



13943 Toepperwein Rd

SAN ANTONIO, TX



OFFERING MEMORANDUM

KW COMMERCIAL
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13943 TOEPPERWEIN RD

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DETAILS

PROPERTY PHOTOS

Property Summary



PROPERTY DESCRIPTION

Do you own and/or operate an Auto Service / Auto Repair / Auto Collision business and are looking for a shop to expand into? Do you have a fleet of vehicles that need to be stored securely? This 8400 Square Foot shop has one air conditioned office and restroom with 13 grade level drive-in bays. This shop is located off of Toepperwein Rd between Interstate 35 and Lookout Rd. Has parking ever been an issue? This 1.563 acre property has LOTS of surface parking for plenty of vehicles. This shop comes equipped with 5 Automotive 2 Post Car Lifts, with the lifting capacity of 10,000 lbs. Dual electrical panels are 3 phase with a transformer. One is a 480/277 High-leg Delta and the other is a 208/120 Single Phase. This flagged shaped lot offers a tenant and their customers 2 entrance/exits off Toepperwein Rd and/or Topper Pass. Base Rent is \$13.2 PSF + \$3.56 NNN PSF = \$16.76 SF/yr annually or \$11,732.00 Monthly

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$13.20 SF/yr (NNN)
Available SF:	8,400 SF
Lot Size:	1.563 Acres
Building Size:	8,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	1,003	4,073
Total Population	810	3,070	11,866
Average HH Income	\$77,911	\$79,242	\$83,340



Property Details

Lease Rate **\$13.20 SF/YR**

LOCATION INFORMATION

Street Address 13943 Toepperwein Rd
 City, State, Zip San Antonio, TX 78233
 County Bexar
 Cross-Streets Toepperwein & Lookout Rd.
 Side of the Street Southwest
 Signal Intersection No
 Road Type Paved
 Nearest Highway Interstate 35
 Nearest Airport San Antonio International

BUILDING INFORMATION

Building Size 8,400 SF
 Occupancy % 0.0%
 Ceiling Height 16 ft
 Office Space 300 SF
 Number of Floors 1
 Average Floor Size 8,400 SF
 Year Built 2017
 Construction Status Existing
 Framing Steel
 Condition Excellent

PROPERTY INFORMATION

Property Type Auto Repair
 Property Subtype Flex Space
 Zoning C-3
 Lot Size 1.563 Acres
 APN # 140490020020
 Lot Frontage 200 ft
 Lot Depth 300 ft
 Corner Property No
 MLS # 1782747
 Power No
 Rail Access No

PARKING & TRANSPORTATION

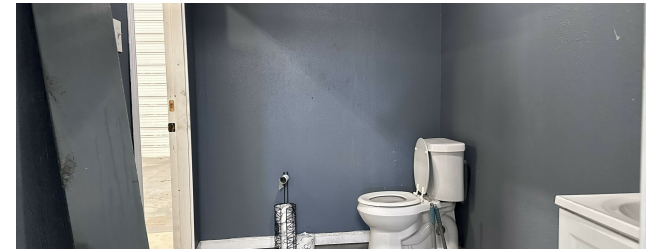
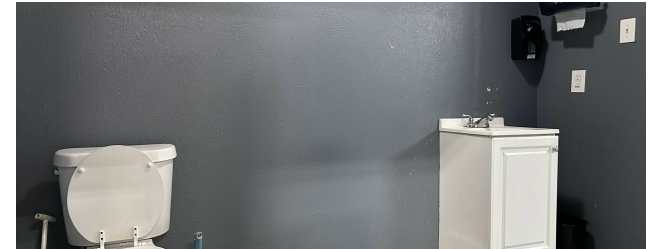
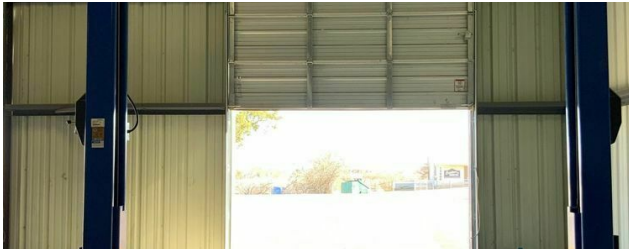
Street Parking No
 Parking Type Surface
 Number of Parking Spaces 50

UTILITIES & AMENITIES

Security Guard No
 Handicap Access Yes
 Freight Elevator No
 HVAC Office only, Window Unit
 Leed Certified No
 Restrooms 1



Property Photos



13943 TOEPPERWEIN RD

LOCATION INFORMATION

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REGIONAL MAP

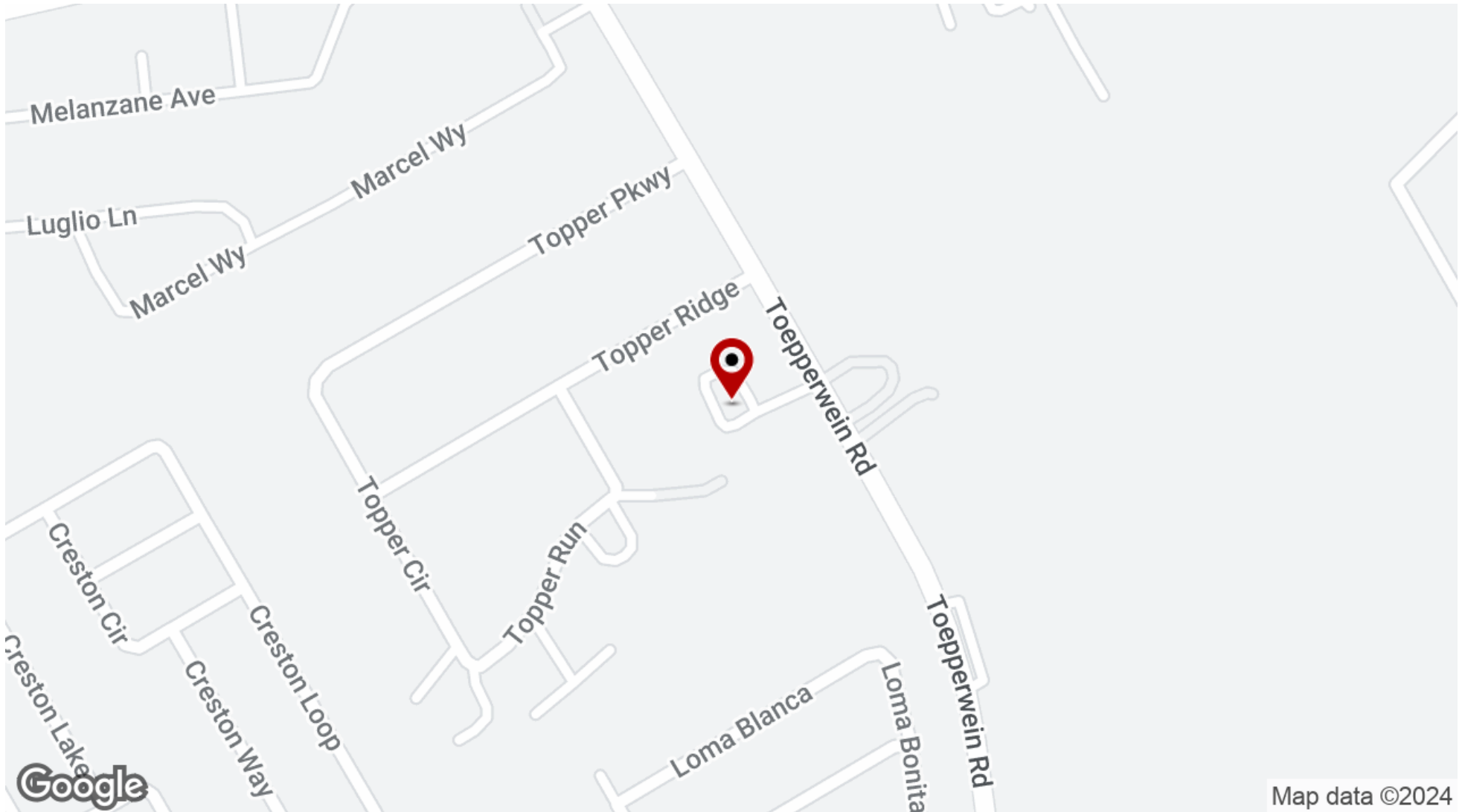
LOCATION MAP

AERIAL MAP

Regional Map



Location Map



Aerial Map

