

# Warehouse and Outdoor Storage

FOR SALE OR LEASE

11618 NACOGDOCHES RD  
SAN ANTONIO, TX 78217



±32,500 SF Warehouses and a 2,000 SF Office  
on a ±4 Acre Lot

partners

# Property Overview



Property Specs	Bldg 1 (Office)	Bldg 2 (Warehouse)	Bldg 3 (Warehouse)	Bldg 4 (Warehouse)
Square Feet	2,000	10,000	10,000	12,500
Construction Type	Cement Façade	Metal	Metal	Metal
Configuration (front/rear load)	-	Front Load	Front Load	Front Load
Clear Height	-	13' - 17' Min. - Clear Span	13' - 17' Min. - Clear Span	13' - 17' Min. - Clear Span
Grade Level Doors/Ramps	-	One (1) 20'x17'6" Slide Door, One (1) 10'x16' Slide Door - All Grade-level	Two (2) 20'x17'6" Slide Doors, Two (2) 10'x16' Slide Doors - All Grade-level	Four (4) 14'x16' and Two (2) 14'x14' Roll Up Doors - All Grade Level
Office Finish SF/%	2,000	1 Restroom	None	+/- 1,250 SF ; Two (2) Restrooms
Parking Spaces/Ratio	27 spaces	-	-	6 spaces
Fire Sprinklers	-	Yes	Yes	Yes
HVAC	Electric pad-mounted packaged system & split systems	(1) split system	N/A	Electric pad-mounted packaged system
Power	200 Amp	200 Amp 480V 3 Phase	1200 Amp 480V 3 Phase	200 Amp 480V 3 Phase
Roof	Pitched metal R-panels	Pitched metal R-panels	Pitched metal R-panels	Pitched metal R-panels
Electric	CPS Energy	CPS Energy	CPS Energy	CPS Energy
Water/Sewer	SAWS	SAWS	SAWS	SAWS
Gas	None	None	None	None

**MUST CALL BROKERS TO SCHEDULE TOUR**

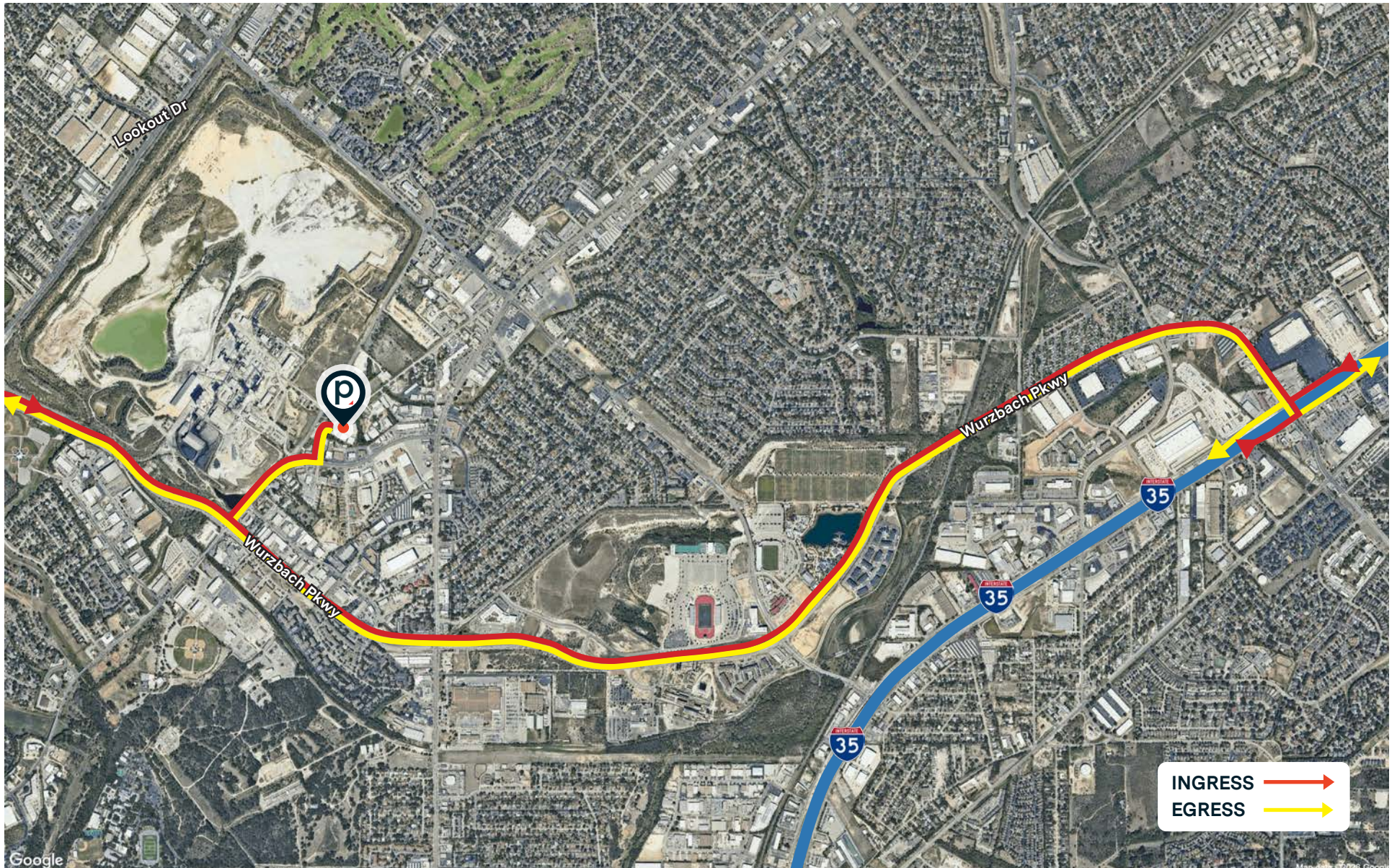
# Aerial Overview



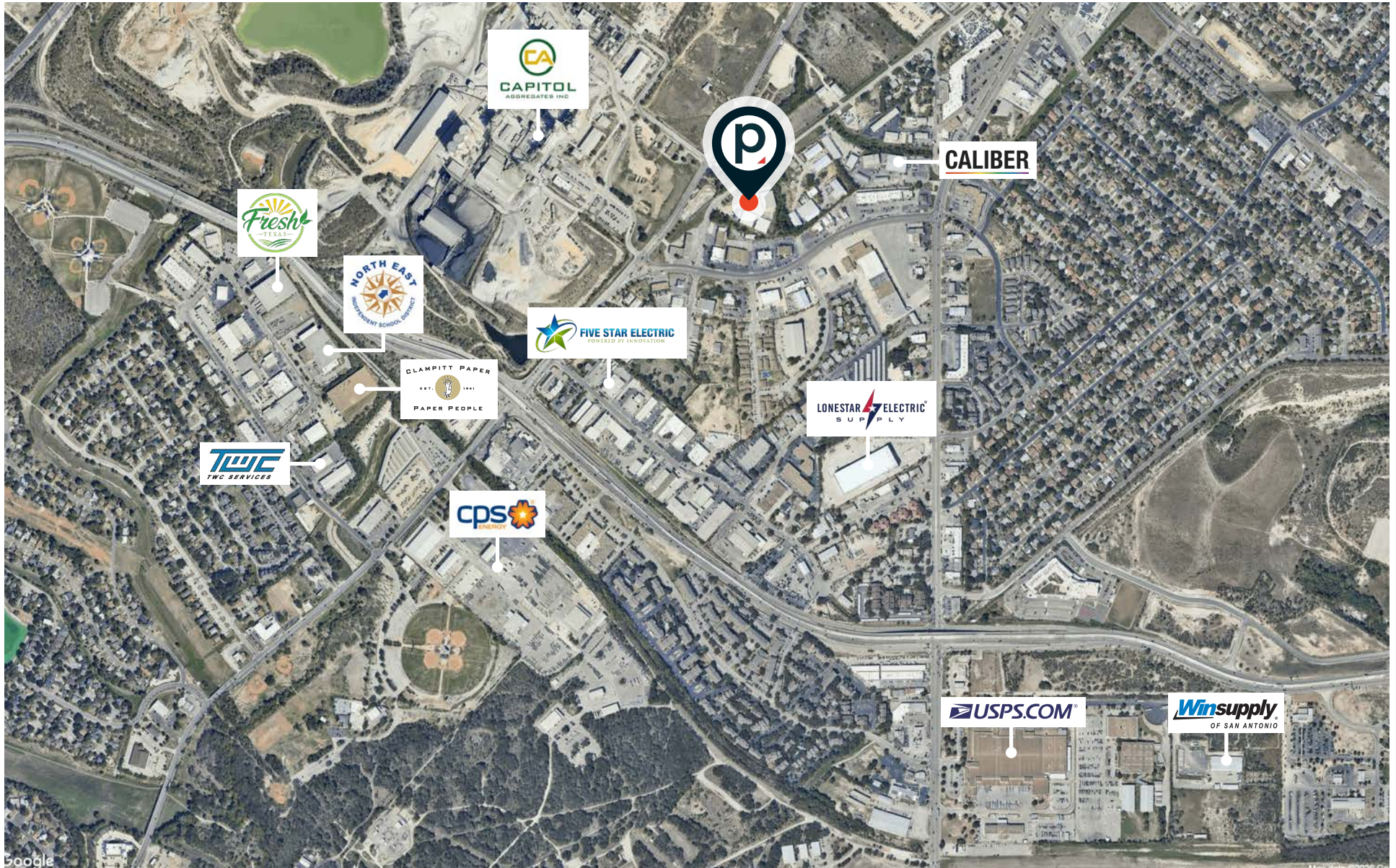
# Building Photos



# Ingress & Egress



# Nearby Major Businesses



# San Antonio at a Glance



## WORKFORCE

- Positioned in Northeast San Antonio with access to a 1.3M+ person labor force within a 30-minute drive.
- Immediate connectivity to Loop 410, I-35, and I-10 provides regional employee access from Live Oak, Schertz, Universal City, and North Central San Antonio.
- Strong blue-collar and skilled trade base supported by Joint Base San Antonio, local technical colleges, and workforce development programs.
- Core labor sectors include logistics, warehousing, light manufacturing, construction trades, and healthcare support services.



## KEY INDUSTRIES

- Located within a proven industrial and distribution corridor serving the greater San Antonio MSA (population ~2.6M).
- Immediate access to I-35 NAFTA corridor, one of Texas' primary north-south freight routes connecting to Austin, Dallas, and Laredo.
- Dominant industries include Distribution & Logistics, Advanced Manufacturing, Aerospace & Defense, Construction Services, Automotive Services, and E-commerce Fulfillment.
- San Antonio's pro-business environment and lower occupancy costs relative to Austin support continued industrial demand.



## COMMUNITY DEMOGRAPHICS

- The surrounding area features steady population growth, strong household formation, and expanding suburban development throughout Northeast San Antonio and adjacent communities.
- The corridor benefits from consistent in-migration, military presence, and workforce-driven housing demand, supporting long-term economic stability.
- Median age in the area reflects a balanced working-age population, ideal for industrial employers and service businesses.
- Continued residential and commercial expansion in Live Oak, Schertz, Universal City, and north San Antonio strengthens long-term demand fundamentals.



## SAMPLE TOP EMPLOYERS

- Joint Base San Antonio (Military / Defense)
- Amazon (Fulfillment & Distribution – regional facilities)
- H-E-B Distribution & Corporate Operations
- Northeast Methodist Hospital (Healthcare)
- Rackspace Technology (Technology & Data Infrastructure)
- Toyota Motor Manufacturing Texas (Advanced Manufacturing)
- USAA (Financial Services – regional headquarters)

## DISTANCES

### MAJOR METROS

**Downtown San Antonio** 12 Mi

**Austin** 70 Mi

### PORTS

**Port of Houston** 207 Mi

**Port of Corpus Christi** 153 Mi

**Port of Galveston** 249 Mi

### AIRPORTS

**San Antonio International Airport** 5 Mi

**Austin International Airport** 72 Mi

## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
<b>2024 Population</b>	8,715	93,238	268,892
<b>2029 Population Projection</b>	9,207	98,538	285,001
<b>Median Age</b>	34.6	38.1	37.8

### HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2024 Households</b>	3,935	38,393	106,942
<b>2029 Household Projection</b>	4,162	40,653	113,549
<b>Avg Household Income</b>	\$52,521	\$73,290	\$82,958
<b>Median Household Income</b>	\$46,633	\$57,463	\$63,811

### EMPLOYMENT

	1 MILE	3 MILES	5 MILES
<b>Employees</b>	6,274	50,413	140,435
<b>Businesses</b>	783	5,457	15,952

\*Info provided by [San Antonio EDF](#), [San Antonio Gov](#), [TWC](#) & CoStar

# Our Team



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