



Strategic Professional Investment Opportunity

Versatile 6,438 SF Office Complex on 1.471 Prime Acres

14235blanco.com

Location:

14235 Blanco Road,
San Antonio, Texas
78216

Content

01 **Executive Summary**

A well-maintained 6,438 SF professional office complex situated on 1.471-acre lot.

04 **Market & Demographics**

Situated in the high-growth Blanco corridor.

02 **Property Specifications**

Two, single-story professional buildings with functional office design.

05 **Site Technicals & Floor Plans**

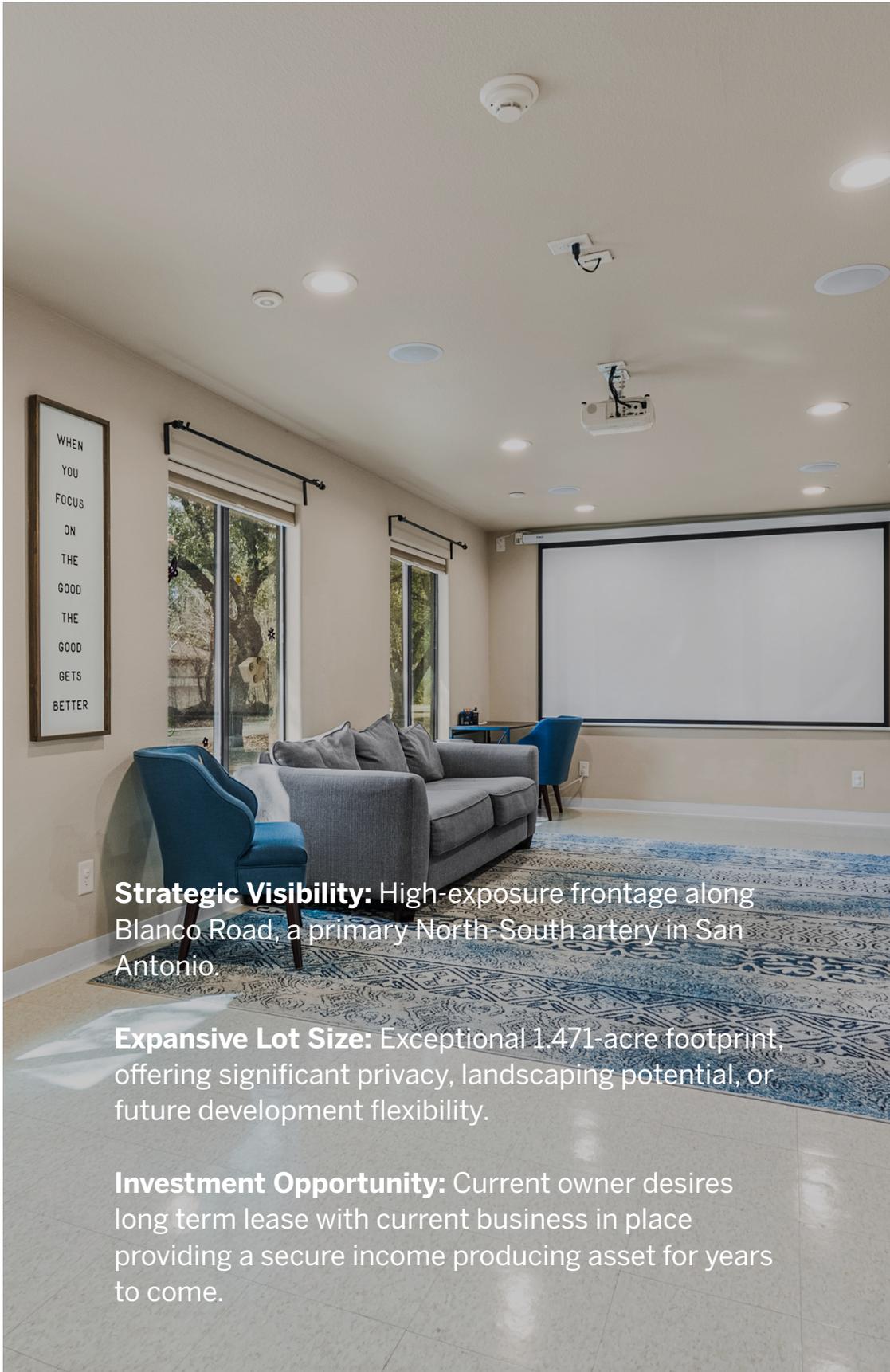
Ample 1.471-acre site providing a superior land-to-building ratio.

03 **Location & Connectivity**

Prime North Central location with high visibility.

06 **Investment & Contact**

Pricing details and contact information.



Strategic Visibility: High-exposure frontage along Blanco Road, a primary North-South artery in San Antonio.

Expansive Lot Size: Exceptional 1.471-acre footprint, offering significant privacy, landscaping potential, or future development flexibility.

Investment Opportunity: Current owner desires long term lease with current business in place providing a secure income producing asset for years to come.

Property Specifications

Building Sizes

Building 1: 4,544 SF
Building 2: 1,894 SF
Total Complex: 6,438 SF



Foundation

Industrial-grade concrete slab.

Lot Size

1.471 Acres

Professional by design. Positioned for growth.



Parking

32 total parking spaces (providing a ratio of approx. 5:1,000 SF).

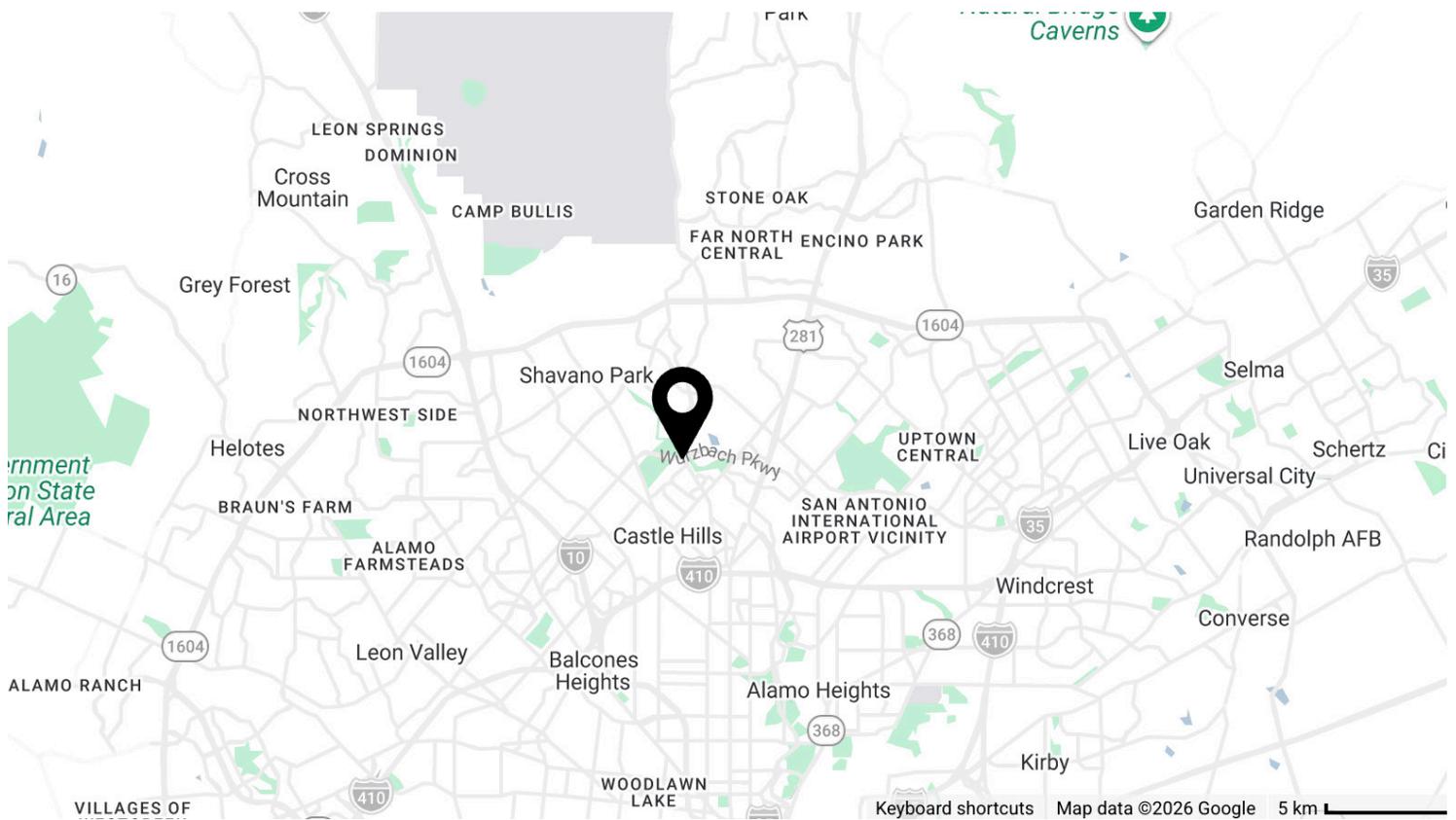
Exterior

Professional masonry and glass envelope offering a timeless aesthetic and energy efficiency.



Location & Connectivity

Gateway to the North Central Corridor



Strategically positioned near the Blanco Road and Bitters Road intersection, the site benefits from high daily volume.

Ideally situated at a high-visibility point on Blanco Road, offering immediate logistical access to the Bitters Road intersection, one of the area's most active professional junctions.

The site provides a seamless connection to San Antonio's primary traffic arteries, allowing for rapid transit to the San Antonio International Airport, Downtown, and the Stone Oak medical and business districts.

Proven Stability & Affluent Growth

The Blanco/Bitters corridor remains a cornerstone of the San Antonio office market, characterized by low vacancy rates and high tenant retention.

Demographic Anchor: The surrounding neighborhoods represent some of the highest purchasing power in the region, providing a built-in daytime population base and steady demand for professional services.

Market Resilience: With limited available land for new construction in this developed sector, 14235 Blanco Road stands as a high-value asset with long-term appreciation potential and protection against supply-side volatility.

\$200,000+

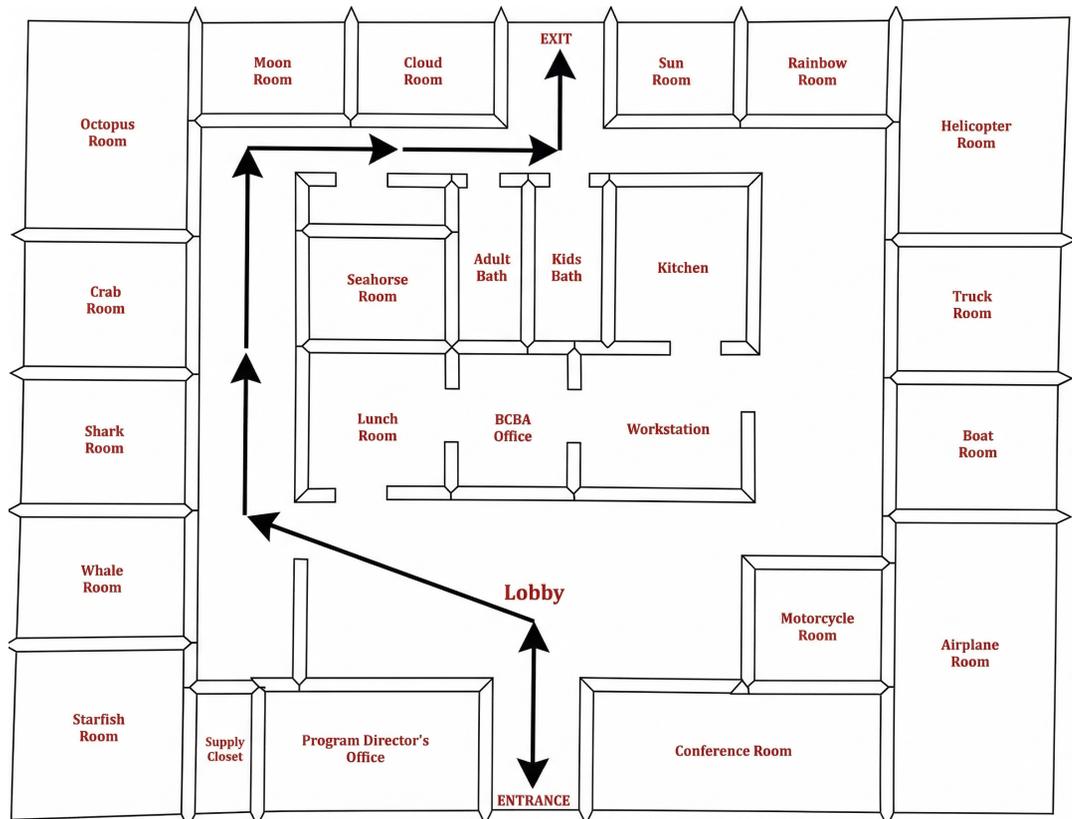
The local demographic is characterized by high-earning households, with 6.9% of households in 78216 earning over \$200,000 annually.

78216

The property is located in the 78216 zip code, which serves as a gateway to some of San Antonio's most established wealth, including Castle Hills.



Market & Demographics



Building 1



Building 2

Superior Land-to-Building Utility

Expansive Footprint: The 1.471-acre lot offers an exceptionally rare land-to-building ratio for the 6,438 SF assets, providing flexibility for site expansion, possible additional structure development, or specialized outdoor amenities.

Infrastructure Readiness: Fully serviced site with professionally maintained ingress/egress, designed to accommodate high-volume professional use while maintaining an atmosphere of privacy and exclusivity.

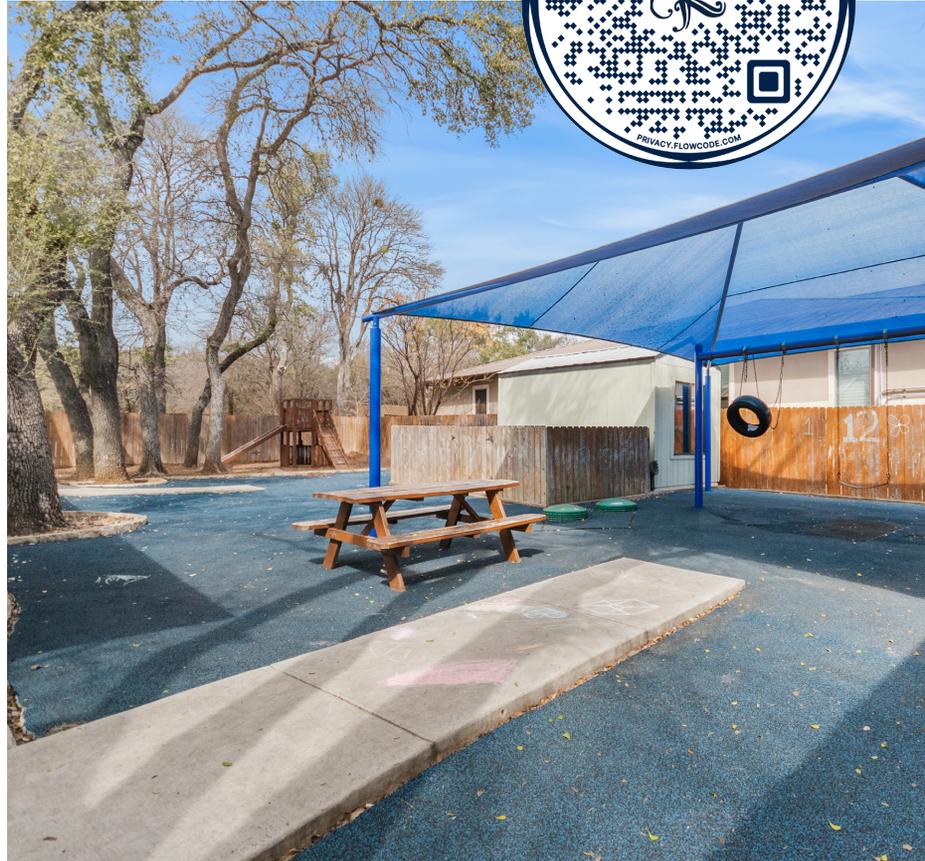


The North Central Strategic Advantage: A Legacy Asset for the Modern Professional

14235 BLANCO ROAD
SAN ANTONIO, TEXAS 78216

This property offers a rare fusion of immediate visibility and long-term appreciation potential with investment security within San Antonio's executive corridor. Situated on an expansive 1.471-acre site, this 6,438 SF office complex provides a superior land-to-building ratio that is increasingly scarce in the high-barrier-to-entry North Central submarket. Positioned near the Blanco and Bitters junction, the property commands consistent frontage exposure while anchored by the affluent purchasing power of the 78216 zip code. Featuring an aggressive parking ratio of 5:1,000 SF—this complex is a tactical investment perfectly suited for the savvy purchaser seeking structural integrity and looking to gain unrivaled regional connectivity with a long term lease in place.

14325BLANCO.COM



Offered at \$2,100,000



Kris Forks

Global Real Estate Advisor
210.854.6431 | kris.forks@kupersir.com

 Kuper | **Sotheby's**
INTERNATIONAL REALTY