

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

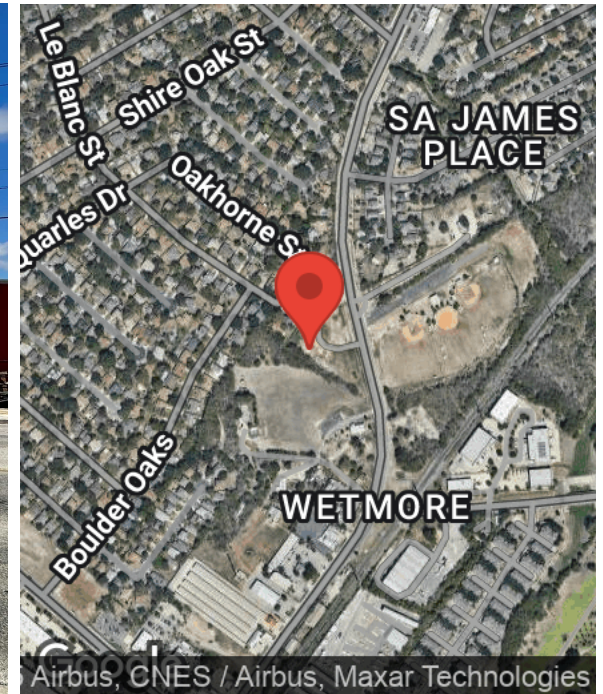
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PROPERTY SUMMARY

13807 BULVERDE RD, SAN ANTONIO, TX 78247



PROPERTY OVERVIEW:

Building SF: 2,250 to 8,000 SF

Price / SF: \$230/ SF

Lot Size: 2.19 Acres

Parking Ratio: 1.5/1,000 SF

Year Built: 2025

Zoning: C-2NA CD

PROPERTY DESCRIPTION

Four (4) Industrial flex buildings available for sale. Fully finished out and insulated. Sloped roof with a clear height ranging from 16' - 18' with grade-level doors.

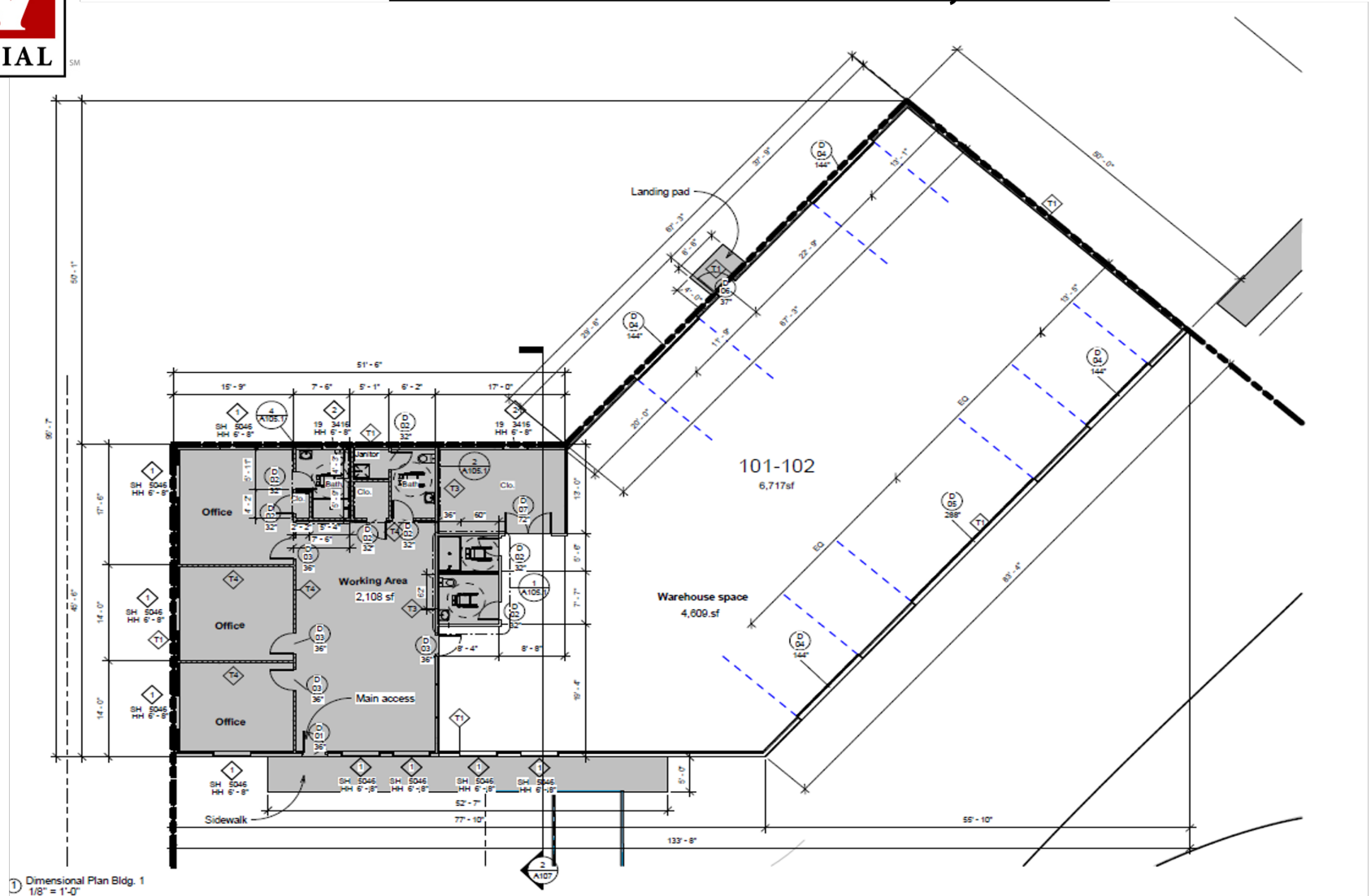
- Building 1 has a total of 6,717 SF of which approximately 2,295 SF is office. The building includes 4 (12 x 12) roll-up doors and 1 (12 x 24) roll-up door
- Building 2 has a total of 9,700 SF with five (5) individual units of 1,940 SF each. Each unit has an office (156 SF) , ADA restroom and 1 (12 x 12) roll - up door.
- Building 3 has a total of 8,000 SF with two (2) individual units. Unit 1 Measures 2,000 SF, with an office (156 SF) , ADA restroom and 1 (12 x 12) roll - up door. Unit 2 measures 6,000 SF with an office (156 SF), ADA restroom and six (6) roll - up doors.
- Building 4 has a total of 2,250 SF with one office (208 SF), restroom and 4 (12 x 12) roll - up doors.

Parking Ratio of 1.5 per 1,000 SF.

THE INDUSTRIAL PARK CAN BE PURCHASED AS A WHOLE OR PER BUILDING.



FOR SALE: BUILDING 1 – 6,717 SF



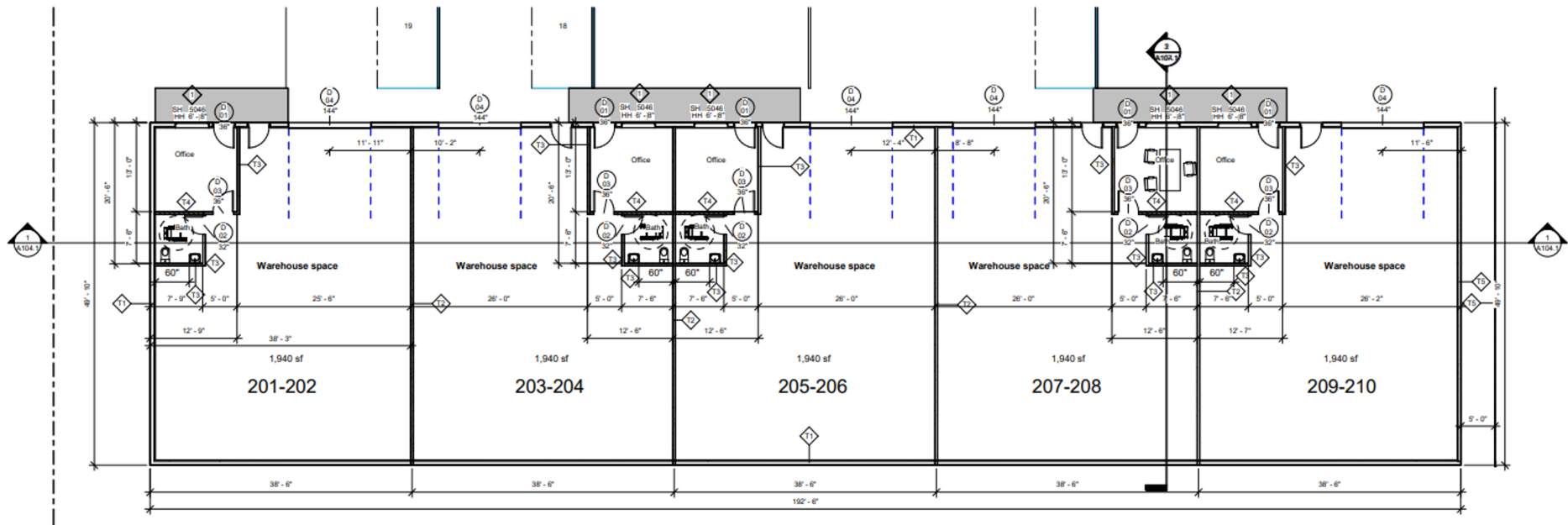
BUILDING 2

13807 BULVERDE ROAD



FOR SALE: BUILDING 2 – 9,700 SF

5 UNITS – 1,940 SF EACH



① Dimensional Plan Bldg. 2
1/8" = 1'-0"

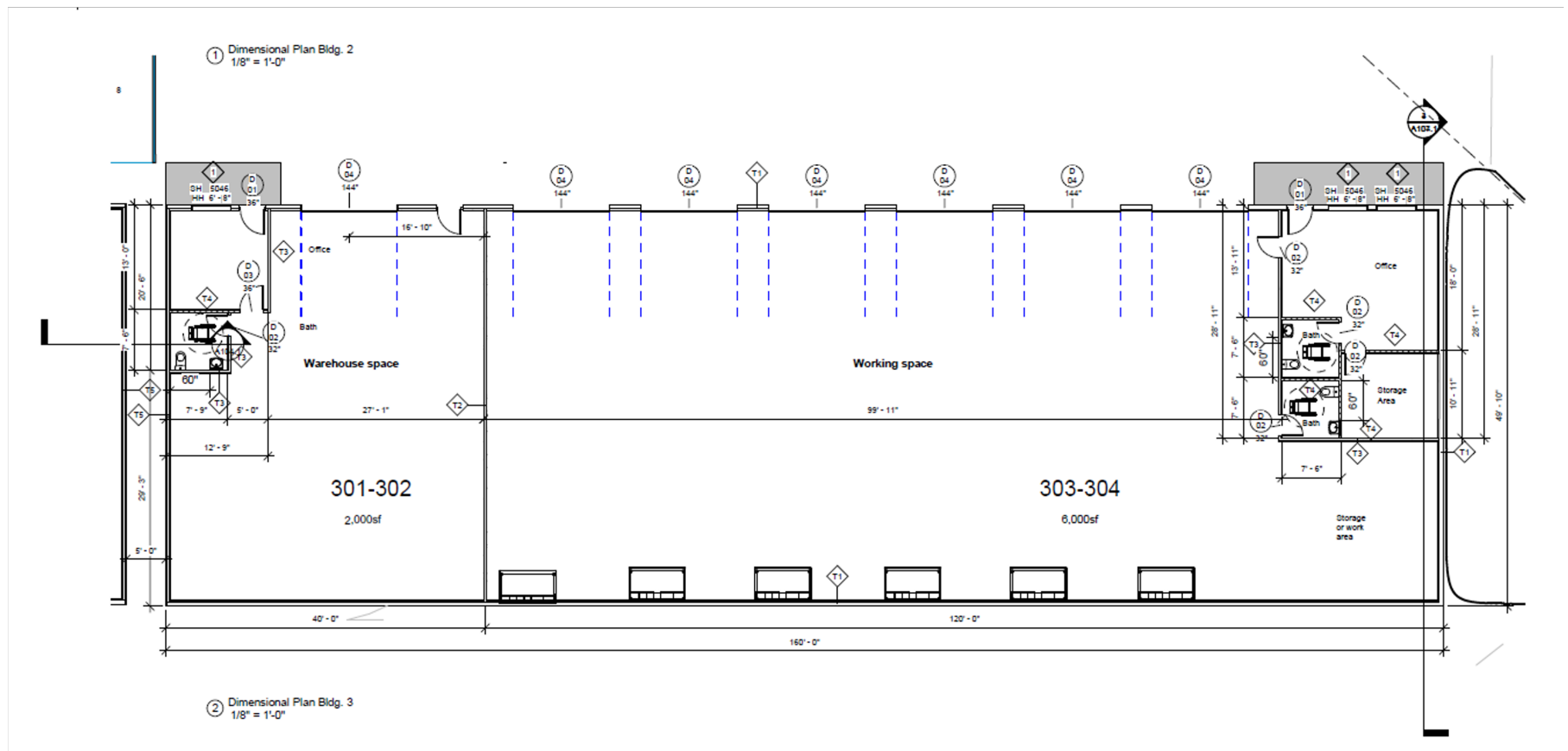
BUILDING 3

13807 BULVERDE ROAD



FOR SALE: BUILDING 3 – 8,000 SF

UNIT 1 – 2,000 SF | UNIT 2 – 6,000 SF

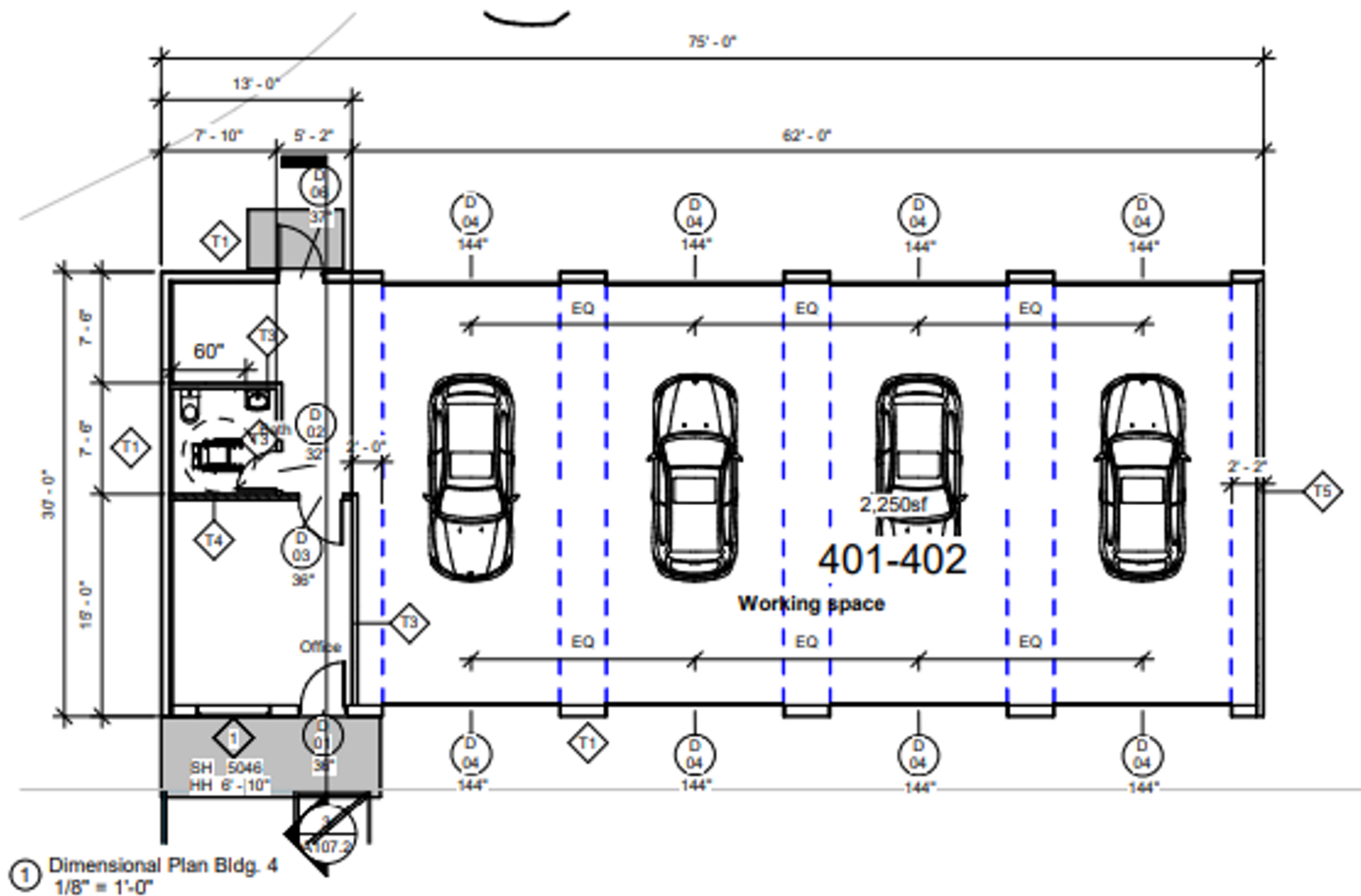


BUILDING 4

13807 BULVERDE ROAD



FOR SALE: BUILDING 4 – 2,250 SF

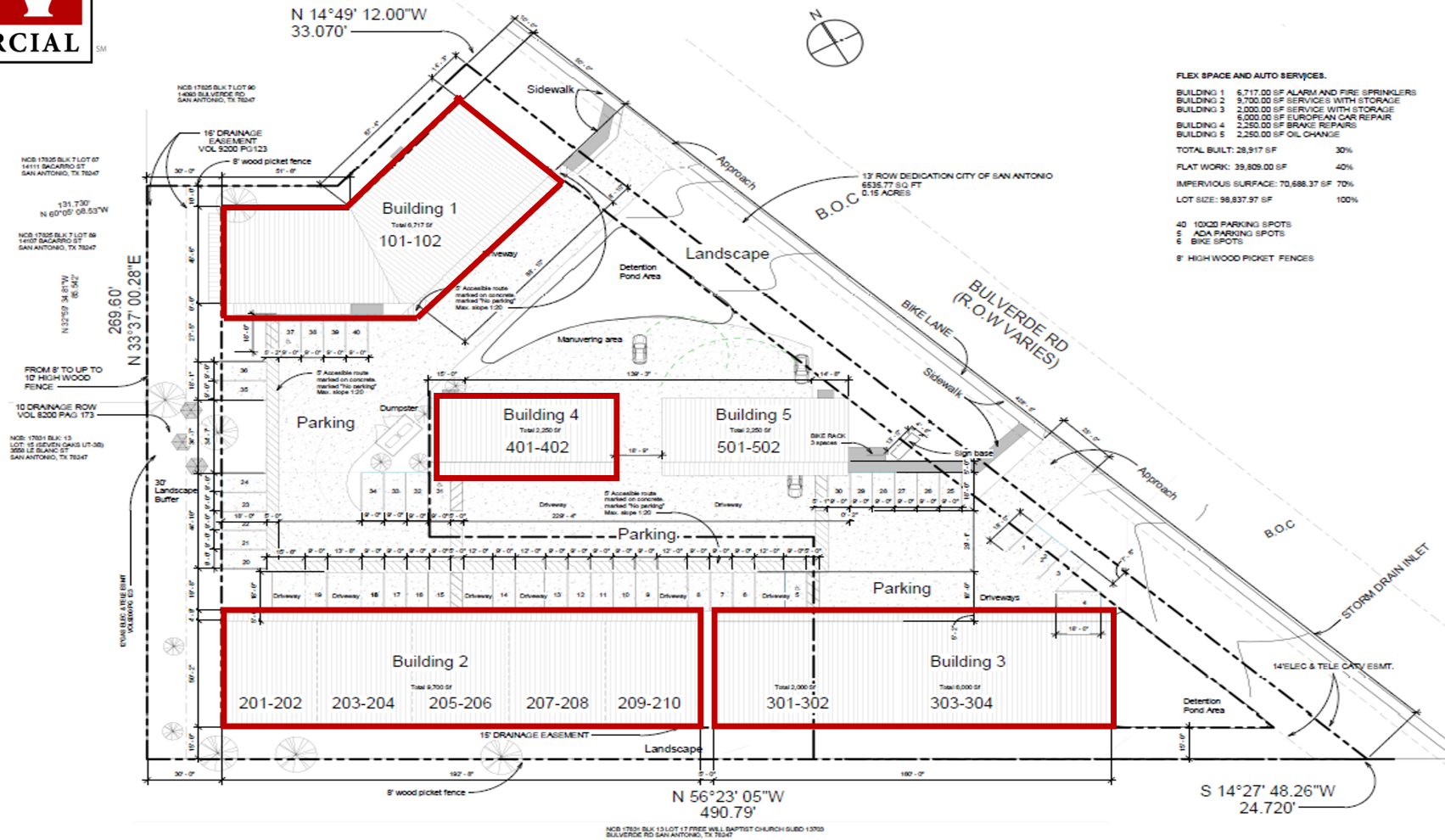


SITE PLAN

13807 BULVERDE ROAD



SITE PLAN

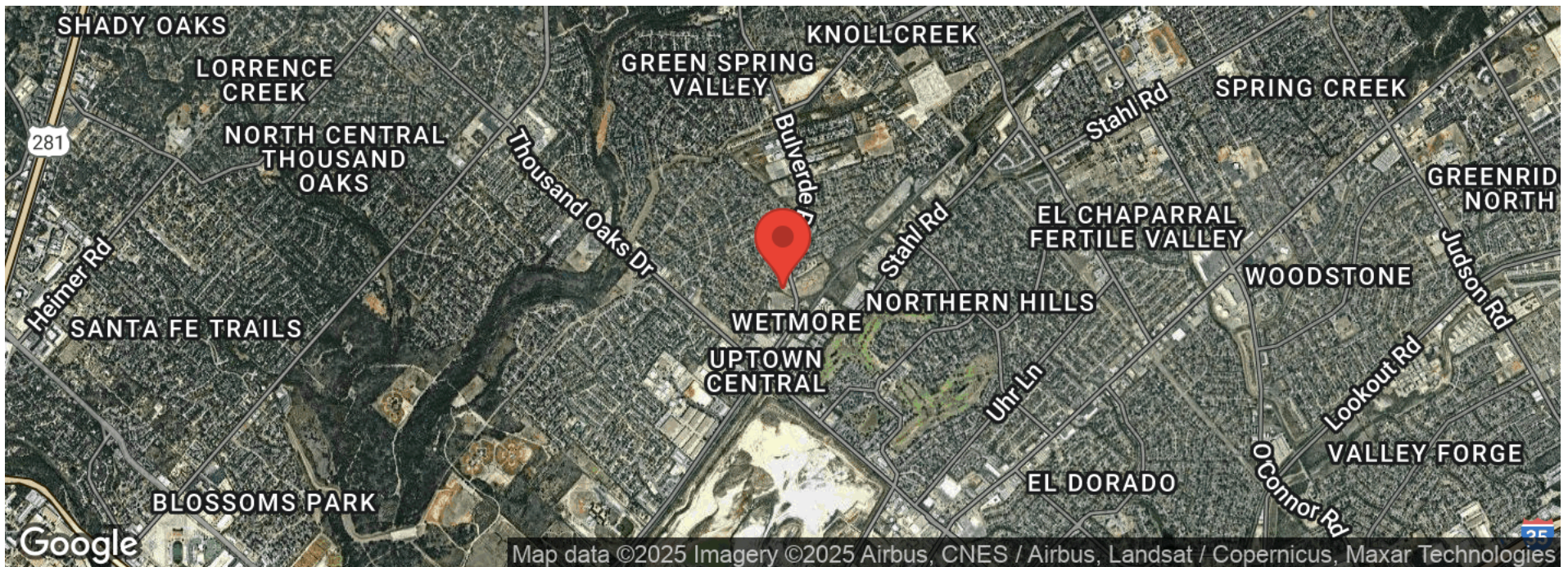
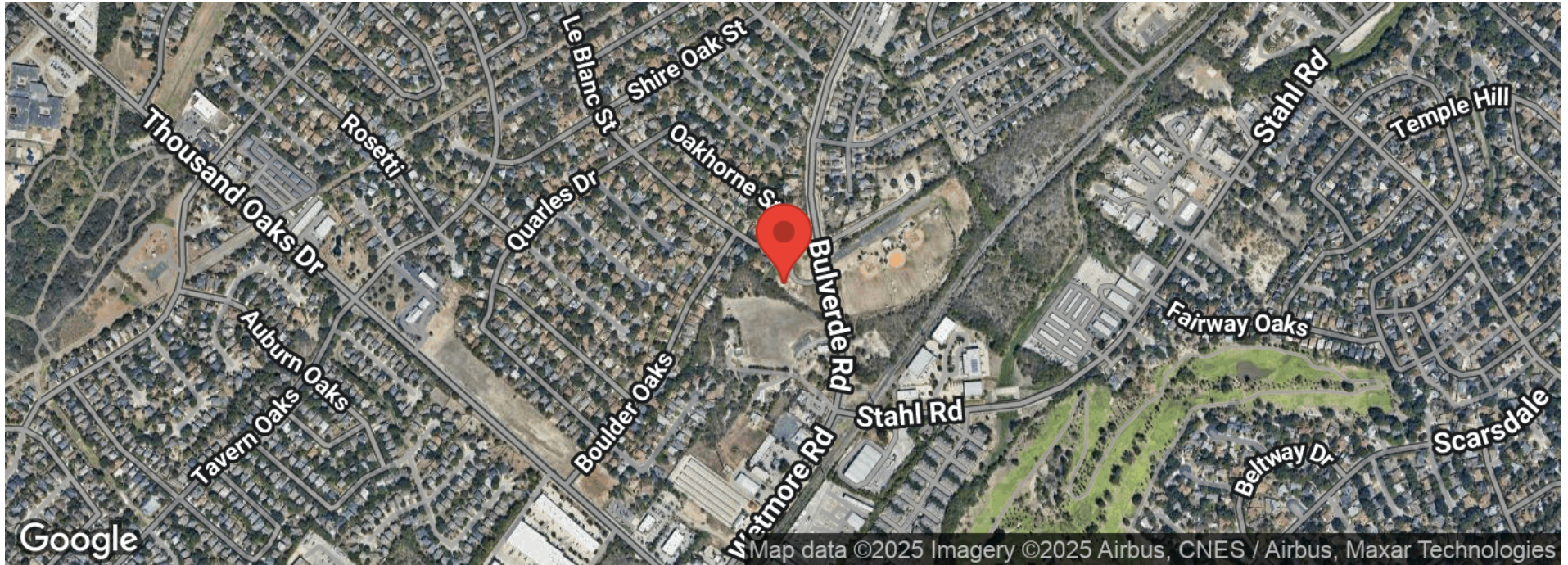


FLEX SPACE AND AUTO SERVICES.

BUILDING 1	6,717.00 SF ALARM AND FIRE SPRINKLERS
BUILDING 2	9,700.00 SF SERVICES WITH STORAGE
BUILDING 3	2,000.00 SF SERVICE WITH STORAGE
BUILDING 4	6,000.00 SF EUROPEAN CAR REPAIR
BUILDING 5	2,250.00 SF BRACE REPAIRS
BUILDING 6	2,250.00 SF OIL CHANGE
TOTAL BUILT:	28,917 SF
FLAT WORK:	39,809.00 SF
IMPERVIOUS SURFACE:	70,688.37 SF 70%
LOT SIZE:	98,837.97 SF 100%
40	10'X20' PARKING SPOTS
5	ADA PARKING SPOTS
6	BIKE SPOTS
8'	HIGH WOOD PICKET FENCES

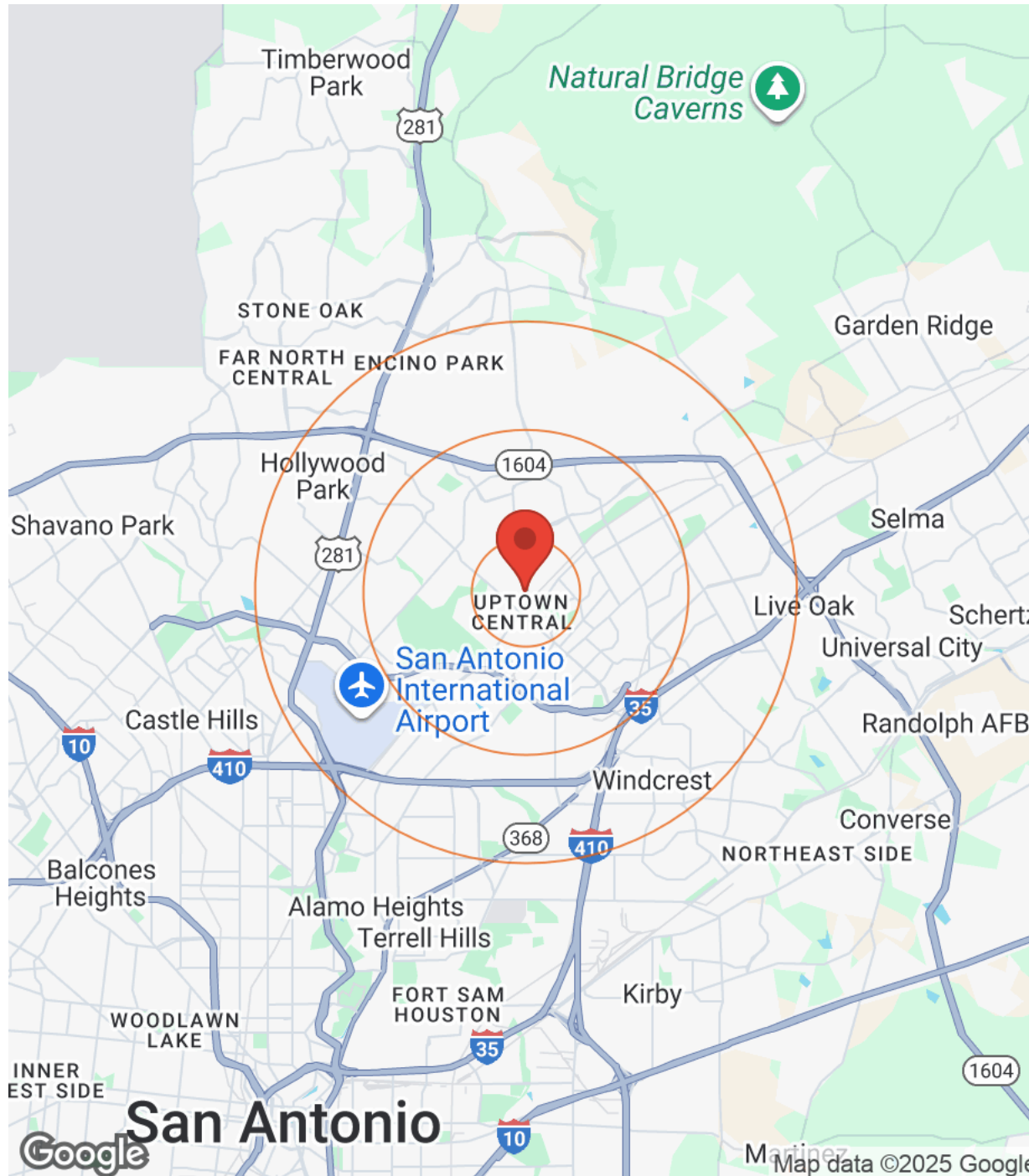
LOCATION MAPS

138047 BULVERDE RD



DEMOGRAPHICS

13807 BULVERDE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	5,651	47,126	111,606
Female	5,970	50,040	116,909
Total Population	11,622	97,166	228,515

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,069	17,752	43,470
Ages 15-24	1,225	11,685	27,651
Ages 25-54	4,731	40,289	93,173
Ages 55-64	1,414	11,556	26,224
Ages 65+	2,184	15,885	37,997

Race	1 Mile	3 Miles	5 Miles
White	4,445	34,465	79,089
Black	877	8,385	21,983
Am In/AK Nat	21	155	366
Hawaiian	13	97	251
Hispanic	5,681	48,797	112,589
Asian	344	3,080	9,003
Multi-Racial	230	2,011	4,685
Other	9	175	526

Income	1 Mile	3 Miles	5 Miles
Median	\$82,785	\$78,367	\$79,767
< \$15,000	276	2,472	5,843
\$15,000-\$24,999	238	2,061	5,236
\$25,000-\$34,999	364	3,215	6,869
\$35,000-\$49,999	475	3,893	9,085
\$50,000-\$74,999	819	7,374	16,924
\$75,000-\$99,999	850	6,613	14,715
\$100,000-\$149,999	908	7,193	16,468
\$150,000-\$199,999	638	3,836	8,756
> \$200,000	305	3,155	9,631

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,223	42,730	100,981
Occupied	4,873	39,811	93,528
Owner Occupied	3,300	24,441	54,330
Renter Occupied	1,573	15,370	39,198
Vacant	350	2,920	7,453

DISCLAIMER

5250 CALLAGHAN ROAD



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PRESENTED BY:

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