

SAN ANTONIO TEXAS

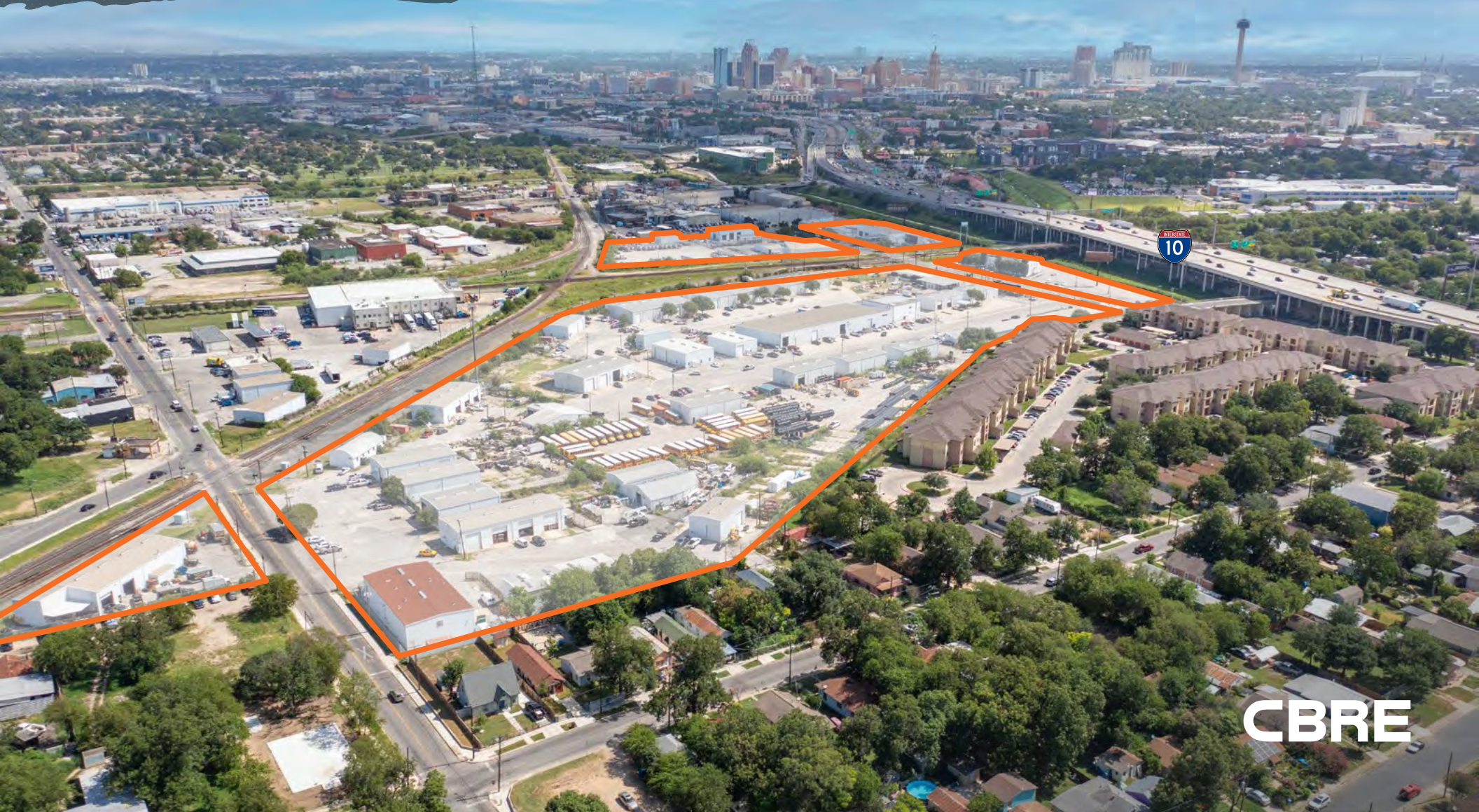


EST. **Union Stock Yards** 1889

BUILDING ON TRADITION

FOR LEASE

INDUSTRIAL & YARD SPACE



CBRE



UNION STOCK YARDS SAN ANTONIO

SERVING THE SOUTHWEST SINCE 1889

San Antonio Stockyards was established in 1889 as the first rail-served cattle market. Over the next 100 years, the stockyards grew with San Antonio, becoming an increasingly vital marketplace in the cattle trade.

Since 2001, the newly named Union Stock Yards San Antonio transitioned from livestock to a prominent warehouse development providing an historic and accessible home to over 120 different businesses.



EST.

Union Stock Yards

1889

BUILDING ON TRADITION

EXCEPTIONAL LOCATION



Located in San Antonio's Central Business District



Easy access to Interstate 10 and Interstate 37



Great Visibility



Signage Available

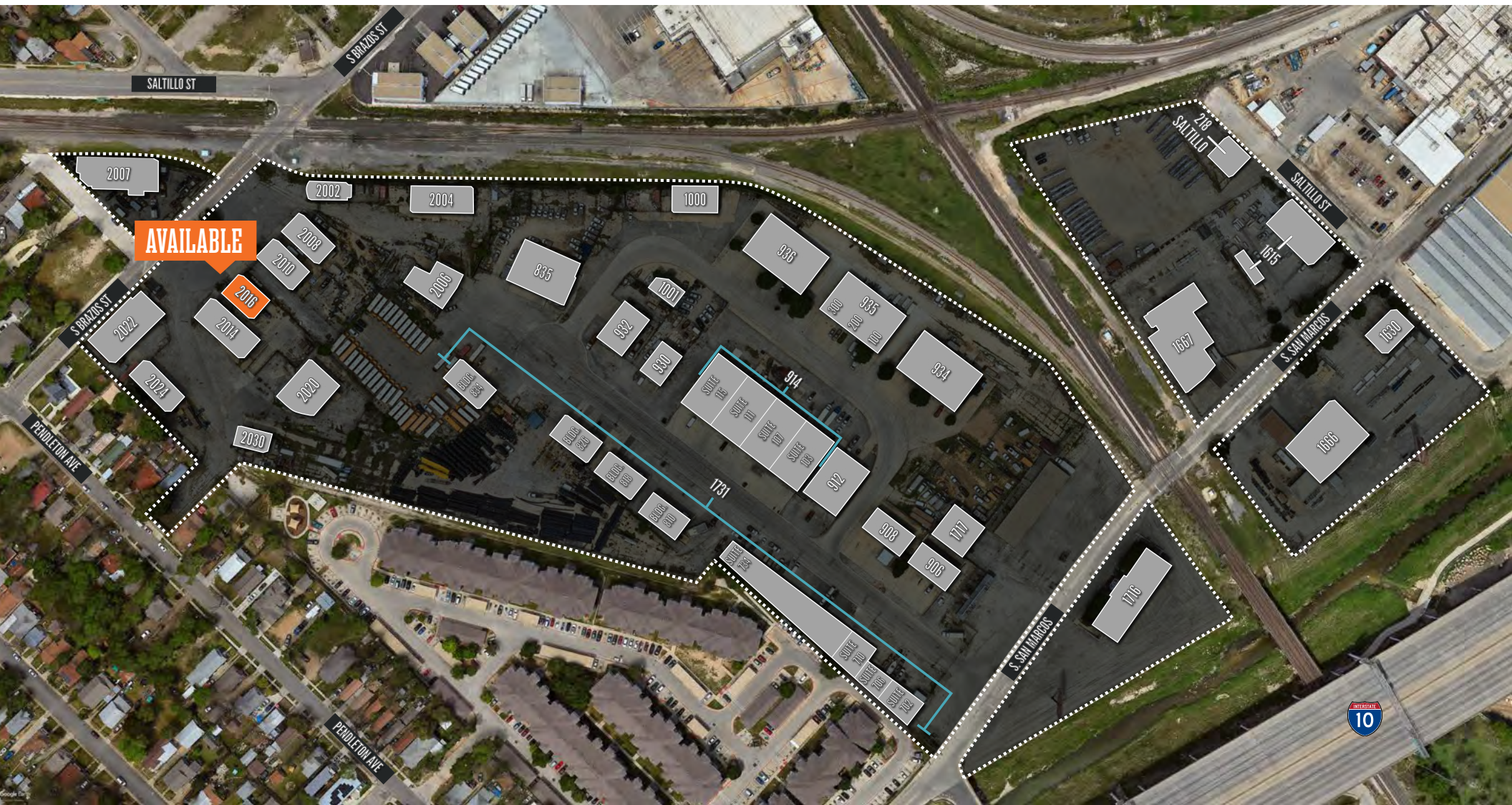


Zoned I-2

AVAILABILITY

2016 S. BRAZOS

- ±2,400 SF Warehouse
- ±3,573 SF of Yard Space
- Lease Rate: \$9.00 NNN (\$2.49/SF NNN)
- Available 08/01/2024



AVAILABILITY

1731 S. SAN MARCOS

SUITE 934-100

- 9,000 SF
- 100% Warehouse
- 6 Grade Level Doors



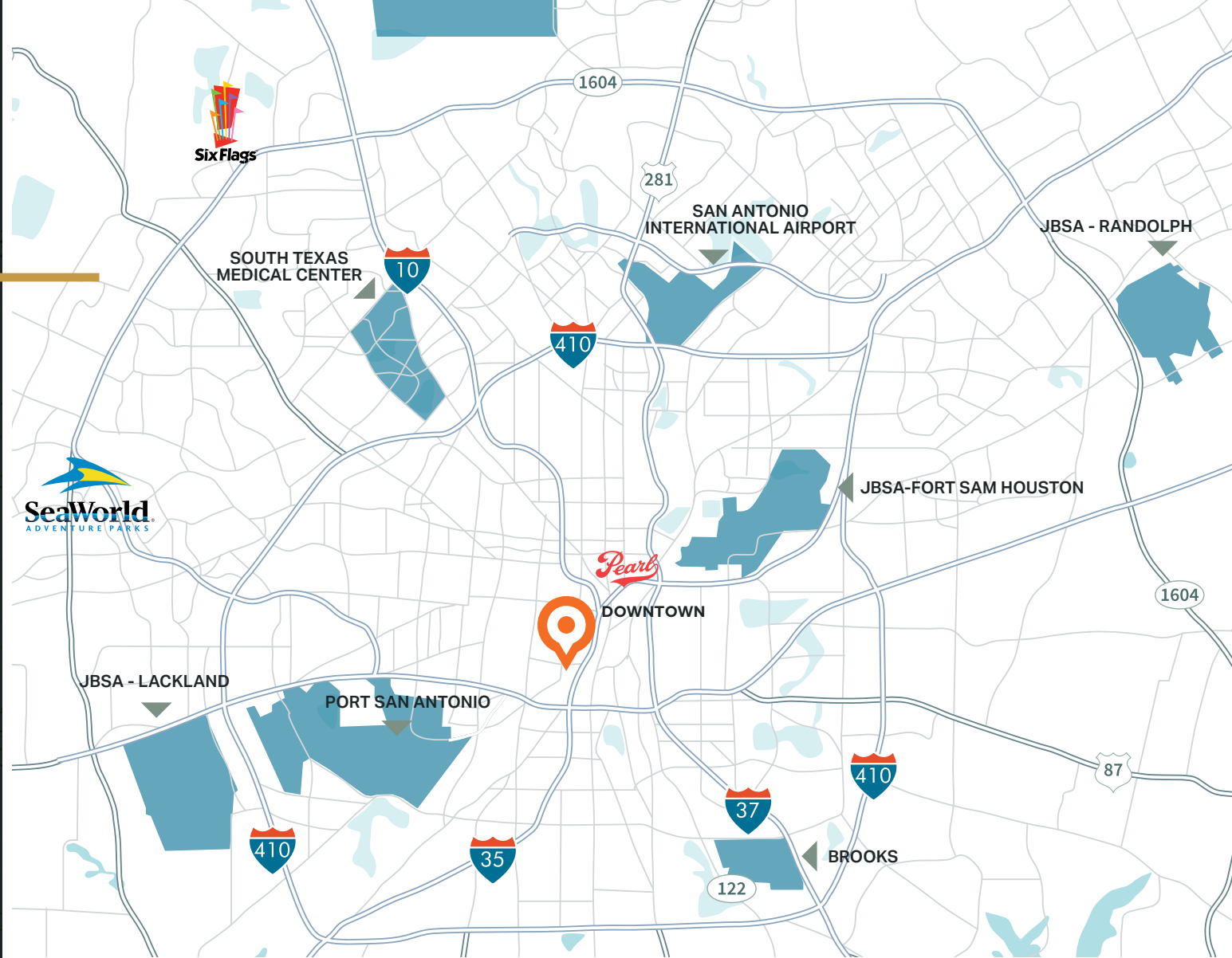
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2023 DEMOGRAPHICS

	3 MILES	5 MILES
Population	144,333	343,617
Businesses	6,625	12,785
Employees	113,601	189,164
Average Household Income	\$59,517	\$60,974
2028 Estimated Average Household Income	\$67,637 (+13.6%)	\$68,904 (+13.1%)
Average Home Value	\$196,947	\$203,095