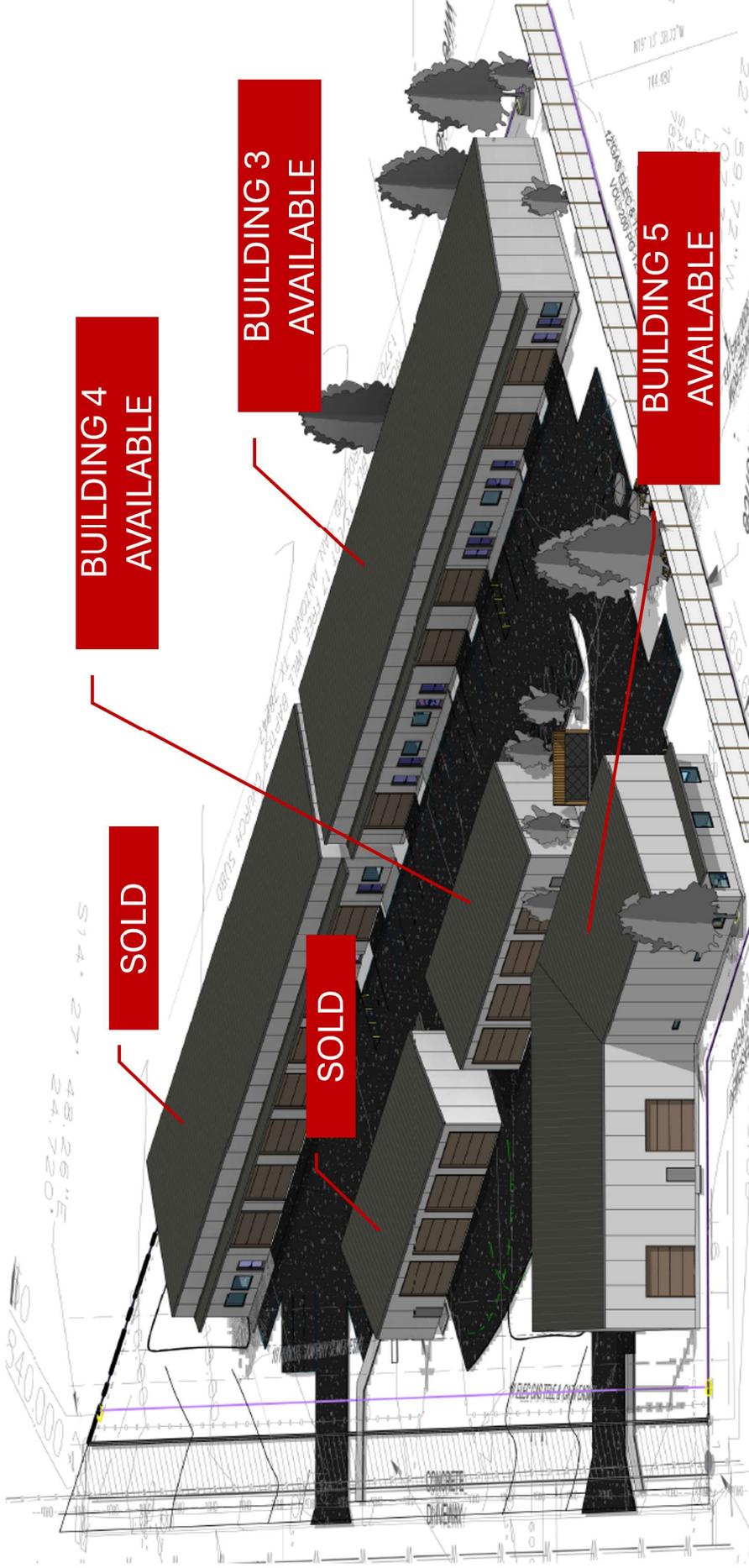


INDUSTRIAL FLEX FOR LEASE & FOR SALE

BULVERDE BUSINESS PARK

13807 BULVERDE ROAD, SAN ANTONIO, TX 78247



FLEX SPACE FOR LEASE & FOR SALE

KW COMMERCIAL | HERITAGE
1717 N Loop 1604 E
San Antonio, Texas 78232



INTERNATIONAL

Each Office Independently Owned and Operated

PRESENTED BY:

MARCELINO GARCIA, CRE

Broker Associate

O: (210) 381-3722

C: (210) 381-3722

marcelino.kwcommercial@gmail.com
59919, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

13807 BULVERDE ROAD

MARCELINO GARCIA, CRE

BROKER ASSOCIATE

O: (210) 381-3722

C: (210) 381-3722

marcelino.kwcommercial@gmail.com

59919, Texas

Executive Summary	3
Building 3 - Floor plan	4
building 4 - Floor plan	5
Building 5 - floor plan	6
site plan	7
Location Maps	8
Demographics	9
Disclaimer	10



KW COMMERCIAL | HERITAGE
1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

EXECUTIVE SUMMARY

13807 BULVERDE ROAD



OFFERING SUMMARY

LEASE RATE:	\$22 PSF
SALE PRICE:	CALL FOR PRICING
LEASE TERM:	3 to 5 years
LEASE TYPE:	Modified Gross
AVAILABLE SF:	17,487 SF
CLEAR HEIGHT:	16' - 18'
GRADE DOORS:	18

OVERVIEW

- Three (3) Industrial flex buildings available for sale or lease
- Sloped roof with a clear height ranging from 16' - 18' with grade-level doors.
- Fully finished out and insulated.
- Building 3 has a total of five (5) individual units of 1,800 SF each. Each unit has an office (167 SF), ADA restroom and 1 (12 x 12) roll - up door.
- Building 4 has a total of 2,250 SF with one office (195 SF), restroom and 4 (12 x 12) roll - up doors.
- Building 5 has a total of 6,237 SF of which approximately 1,947 SF is office. The building includes 4 (12 x 12) roll-up doors and 1 (12 x 24) roll-up door. Owner will execute a 2 YR lease-back at \$12,500 per month.
- Parking Ratio of 1.5 per 1,000 SF.
- The industrial park can be purchased as whole (3 Buildings) or per building. Individual units are also available for sale

BUILDING 3 - FLOOR PLAN

13807 BULVERDE ROAD

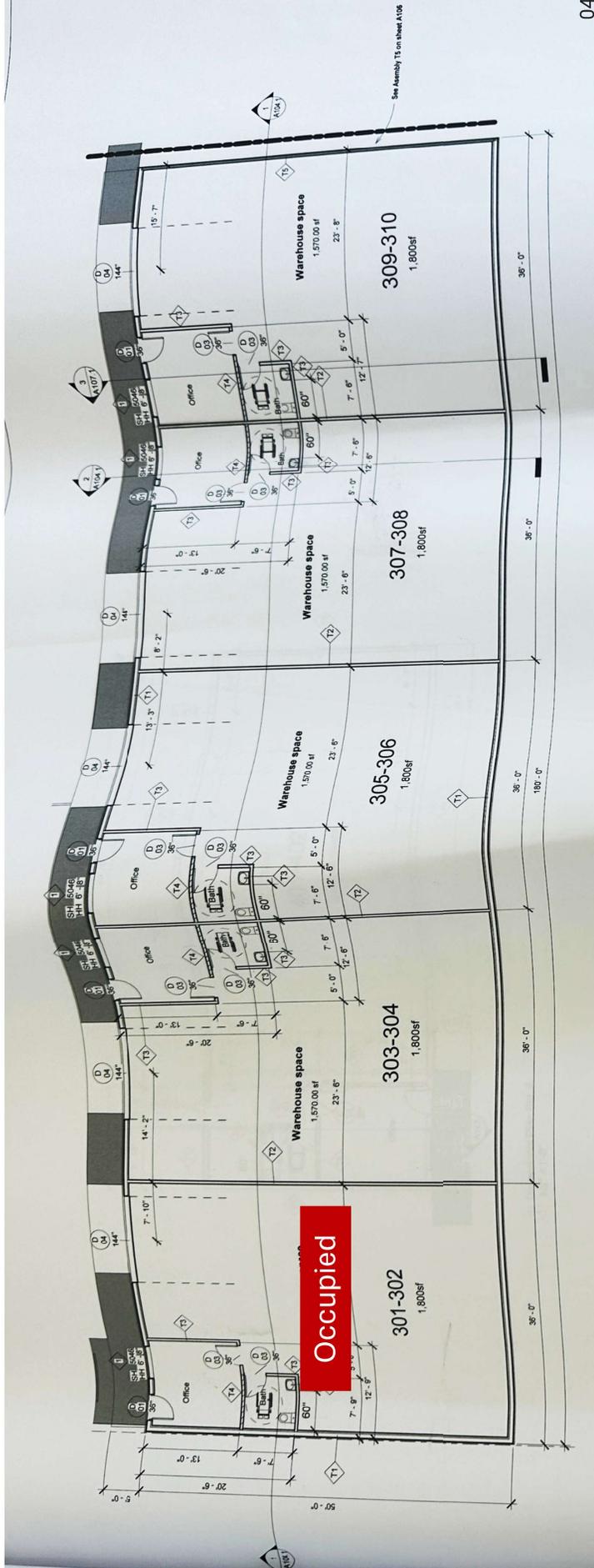


UNIT AVAILABILITY

Suite	Size	Rate
BLDG 3 : SALE	1,800 SF - Up to 5 units available	CALL FOR PRICING
BLDG 3: Unit 303 - LEASE	1,800 SF 1 Grade level door	\$22.00 /sf/yr - Modified Gross
BLDG 3: Unit 305 - LEASE	1,800 SF 1 Grade level door	\$22.00 /sf/yr - Modified Gross
BLDG 3: Unit 307 - LEASE	1,800 SF 1 Grade level door	\$22.00 /sf/yr - Modified Gross



BUILDING 3 - 9,000 SF



BUILDING 5 - FLOOR PLAN

13807 BULVERDE ROAD



UNIT AVAILABILITY

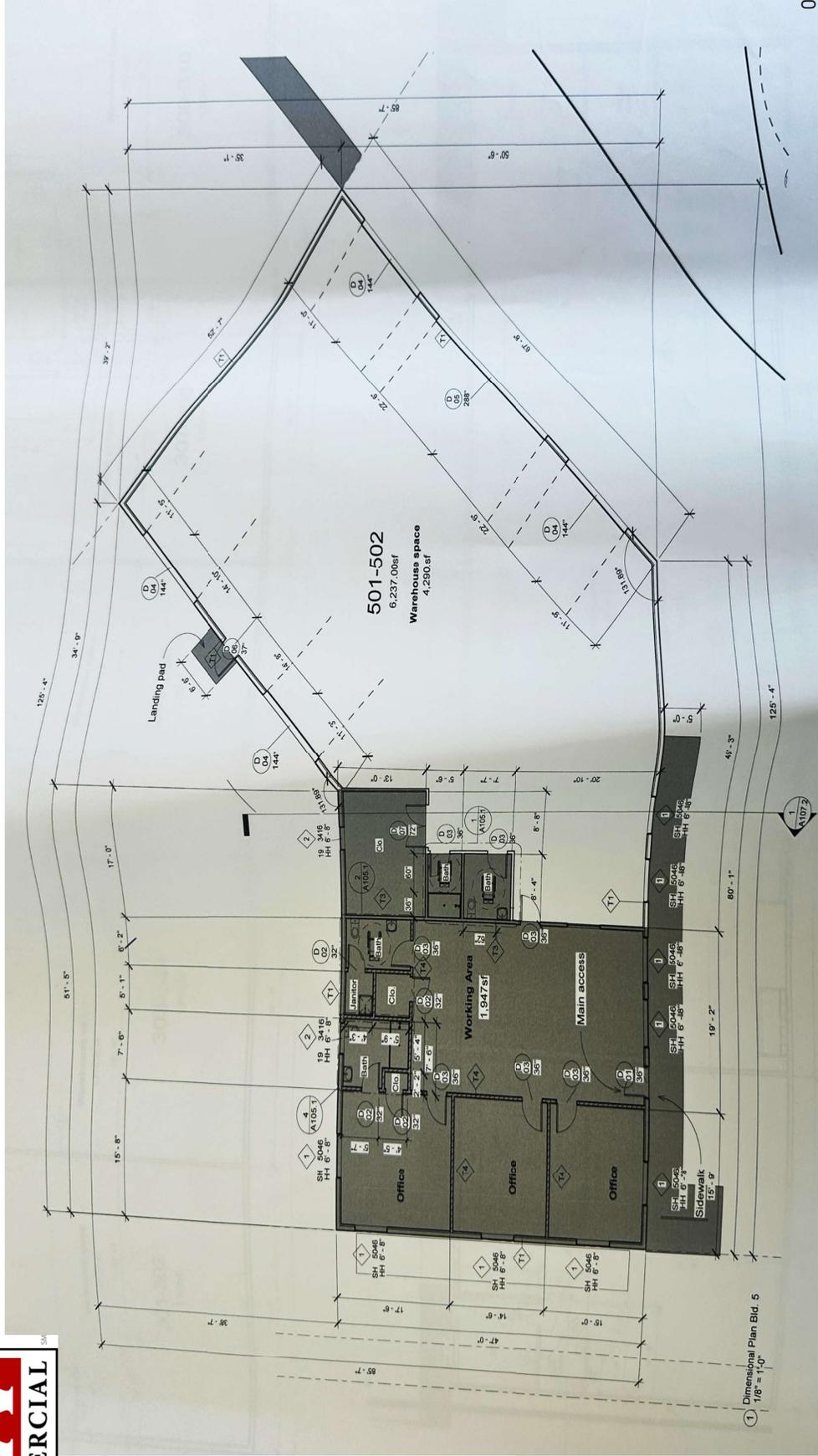
Suite	Size	Rate
-------	------	------

BLDG 5: SALE 6,237 SF | 5 Grade level doors CALL FOR PRICING

BLDG 5: Unit 501 -LEASE 6,237 SF | 5 Grade level doors \$22 / sf/yr - Modified Gross



BUILDING 5 - 6,237 SF

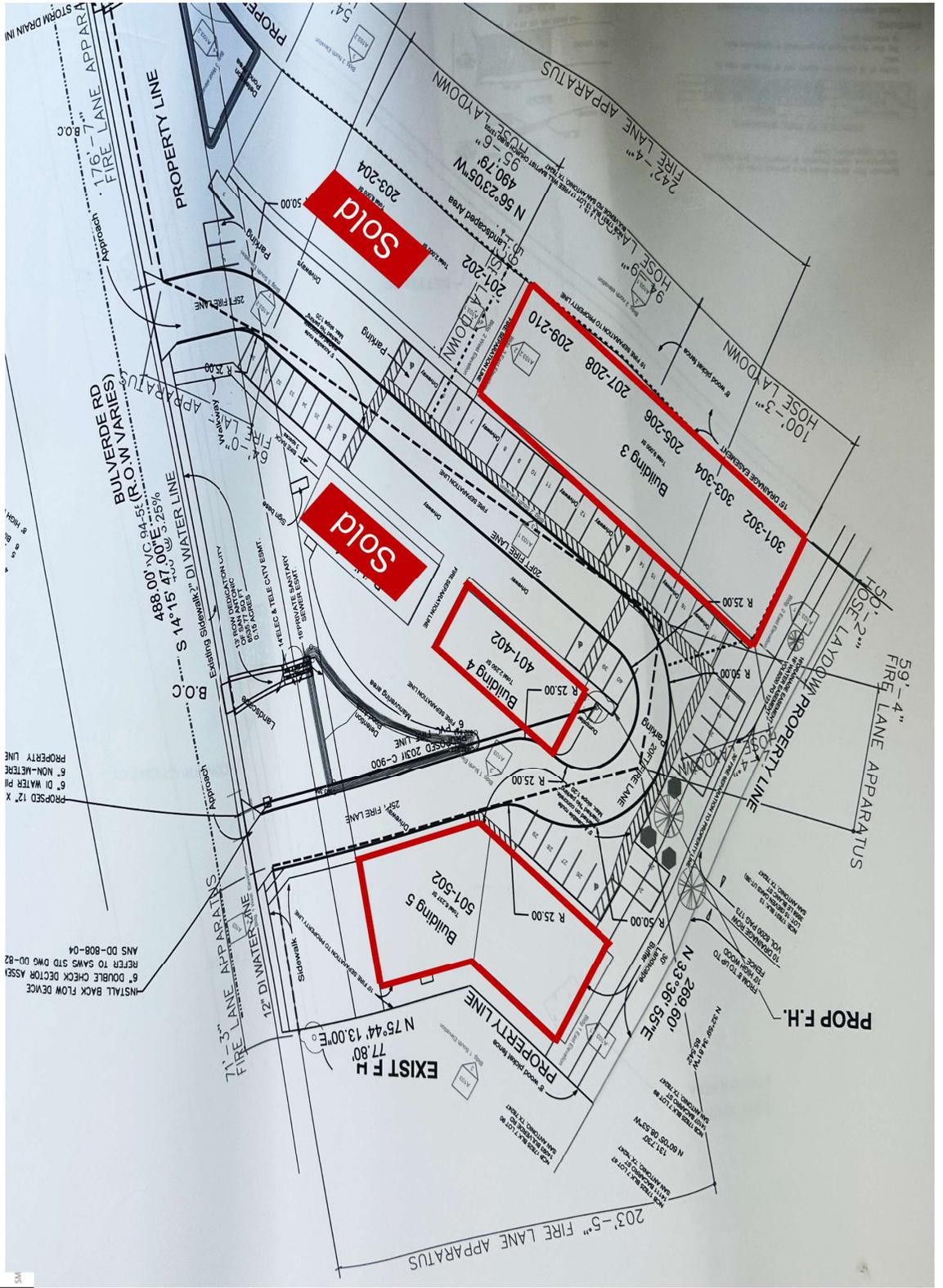


SITE PLAN

13807 BULVERDE ROAD

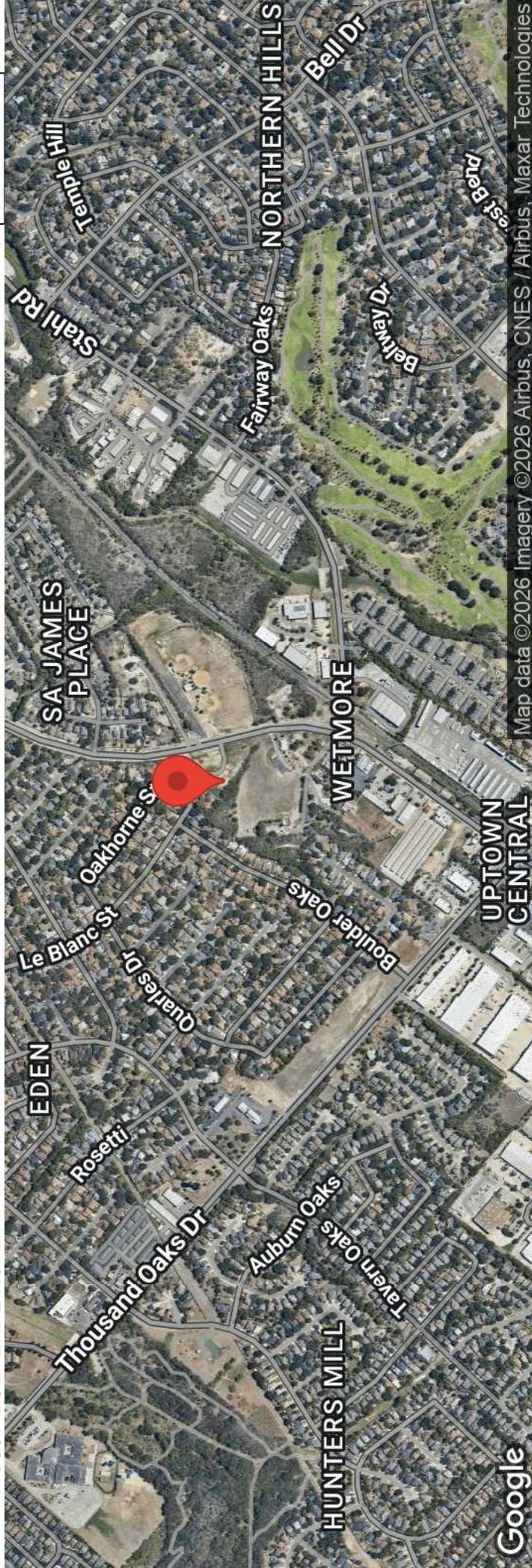


SITE PLAN

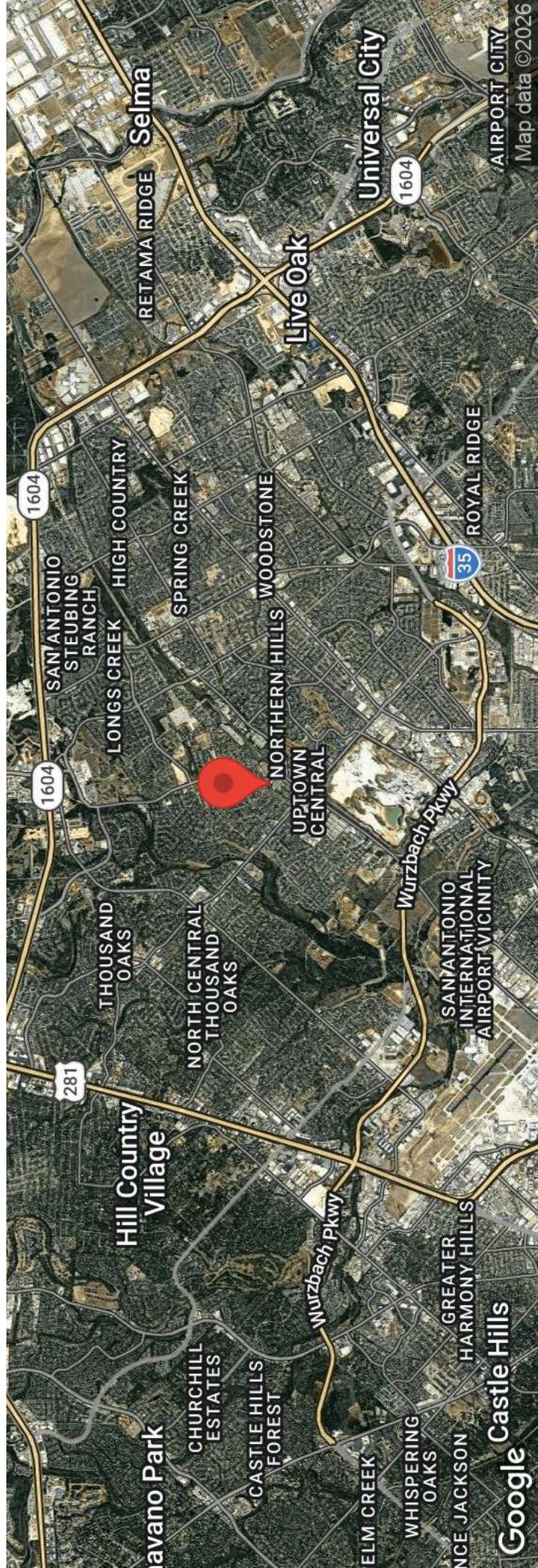


LOCATION MAPS

13807 BULVERDE ROAD



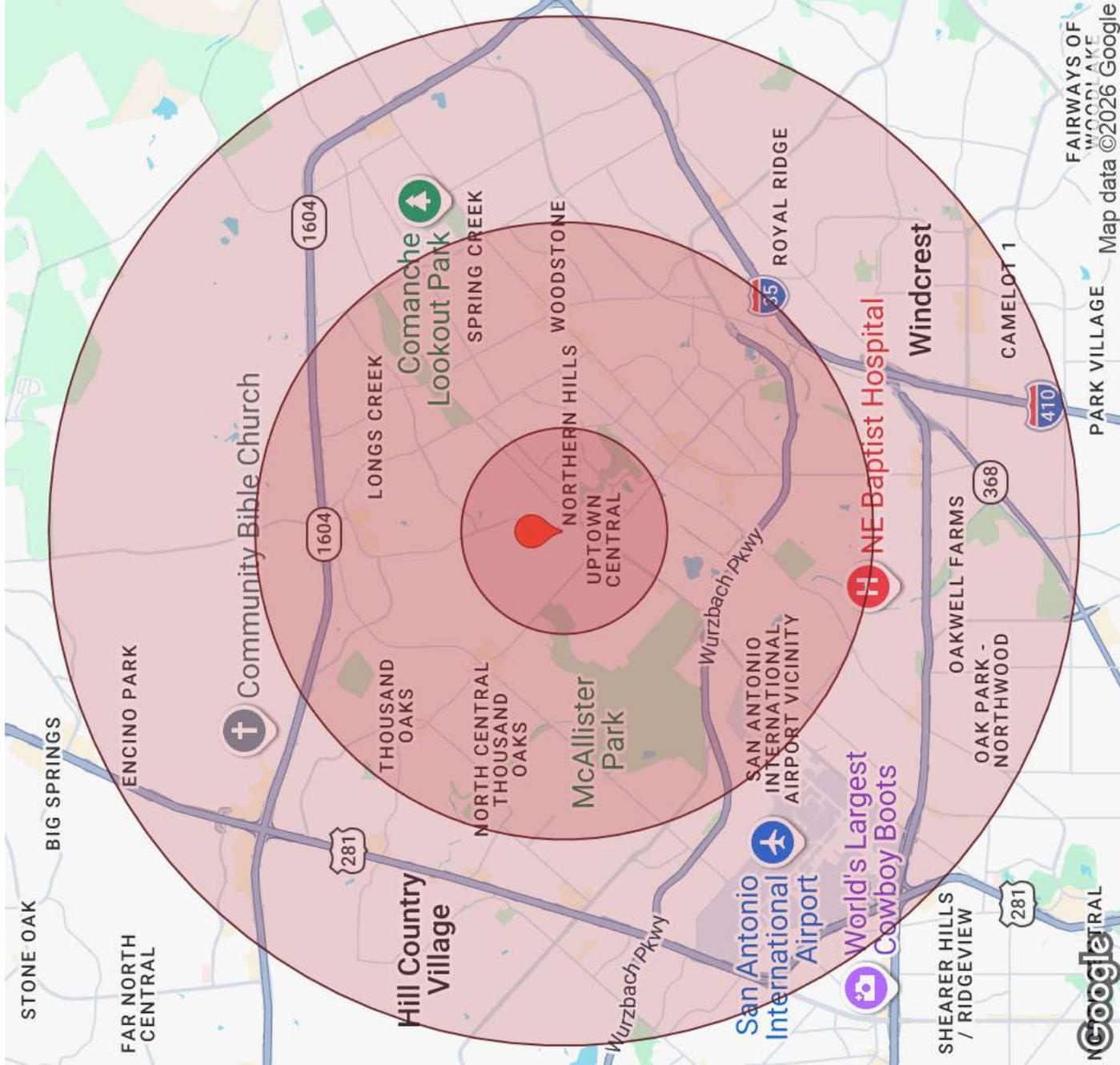
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



Map data ©2026

DEMOGRAPHICS

13807 BULVERDE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	5,651	47,126	111,606
Female	5,970	50,040	116,909
Total Population	11,622	97,166	228,515

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,445	34,465	79,089
Black	877	8,385	21,983
Am In/AK Nat	21	155	366
Hawaiian	13	97	251
Hispanic	5,681	48,797	112,589
Asian	344	3,080	9,003
Multiracial	230	2,011	4,685
Other	9	175	526

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,223	42,730	100,981
Occupied	4,873	39,811	93,528
Owner Occupied	3,300	24,441	54,330
Renter Occupied	1,573	15,370	39,198
Vacant	350	2,920	7,453

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,069	17,752	43,470
Ages 15 - 24	1,225	11,685	27,651
Ages 25 - 54	4,731	40,289	93,173
Ages 55 - 64	1,414	11,556	26,224
Ages 65+	2,184	15,885	37,997

Income	1 Mile	3 Miles	5 Miles
Median	\$82,785	\$78,367	\$79,767
Under \$15k	276	2,472	5,843
\$15k - \$25k	238	2,061	5,236
\$25k - \$35k	364	3,215	6,869
\$35k - \$50k	475	3,893	9,085
\$50k - \$75k	819	7,374	16,924
\$75k - \$100k	850	6,613	14,715
\$100k - \$150k	908	7,193	16,468
\$150k - \$200k	638	3,836	8,756
Over \$200k	305	3,155	9,631

Distance: 1 Mile 3 Miles 5 Miles

DISCLAIMER

13807 BULVERDE ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

MARCELINO GARCIA, CRE

Broker Associate

O: (210) 381-3722

C: (210) 381-3722

marcelino.kwcommercial@gmail.com
59919, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.