

# FOR LEASE

±2,750 SF FREE-STANDING BUILDING

4226 BLANCO RD, SAN ANTONIO, TX 78212



# PROPERTY OVERVIEW

4226 BLANCO RD  
SAN ANTONIO, TX 78212



**BUILDING** ±2,750 SF

**OFFICE** ±1,200 SF

**WAREHOUSE** ±1,500 SF

**SIGNAGE** PROMINENT SIGNAGE IN FRONT OF BUILDING

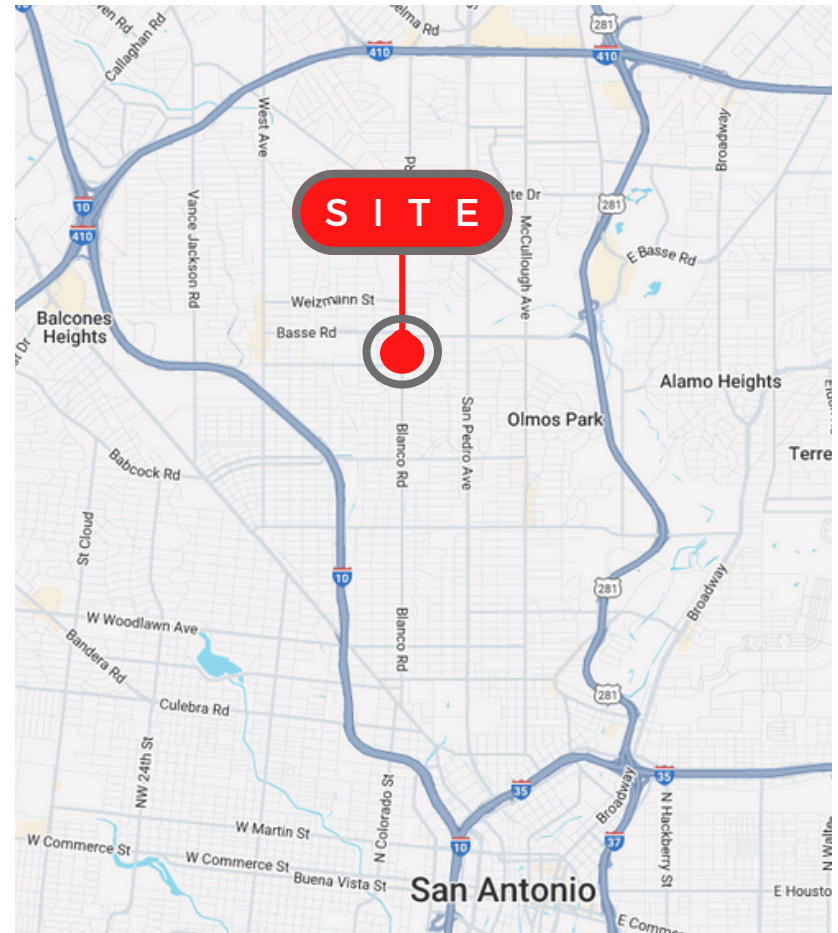
**HWY ACCESS** US HWY 281 & LOOP 410

**LOCATION** CORNER LOT AT SAN ANGELO | BLANCO RD

**PRICE** PLEASE CONTACT BROKER

FOR MORE  
INFORMATION

[CLICK HERE](#)



# FLOOR PLAN

4226 BLANCO RD  
SAN ANTONIO, TX 78212





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## SAN ANGELO BOULEVARD

(VARIABLE WIDTH R.O.W.)



BUILDING  
ENCROACHES  
25' B.S.

2.5' DEDICATED TO  
CITY OF SAN ANTONIO  
STREET WIDENING @

(S 89°31' E)  
S 89°55'09" E 120.00'

CONC. WALK

CONC. APRON

ASPHALT

CONC

## PIPE RAIL

## ASPHALT

A/C  
PAD

CONC.  
RAMP

25' B.S. (8100/219)

ONE STORY  
BRICK & METAL  
BUILDING

SUBJECT TRACT  
6,288 SQ. FT.  
0.144 ACRES

124

.50'

(5 00'29' W)

(N 00°04'51" W) 39.98'

25' B.S.  
(8100/219)

ASPHALT

## PIPE RAIL

R.

2

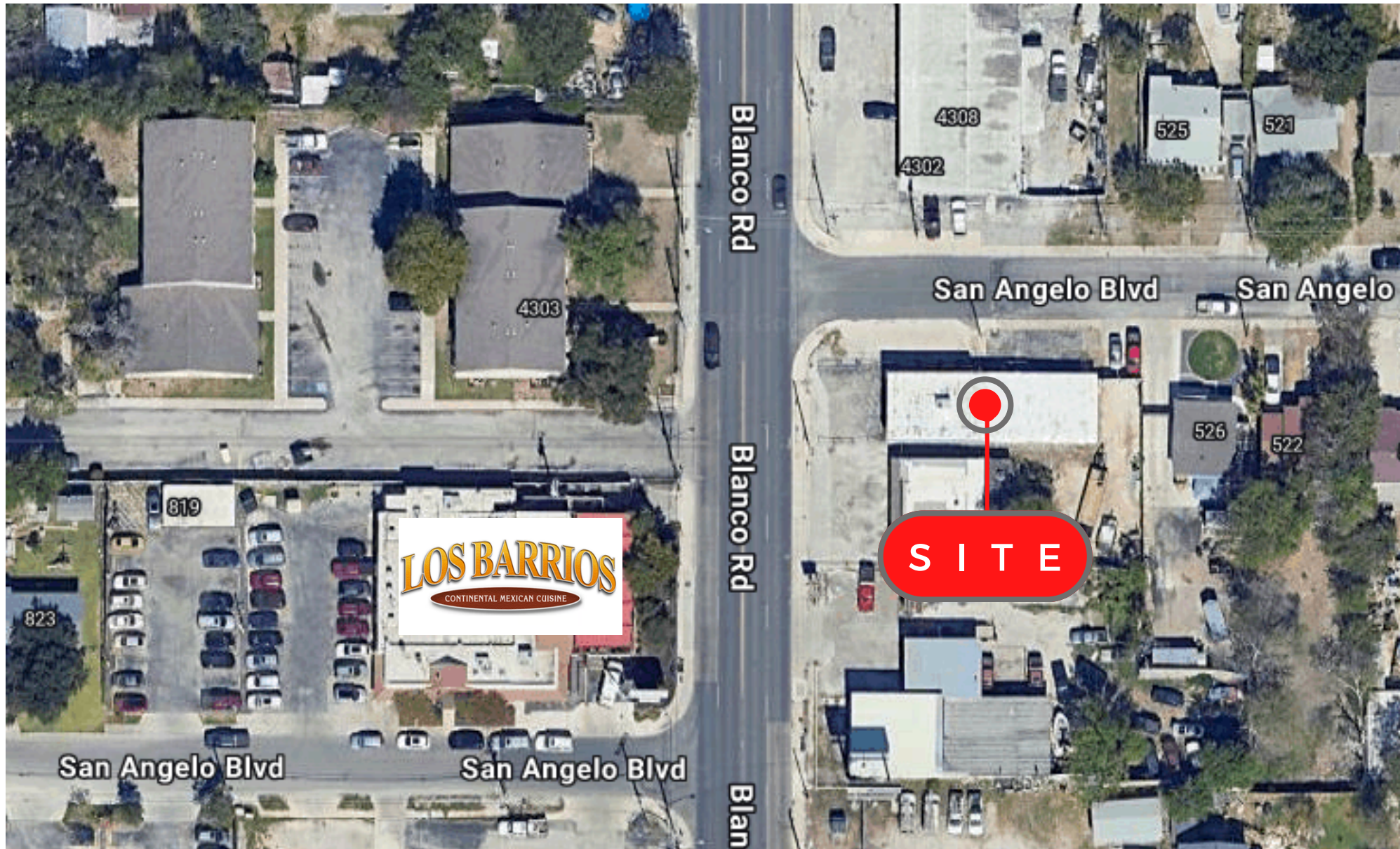
N 89°55'09" W 132.98'  
(N 89°31' W)

POINT OF BEGINNING



# IN-AERIAL MAP

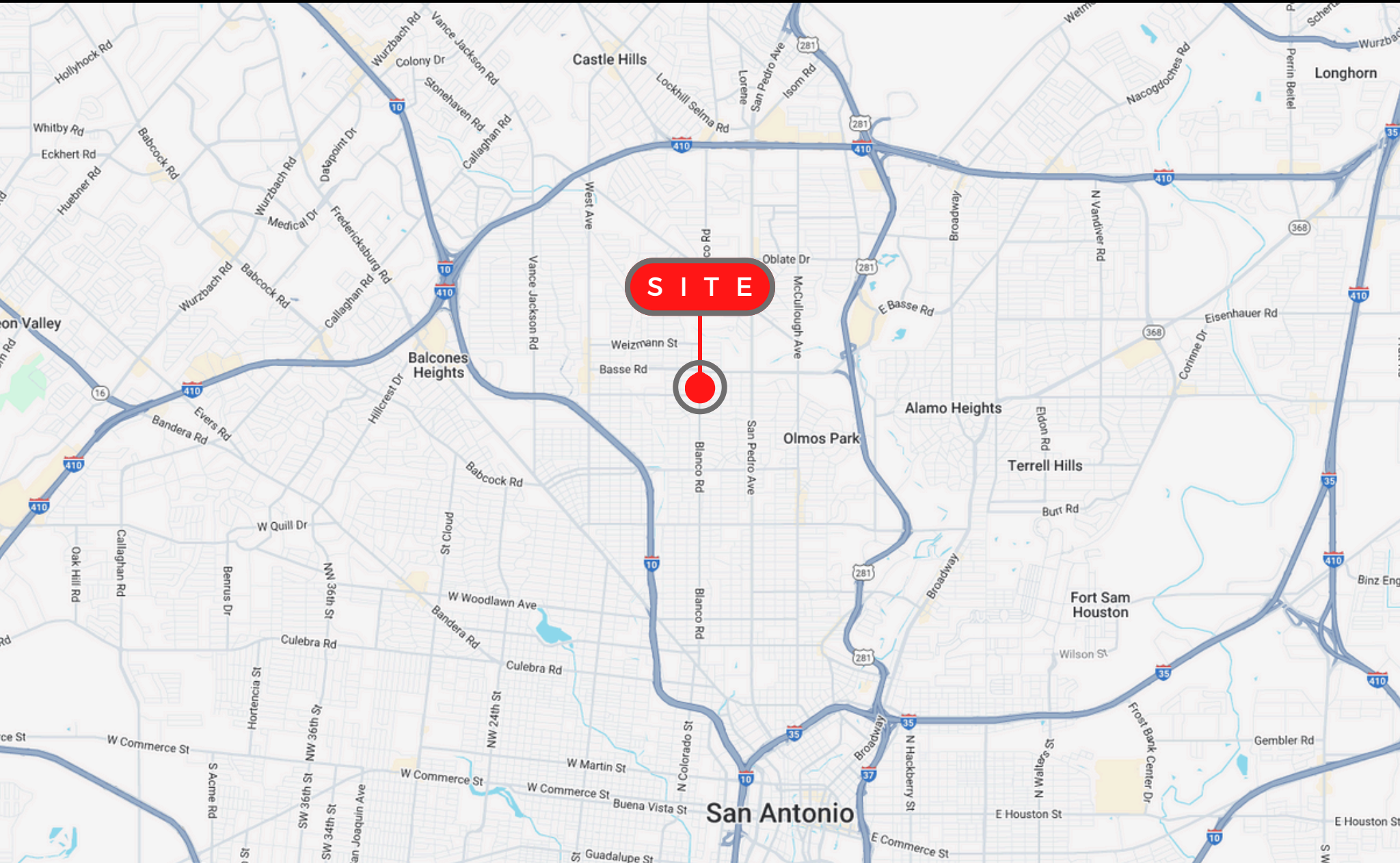
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# OUT-AERIAL MAP

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# DEMOGRAPHICS

4226 BLANCO RD  
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## 2025 ESTIMATED POPULATION

1 MILE	18,013
3 MILES	131,760
5 MILES	353,091



## 2025 ESTIMATED HOUSEHOLDS

1 MILE	6,474
3 MILES	53,795
5 MILES	144,911



## 2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,784
3 MILES	\$107,582
5 MILES	\$97,687



## 2025 ESTIMATED TOTAL EMPLOYEES

1 MILE	4,156
3 MILES	70,985
5 MILES	250,192



## 2025 ESTIMATED TOTAL BUSINESS

1 MILE	610
3 MILES	9,297
5 MILES	25,876





# CONTACT OUR TEAM

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Thomas Rogells	501910	trogells@henrysmiller.com	210-883-1308	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Keith A. Coelho	0456911	kcoelho@henrysmiller.com	210-883-1302	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_