



KW COMMERCIAL SA

OFFERING MEMORANDUM : FOR LEASE

Stahl Business Park IX

Premier Class A Flex Development

4517 Stahl Road · San Antonio, TX 78217

Luke LeGrand 210-843-5853 luke@kwcommercialsa.com

Cody Murphy 361-215-7457 cody@kwcommercialsa.com

BROKERAGE · LEASING · DEVELOPMENT · PROPERTY MANAGEMENT



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This Offering Memorandum has been prepared by KW Commercial SA for use by a limited number of parties and does not purport to provide a necessarily complete summary of the property. The information contained herein has been obtained from sources believed to be reliable; however, KW Commercial SA has not verified, and will not verify, any of the information contained herein, nor has KW Commercial SA conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All financial projections, rental rates, and estimated operating expenses are provided for general reference and are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Broker and Owner. Prospective tenants and purchasers should conduct their own independent investigation and rely solely on their own analysis and professional advisors.

This document is confidential and is furnished solely for the purpose of evaluating a potential lease or acquisition. By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential and to return it upon request.

PROPERTY AT A GLANCE

ADDRESS

**4517 Stahl Road
San Antonio, TX 78217**

PRODUCT TYPE

Class A Flex Industrial

TOTAL SIZE

30,082 SF · 3 Buildings

ZONING

C-3 General Commercial

DELIVERY

Q4 2026

EXECUTIVE SUMMARY

A state-of-the-art flex industrial opportunity

Stahl Business Park IX is strategically located in the high-growth Northeast San Antonio submarket, delivering modern flex industrial space engineered for today's small-bay and light-industrial tenants.

01 Versatile Design

30,804 SF across three standalone buildings, designed to Class A office, reception, and warehouse standards with high-quality finishes and steel construction.

02 Prime Connectivity

Exceptional ingress/egress at the corner of Classen & Stahl, with immediate access to the Loop 1604 and I-35 corridor.



30,804

TOTAL SF

3

BUILDINGS

Q4 '26

DELIVERY



Property highlights

30,804 SF

Total Rentable Area

Across three standalone buildings

3

**Standalone Buildings, Gated
Access with Security Cameras**

Units from 1,375 to 9,536 SF

\$14.00 / SF

Starting Base Rent

NNN lease structure

\$6.00 / SF

Estimated NNN (2027)

Triple-net operating expenses

18'–23'

Clear Heights

Flexible vertical storage

C-3

Zoning

General Commercial — widest use

Q4 2026

Estimated Delivery

Now pre-leasing

Steel

Construction

Masonry & glass storefront

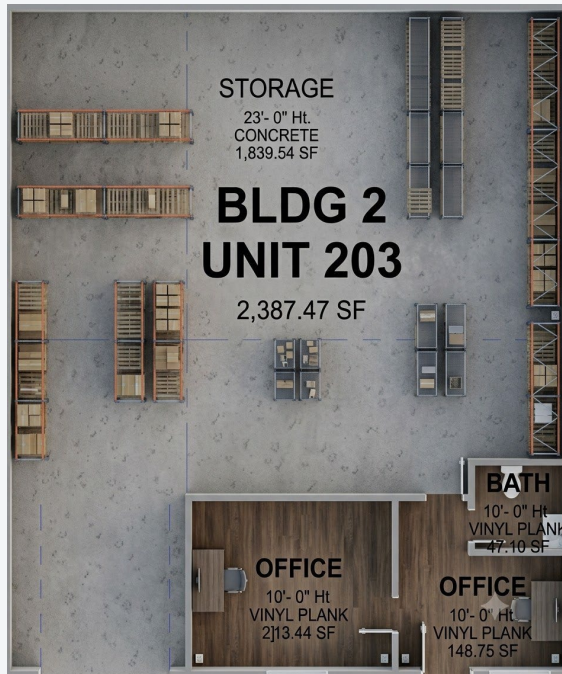
LEASE AVAILABILITY

Available flex configurations

Building / Unit	Space Type	Available Size	Status
Building 1 · Units 101–106	Flex Industrial	1,375 – 9,500 SF	Leased
Building 2 · Units 201–207	Flex Industrial	2,367 – 9,536 SF	Pre-Leasing
Building 3 · Units 301–306	Flex Industrial	2,360 – 9,000 SF	Pre-Leasing
Total Project	Flex Industrial	30,804 SF	Under Construction

LEASE TERMS Base rent from **\$14.00/SF** plus NNN (est. **\$6.00/SF in 2027**). Units can be combined to meet custom square-footage requirements.

Representative unit configuration



BUILDING 2 · UNIT 203 — 2,387 SF FLEX SUITE

01 Office Area

Dark LVT wood-plank vinyl flooring throughout the office entry and adjacent offices. Solid sheetrock partition walls in a warm-white finish with solid commercial doors.

02 Warehouse Bay

Sealed matte concrete floor with a 12' × 12' grade-level roll-up door and pallet racking along the rear wall for efficient storage and staging.

03 Structural Detail

Exposed steel columns and ceiling trusses with high-bay overhead lighting, delivering a clean, professional industrial envelope.

— HIGH-EFFICIENCY DESIGN

Building specifications

CLEAR HEIGHTS

18' – 23'

Ceiling heights accommodating diverse vertical storage and mezzanine build-out needs.

LOADING

12' × 12'

Grade-level metal roll-up doors ensuring smooth shipping and receiving operations.

CONSTRUCTION

Steel Frame

Modern masonry with glass storefront accents for a professional corporate image.

— LOCATION & ACCESS

Strategic NE San Antonio position

Located in Bexar County at the corner of Classen & Stahl, the property serves as a central hub for logistics and customer-facing operations with direct connectivity to the region's primary freight corridors.

DRIVE TIMES

Wurzbach Parkway	3 min
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Loop 1604	6 min
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San Antonio Int'l Airport	12 min
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Downtown San Antonio	18 min
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ZONING C-3 General Commercial — allows the widest variety of industrial and commercial uses.



LOCATION & ACCESS



INCOME

2025 estimates · 1-mile / 5-mile rings

Avg. Household Income

\$101,164 / \$97,351

Median Household Income

\$85,671 / \$79,407

HOUSEHOLDS BY INCOME

< \$25,000	479 / 9,880
\$25,000 – 50,000	676 / 15,835
\$50,000 – 75,000	926 / 17,494
\$75,000 – 100,000	923 / 15,168
\$100,000 – 125,000	714 / 10,745
\$125,000 – 150,000	407 / 7,591
\$150,000 – 200,000	472 / 8,366
\$200,000+	353 / 6,687



Average household income by trade area

2025 household-income distribution across the 1-, 5-, and 10-mile trade-area rings surrounding 4517 Stahl Road. Estimated averages are derived from the reported income-bracket shares and point to a stable middle- to upper-income consumer base across every ring.

1 - MILE RADIUS

\$96K

EST. AVG. HH INCOME

- 4,950 households in the ring
- 39% of households earn \$100K or more
- Top bracket: \$50K–\$75K (18.7%)

5 - MILE RADIUS

\$93K

EST. AVG. HH INCOME

- 91,766 households in the ring
- 36% of households earn \$100K or more
- Top bracket: \$50K–\$75K (19.1%)

10 - MILE RADIUS

\$101K

EST. AVG. HH INCOME

- 304,259 households in the ring
- 41% of households earn \$100K or more
- 12.1% earn \$200K+ — the affluent tier

REGIONAL POSITION

At the center of the Northeast corridor

- Immediate access to Loop 1604 and the I-35 freight corridor
- High-visibility corner frontage along Classen & Stahl Road
- Surrounded by established logistics, trade, and service tenants

San Antonio industrial market

The Northeast Industrial Submarket remains the cornerstone of San Antonio's industrial, flex, and distribution ecosystem. Leveraging strategic access to major freight corridors — I-35, Loop 1604, I-10, and Wurzbach Parkway — the submarket continues to absorb consistent demand from logistics providers, trade services, light assembly, regional distribution, and e-commerce and third-party logistics (3PL) operators.

01

Small-Bay Demand

Demand for small-bay flex industrial remains the strongest sector of the market, driven by local trade and service tenants seeking modern space.

02

Resilient Fundamentals

The San Antonio industrial market remains resilient, with flex space showing lower vacancy than large-scale distribution product.

03

Corridor Advantage

Direct proximity to I-35 and Loop 1604 positions the asset for tenants that prioritize regional reach and last-mile efficiency.

— THE OPPORTUNITY

Visualizing the opportunity



Exceptional Road Frontage

High-visibility positioning along Classen & Stahl Road.

Professional Curb Appeal

Modern masonry and glass storefront elevations.

Optimized Space Flexibility

Configurable units for owner-users and tenants alike.

High-Traffic Business District

ESTIMATED COMPLETION **Q4 2026**

— WHY KW COMMERCIAL SA

The KW Commercial SA advantage

We provide comprehensive commercial real estate solutions tailored to the San Antonio market. Our deep local roots and global network ensure maximum asset performance across the full property lifecycle.

Full-Lifecycle Development

End-to-end support from site selection and entitlement through construction and lease-up.

Strategic Tenant Representation

Data-driven positioning that connects the right tenants with the right space.

Market Data & Valuation

Advanced analytics and local intelligence guiding pricing and investment decisions.

BROKERAGE · LEASING · DEVELOPMENT · PROPERTY MANAGEMENT



CONTACT THE LEASING TEAM

Let's discuss your space requirements

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Luke LeGrand

210-843-5853 · luke@kwcommercialsa.com

Cody Murphy

361-215-7457 · cody@kwcommercialsa.com

KW Commercial SA · 1102 E. Sonterra Blvd, Ste. 106, San Antonio, TX 78258



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

Role / Description	Name	License No.	Email	Phone
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	Keller Williams Legacy	504634	stevengragg@kw.com	210-482-3200
Designated Broker of Firm	Steven Gragg	315791	stevengragg@kw.com	210-482-3200
Licensed Supervisor of Sales Agent / Associate	Luke LeGrand	561816	luke@kwcommercialsa.com	210-843-5853
Sales Agent / Associate’s Name	Cody Murphy	778764	cody@kwcommercialsa.com	361-215-7457

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