

# FOR SALE

16139 COLLEGE OAK, SAN ANTONIO, TX 78249



0.20 Acre Lot Available

## ABOUT THE PROPERTY:

16139 College Oak is a 0.20-acre industrial land site situated in the Northwest San Antonio submarket. This property is located in an established business park and features a fully based yard and utilities available to the site. With quick access to Loop 1604 and IH-10, this property is ideal for excess vehicle parking.

## FEATURES:

- 0.20-acre industrial land site
- Paved and based storage yard
- Utilities available to site
- Located in an established business park
- Quick access to Loop 1604 and IH-10
- *Lease in place until October 2027*
- *6% cap rate*



# EXTERIOR HIGHLIGHTS





UNIVERSITY OAKS BUSINESS PARK

CURVE TABLE (PLAT)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	83.64	75.00	48°36'20"	61.74	S27°36'25"W
C2	33.02	75.00	22°24'24"	32.78	S08°18'18"E
C3	4.85	5.00	32°50'48"	4.47	S04°37'58"W

CURVE TABLE (FIELD)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	83.62	75.00	48°36'03"	61.73	S27°37'33"W
C2	33.77	75.00	22°24'48"	32.99	S08°20'52"E
C3	4.84	5.00	32°18'08"	4.40	S04°18'17"W

ELLEN ENTER HIGHWAY 170  
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REAL PROPERTY RECORDS

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LOT 42

LOT 41

LOT 40

LOT 39

LOT 38

LOT 37

LOT 36

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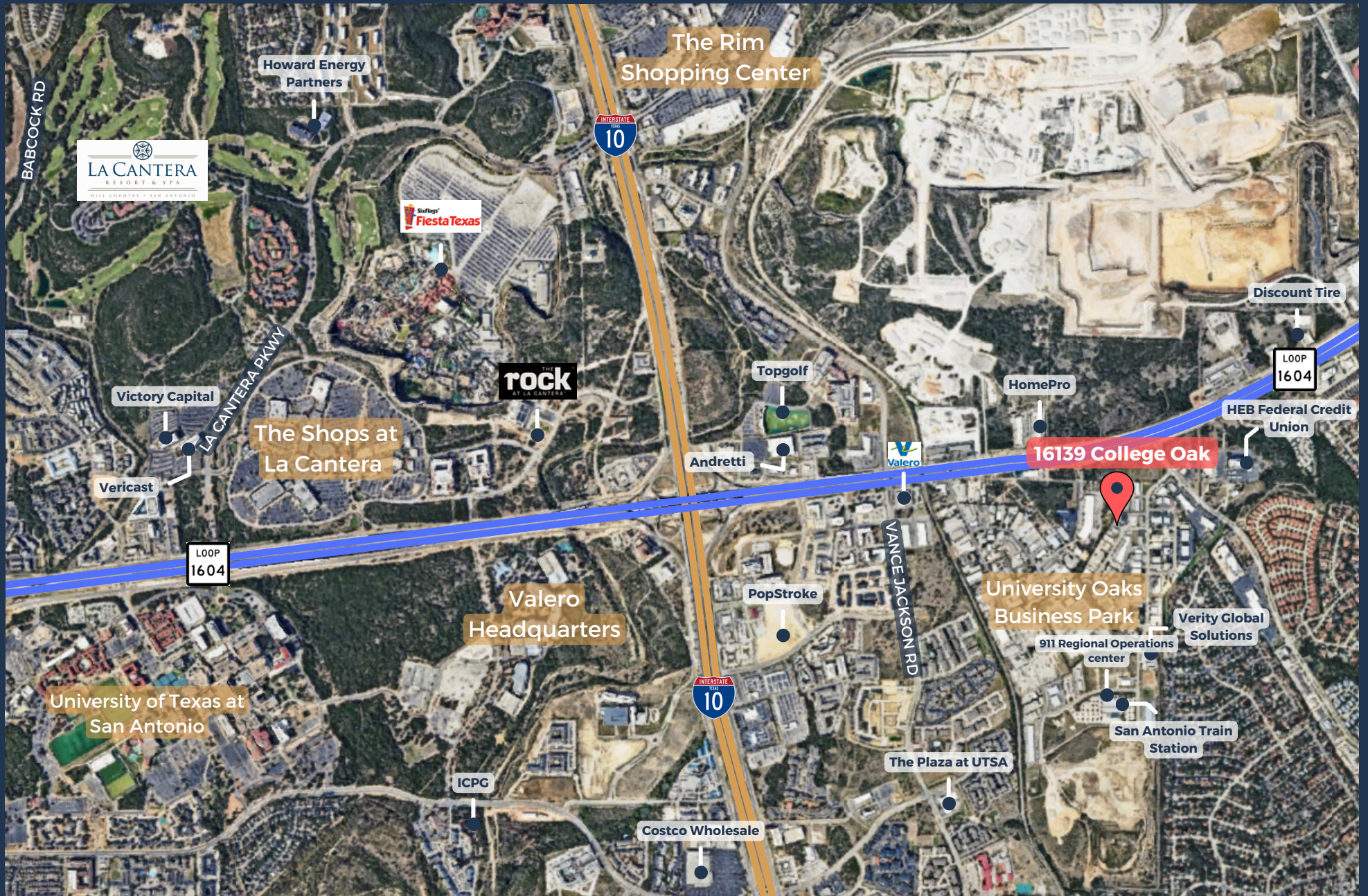
LOT 14

LOT 13

LOT 12</



# AREA OVERVIEW







## CONTACT OUR TEAM



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