

# AUSTIN HIGHWAY BUSINESS CENTER

2735 Austin Highway • San Antonio, TX 78218

A photograph of the Arrive Logistics building exterior. The building is a modern, single-story structure with a grey metal roof and large glass windows. The 'ARRIVE LOGISTICS' logo is prominently displayed on the upper left side of the building. The entrance features a covered walkway supported by concrete pillars. The foreground shows a paved parking lot with white parking lines. The sky is blue with scattered white clouds.

**ARRIVE**  
LOGISTICS

**FOR SALE**



7373 Broadway, Suite 201 • San Antonio, TX 78209 • 210.805.5220 • [www.worthsa.com](http://www.worthsa.com)

# INVESTMENT SUMMARY

## PROPERTY

Austin Highway Business Center is a 83,740 SF energy star certified single story office building that was built in 1977. Worth & Associates purchased the building in 2019 and made extensive renovations to the building including a modernized front entry and building lobby, added new paint, carpet, roof skylights and exterior wall windows and put in 162 solar covered carports with electric car charging station. The building is 83% leased to Goodwill Industries and Arrive Logistics. Goodwill Industries leases 42,227 SF and Arrive Logistics leases 27,578 SF. As of 10/1/2024, the in place Net Operating Income at Austin Highway Business Center will be \$1,078,722.

## LOCATION

Austin Highway Business Center is located in the North East sub-market of San Antonio near the intersection of Austin Highway and Loop 410. This location provides great access to Austin Highway, IH-35 and Loop 410 and is a mere 9 minutes from the San Antonio International Airport and 15 minutes from Downtown San Antonio. The site provides ease of access to all areas of San Antonio via Loop 410. The area is surrounded by multiple neighborhoods, apartment complexes and retail centers and is within close proximity to public transportation.

## DEMOGRAPHICS

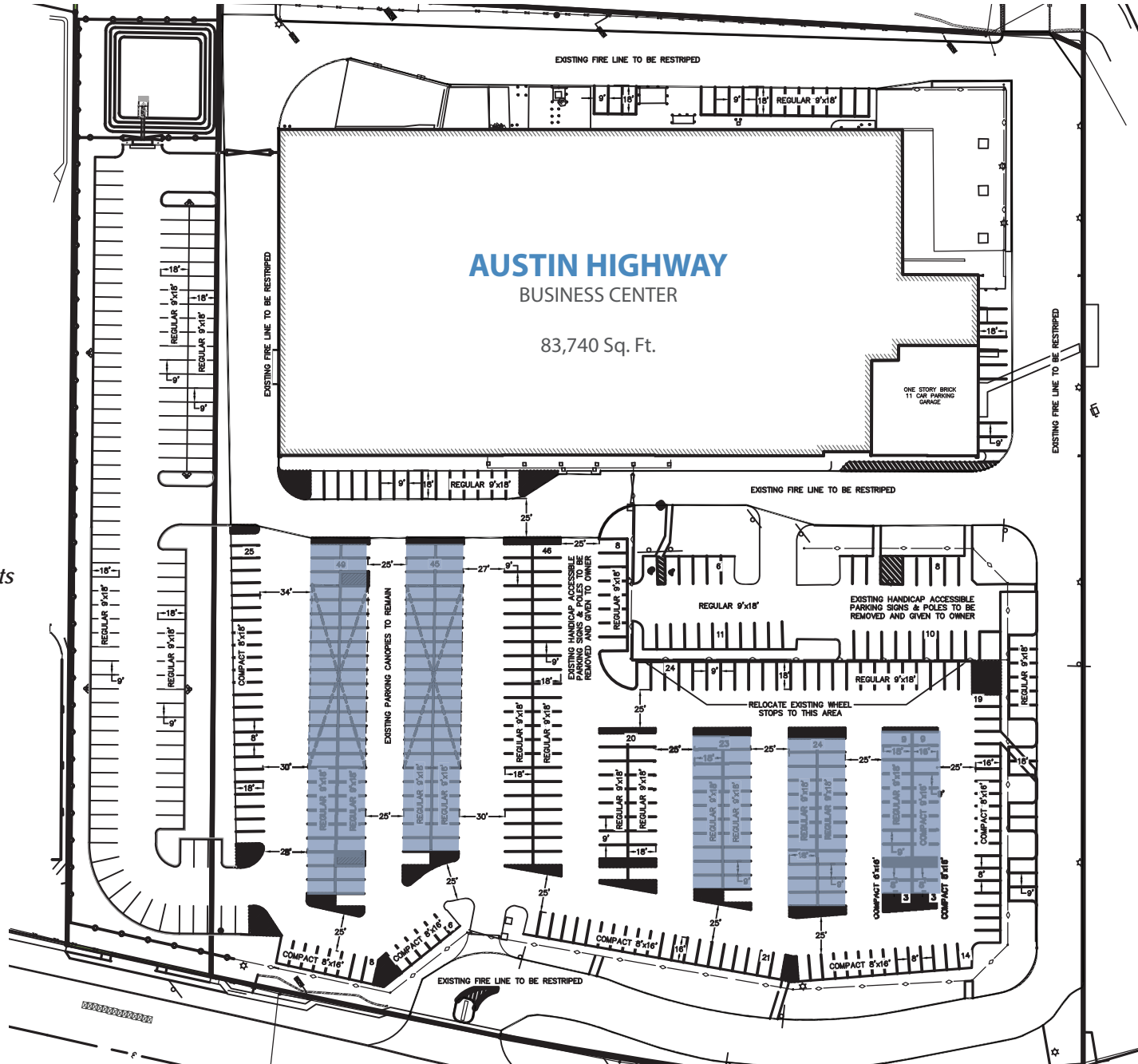
The total population within a 5 mile radius of Austin Highway Business Center is 274,000 which possess a 96% employment rate. The average income for this area is \$95,807 which includes 66% of the population earning over \$50,000 per year. This area boasts a total employment count of 146,000 and a total of over 11,500 businesses.



## Austin Highway Business Center Photos

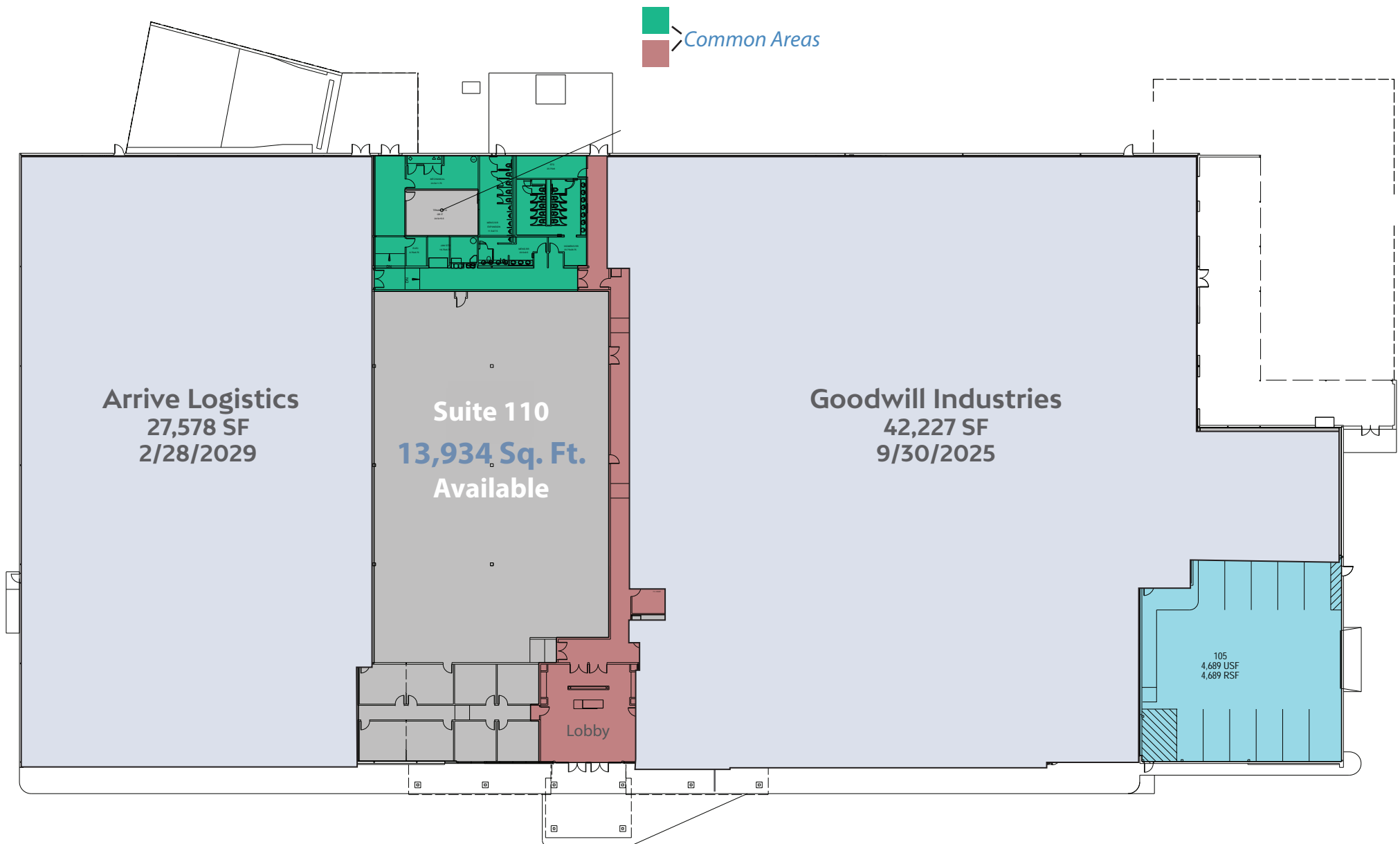


# Austin Highway Business Center Site Plan



 Solar Covered Carports  
- 162 Parking Spaces

# Austin Highway Business Center Floor Plan





**AUSTIN HIGHWAY  
BUSINESS CENTER**

INTERSTATE  
**410**

INTERSTATE  
**35**

TO

**Austin Highway**

**Aerial Photo**



For More Information on  
Austin Highway Business Center  
CONTACT:

Rick Littleton  
210.805.3380  
rickl@worthsa.com



Lukin King  
210.805.3322  
lukink@worthsa.com

7373 Broadway, Suite 201 • San Antonio, TX 78209  
210.822.5220 • Fax 210.822.5224 • [www.worthsa.com](http://www.worthsa.com)