

**4267**  
DIVIDEND DR.  
San Antonio, TX 78219

**FOR SALE OR LEASE**

**± 33,152 SF  
ON 2.00 AC**



**STREAM**®

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# PROPERTY HIGHLIGHTS

**4267**  
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**33,152 SF BUILDING**

**3 DOCK HIGH DOCKS**

**1 SEMI-DOCK RAMP**

**5,188 SF OFFICE**

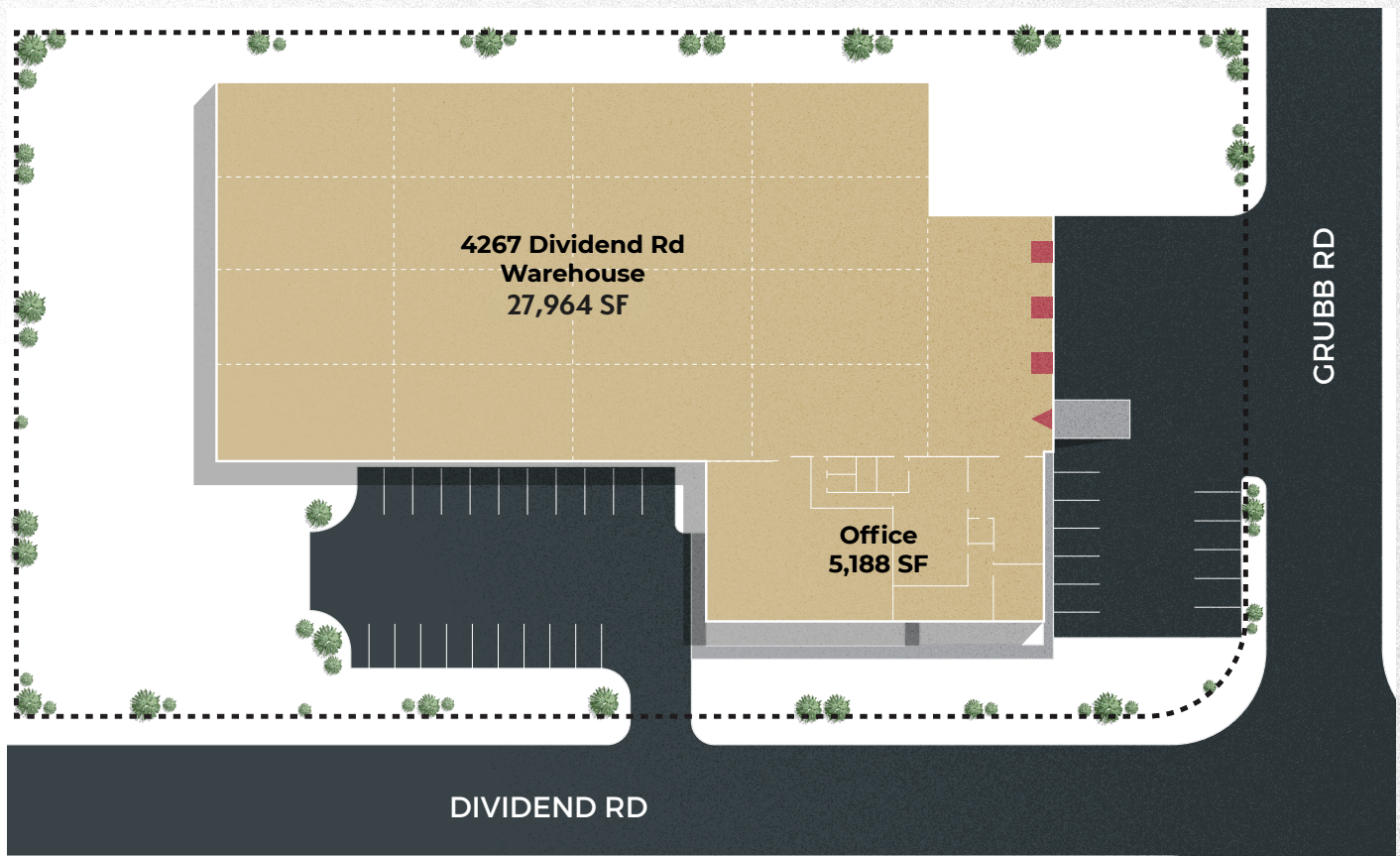
**I-2 ZONING**

**HEAVY POWER**

**0.5 ACRE OF ADDITIONAL  
GREEN SPACE**

**22' CLEAR HEIGHT**

**SOLAR PANEL SYSTEM  
INSTALLED**



# IN THE AREA

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**3 MINUTES TO I-35**

**3 MINUTES TO I-10**

**4 MINUTES TO LOOP 410**



# ABOUT THE AREA

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General Population Within 5 miles

**229,041**  
**TOTAL POPULATION**

**35.2**  
**MEDIAN AGE**

**\$91,968**  
**AVERAGE HOUSEHOLD  
INCOME**

**55.5%**  
**SOME COLLEGE+**

**\$337,181**  
**AVERAGE HOME VALUE**

**24.3%**  
**BLUE COLLAR  
EMPLOYMENT**

Warehouse Employment within 30 minutes

**66,701**  
**WAREHOUSE EMPLOYEES**

**\$37,655**  
**MEDIAN SALARY**

**6%**  
**5-YEAR PROJECTED  
EMPLOYMENT GROWTH**



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