

1630 NORTHLAKE PASS

Universal City, TX 78148

Industrial Investment &
Leasing Opportunity

Offering Memorandum



Photo Rendering

MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

1630 Northlake Pass
Universal City, TX 78148



Photo Rendering

INVESTMENT HIGHLIGHTS

Property Highlights

- Strategic Location & Accessibility
- Nestled in Northlake Business Park for seamless business growth.
- Just ±0.8 miles (3 min) to Loop 1604—quick access to major thoroughfares.
- Only ±2.8 miles (6 min) to I-35—ideal for regional logistics and commuting.

Loading & Access Features

- 5 - 12'x14' Insulated Metal Roll-Up Doors (Wind-Resistant)—for efficient warehouse operations.
- 1- 8'x10' Loading Dock Insulated Metal Roll-Up Door (Wind-Resistant).
- Back Loading Dock with full truck turnaround space.
- 5 - Insulated Metal 3070 Walk Doors for secure, convenient entry.

Total Building Size	±19,200 SF
Lot Size	±1.68 AC
Office Space (Build-to-Suit)	±2,400 SF (Optional ±1,200 SF Mezzanine)
Warehouse Space	±16,800 SF
Eave Heights	24'-8" to 28'-0"
Power	Three Phase
Sprinklers	Yes
Zoning	C-4
Doors	6

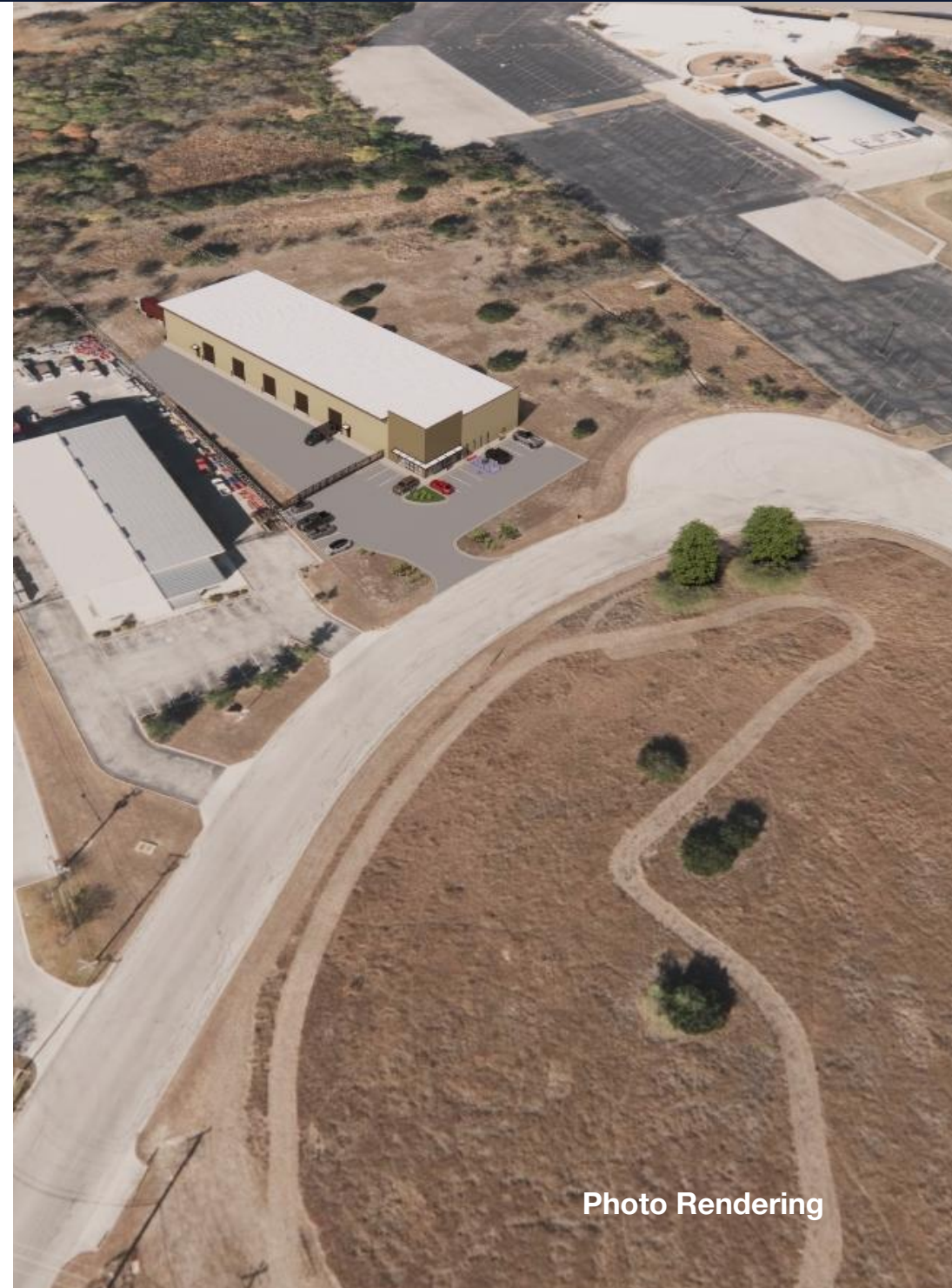


Photo Rendering



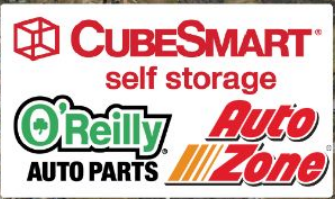
± 148,000 VPD

Loop 1604 N ± 70,000 VPD

Pat Booker Rd ± 27,000 VPD



Northeast Lakeview College
±9,000 Students



Randolph Air Force Base
±2.5 Miles Away

Google Earth



Kitty Hawk Rd ± 14,000 VPD



Subject Property



Loop 1604 N ± 70,000 VPD

Public Storage



Building Specifications

1630 Northlake Pass, Universal City, TX 78148

Premium Finishes & Energy Efficiency

- Sleek Aluminum Canopies over storefronts for enhanced curb appeal.
- Thermally Broken Aluminum Windows & Storefronts with Low-E 1” insulated glazing.
- Insulated Roof LTPs (Light Transmitting Panels) in warehouse for natural daylighting.
- Standing Seam Roof: R30 full-cavity insulation, 0.5:12 pitch.
- Concealed Fastener Walls: Stucco finish with R25 Energy Saver full-cavity insulation.
- Fully Sprinklered Building (TBD per final finish-out layout).

Site & Amenities

- ±20,000 SF Paved Parking & Driveway with ±18 designated spaces (including 2 accessible).
- Level 2 48A Electric Vehicle Charging Station with dedicated parking.
- Dual Dumpster Enclosure for streamlined waste management.
- Frontage Area: Fully landscaped and irrigated for professional aesthetics.
- Secure Fencing: Front iron fence with 40’ automatic double sliding gate; chain-link on sides and rear.

Utilities & Infrastructure

- CPS Energy Three-Phase Power: 277/480V for high-demand operations.
- Universal City Water & Sewer Service—reliable municipal connections.

This property combines functionality, sustainability, and prime positioning—ready for your vision. Contact us today to schedule a tour and explore customization options.

26%

Building / Lot Coverage

April 2026

Estimated Completion

12.5%

% Office / Office SF

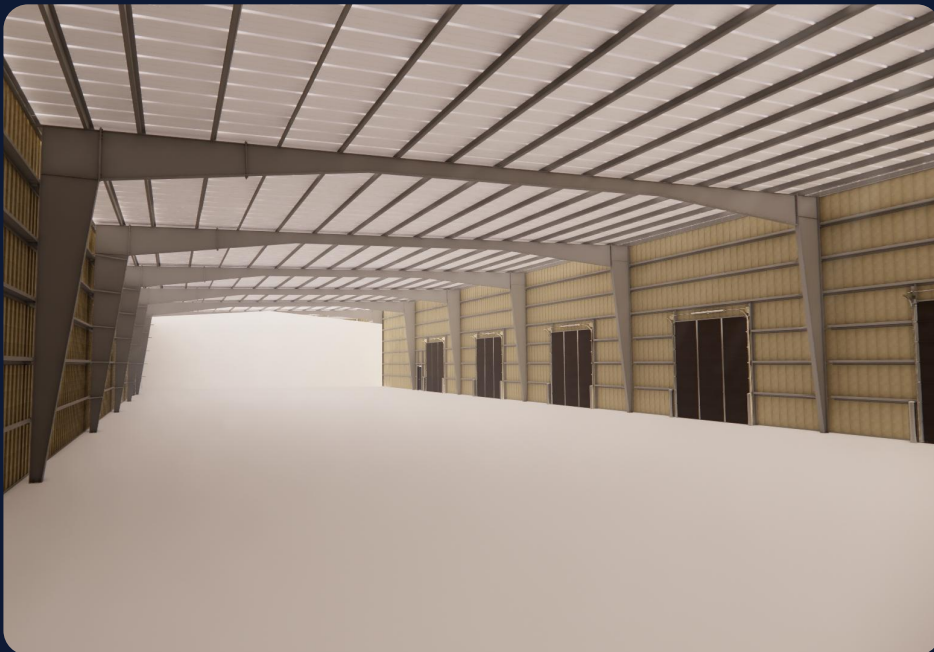
5

Grade Level Doors

1

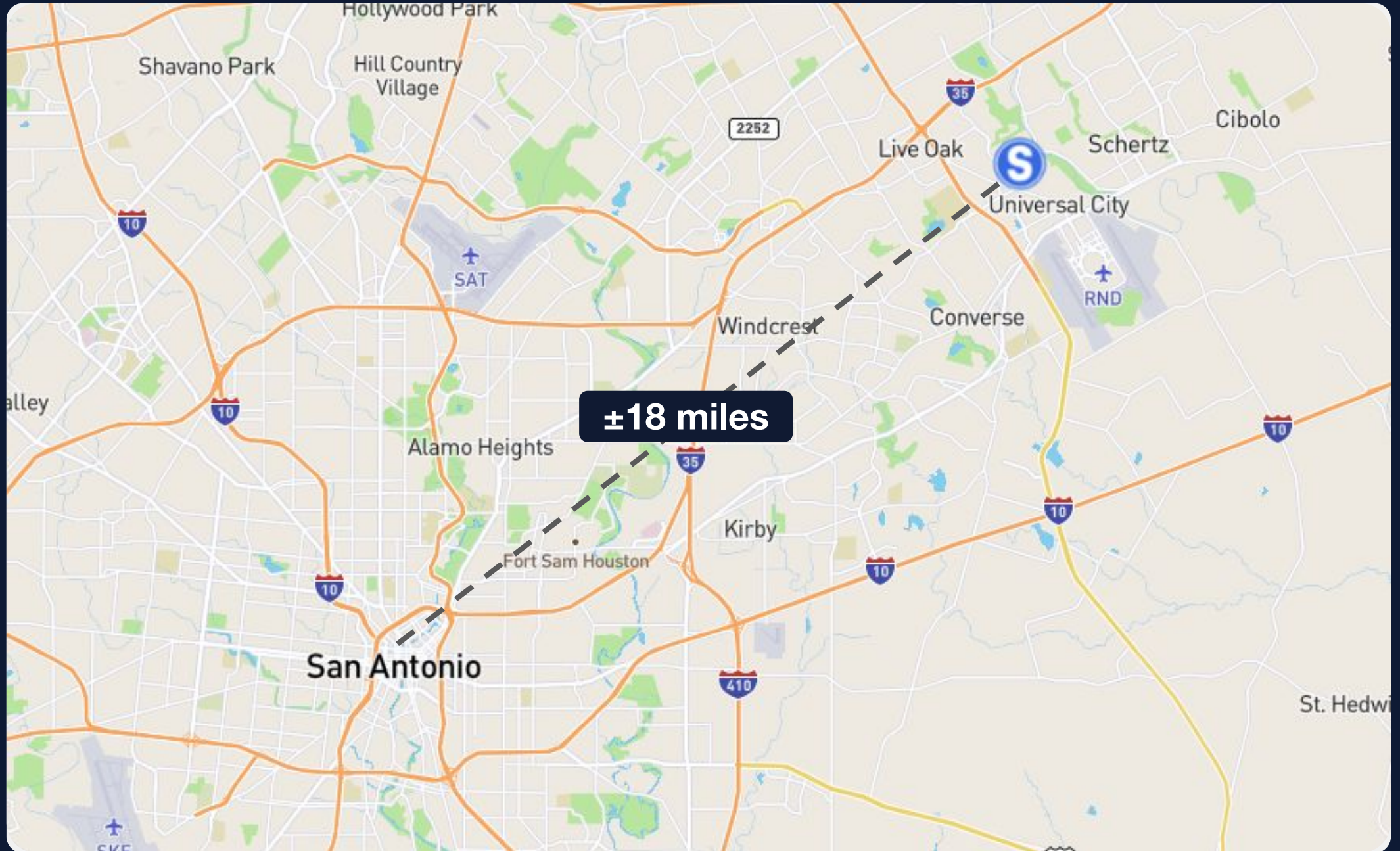
Dock High Doors

RENDERINGS



MARKET OVERVIEW

1630 Northlake Pass
Universal City, TX 78148



DRIVE TIME

TEXAS MAP



UNIVERSAL CITY, TX

Market Demographics



San Antonio, TX MSA

20,267
Total Population

\$75,439
Median HH Income

7,555
of Households

58.3%
Homeownership Rate

9,943
Employed Population

21.5%
% Bachelor's Degree

35.3
Median Age

\$249,400
Median Property Value

Local Market Overview

Universal City is positioned within the San Antonio–New Braunfels metro area, approximately 15 miles northeast of downtown San Antonio, with direct access to I-35 and Loop 1604. The city is adjacent to Randolph Air Force Base, supporting a stable economic base and consistent demand for support services. Local amenities include municipal parks, retail centers, and proximity to the broader job and service markets of San Antonio. Universal City’s location offers industrial users efficient last-mile access to regional highways and intermodal connections, benefitting distribution, manufacturing, and logistics operations.

The economy includes a mix of service, manufacturing, and defense-related sectors anchored by the Air Force base and nearby business parks. Existing infrastructure supports commercial and industrial traffic, including heavy-haul routes and proximity to San Antonio International Airport. Educational institutions like Northeast Lakeview College contribute to the workforce pipeline. Industrial real estate here is well positioned to serve growing regional demand, with scalable space near key logistics routes.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,559	80,037	212,210
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,383	31,193	77,799
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$107,254	\$112,249	\$114,491

SAN ANTONIO, TX MSA

San Antonio is a key economic hub in South Central Texas with a diverse industrial base and strong tourism activity that supports wide-ranging commercial demand. As part of the Texas Triangle megaregion, the city benefits from proximity to Austin, Dallas–Fort Worth, and Houston, enhancing its role in regional trade and logistics. San Antonio attracts over 37 million visitors annually, generating more than \$21 billion in economic impact and supporting upwards of 147,000+ jobs. Major attractions include The Alamo, the River Walk, Market Square, and large-scale venues like the Henry B. González Convention Center and Six Flags Fiesta Texas. These draw significant tourist activity, with events such as the San Antonio Stock Show & Rodeo drawing more than a million attendees, further reinforcing demand across service, retail, and freight-dependent sectors.

The economy is anchored by sectors including healthcare, military and defense, education, cybersecurity, manufacturing, and trade. Joint Base San Antonio is one of the largest military installations in the U.S., providing long-term employment stability and driving demand for industrial and service infrastructure. The metro is well-connected by major freight corridors including I-10, I-35, and Loop 410, making it a strategic hub for logistics, warehousing, and manufacturing operations. Industrial growth is further supported by a growing labor pool, ongoing investment in infrastructure, and the region's expanding role in cross-border and domestic goods movement. San Antonio's industrial market continues to attract institutional interest due to its accessibility, scalability, and economic diversity.

Total Population
1.52 Million

Annual Visitors
37 Million

Annual GDP
\$182.1 Billion

Tourism Economic Impact
\$21 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1630 Northlake Pass, Universal City, TX, 78148** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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