

106 W Turbo Drive,
San Antonio, TX 78216



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The Offering ///

KW Commercial is pleased to present 106 W Turbo Drive, a versatile 4,000± SF office/warehouse flex property located in San Antonio's North Central submarket, just off US-281. Situated on a 0.23± acre lot, the building offers approximately 3,000 SF of finished office space and 1,000 SF of warehouse, giving a wide range of users the ability to run administrative and light industrial operations under one roof.

The office component includes a reception area, six private offices, a large training room, a break room with kitchen, two restrooms, and a mail room with built-in storage. The warehouse features both dock-high and grade-level loading with metal shelving in place. Outside, the property offers fenced and secured asphalt parking, a covered carport, and a covered patio area, providing functional yard space rarely found on an infill site of this size.

Zoned C-3, the property accommodates flexible commercial use. Its location minutes from San Antonio International Airport, Wurzbach Parkway, and Loop 410 provides convenient access to the greater metro area and its established North Central industrial corridor, where neighboring office, warehouse, and service businesses reinforce strong demand for well-located flex space.

106 W Turbo Drive represents an attractive opportunity for an owner-user seeking a move-in-ready facility, or for an investor looking to acquire a functional flex asset in one of San Antonio's most active commercial submarkets.



About the Property

PROPERTY SUMMARY	
Address	106 W Turbo Drive, San Antonio, TX 78216
Property Type	Office / Warehouse Flex
Building Size	4,000± SF
Office / Warehouse	3,000± SF / 1,000± SF
Land Area	0.23± AC (10,125± SF)
Zoning	C-3
Loading	Dock-High & Grade-Level
Parking	Asphalt, Fenced & Secured
Sale Price	Call Broker

HIGHLIGHTS
● 4,000± SF office/warehouse flex on 0.23± acres
● 3,000± SF finished office with reception, private offices & training room
● 1,000± SF warehouse with dock-high and grade-level loading
● Fenced, secured asphalt parking with covered carport and patio
● Zoned C-3 — flexible commercial use
● Located off US-281 in the North Central industrial corridor
● Minutes from San Antonio International Airport and Wurzbach Pkwy





Area Overview



Exterior Photos ///



Interior Photos ///



About San Antonio ///

San Antonio, Texas, is the seventh-largest city in the United States and one of the fastest-growing major metros in the country, with a population of roughly 2.7 million across the region. Long known as "Military City, USA," the city is home to Joint Base San Antonio, the largest joint military installation in the nation, and to the South Texas Medical Center, a 900-acre campus that anchors the region's healthcare and bioscience economy. Together with a deep base of aerospace, information technology, cybersecurity, and manufacturing employers, these institutions provide a stable, diversified foundation for the local economy.

The city's central location, low cost of living, and business-friendly climate continue to attract corporate relocations and new residents alike, while its cultural landmarks, from the River Walk and the Alamo to the historic Pearl district, draw millions of visitors each year. San Antonio International Airport, Loop 410, and US-281 tie the North Central submarket directly into this growth, making the area around Turbo Drive a well-established hub for office, service, and light industrial users seeking convenient access to the entire metro.

The North Central corridor surrounding Turbo Drive has long served as one of the city's most active small-bay industrial and service districts, with a dense mix of contractors, suppliers, automotive businesses, and distribution users drawn by its central location and highway access. Steady population growth across the north side, continued expansion at the airport, and ongoing investment along the Wurzbach Parkway and US-281 corridors all support lasting demand for well-located flex space in the area.



The Alamo — 15 minutes from the property in Downtown San Antonio



The Pearl District — 15 minutes from the property, just north of Downtown

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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