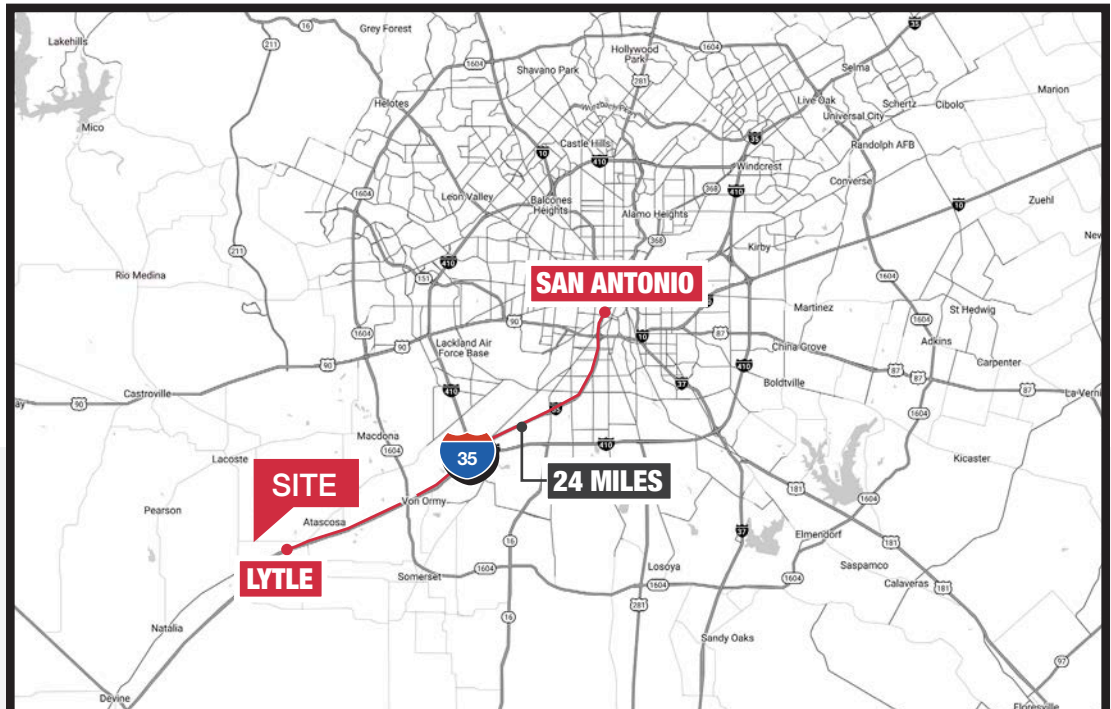


# SUMMARY

## Property Specs

LEASE RATE	<b>\$7 PSF/NNN</b>
TOTAL SF	<b>±21,688 SF</b>
LOT SIZE	<b>±7.97 Acres</b>
TYPE	<b>Industrial   Warehouse/Distribution</b>
YEAR BUILT	<b>1986</b>
ZONING	<b>OCL</b>
CLASS	<b>C</b>

- Industrial Flex site in Lytle, TX 23 mi southwest of San Antonio
- 21,688 SF cross-dock warehouse and office space
- 7.9 Acres. Approximately 6 acres of stabilized yard
- Fully fenced with controlled access gate.



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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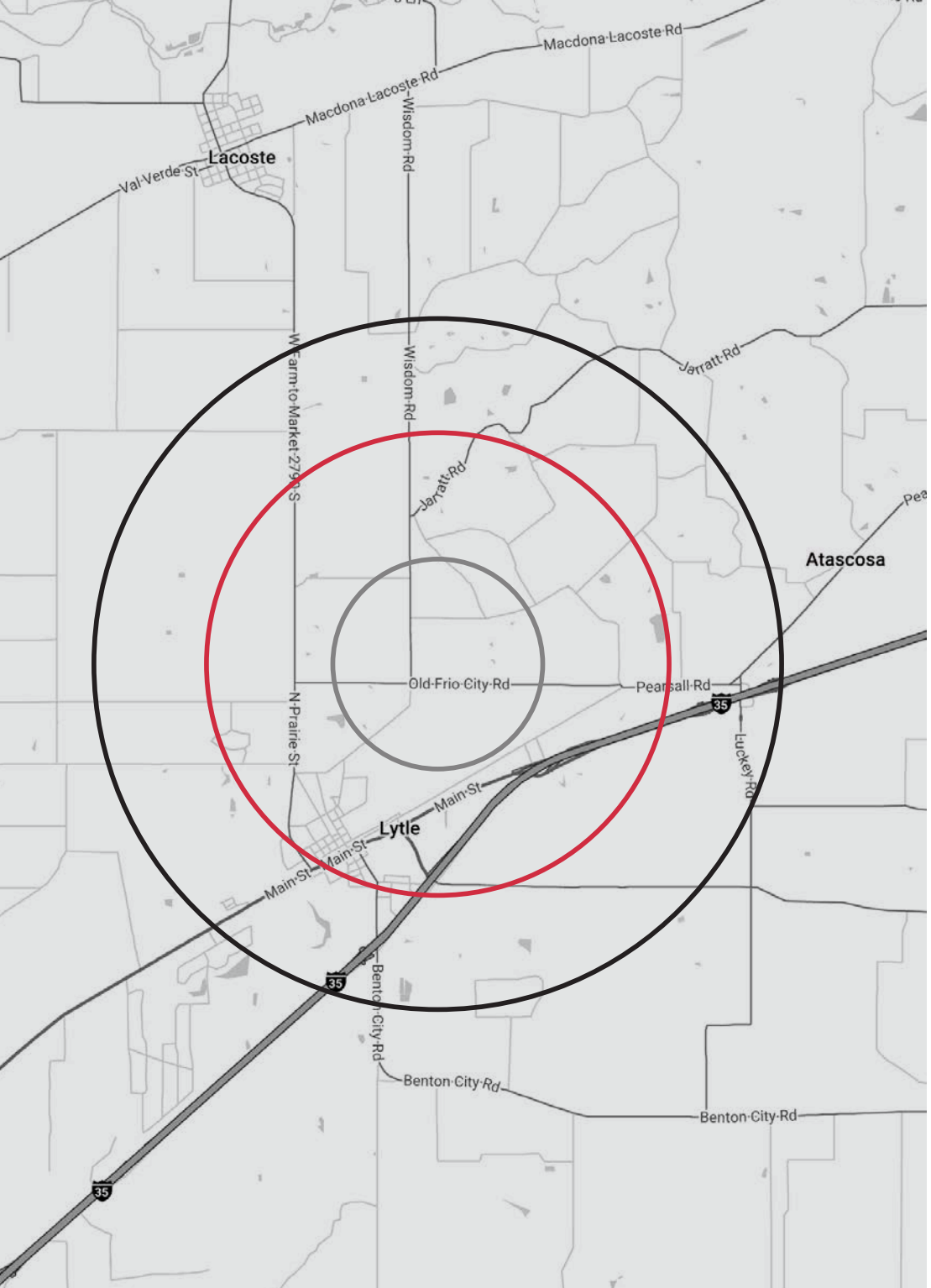


# AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport







# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	1,187	7,443	17,338
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	396	2,440	5,600
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$95,642	\$87,553	\$88,472

## Traffic Counts

STREET	AADT
Old Frio City Road	1,348

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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1390 E Bitters Rd

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210.366.1400 | [naiexcel.com](https://naiexcel.com)

**Tom DeWine**

210.705.3440

[tdewine@naiexcel.com](mailto:tdewine@naiexcel.com)

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