

For **sale**

Unique **22,000 SF** Heavy Industrial/Flex Owner- User Opportunity

2375 Walsh Road San Antonio, TX 78224



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Executive summary

2375 Walsh Road (the “Property”) consists of an approximately 22,000 square foot heavy manufacturing I-2 zoned building on a large 1.94 acre (84,506 sf) parcel, located on the Southside of San Antonio, TX. **In addition to the 1.94 acres, the Property also includes a contiguous 5.49 acres of I-2 Heavy Industrial vacant land, referred to as the “Applewhite” Site. Please see pages 4 and 5 for additional information regarding the Applewhite offering.** The Property will be vacated upon closing and is a highly rare and unique owner-user opportunity in South San Antonio. The Property is currently occupied by Arguindegui for the storage and distribution of machinery lubricants and diesel exhaust fluid. No fuels are stored on the Property. The 1.94 parcel offers an above-standard parking ratio of 6.64 spaces per 1000 sf (146 spaces) and offers tremendous flexibility to a variety of future users requiring generous yard space and shipping/receiving storage needs. A newly renovated and modern corporate office space of 12,000 square feet is available on two floors of the building and can cater to an owner-user looking for a mix of office space and high quality distribution space.

The Property is uniquely zoned for I-2 Heavy Industrial uses and is located southeast adjacent to the high traffic 410 and I-35 junction. The Southside submarket of San Antonio is seeing a significant increase in major national space users including Carrier Corp, Navistar, Amazon, and Toyota Motor Manufacturing Texas Campus (“TMMTX”) and Experience Center. Other notable presences include the Texas A&M San Antonio campus located just 2 miles away from the Property.

Heavy equipment manufacturer JCB is currently breaking ground on a one million square foot facility located on an approximately 400 acre site directly south west of the Property. JCB intends to hire over 1,500 workers over the next 5 years and according to City and County officials is expected to generate a \$30 billion economic impact over the next decade. JCB’s investment is regarded as the largest single jobs investment in South San Antonio in over 20 years.

This Property is located in a federally Qualified Opportunity Zone. This presents a very favorable and tax-advantaged incentive for all prospective Buyers.

2375 Walsh Rd. San Antonio, TX 78224

Property specifications

Property address:	2375 Walsh Road San Antonio, TX 78224
Asking price (2735 Walsh):	\$3,960,000 or \$180/SF
Asking price (Applewhite site):	\$1,098,500 or \$4.59/SF <i>*see next page</i>
Site size (2735 Walsh):	84,506 SF / 1.94 AC
Site size (Applewhite site):	239,250 SF / 5.49 AC
Year built:	2000, Renovated in 2019
Zoning:	MI-2 – Heavy Industrial
Construction:	Metal
Building size: (SF)	22,000 SF – 12,000 SF Office , 10,000 SF Warehouse
Stories:	2
Clear height:	24 ft clearance in warehouse
Electrical:	1200 amps, 208/120v 3 phase 4W
Loading dock:	10 tot. Drive-Ins
Parking:	6.64/1,000 SF

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Aerial of “Applewhite site”

5.49 acres

Land size (239,250 SF)

\$1,098,500

Listing price (\$4.59/SF)

M1 - 2S

Zoning (Heavy Industrial)



**A combined purchase of both properties is preferred but separate offers will also be considered.*

2375 Walsh Rd. **building images**

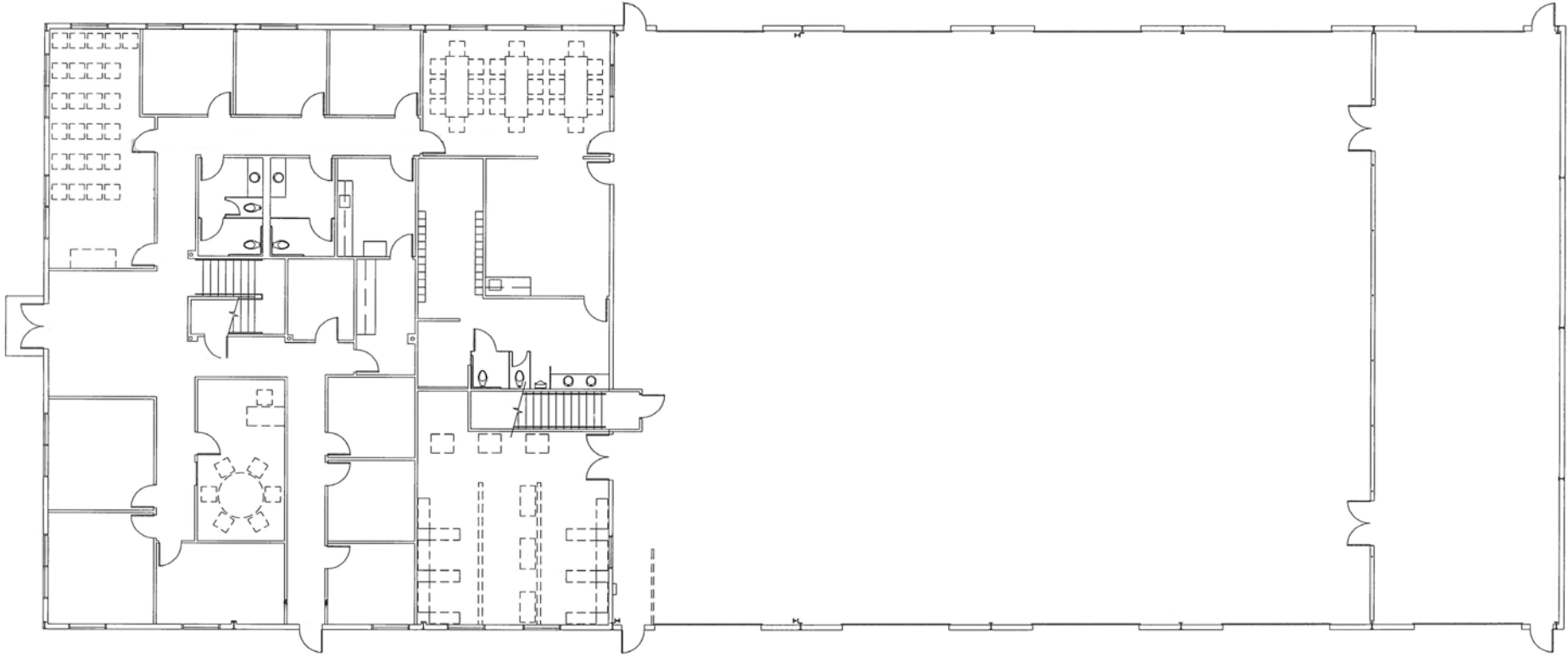


2375 Walsh Rd. **building images**



Floorplans - 1st floor

16,000 SF (6,000 SF Office, 10,000 SF 24ft Clear Warehouse)



2375 Walsh Rd. San Antonio, TX 78224

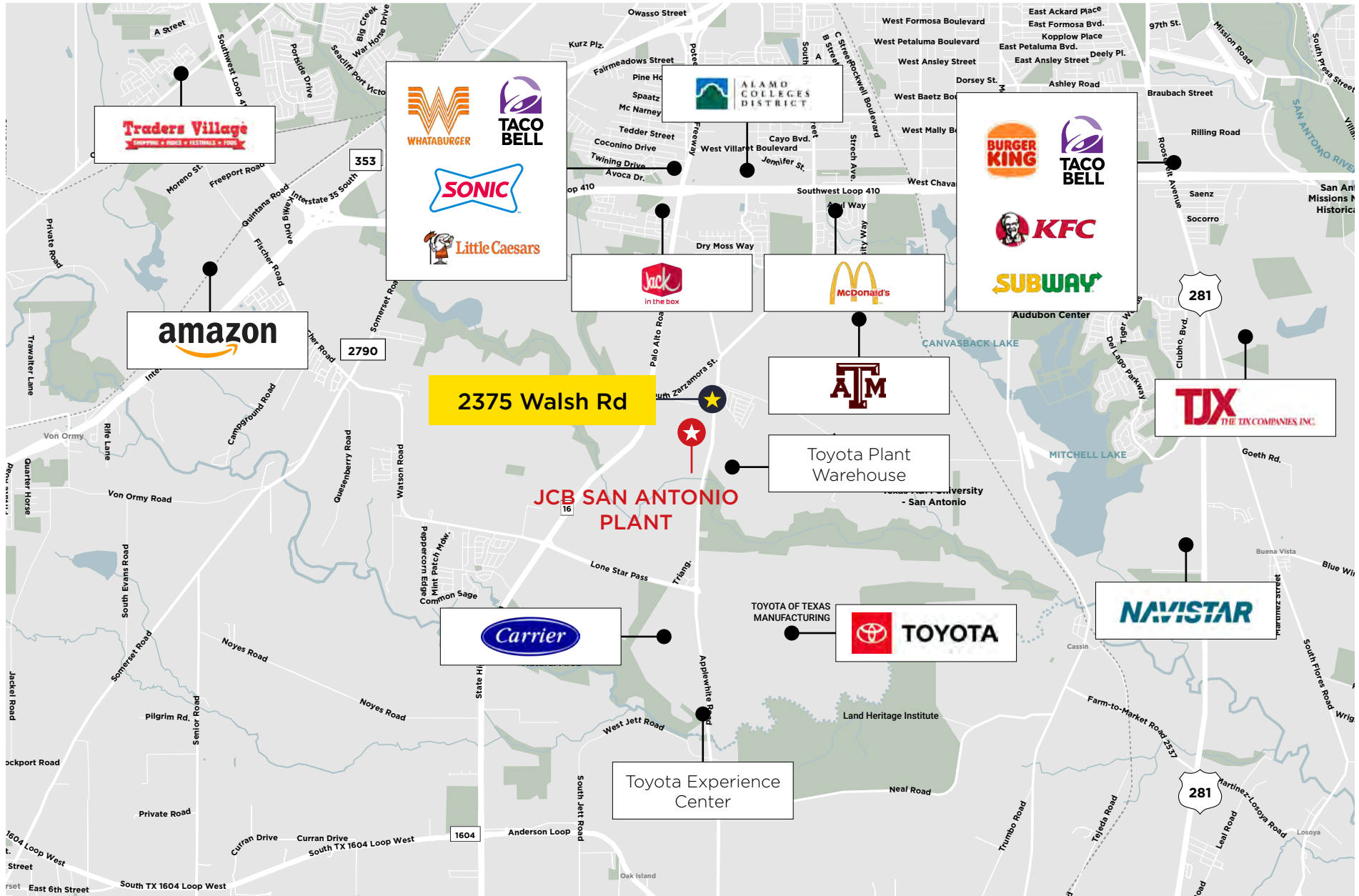
Floorplans - 2nd floor



6,000 SF



2375 Walsh Rd. San Antonio, TX 78224



Aerial map | JCB San Antonio plant



2375 Walsh Road is located directly north of the highly anticipated 1 million square foot manufacturing plant for JCB. This new factory is expected to create 1,500 new jobs over the next 5 years.

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Sale comparables

Building	Address	Building SF	Closing date	Sale Price/ Price (PSF)	DH/GL	Clear height	Year built	Comments
	9502 SW Loop 410	47,547 sf	3/1/2025	\$16,480,000 \$346.60/SF	24	24'	2024	Frito-Lay/Pepsi Co Net Lease, 6.33% cap rate
	3339 S WW White Road	6,000 sf	1/1/2025	\$1.25 M \$208.33/SF	1	15'	2014	4,000 sf industrial and 2,000 sf office property
	2771 Foster Road	6,225 sf	4/1/2024	\$1.125M \$180.72/SF	2 tot	16	1984	Investor purchased vacant, subsequently leased 6 months later to Ambipar Response
	175 Enterprise Pky, Boerne	10,200 sf	1/1/2025	\$2.8M \$274.51/SF	1 ext	16'	2009	Light Manufacturing
	12134 Valliant Street	12,000 sf	05/3/2024	\$2,400,000 \$200.00/sf	2 tot	15'	1978	Warehouse
	14829 Bulverde Road	35,700	09/18/2024	\$9,636,000 \$269.92/sf	4 ext 1 tot	24'	2006	Warehouse

San Antonio market | Q1 2025 Industrial

Inventory	Y-O-Y CHANGE	Vacancy Rate	Y-O-Y CHANGE	Asking Rental Rate*	Y-O-Y CHANGE	Net Absorption	Y-O-Y CHANGE	Under Construction	Y-O-Y CHANGE	Deliveries	Y-O-Y CHANGE
142.6 msf	↗	10.9 %	↗	\$8.01 psf (NNN)	↗	373K sf	↗	3.9 msf	↘	2.4 msf	↘
Q1 2024: 139.2 msf		Q1 2024: 10.1%		Q1 2024: \$7.18		Q1 2024: -572K sf		Q1 2024: 5.7 msf		Q1 2024: 1.3 msf	

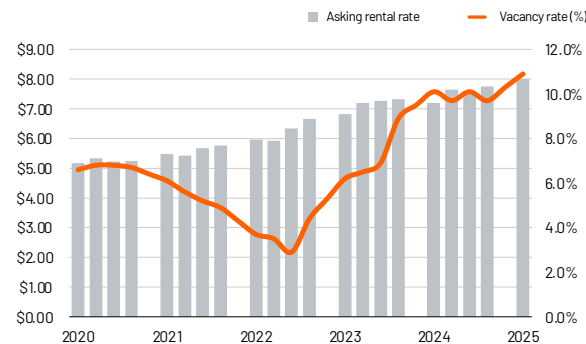
Market trends

01 Vacancy continues to climb in the market, up 80 basis points (bps) year over year. This can be attributed to new supply coming online. As of 1Q 2025, the San Antonio market has approximately 3.9 million square feet under construction, with majority of this being speculative development.

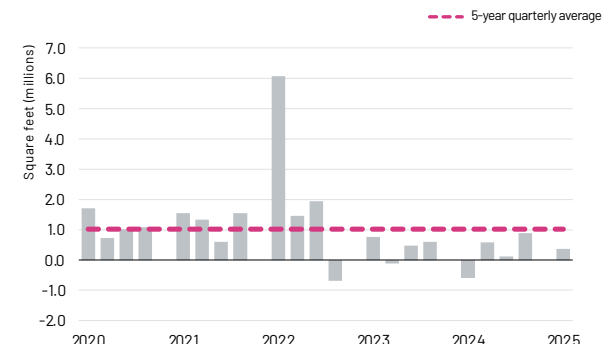
02 Net absorption was overall positive in 2024, with the market seeing a year over year increase in net absorption. Leasing saw a slowed down in 1Q25, with approximately 400,000 sf leased. Supply continues to outpace demand, pushing vacancy upwards.

03 Asking rents increased in Q1 2025, seeing a year over year increase of 11.6%. As vacancy increases, asking rent growth will likely begin to flat line over the near term

Asking rent and vacancy



Net absorption



Top leases (last 12 months)

TENANT	SIZE (SF)	SUBMARKET	RESS	TRANSACTION TYPE	INDUSTRY
Mesa Solutions	186,324	Northeast	5935 Eisenhower Road	New Lease	Energy
Chicago Title Insurance Company	157,139	Comal County	17745 Lookout Road	Renewal	Professional & Business Services
IFCO	150,095	South	601 Raymond Medina Street	Renewal	Paper & Packaging
Toyota Tsusho	149,850	South	1122 S Foster Road	New Lease	Logistics & Distribution/3PLs
Omega Air Refueling Services	147,420	Guadalupe County	0 Corporate Drive	New Lease	Aviation & Aerospace

Disclaimer

Savills Inc., representative of the Seller, is solely authorized to present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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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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Buyer/Tenant/Seller/Landlord Initials

Date