

4300 CENTERVIEW DR | SAN ANTONIO, TX 78228

FOR SALE OR LEASE



INSITE EFS



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PROPERTY DETAILS

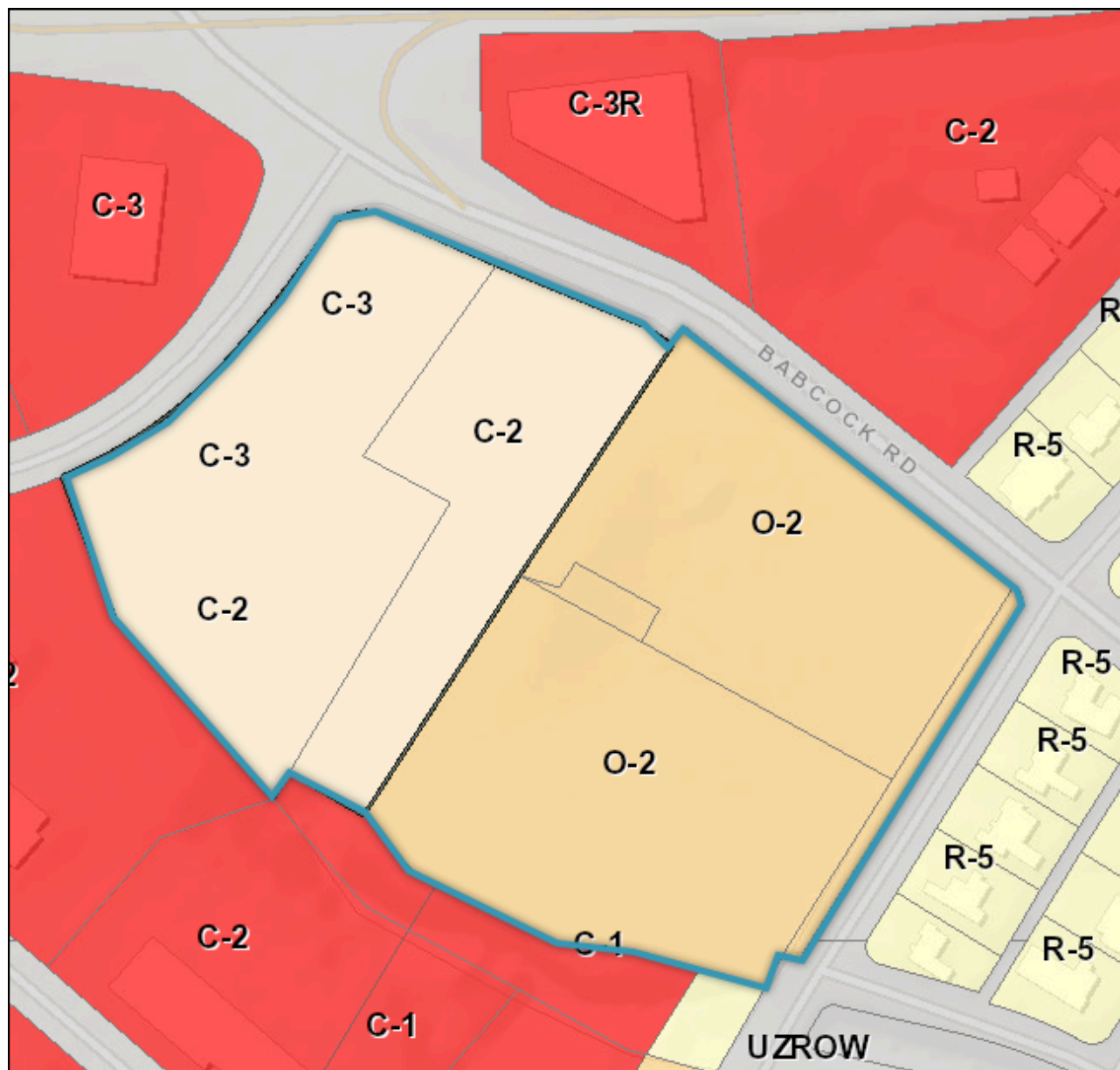
OVERVIEW

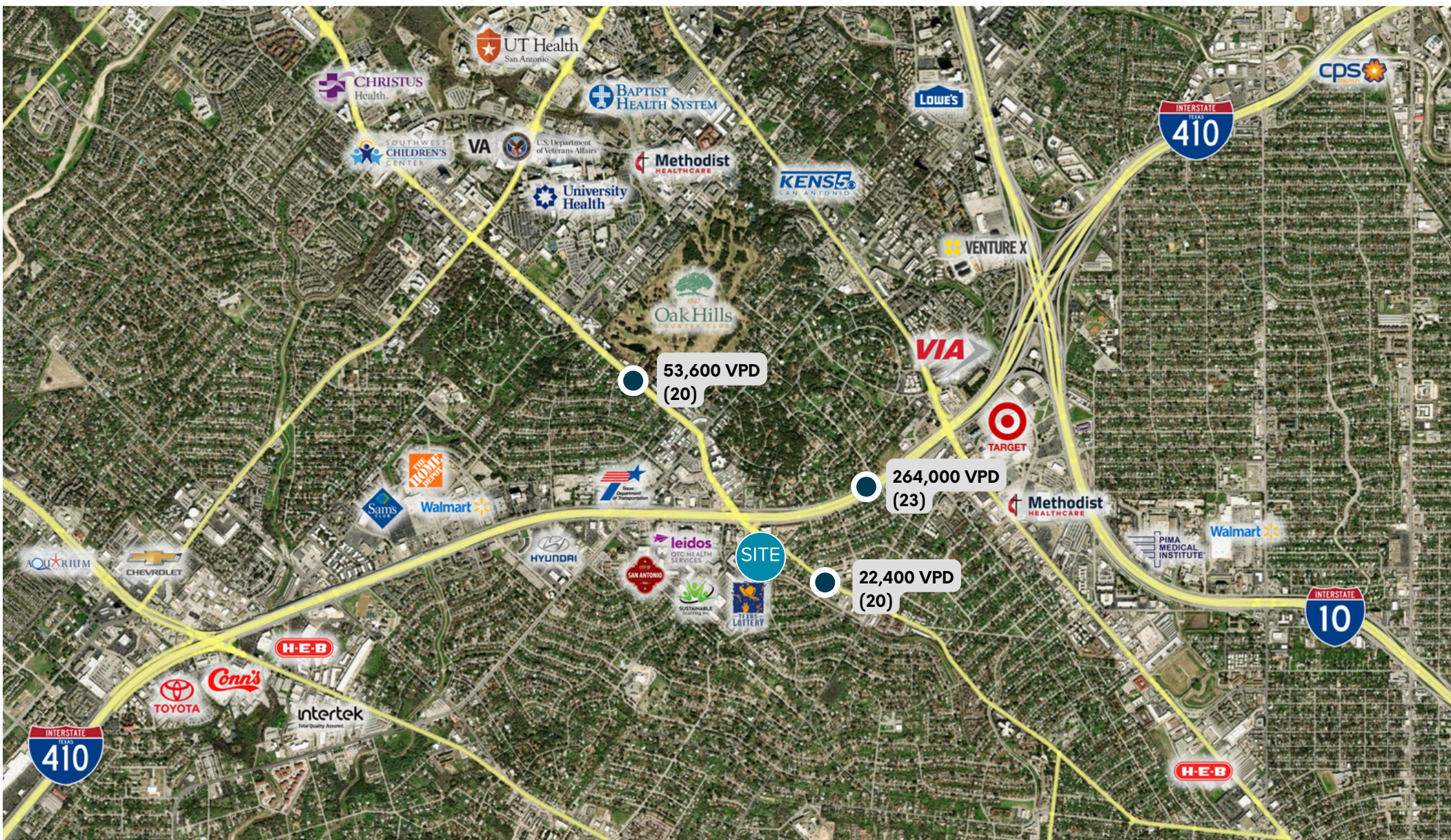
| | |
|---------------|--|
| Offering | For Sale or Lease |
| Building Area | Approx. 99,200 SF |
| Land Area | 11.13 AC |
| Year Built | 1979, renovated in 2016 and 2023 |
| APN | 14277-004-0220, 0210, 11601-000-1030, 1034, 1035, 0021, 12354-004-0100 |
| Zoning | C-2, C-3 and O-2 |
| Parking | 17 covered, 958 surface |

PROPERTY HIGHLIGHTS

- The building is vacant and has 30,000 SF of turnkey educational space and approx. 69,200 SF of shell space.
- Recent upgrades to mechanical, electrical and plumbing systems
- ADA compliance enhancements
- Exterior parking lot improvements
- Sprinkler system throughout the building
- A secure 8' iron fence around the parking lot









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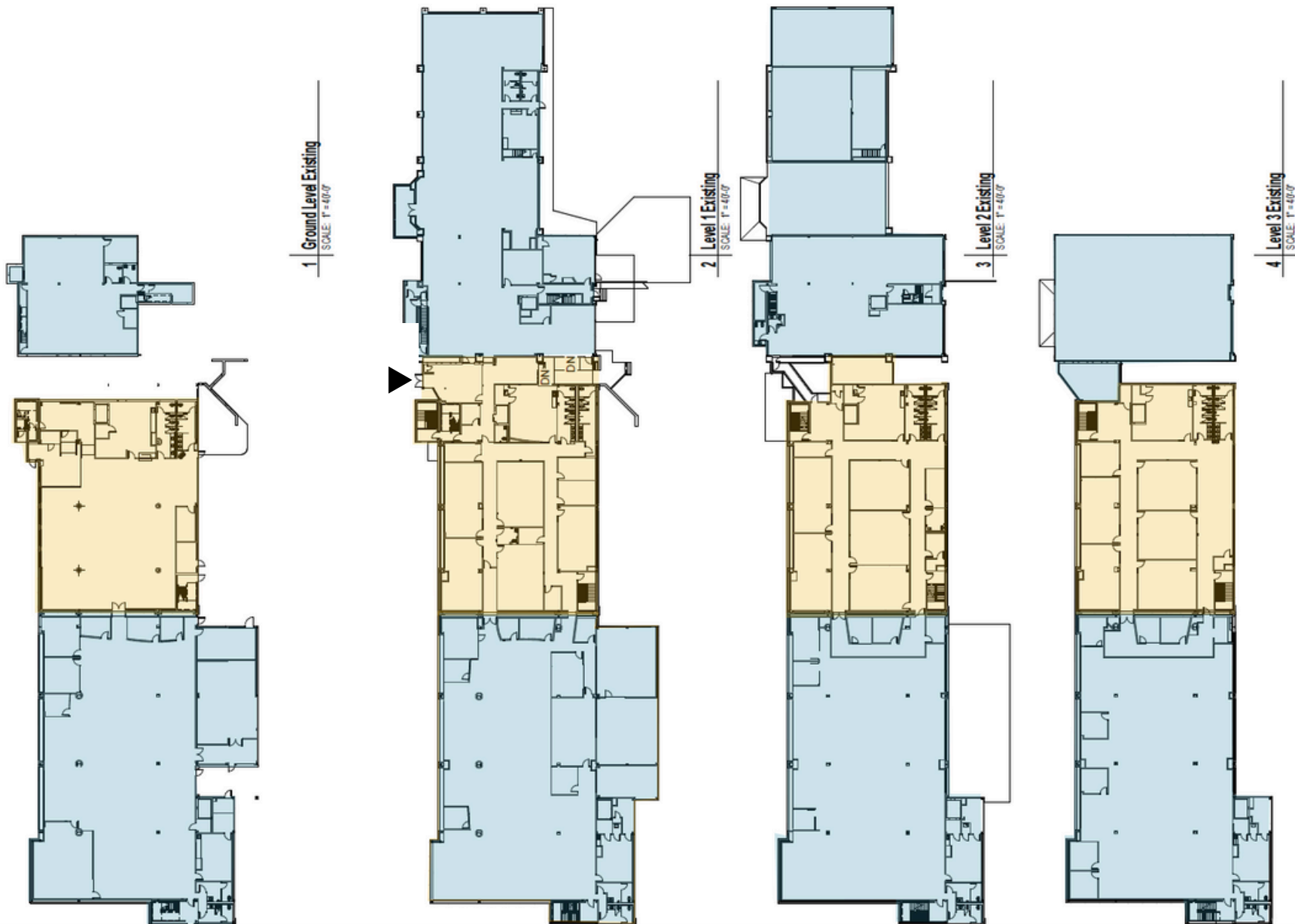
FLOOR PLAN



Shell space with
select demo



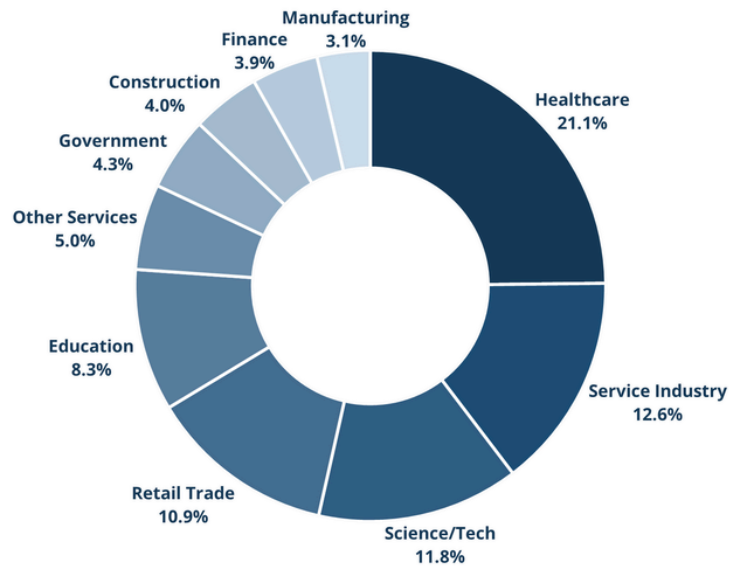
Turnkey educational
space





MARKET OVERVIEW

SAN ANTONIO, TX



San Antonio is one of the nation's fastest-growing metro areas and a thriving hub for business, education, and innovation in South Central Texas. As the second-most populous city in the state, San Antonio combines a deep cultural heritage with modern economic momentum, making it an ideal location for organizations looking to grow or establish a regional footprint.

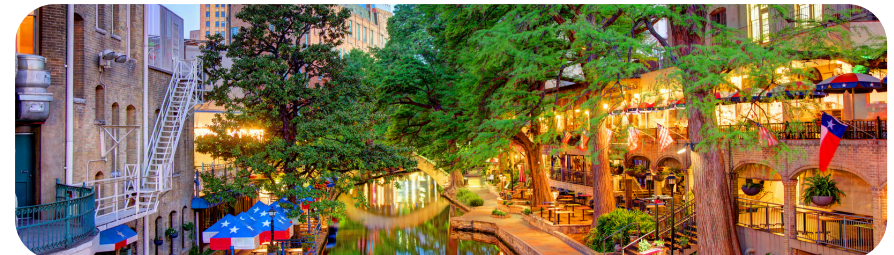
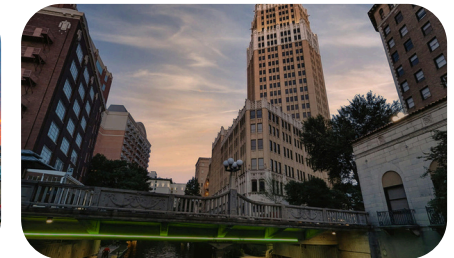
The metro's nonfarm employment base exceeds 1.18 million jobs, with steady growth across sectors such as education and health services, professional and business services, and leisure and hospitality. Major employers like USAA, H-E-B, and Methodist Healthcare contribute to a diversified and resilient economy, while competitive wage rates and lower operational costs enhance appeal for non-profits, educational institutions, and office users alike.

This property—currently configured for both educational use and open flexible space — offers a compelling opportunity for a multitude of options. With strong market fundamentals, regional accessibility, and a growing population base, it is well-suited for a variety of future uses including nonprofit headquarters, training centers, collaborative office space, or mission-driven enterprises.

TAPESTRY HOUSEHOLD SEGMENTS

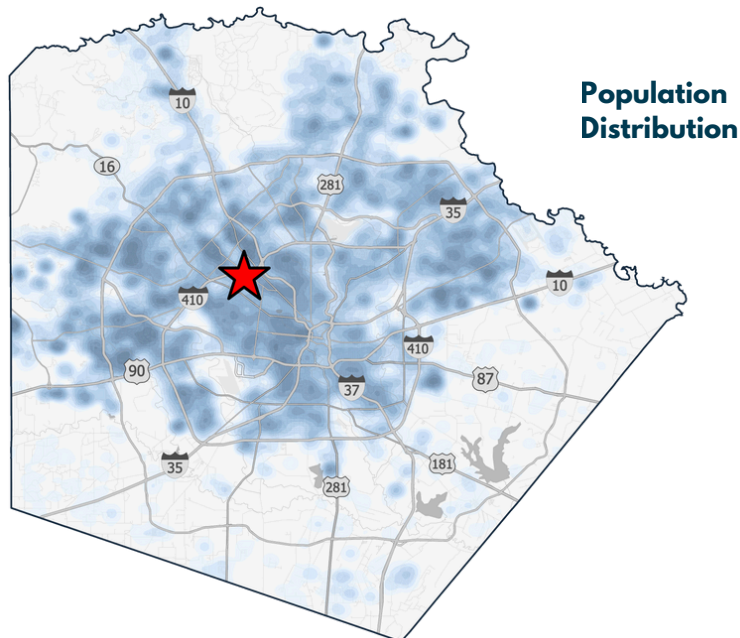
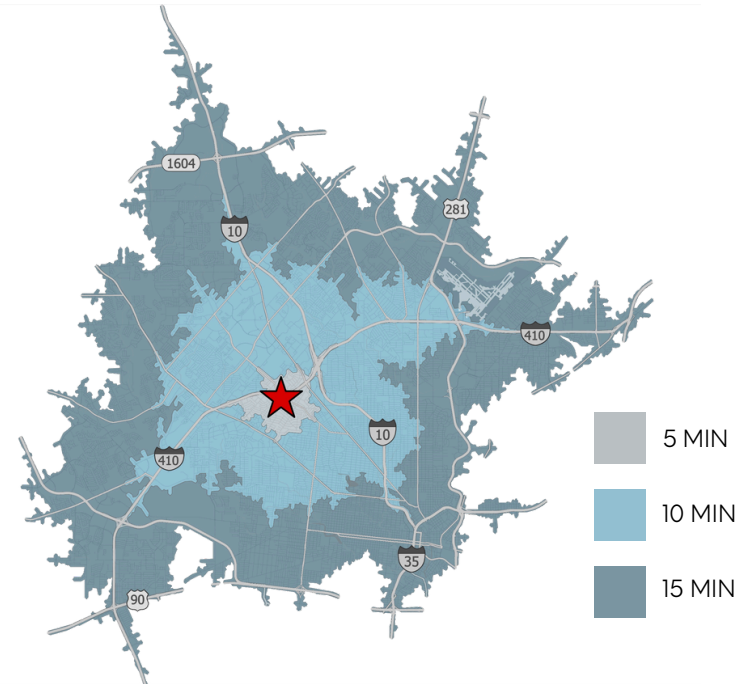
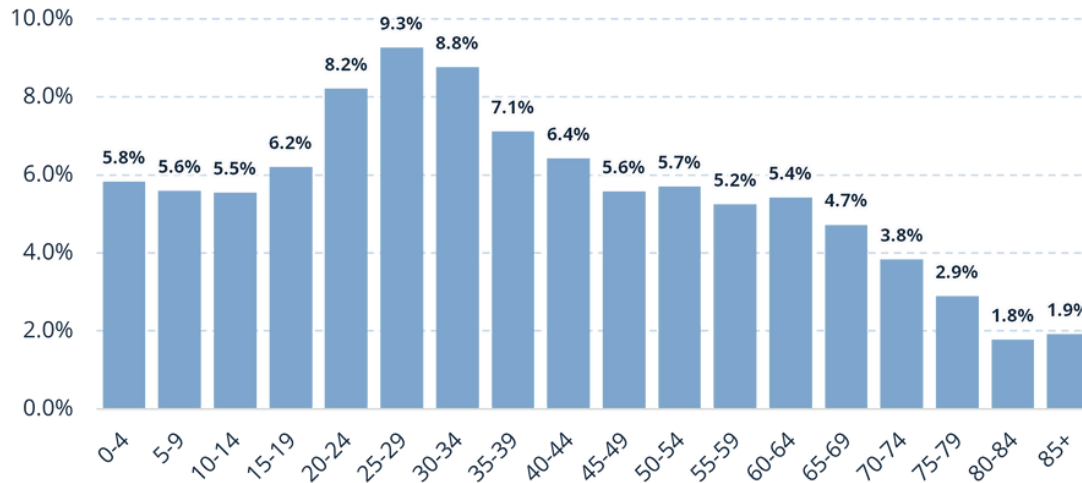
| CLASSIFICATION | HOUSEHOLDS (#) | HOUSEHOLDS (%) |
|-----------------------|----------------|----------------|
| Community Connections | 46,734 | 23.4% |
| Metro Vibes | 39,855 | 19.9% |
| Urban Threads | 35,841 | 17.9% |
| Suburban Shine | 31,781 | 15.9% |
| Tech Trailblazers | 28,812 | 14.4% |

Click [here](#) for more detail on Esri Tapestry Segmentation





Age Distribution - 15 Minute Drivetime



| Drivetimes | 5 MIN | 10 MIN | 15 MIN |
|-----------------------------|----------|----------|----------|
| Population (2024) | 13,226 | 149,194 | 462,932 |
| 5 Year Growth (2024 - 2029) | -2.59% | -2.69% | -0.70% |
| Median Household Income | \$48,680 | \$52,087 | \$57,339 |
| Total Households | 5,976 | 64,520 | 200,010 |
| HH With Bachelor Degree + | 23.72% | 25.6% | 31.64% |
| Median Age | 37.2 | 36.6 | 36.4 |
| Owner Occupied | 34.5% | 36.7% | 36.6% |
| Renter Occupied | 54.8% | 52.5% | 52.3% |



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CONNECT

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