

FOSTER POINTE BUSSINESS PARK
FOSTER ROAD & IH-10
SAN ANTONIO, TEXAS

FOSTER POINTE BUSSINESS PARK

I-1 LOTS FOR SALE
OR BUILD TO SUITE



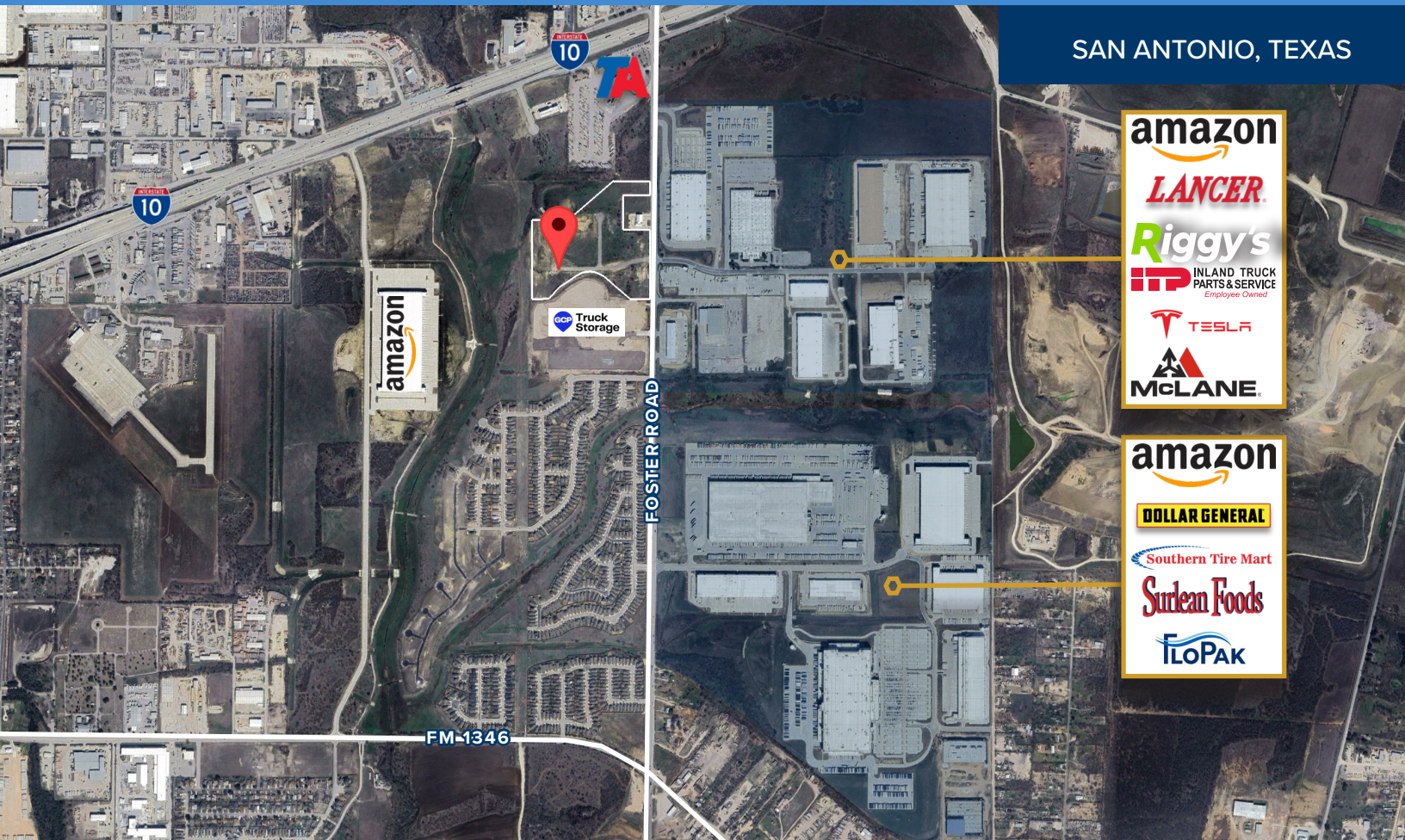
PROPERTY HIGHLIGHTS

- Up to 17.00 Acres Available for Development
- Yard Options Available
- No Detention Pond Required
- Convenient Access To I-10 & Loop 410
- For Sale or Build-To-Suite Opportunities

FOSTER POINTE BUSSINESS PARK

Foster Point Business Park
For Sale or Build to Suite

SAN ANTONIO, TEXAS



LOCATION FEATURES

- Strategically located within San Antonio's Last Mile Logistics Center
- Direct access to I-10, connecting Houston, Austin, and beyond
- Excellent Ingress & Egress along Foster Road
- Excellent Visibility from I-10 & Foster Road
- Located just 10 miles from downtown San Antonio
- Dense labor force

STATISTICS

- I-10 & 410 Traffic Count 229,276 Vehicles per Day
- Foster Road Traffic Count 10,000 Vehicles per Day
- 107,756 population within 5-mile radius
- Average Household Income \$80,295

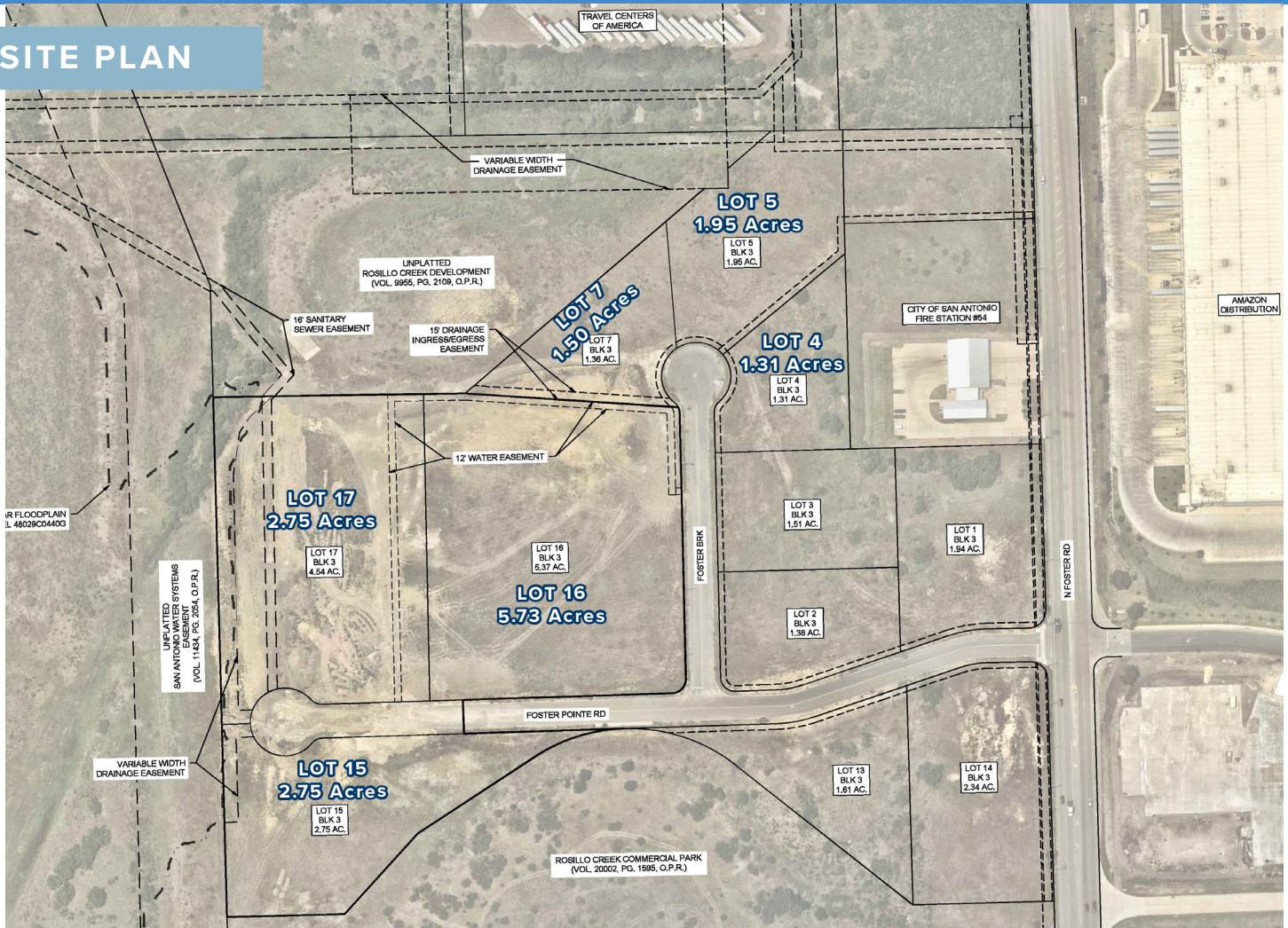
For information, Contact:

MIKE REYNA, CCIM | (210) 325-3397 | mike@tcaustin.com
TROY R VAN BRUNT | (210) 424-0313 | troy@tcaustin.com

FOSTER POINTE BUSSINESS PARK

Foster Point Business Park
For Sale or Build to Suite

SITE PLAN



Lot #	Zoning	Acres	Total SQFT	\$ / PSF	\$ Amount
Lot 4	I1 - Industrial	1.310 Acres	57,064 SF	\$4.50	\$256,786
Lot 5	I1 - Industrial	1.950 Acres	84,942 SF	\$4.50	\$382,239
Lot 7	I1 - Industrial	1.500 Acres	65,340 SF	\$4.50	\$294,030
Lot 15	I1 - Industrial	2.751 Acres	119,834 SF	\$4.75	\$569,209
Lot 16	I1 - Industrial	5.73 Acres	234,004 SF	\$6.25	\$1,462,527
Lot 17	I1 - Industrial	4.538 Acres	197,675 SF	\$5.75	\$1,136,633

LOT INVENTORY

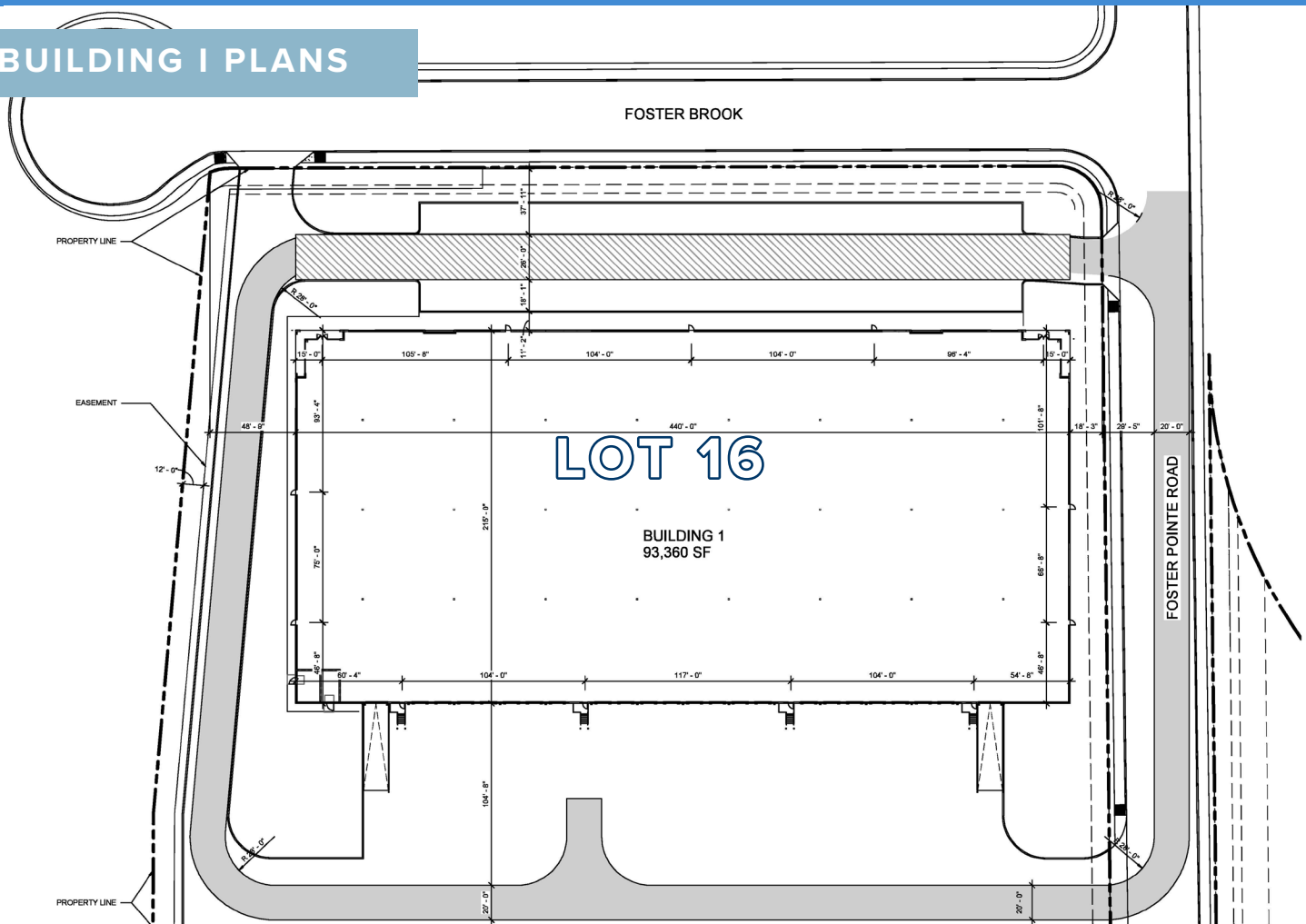
For information, Contact:

MIKE REYNA, CCIM | (210) 325-3397 | mike@tcaustin.com
TROY R VAN BRUNT | (210) 424-0313 | troy@tcaustin.com

FOSTER POINTE BUSSINESS PARK

Foster Point Business Park
For Sale or Build to Suite

BUILDING I PLANS



PROPERTY SPECIFICATION

Plan Status:	2025 Approved Building Permits	Power Specifications:	480 V, 3 Phase, 2,000 Amps
Lot Size:	Lot 16; 5.372 Acres	Truck Court:	130'
Building Size	93,360 SF	Truck Court Depth:	4' BFF
Clear Height:	32'	Fire Suppression:	100% ESFR
Dock High Doors:	22 - (9' x 10')	Roof Spec & insulation:	TPO over R9 Rigid Insulation
Ramp Up Doors:	2 - (12' x 14')	Truck Parking:	(22) 55' Overhead loaded
Building Dimensions:	440' x 215'	Employee Parking:	76 Spaces
Column Spacing:	52' TYP	Interior Finish:	Cold dark shell, unfinished interior
Floor Specs:	6' reinforced concrete slab	Utilities:	Power, Water & Sewer on-site

BUILD TO SUIT OR USE OUR CONSTRUCTION DRAWINGS

For information, Contact:

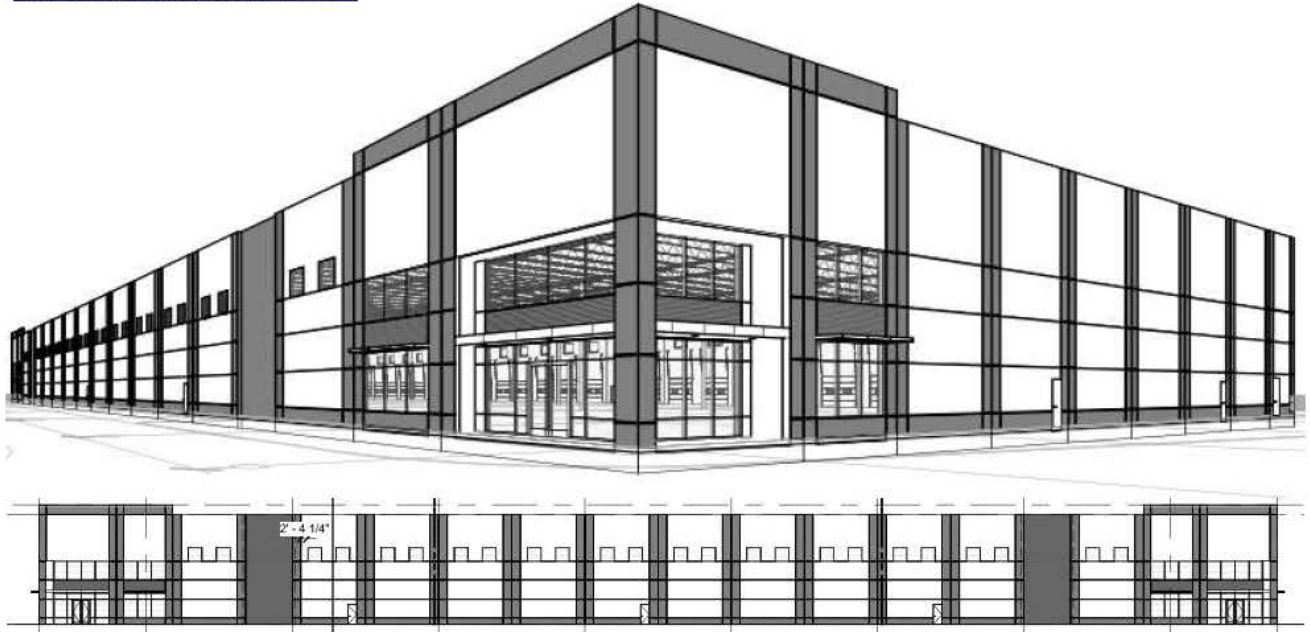
MIKE REYNA, CCIM | (210) 325-3397 | mike@tcaustin.com
TROY R VAN BRUNT | (210) 424-0313 | troy@tcaustin.com

FOSTER POINTE BUSSINESS PARK

Foster Point Business Park
For Sale or Build to Suite

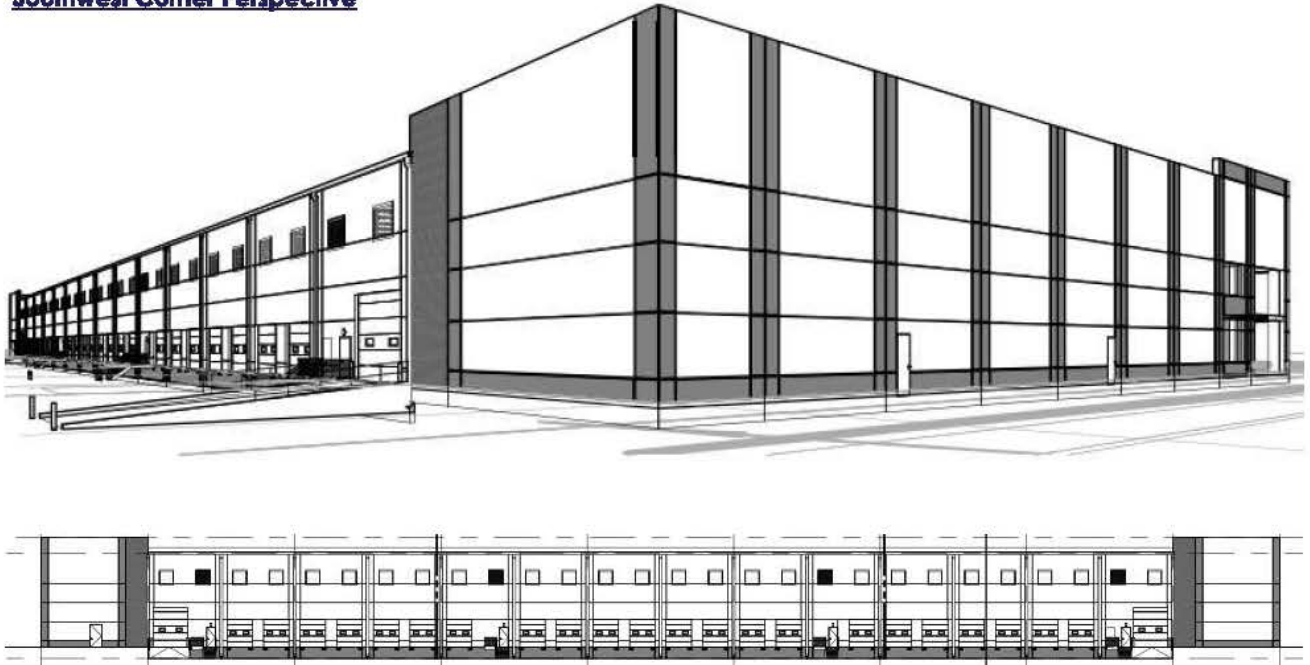
BUILDING 1 FRONT ELEVATION

Northwest Corner Perspective

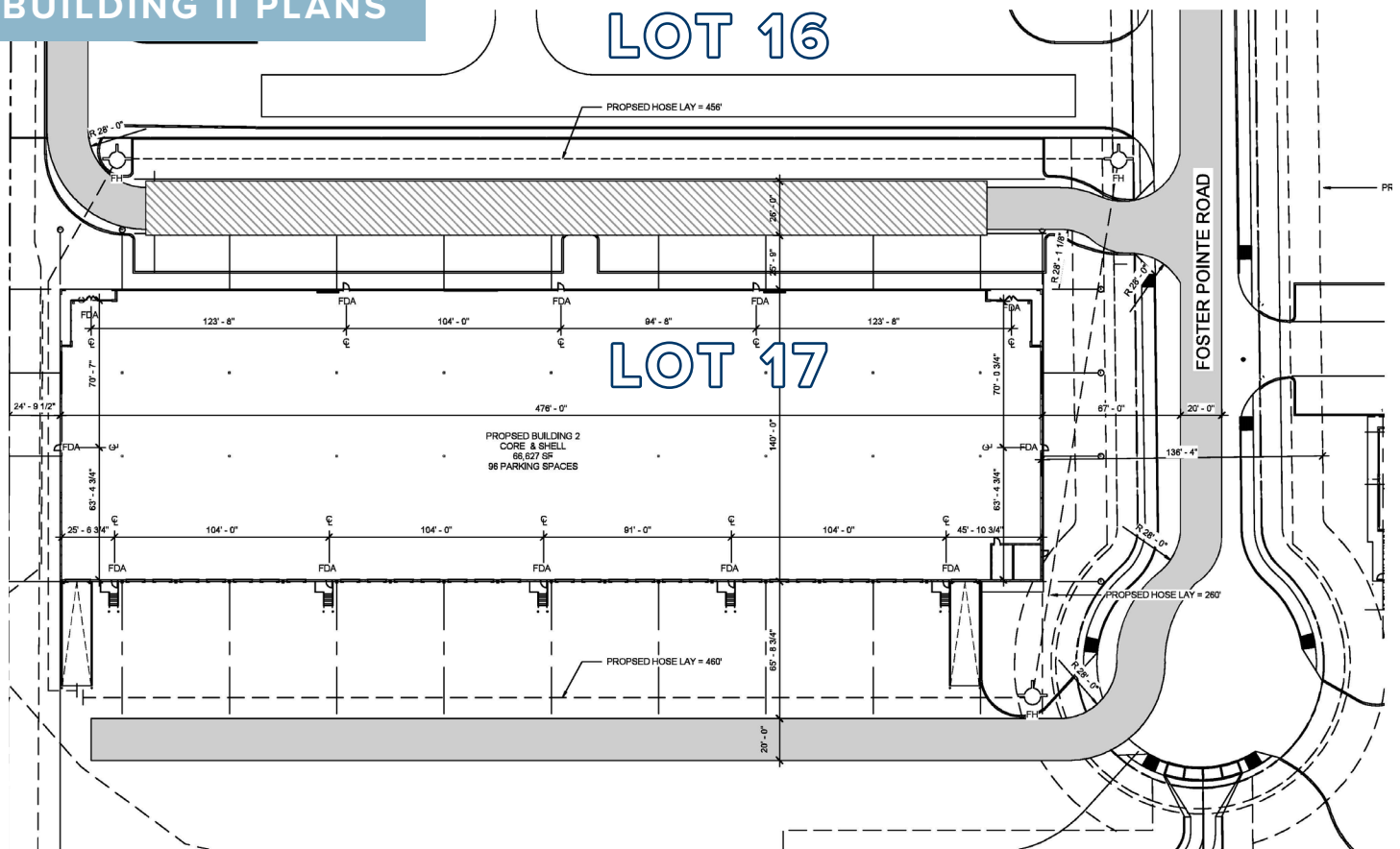


BUILDING 1 REAR ELEVATION

Southwest Corner Perspective



BUILDING II PLANS



PROPERTY SPECIFICATION

Plan Status:	Full plans, ready for permit	Power Specifications:	480 V, 3 Phase, 2,000 Amps
Lot Size:	Lot 17; 4.538 Acres	Truck Court:	130'
Building Size	66,627 SF	Truck Court Depth:	4' BFF
Clear Height:	32'	Fire Suppression:	100% ESRF
Dock High Doors:	27 - (9' x 10')	Roof Spec & insulation:	TPO over R9 Rigid Insulation
Ramp Up Doors:	2 - (12' x 14')	Truck Parking:	(27) 55' Overhead Parking
Building Dimensions:	476' x 140'	Employee Parking:	92
Column Spacing:	52' TYP	Interior Finish:	Cold dark shell, unfinished interior
Floor Specs:	6' reinforced concrete slab	Utilities:	Power, Water & Sewer on-site

BUILD TO SUIT OR USE OUR CONSTRUCTION DRAWINGS

For information, Contact:

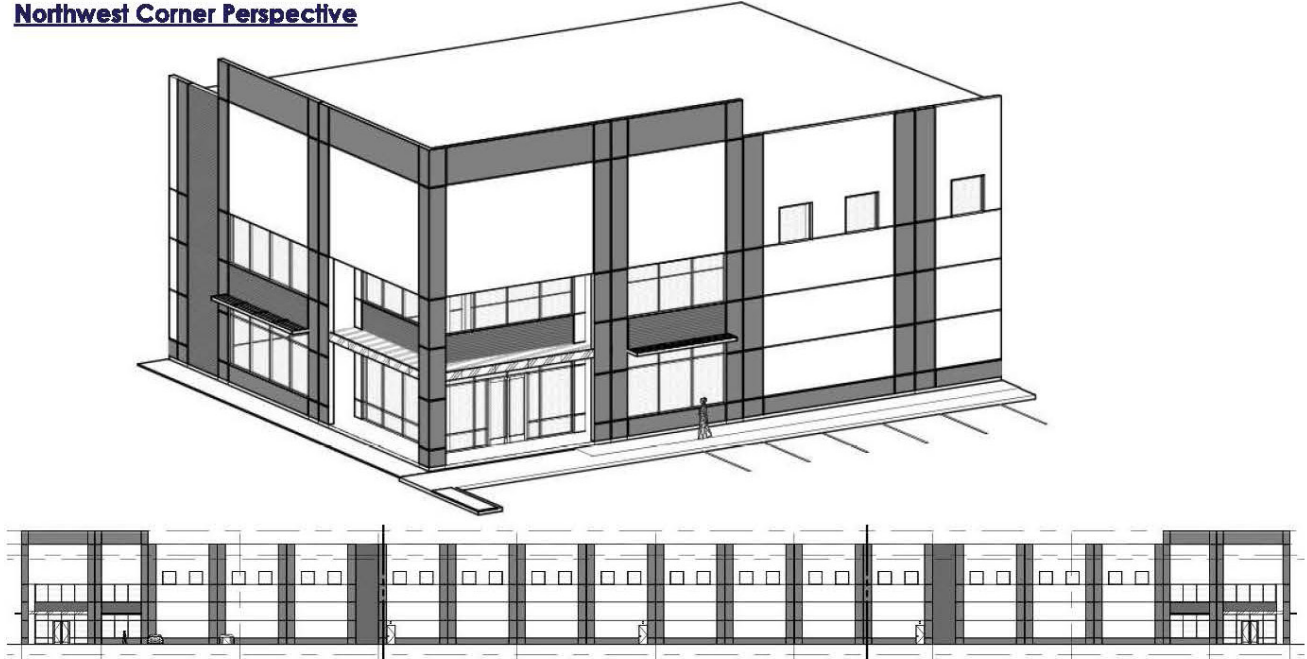
MIKE REYNA, CCIM | (210) 325-3397 | mike@tcaustin.com
TROY R VAN BRUNT | (210) 424-0313 | troy@tcaustin.com

FOSTER POINTE BUSSINESS PARK

Foster Point Business Park
For Sale or Build to Suite

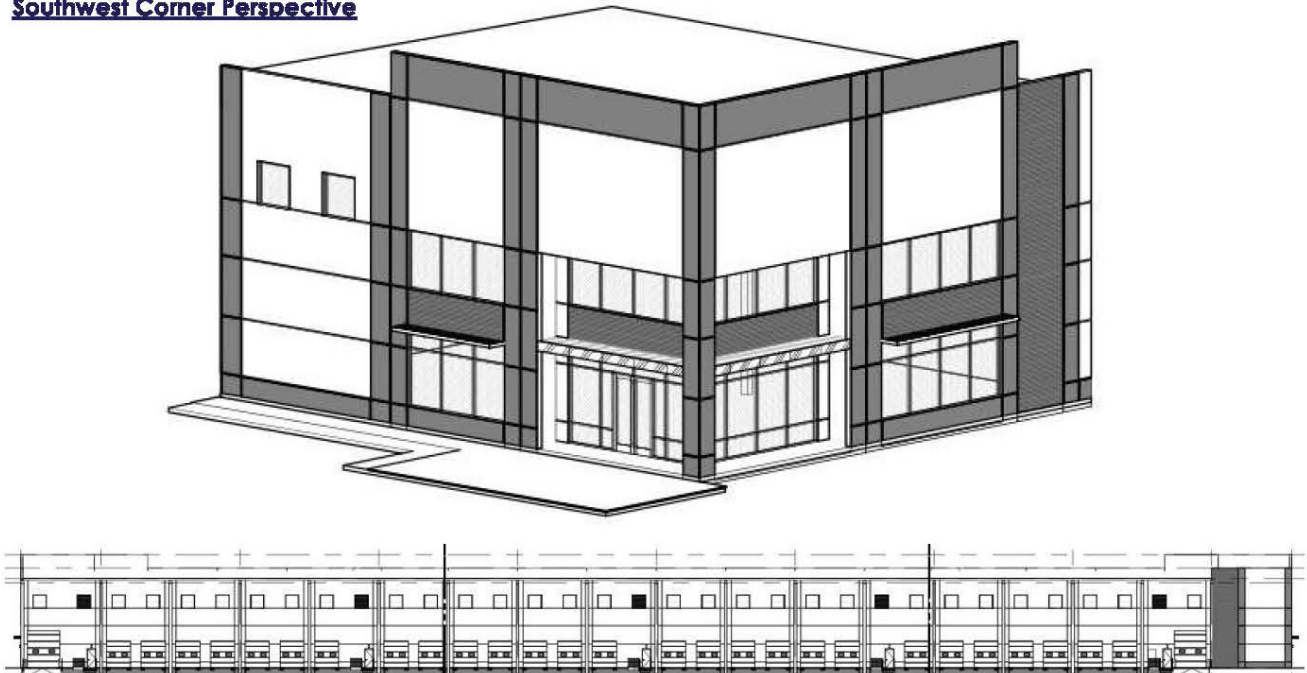
BUILDING 2 FRONT ELEVATION

Northwest Corner Perspective



BUILDING 2 REAR ELEVATION

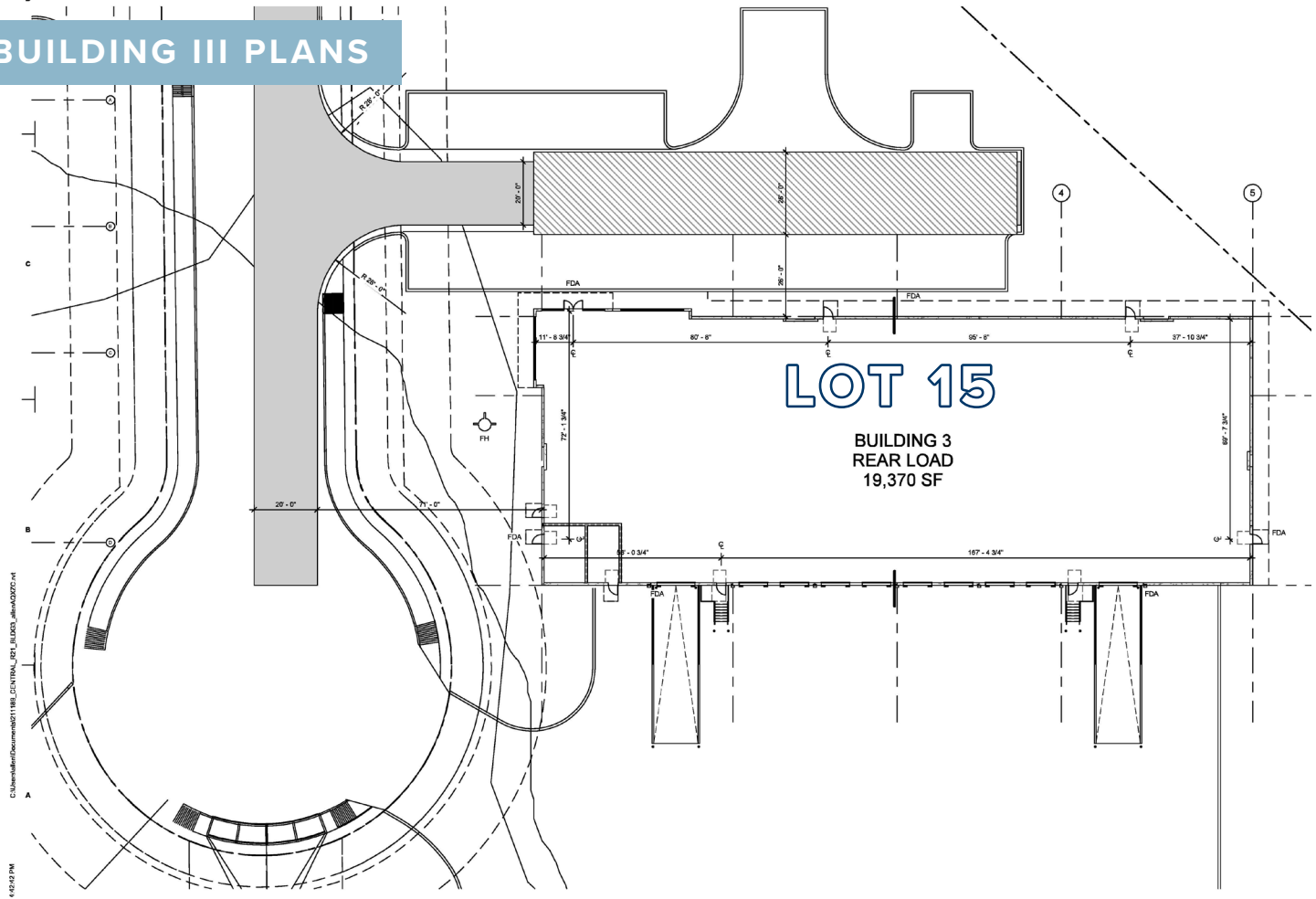
Southwest Corner Perspective



FOSTER POINTE BUSSINESS PARK

Foster Point Business Park
For Sale or Build to Suite

BUILDING III PLANS



PROPERTY SPECIFICATION

Plan Status:	Warehouse Facilities	Power Specifications:	480 V, 3 Phase, 1,000 Amps
Lot Size:	Lot 15; 2,751 Acres	Truck Court:	130'
Building Size	19,370 SF	Truck Court Depth:	4' BFF
Clear Height:	28'	Fire Suppression:	100% ESFR
Dock High Doors:	8 - (9' x 10')	Roof Spec & insulation:	TPO over R9 Rigid Insulation
Ramp Up Doors:	2 - (12' x 14')	Truck Parking:	(8) 55' Overhead Parking
Building Dimensions:	260' x 87'-6"	Employee Parking:	28
Column Spacing:	52' TYP	Interior Finish:	Cold dark shell, unfinished interior
Floor Specs:	6' reinforced concrete slab	Utilities:	Power Water & Sewer on-site

BUILD TO SUIT OR USE OUR CONSTRUCTION DRAWINGS

For information, Contact:

MIKE REYNA, CCIM | (210) 325-3397 | mike@tcaustin.com
TROY R VAN BRUNT | (210) 424-0313 | troy@tcaustin.com

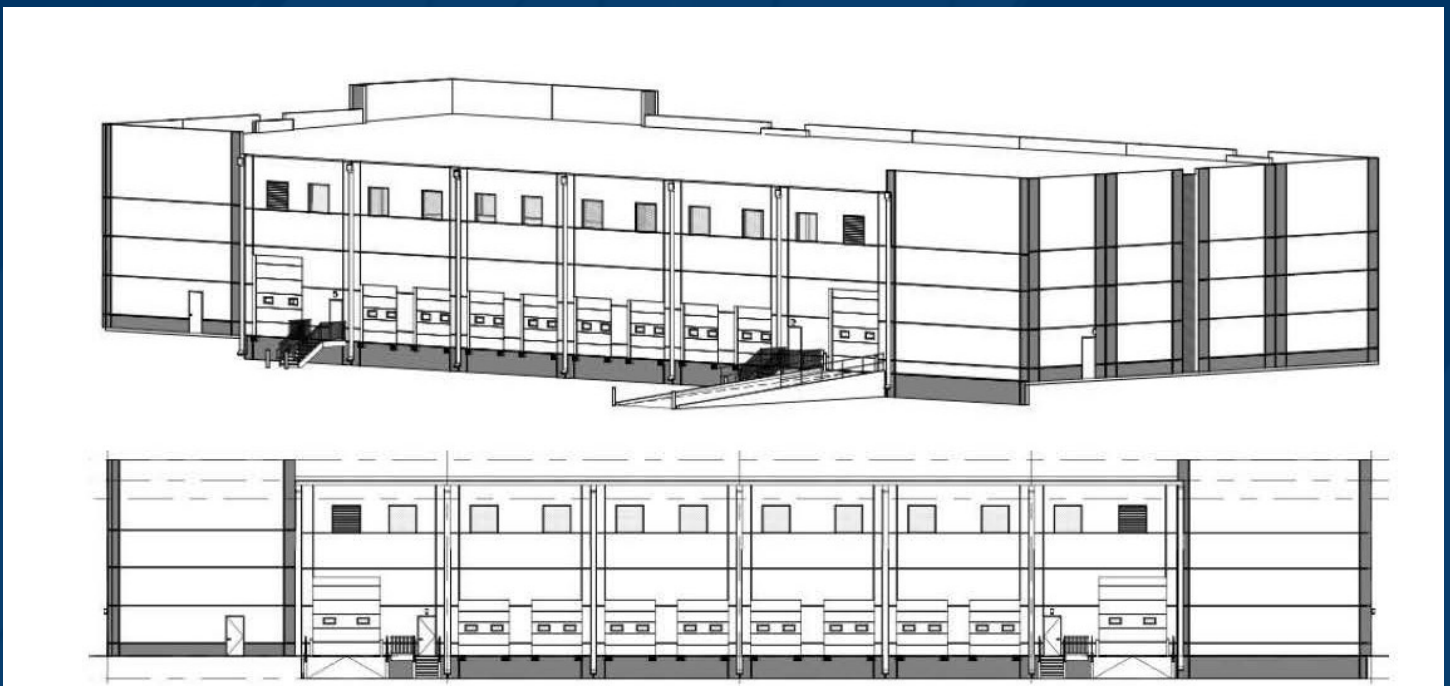
FOSTER POINTE BUSSINESS PARK

Foster Point Business Park
For Sale or Build to Suite

BUILDING 3 FRONT ELEVATION

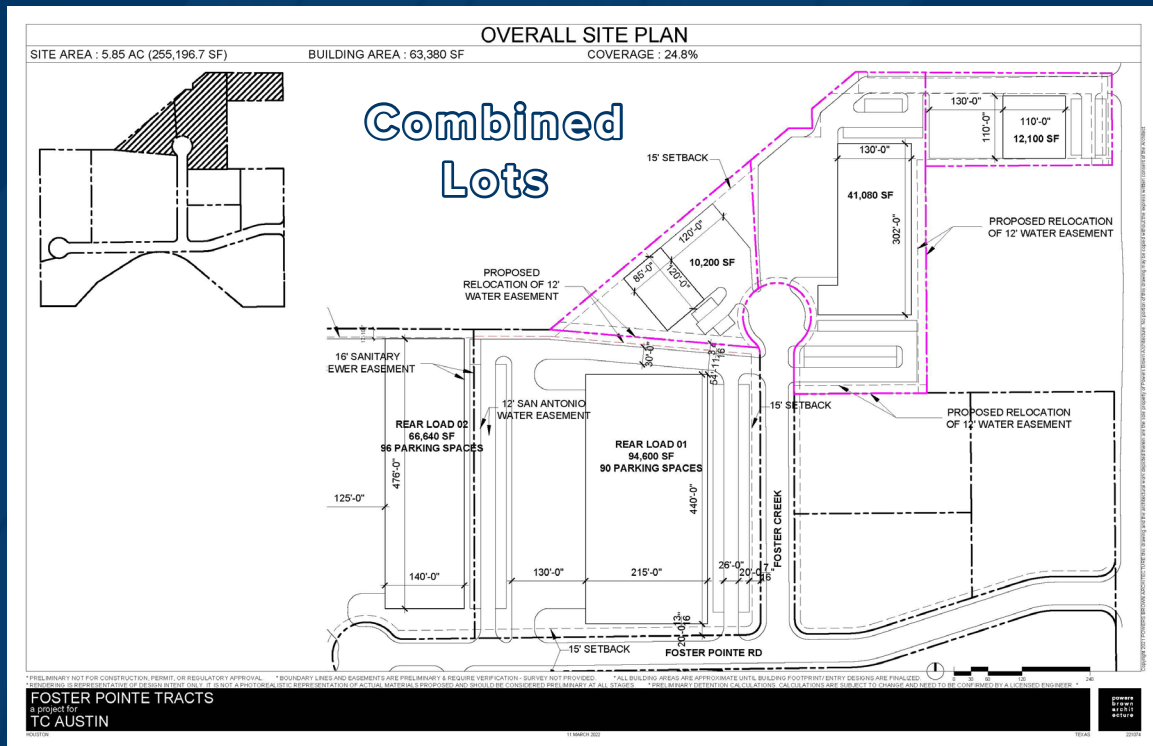
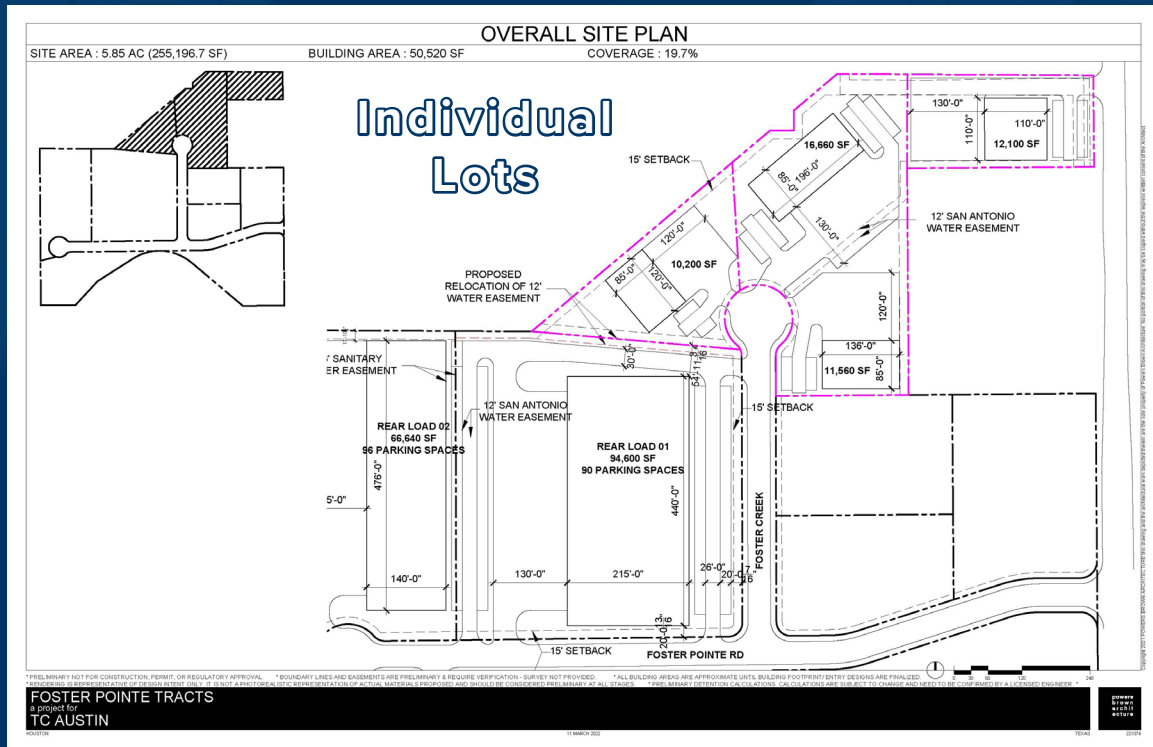


BUILDING 3 REAR ELEVATIONS



Foster Point Business Park For Sale or Build to Suite

LOTS 4, 5 & 7 - DEVELOPMENT OPTIONS

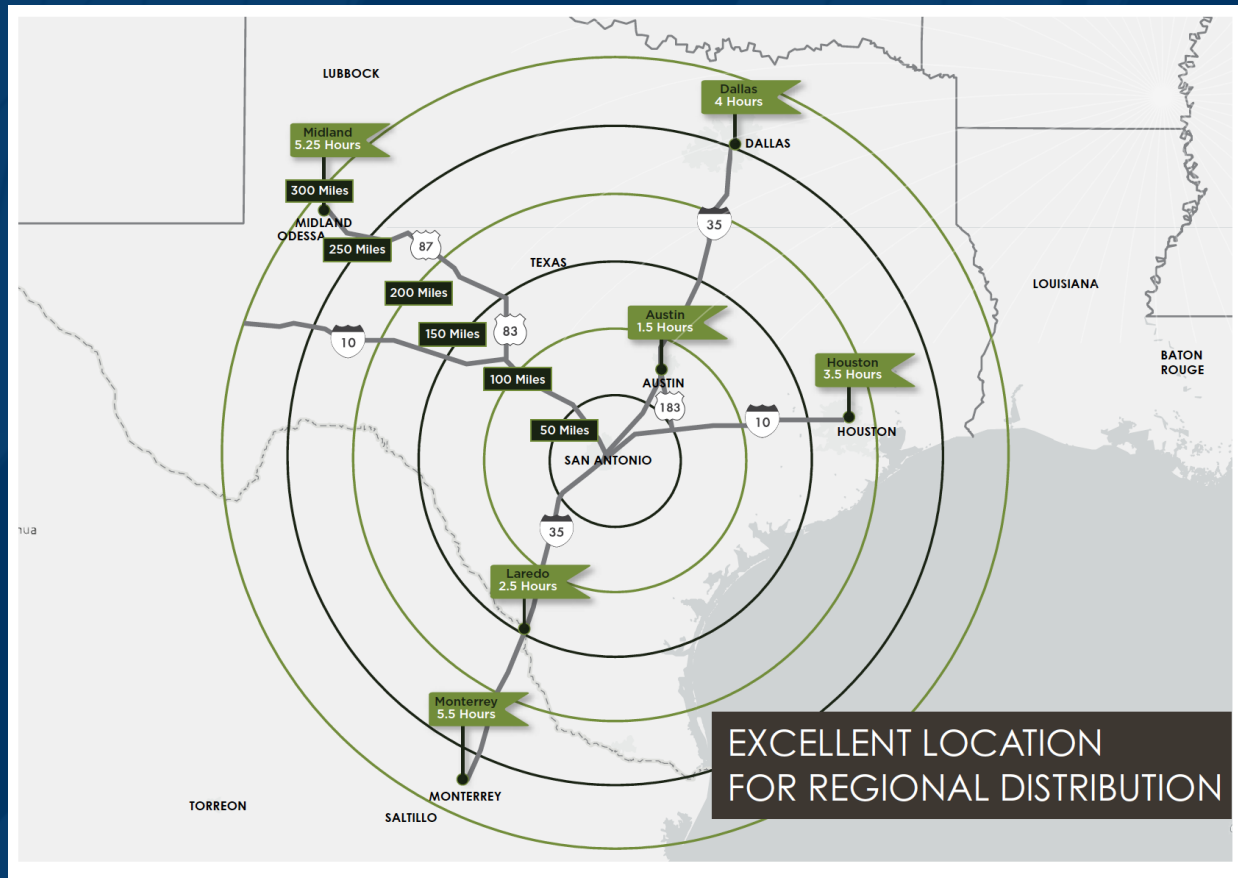


For information, Contact:

MIKE REYNA, CCIM | (210) 325-3397 | mike@tcaustin.com
TROY R VAN BRUNT | (210) 424-0313 | troy@tcaustin.com

FOSTER POINTE BUSSINESS PARK

Foster Point Business Park
For Sale or Build to Suite



**AMPLE
WORKFORCE
AVAILABLE**
(Within 30 Miles)



1,881,286
2024 Population



809,624
Daytime Workforce



36.4
Average Age



\$95,737
Average Household
Income



63.0%
Some College+



82.7%
Diversity Index

FOSTER POINTE BUSSINESS PARK

Foster Point Business Park
For Sale or Build to Suite

FRONT ELEVATION RENDERING



INDUSTRIAL PARK RENDERING





FOSTER POINTE BUSINESS PARK

San Antonio, Texas



TC AUSTIN
REALTY ADVISORS

Your Success Is Our Focus

MIKE REYNA, CCIM, CPM, CRE

President & C.E.O.
Cell: 210-325-3397
Office: 210-495-5015
mike@tcaustin.com
TREC Lic.#34959

TROY R VAN BRUNT

Vice President & C.I.O.
Cell: 210-424-0313
Office: 210-495-5015
troy@tcaustin.com
TREC Lic. #34959