

204

N W W H I T E R D

S A N A N T O N I O , T X 7 8 2 1 9



CBRE

CBRE as exclusive advisor is pleased to present 204 N WW White Rd (the "Property")

- Clear Height:
 - >> Building 1: 16 Feet
 - >> Building 2: 25 Feet
 - >> Building 3: 23 Feet
- ESFR Sprinklers in Buildings 2 & 3
- I-2 Zoning
- 5 Curb Cuts
- Multiple Grade and Dock Loading
- Pylon Signage



NORTHEAST
SUBMARKET



55,628
SQUARE FEET



2.54
ACRES



LOCATION	
Address	204 N WW White Rd
Industrial Market	San Antonio
Industrial Submarket	Northeast
PROPERTY OVERVIEW	
Property Type	Industrial Facility (Warehouse, Manufacturing, Shop & Office)
Property Size	Total Building Size: 55,628 SF Total Land Size: 2.54 AC
Year Built	Expansion and Renovation in 2016
Zoning	I-2
Signage	Pylon
CONSTRUCTION DETAILS	
Building Construction Type	Metal & CMU Block
Roof System	Metal
Clear Height	16' - 25'
Dock Doors	2

BUILDING 1		BUILDING 2		BUILDING 3	
Total Area	9,180 SF	Total Area	37,208 SF	Total Area	9,240 SF
Grade-Level Doors	Six 12x14 Doors Two 10x12 Doors	Grade-Level Doors	Three 12x12 Doors One 12x14 Door	Grade-Level Doors	One 12x14 Door
Drive-Thru Bays	Two	Dock-High Doors	Two 10x10 Doors	Dock-High Access	-
Clear Height	16'	Clear Height	25'	Clear Height	23'
Building Type	Office/warehouse with 3 drive-thru bays <i>(office renovations in progress)</i>	ESFR Sprinklers	Yes	ESFR Sprinklers	Yes
Fully Fenced & Secured	Yes	Fully Fenced & Secured	Yes	Fully Fenced & Secured	Yes

OWNER: SOUTHWEST FREIGHT INC
APN: 460511
DOCUMENT NO. 20150091242
C.P.R.&C.T.X.

Bldg 3
N W W WHITE RD

Bldg 2
N W W WHITE RD

Bldg 1
N W W WHITE RD

OWNER: NSHE TX BRECCIA LLC
APN: 1229548
VOLUME 9686 PAGE 209
C.P.R.&C.T.X.

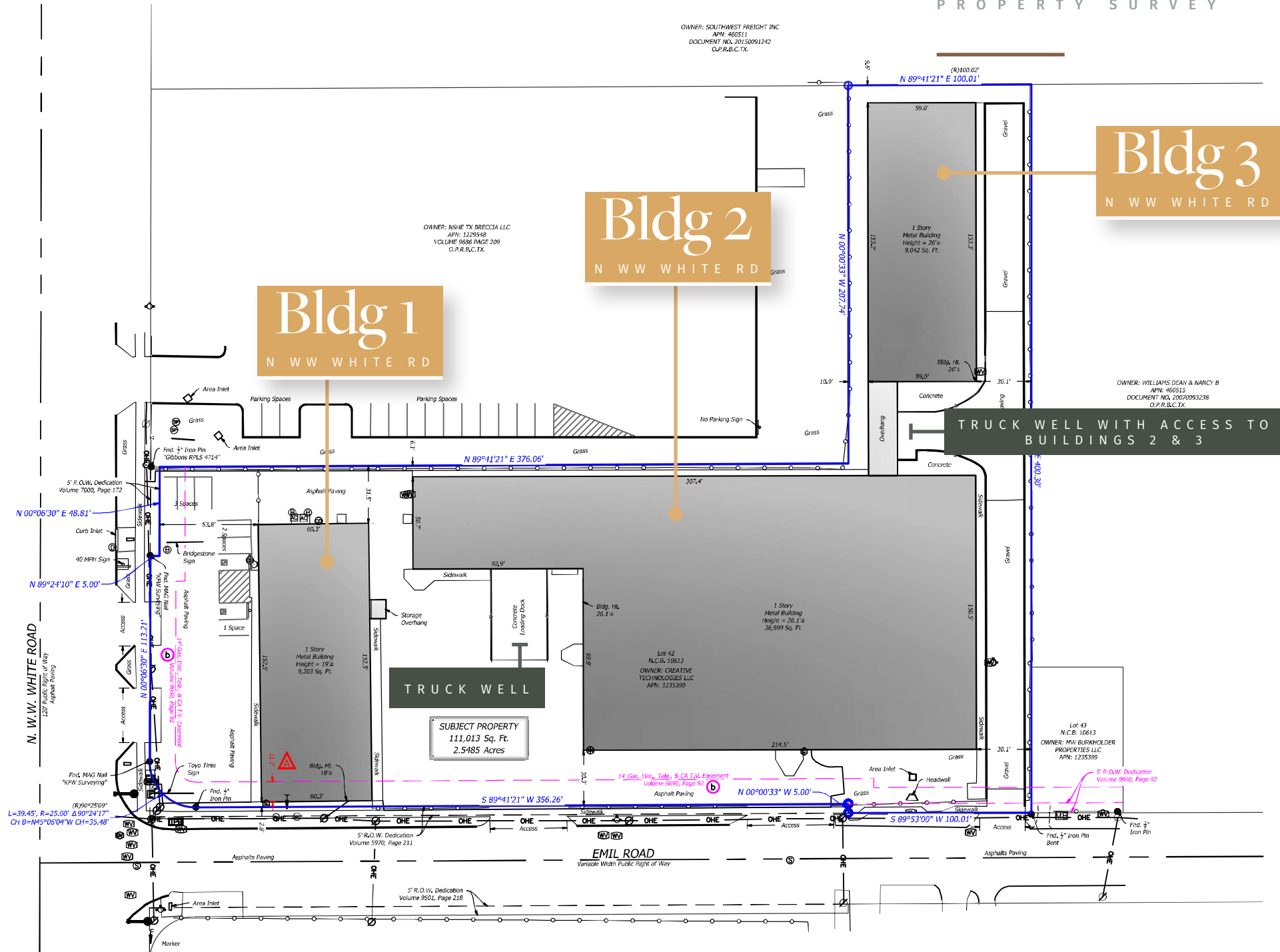
OWNER: WILLIAMS DEAN & NANCY B
APN: 460515
DOCUMENT NO. 2007093238
C.P.R.&C.T.X.

TRUCK WELL WITH ACCESS TO BUILDINGS 2 & 3

TRUCK WELL

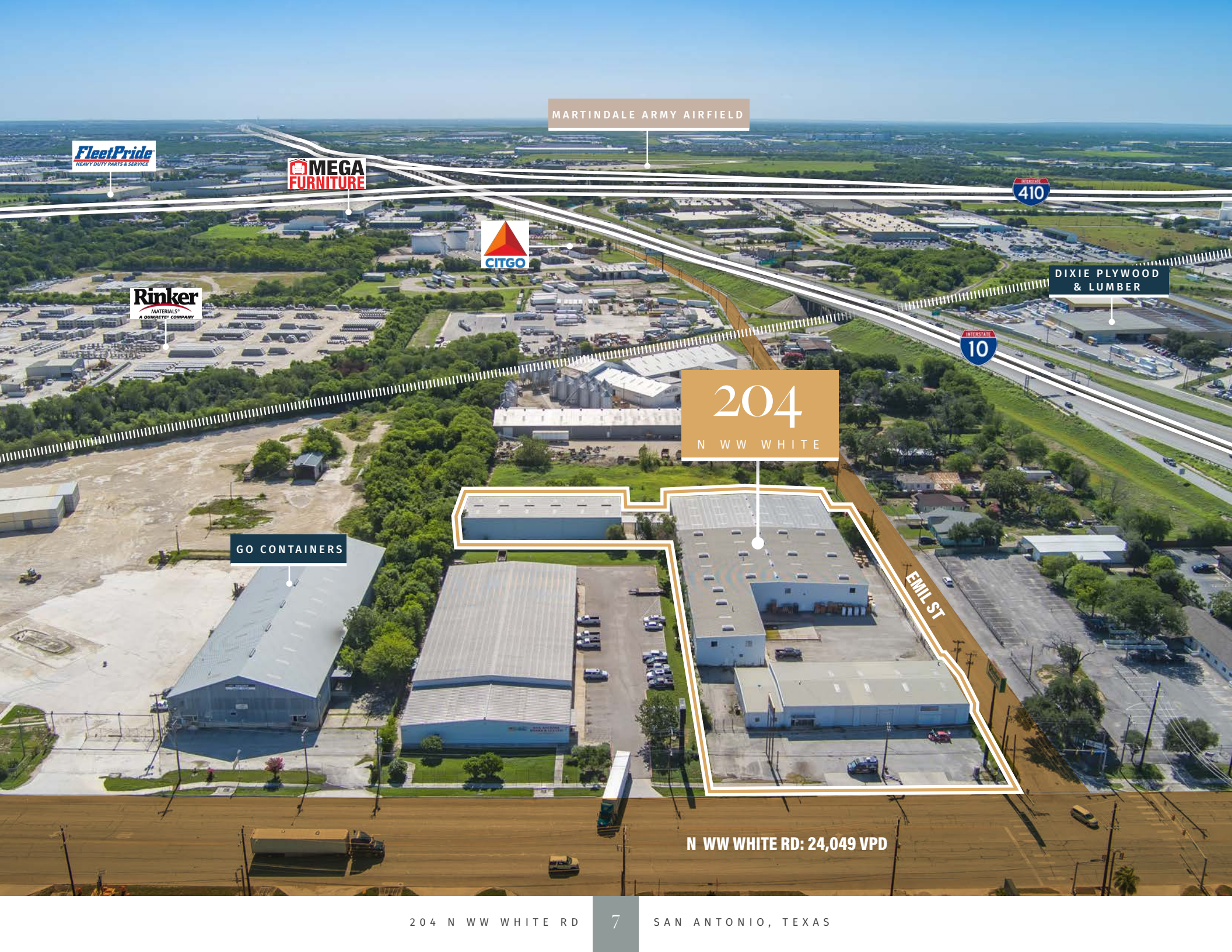
SUBJECT PROPERTY
111,013 Sq. Ft.
2.5485 Acres

EMIL ROAD
Variable Width Public Right of Way



PROPERTY PHOTOS





MARTINDALE ARMY AIRFIELD

FleetPride
HEAVY DUTY PARTS & SERVICE

MEGA
FURNITURE

CITGO

Rinker
MATERIALS
A QUORTEX COMPANY

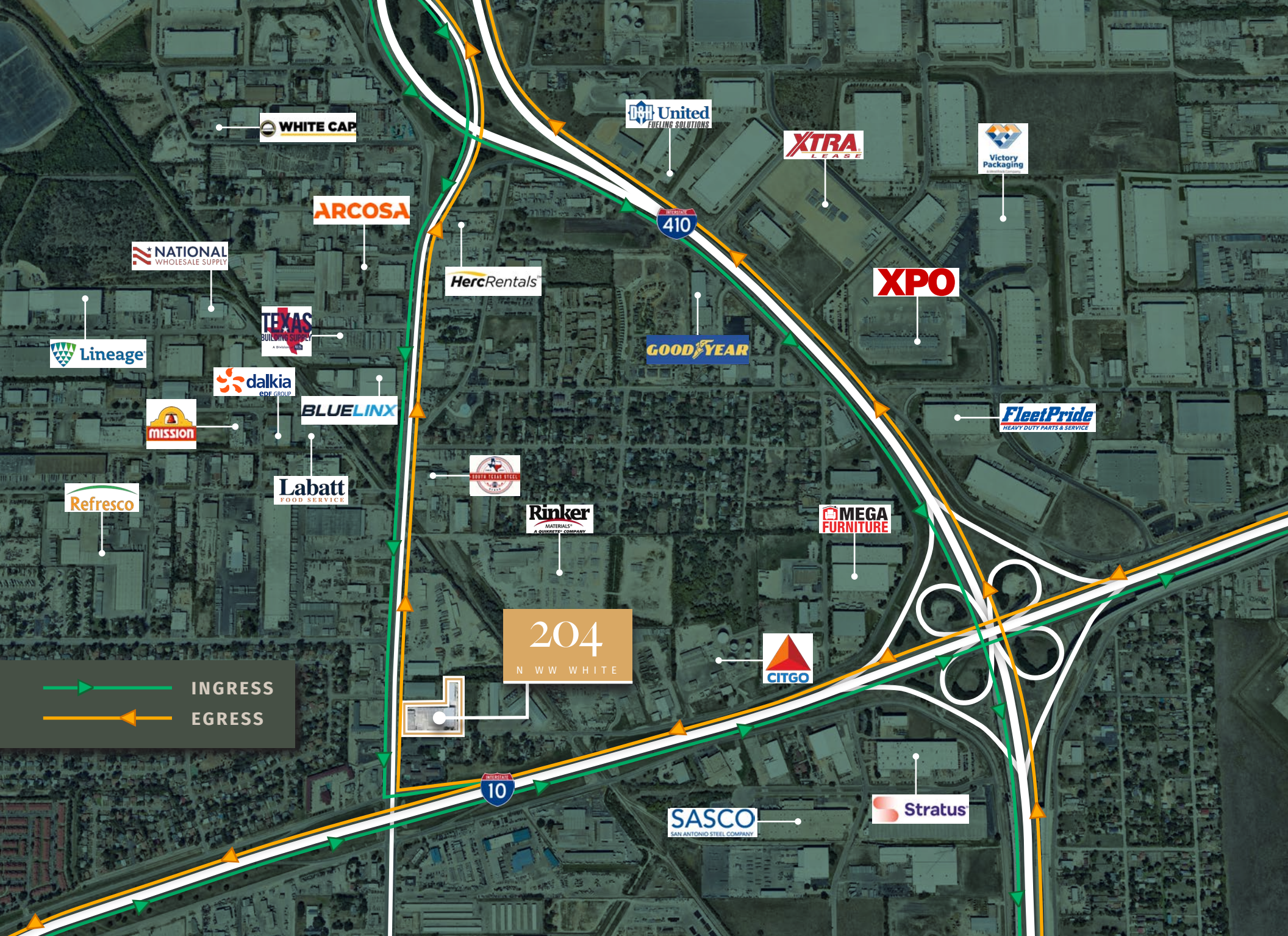
DIXIE PLYWOOD
& LUMBER

204
N WW WHITE

GO CONTAINERS

EWIL ST

N WW WHITE RD: 24,049 VPD



INGRESS
EGRESS



AREA OVERVIEW

San Antonio, Texas is conveniently located in South Central Texas along I-35 and I-10, and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state's rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and its continued expansion.

Northeast Submarket - Major Employers:

H-E-B
SYGMA
Caterpillar
Home Depot
Amazon

UPS
Builders First Source
ABC Supply Co
Professional Flooring Supply

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Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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