



FOR LEASE

865 FM 1516 S | SAN ANTONIO, TX 78263

±124,582 SF | LAND

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



LEASING BROCHURE

EXCLUSIVE LEASING AGENTS:



Jeff Miller

Vice President

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jeff.miller@matthews.com

License No. 797536 (TX)



Michael Kelleher

Associate Vice President

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Asvy Sepulveda

Associate

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License No. 790140 (TX)

Patrick Graham

Broker of Record

License No. 9005919 (TX)

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LEASE RATE
CONTACT BROKER



±124,582 SF
GLA

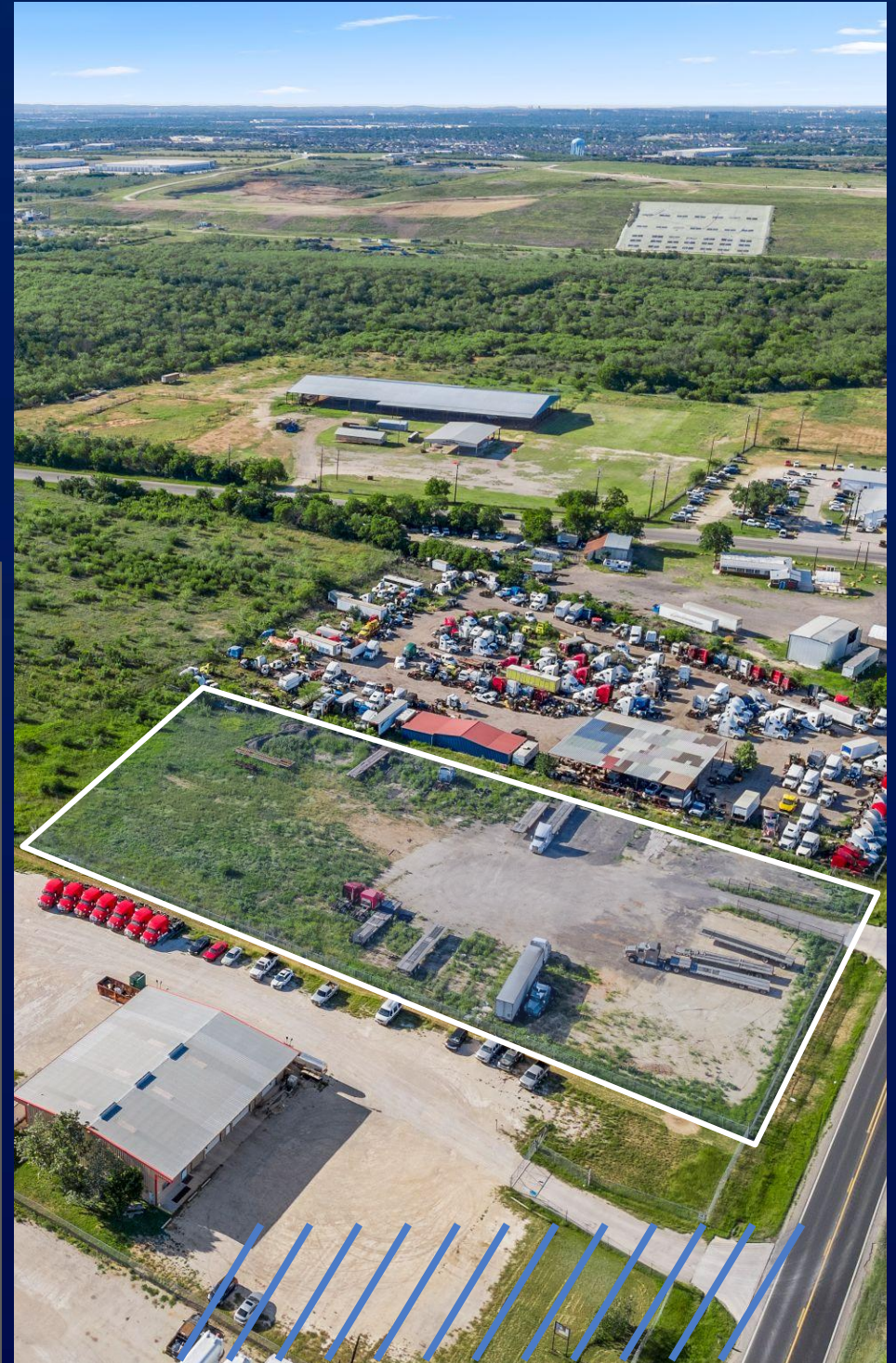


±2.86 AC
LAND SIZE

PROPERTY HIGHLIGHTS

- ±2.86 Acre Yard
- Zoned OCL (Outside City Limits)
- Fully Secured with Perimeter Fencing
- Convenient Access:
 - Just off FM 1516 S
 - Approximately ±3.5 miles to Loop 410
 - About ±6 miles to I-10
- Ideal for storage, equipment staging, or other commercial use
- Improvements: Fenced, roadbase

REACH OUT TO LISTING AGENTS FOR ADDITIONAL INFORMATION



PROPERTY PHOTOS



MAP





DISTRIBUTION CENTER



±29,000 VPD



±85,113 VPD



1604



±83,010 VPD



FM 1346 ± 10,590 VPD



1346



DISTRIBUTION CENTER



SAN ANTONIO, TX

San Antonio, Texas, is one of the largest and fastest-growing cities in the United States, serving as a major economic and logistics hub in South Texas. With a population exceeding 1.5 million, the city supports a diverse economy anchored by military, healthcare, manufacturing, and technology sectors. Its strategic location along Interstates 10, 35, and 37 provides direct connectivity to key Texas markets, the U.S.-Mexico border, and national freight corridors. This infrastructure, combined with access to Union Pacific and BNSF rail lines and proximity to the Port of San Antonio, makes San Antonio a highly active market for distribution, warehousing, and industrial operations.

Industrial demand in San Antonio has remained strong due to ongoing population growth, expanding e-commerce activity, and increasing regional trade. The city continues to attract major logistics and supply chain users seeking affordable space and workforce availability compared to other Texas metros. Recent industrial developments, including large-scale distribution centers and manufacturing facilities, have helped drive absorption and reduce vacancy across the metro. With consistent infrastructure investment and a growing labor pool, San Antonio offers long-term stability and opportunity for industrial real estate investment across a variety of sectors.

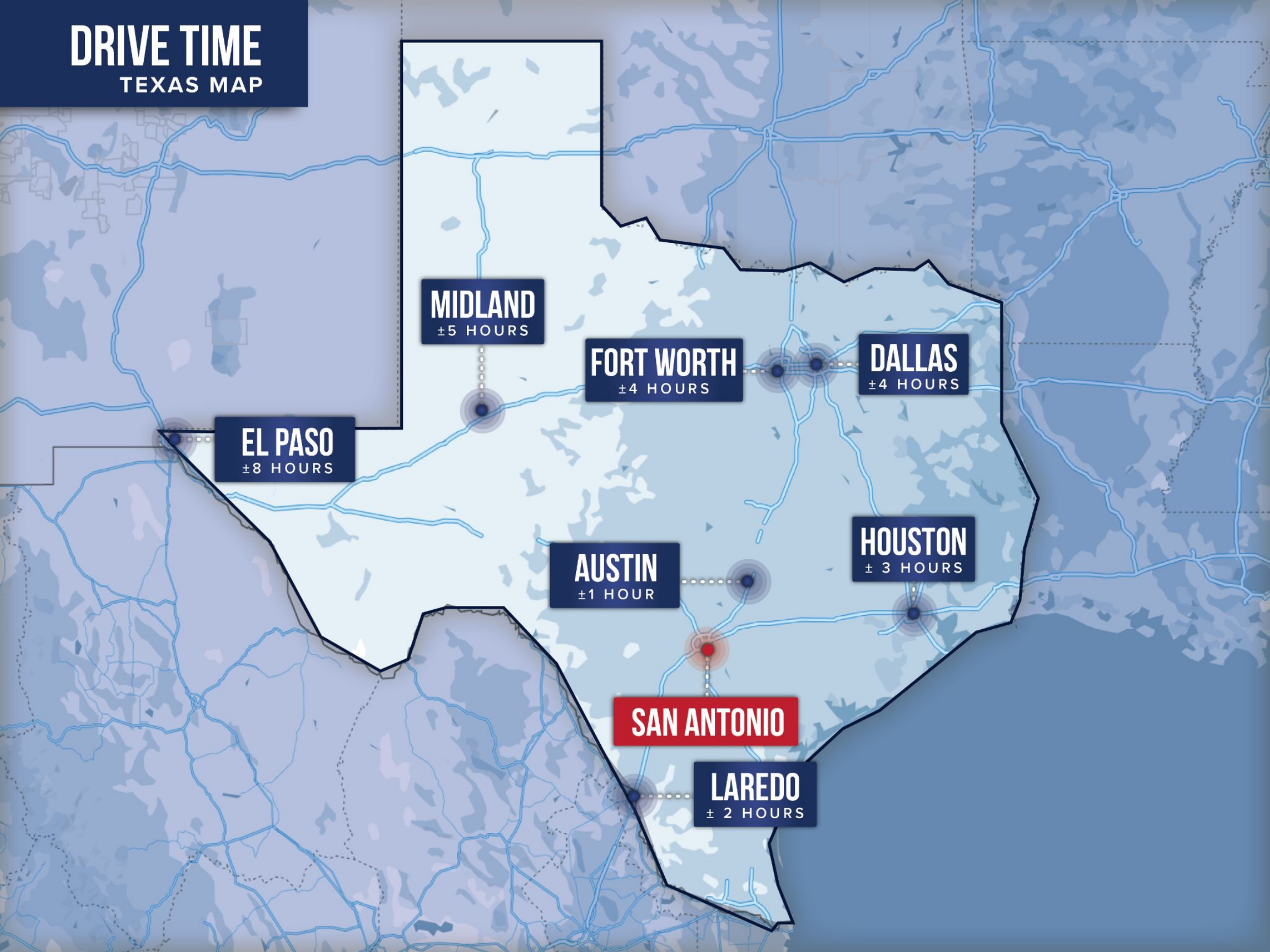


DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	16,190	116,990	557,879
Current Year Estimate	13,858	103,189	519,452
2020 Census	12,113	88,907	486,696
Growth Current Year-Five-Year	16.83%	13.37%	7.40%
Growth 2020-Current Year	14.40%	16.06%	6.73%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	5,475	39,840	214,005
Current Year Estimate	4,595	34,550	195,720
2020 Census	3,999	29,903	178,675
Growth Current Year-Five-Year	19.16%	15.31%	9.34%
Growth 2020-Current Year	14.90%	15.54%	9.54%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$106,317	\$92,557	\$101,305

DRIVE TIME

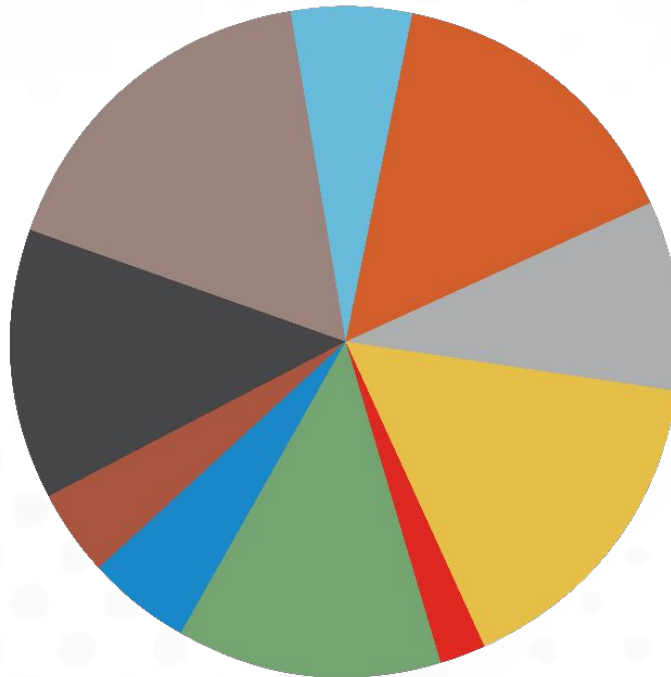
TEXAS MAP



SAN ANTONIO, TX MSA LARGEST EMPLOYERS



LARGEST EMPLOYERS BY SECTOR



26%	Healthcare
7%	Education
13%	Manufacturing
8%	Financial Services
14%	Logistics
5%	Government
11%	Technology
6%	Construction
6%	Retail
10%	Tourism

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **865 FM 1516 S, San Antonio, TX, 78263** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Information About Brokerage Services

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

11-2-2015



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date