

Presented by Donnie Walker, Walker Realty Group, KW Commercial

11510 Nacogdoches Rd | San Antonio, TX 78217

PROPERTY INFORMATION SHEET



This image has been digitally enhanced using AI rendering tools.

Property Overview

| Attribute | Details |
|---------------|--|
| Building Size | ±6,600 SF |
| Lot Size | ±0.60 Acres |
| Zoning | C-3 |
| Construction | Tilt-wall with metal building addition |
| Layout | ±10-15% office ±85-90% warehouse |
| HVAC | 4 AC units (15-20+ years of age) |

| | |
|--------------|---|
| Access | Two driveway entrances |
| Bays | Three roll-up bays |
| Power | 3-Phase available |
| Yard | Fully fenced and secured |
| Subdividable | Yes – flexible layout for multi-tenant or single-user use |

Strategic Location

11510 Nacogdoches Rd offers unmatched access to San Antonio's major highways and commercial corridors:

- Interstate 35 (≈ 2.5 miles east) — Direct route to Downtown San Antonio (≈20 min), New Braunfels (≈35 min), Austin (≈1.15 hr), and Laredo. Critical NAFTA trade and logistics corridor.
- Loop 410 (≈ 3 miles southwest) — Connects to San Antonio International Airport and all major business districts.
- Wurzbach Parkway (≈ 1 mile west) — Efficient cross-town connector between I-35 and US-281.
- Thousand Oaks Drive — High-traffic arterial with excellent exposure and retail/service synergy.

Area Highlights

- Stable submarket near Zachry Cement Plant and other long-term industrial users.
- Within 15 minutes of San Antonio International Airport and I-35 logistics corridor.
- Surrounded by contractor yards, auto repair, manufacturing, and supply operations.

City of San Antonio – Northeast Corridor (NEC) Revitalization Program

This property lies within the City's NEC Revitalization Area, which supports reinvestment and infrastructure upgrades along the Nacogdoches/Perrin Beitel corridor. Benefits include potential façade grants, design assistance, and small business incentives.

Link: <https://www.sa.gov/Directory/Departments/Planning/Corridor-Plans/NEC>

Functional Advantages

- Tilt-wall construction with metal addition for strength and flexibility.

- Two driveways for efficient circulation and truck access.
- Three large bays ideal for deliveries, fleet service, or warehouse operations.
- Fully fenced yard.
- 3-Phase power.
- Partially conditioned warehouse.

Key Benefits

Prime NE San Antonio location with I-35, Loop 410, and Wurzbach Parkway access.

C-3 Zoning

Tilt-wall construction with metal addition and fenced yard.

Located within NEC Revitalization Zone for long-term growth potential.

Call/text Donnie Walker, KW Commercial for more information.

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