



14829 Bulverde Rd.
San Antonio, Texas 78247



Investment Offering Memorandum



35,700 SF Stabilized Warehouse with IOS Upside **For Sale**

Exclusively Listed By



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Houston | Nashville | Northern Virginia | Phoenix | **San Antonio**
South Florida | Southern California | Washington, D.C.



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The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of 14829 Bulverde Rd., San Antonio, Texas (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Stream Realty Partners – Central Texas L.P., or any of its affiliates ("Stream"). The information contained in this package is from sources deemed reliable, but it is not guaranteed by Stream in any way and is subject to change in price, corrections, errors and omissions, prior to sale, or withdrawal without notice. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather a general outline of the pertinent provisions contained herein.

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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Kenneth Hartmann
Vice President
210.298.8536

Kevin Cosgrove
Senior Vice President
210.298.8527

Colton Perkins
Vice President
210.298.8533

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Introduction **to** **the** Opportunity

Stream Realty Partners is pleased to exclusively offer qualified purchasers the opportunity to acquire fee simple interest in 14829 Bulverde Road ("Property"), a stabilized, triple-net leased industrial building in San Antonio, Texas with upside through additional Industrial Outdoor Storage (IOS) leasing. The Property has a 35,700 square-foot single-user building facility situated on 2.7 acres with an additional 5.6 acres of land available for IOS.

The property is strategically positioned in San Antonio's dynamic North Central submarket. Convenient access to Loop 1604 and Wurzbach Parkway gives the property easy access to San Antonio's established North Central and growing Northeast residential populations. Texas Chiller Systems occupies the building through an 87-month lease expiring June 2031. They are an HVAC installation, repair, and maintenance company that recently partnered with the Orion Group to expand its platform. The Martin-Brower Company leases nearly 1.43 acres of the 5.4-acre IOS lot, expiring in August 2027, leaving another 4.6 acres still available.

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Building Info



Property Address
14829 Bulverde Rd
San Antonio, TX



Year Built/Renovated
2006 / 2024



Total Building Size
35,700 SF



Office
9,785 SF



Loading: 4 Dock Positions;
1 Ramped Door;
24' Clear Height



Lot Size
7.3 Acres



Zoning
I-1



Power
1200 Amp - 440 Volts
Three-Phase Power



ESFR
Sprinklers

IOS Land Info



Additional Leasable
IOS: Approx. 4.65 Acres



Fully
Paved



Fully
Lit Lot



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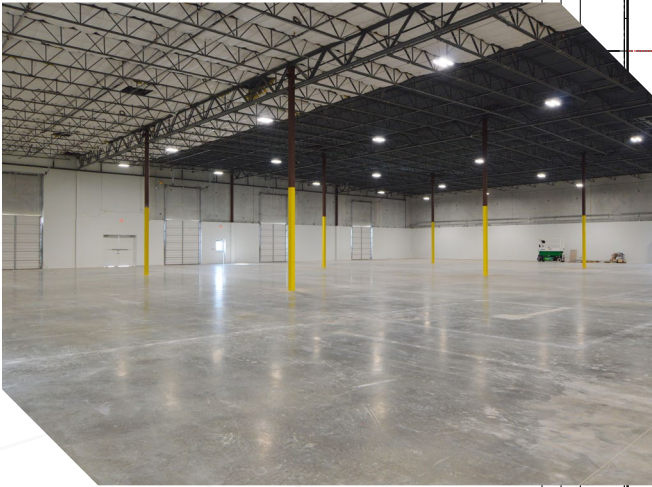
Aerial Map



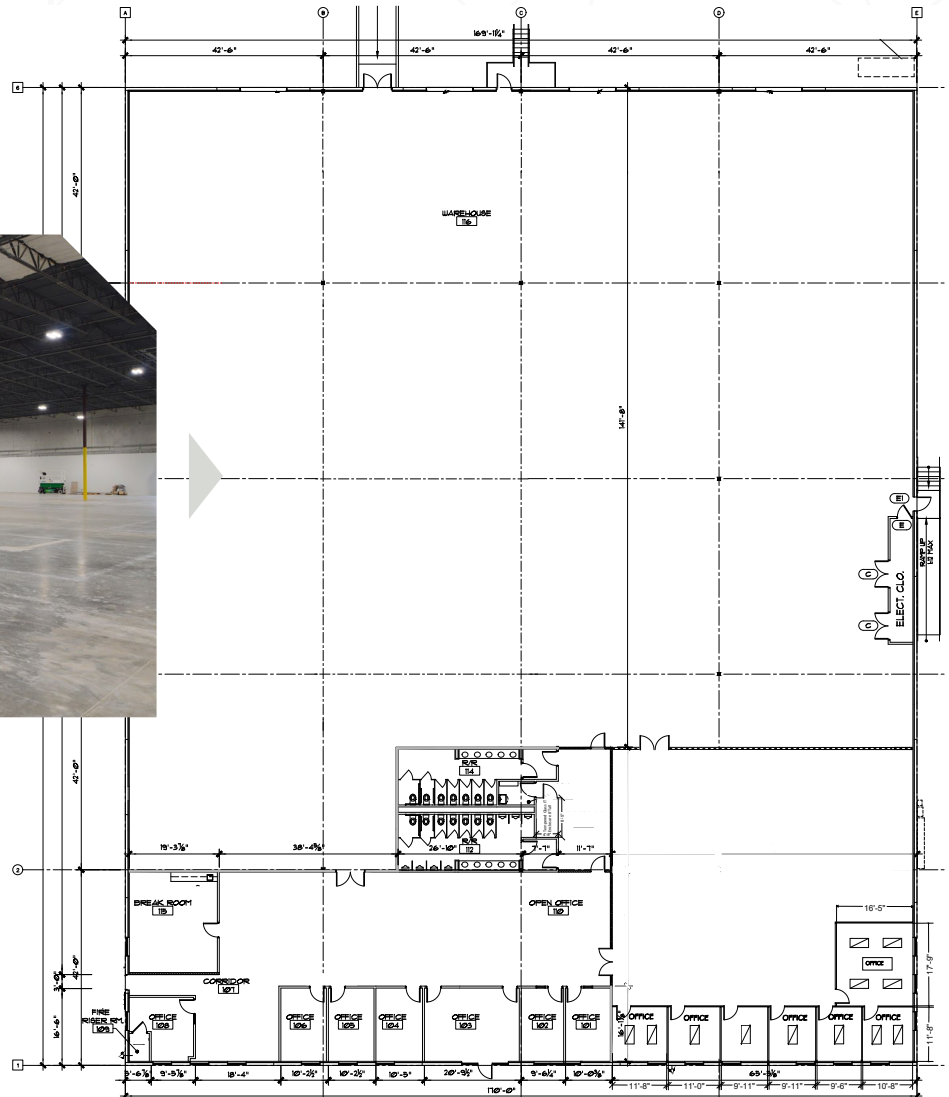
Site Plan



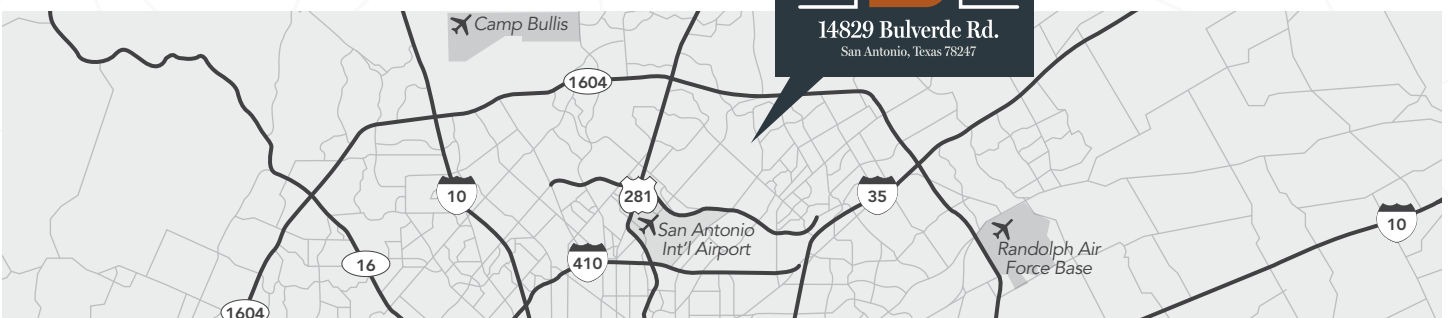
Floorplan



[Click to Download Floorplan](#)



City Locator





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About **the** Tenants

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About Texas Chiller Systems

Headquartered in San Antonio, Texas Chiller Systems was founded in 2006 by Robert Uhl, Mike Andreason and Chris Finger on the principles of providing the highest level of maintenance, repair, and installation services on HVAC equipment and ensuring the highest level of reliability and efficiency of our machines. Texas Chiller Systems specializes in HVAC, plumbing, process piping, and the production of complete facility solutions for commercial properties. Each of their technicians are fully licensed, from apprentices to industry veterans who bring over 30 years of experience to the company. In 2021, Texas Chiller Systems partnered with the Orion Group, a commercial facility services platform backed by Alpine Investors. This was Orion's second investment in the commercial HVAC industry and they plan to build a national platform by partnering with exceptional founder-owned facility services businesses and providing resources to help fuel their next chapters of growth.

TexasChillerSystems.com

Expiration:
May 31, 2031

US Headquarters:
San Antonio, Texas

Year Founded:
2006



About The Martin-Brower Company, LLC a division of Reyes Holdings

For 90 years, Martin Brower has been a strategic supply chain partner to the world's leading brands. They offer smart, sustainable solutions that help their partners see around corners, avoid obstacles and build stronger, more resilient end-to-end supply chains. Thanks to their 13,500 employees, they successfully deliver more than 720 million cases annually to over 26,000 locations worldwide.

MartinBrower.com ReyesHoldings.com

Expiration:
August 31, 2027

US Headquarters:
Rosemont, Illinois

Year Founded:
1934



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About **the** Market

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Why San Antonio?



2.67MM

2022 MSA Population



15K

Acres of
Public Parks



\$48.7 Billion

Military Contribution
to San Antonio



7th

Largest City
In The U.S.



150

Miles
of Trails



39K

Yearly Military
Training Graduates



73.5%

Diversity
Index



#2

San Antonio International
Airport Ranked #2 In US By
The Wall Street Journal



34.5%

Blue Collar
Workforce



30.3%

Adults
Finished College



SA Missions

Texas' Only UNESCO
World Heritage Site

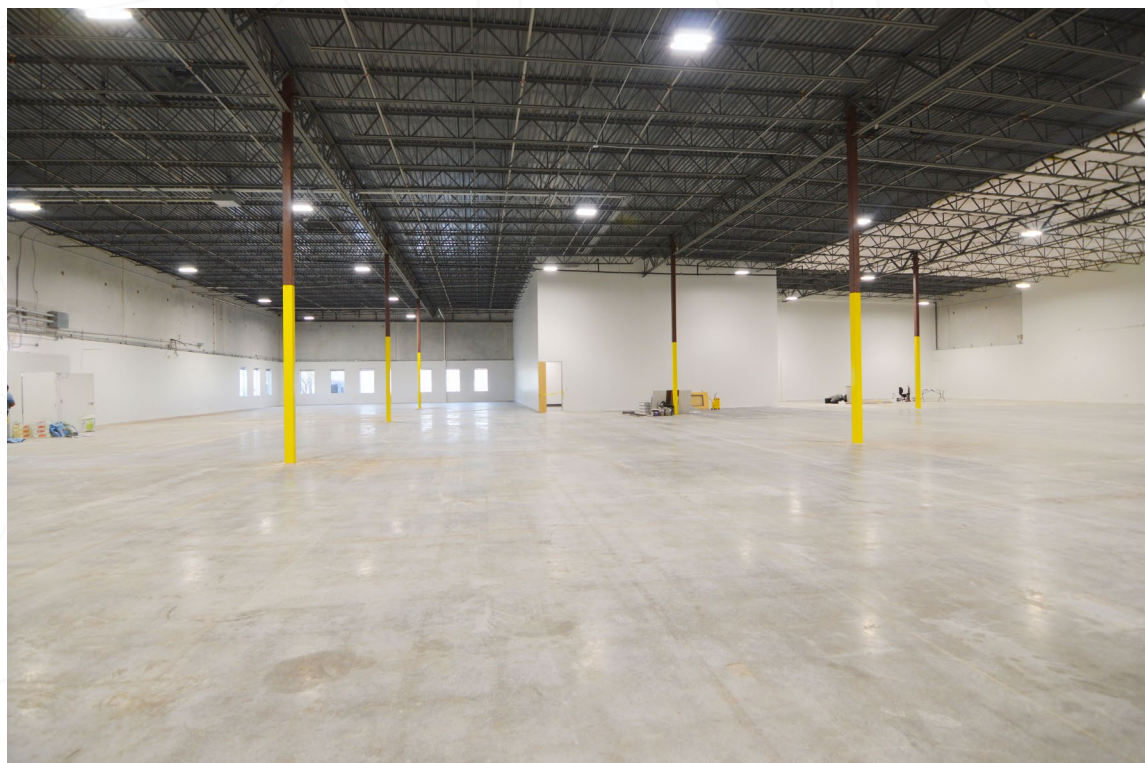


39 MM

Tourists
Per Year



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Q4 2023

San Antonio Industrial

	Overall	Warehouse
Inventory	64,141,27131	58,567,447
Building Count	777	618
Available SF	6,943,703	6,677,871
Q4 2023 Vacancy	10.83%	11.4%
Q4 Net Absorption	(748,289)	(794,310)



Q4 2023

North Central San Antonio Industrial

	Overall	Warehouse
Inventory	7,075,465	5,285,958
Building Count	164	117
Available SF	233,196	190,721
Q4 2023 Vacancy	3.30%	3.61%



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Notes



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