



FOR LEASE

141 BALCONES HEIGHTS RD | SAN ANTONIO, TX

±12,802 SF | INDUSTRIAL OUTDOOR STORAGE



INTERACTIVE MARKETING PACKAGE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVE LEASING AGENTS:



Jeff Miller

Vice President

Direct: (512) 535-5310

Mobile: (817) 239-1566

jeffery.miller@matthews.com

License No. 797536 (TX)



Michael Kelleher

Associate Vice President

Direct: (512) 535-1655

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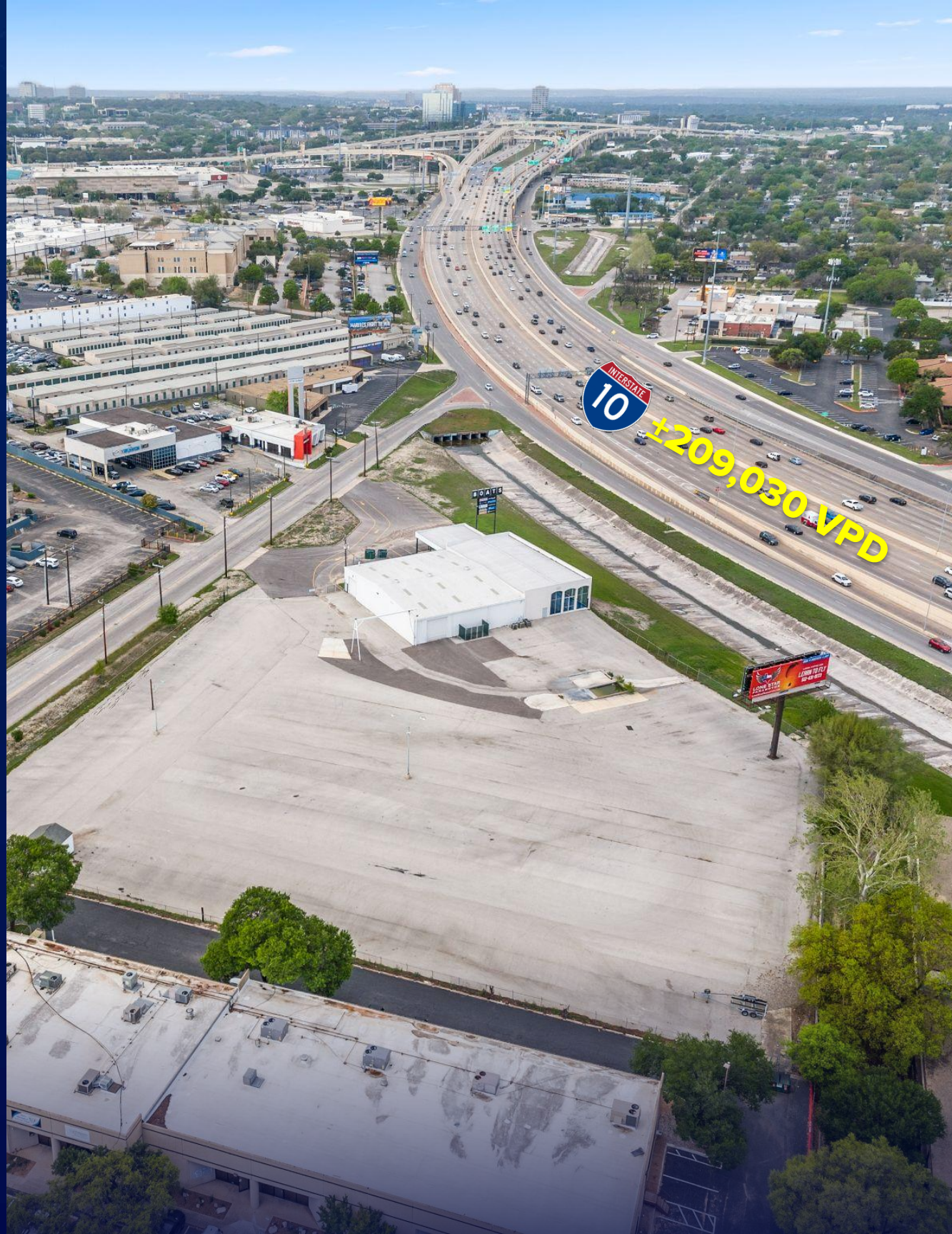
License No. 764467 (TX)

Patrick Graham

Broker of Record

License No. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





**CONTACT BROKER
FOR PRICING**



**±12,802 SF
GLA**

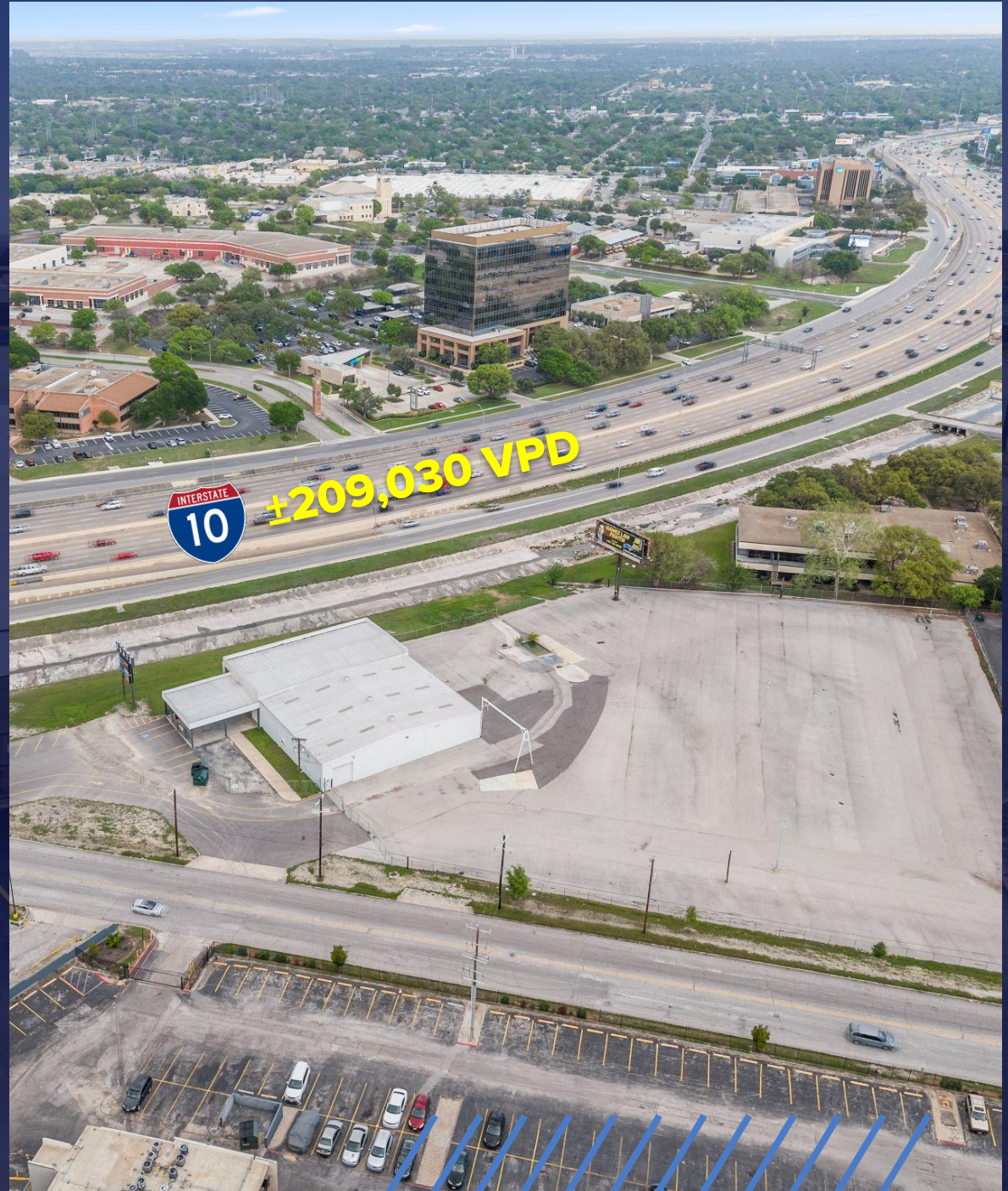


**±4.00 AC
LAND SIZE**

LEASING HIGHLIGHTS

Total Building SF	±12,802 SF
Total Improvements	±14,987 SF
Showroom	±3,515 SF
Office	5 Private Offices - 760 SF total
Mezz	±2,185 SF
Acres	±4.00 AC
Lot Square Feet	±174,240 SF
Building/Lot Coverage	7%
Construction	Metal & Stucco
Warehouse Clear Height	±18
Doors	2 Grade Level

REACH OUT TO LISTING AGENTS FOR
ADDITIONAL INFORMATION



PROPERTY PHOTOS



INTERSTATE
10 **±209,030 VPD**



INTERIOR PHOTOS



[CLICK HERE FOR VIRTUAL TOUR](#)

WAREHOUSE PHOTOS



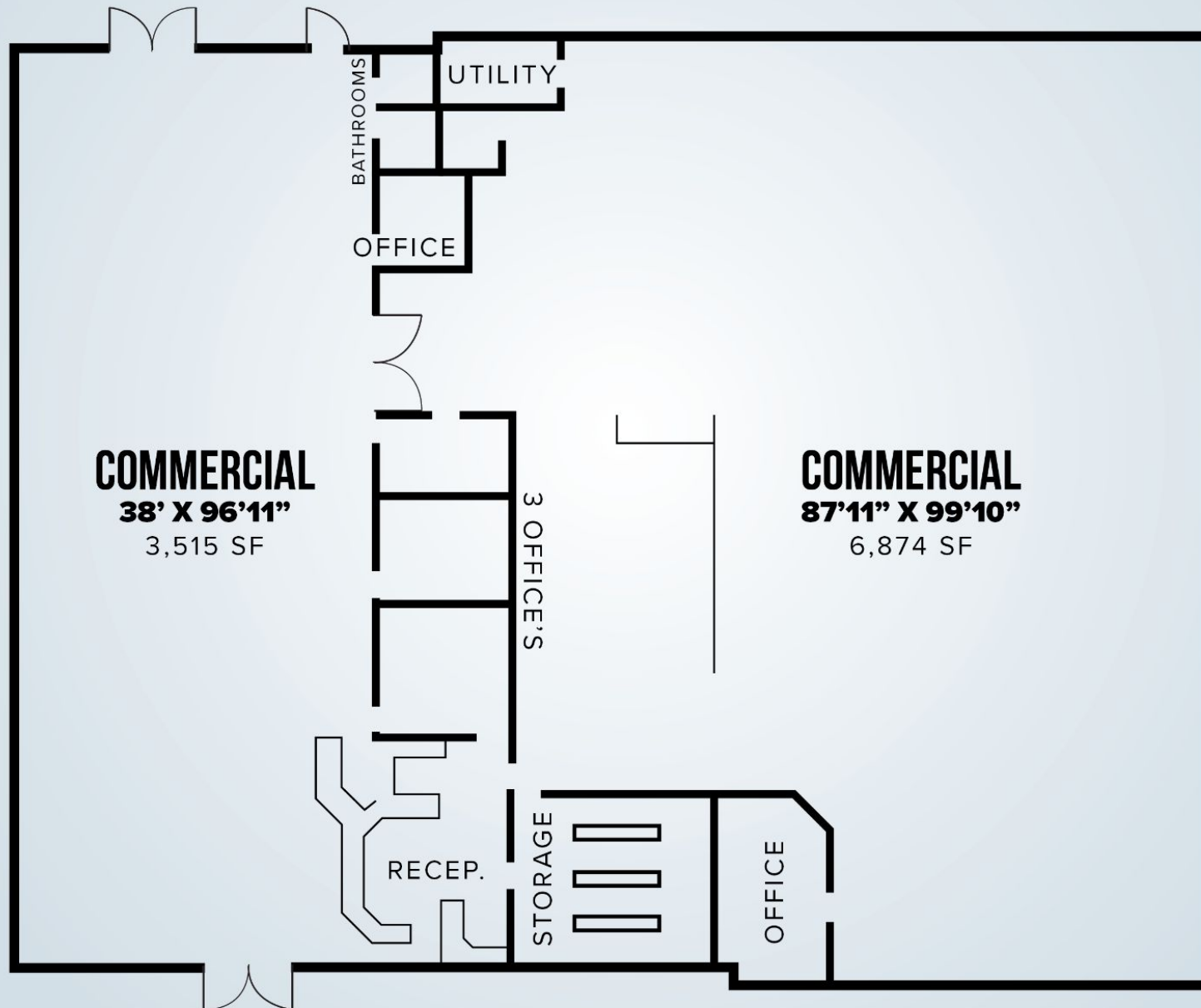
[CLICK HERE FOR VIRTUAL TOUR](#)

SITE PLAN



FLOOR PLAN - MAIN FLOOR

MAIN FLOOR



FLOOR PLAN - 2ND FLOOR

2ND FLOOR

COMMERCIAL
60'9" X 47'6"
1,669 SF

STORAGE
18'5" X 21'
386 SF



TENANT MAP



DOWNTOWN SAN ANTONIO, TX
±7 MILES





St. Luke's Baptist Hospital
1,561 BEDS

University Health
716 BEDS

CARMAX

LOWE'S
FedEx
Ship Center

Methodist
HEALTHCARE

UT Health
San Antonio
4,600 STUDENTS

Oak Hills
COUNTRY CLUB
Founded 1922

GRAINGER
hulu

SPROUTS
FARMERS MARKET
petco
DOLLAR GENERAL

CVS pharmacy

Academy
SPORTS+OUTDOORS
DISCOUNT
TIRE
AT&T
Jack
in the box
TACO CABANA
7-ELEVEN

Freddy's
STEAKBURGER
WORLD MARKET
SHAKE
SHACK
Burlington
SALLY BEAUTY
BR
Baskin
Robbins
LONGHORN
STEAKHOUSE

NORTH STAR MALL
SHOPPING CENTER
MAC
Apple Store
Abercrombie & Fitch
Dillard's
macy's
COTTON:ON
Jaks Fifth Avenue
CHAMPS
GNC
JCPenney
claire's

LEE HIGH SCHOOL
2,525 STUDENTS

WEST AVE INDUSTRIAL PARK

OLMOS ELEMENTARY SCHOOL
594 STUDENTS

Church's
WHATABURGER
jiffy lube
LifeStorage
U-HAUL

DELLVIEW MARKETPLACE
SHOPPING CENTER

Walmart
Supercenter
HARBOR FREIGHT
DOLLAR TREE
CITTRENDS
SHOE DEPT.
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

O'Reilly AUTO PARTS
DOLLAR GENERAL
LA MICHOACANA
SUPERMARKET

WONDERLAND OF THE AMERICAS
SHOPPING CENTER

Wendy's
burkes
penny's
ROSS
Firestone

LIFESAFE IGNITION
INTERLOCK

NBCP SOURCING
ERUS ENERGY

SUBJECT
PROPERTY

209,030 VPD

Walgreens
Goodwill
Public Storage
BURGER KING

LEGACY TRADITIONAL SCHOOL
353 STUDENTS

Pepp Boys
BANK OF AMERICA
Walgreens
TACO CABANA
CHASE

AutoZone

Jack
in the box
Church's
PAPA JOHN'S
DISCOUNT
TIRE
Walgreens

Pizza Hut
planet fitness
metro
FAMILY DOLLAR
peter piper pizza
Office DEPOT
Chick-fil-A

DOLLAR TREE
AutoZone

O'Reilly AUTO PARTS

AutoZone
FAMILY DOLLAR

DOLLAR GENERAL

JOHN GREENLEAF WHITTIER MIDDLE SCHOOL
522 STUDENTS

H-E-B
Exxon
Little Caesars

FAMILY DOLLAR

AutoZone
SONIC

Google Earth

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	1-MILE	3-MILE	5-MILE
Five-Year Projection	16,376	145,782	394,720
Current Year Estimate	16,353	145,965	390,165
2020 Census	16,873	145,053	384,158
Growth Current Year-Five-Year	0.14%	-0.13%	1.17%
Growth 2020-Current Year	-3.08%	0.63%	1.56%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,247	60,497	164,639
Current Year Estimate	7,121	59,536	159,591
2020 Census	7,061	58,362	154,482
Growth Current Year-Five-Year	1.77%	1.61%	3.16%
Growth 2020-Current Year	0.86%	2.01%	3.31%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$68,722	\$74,927	\$87,973

DRIVE TIME

TEXAS MAP

EL PASO
± 8 HOURS

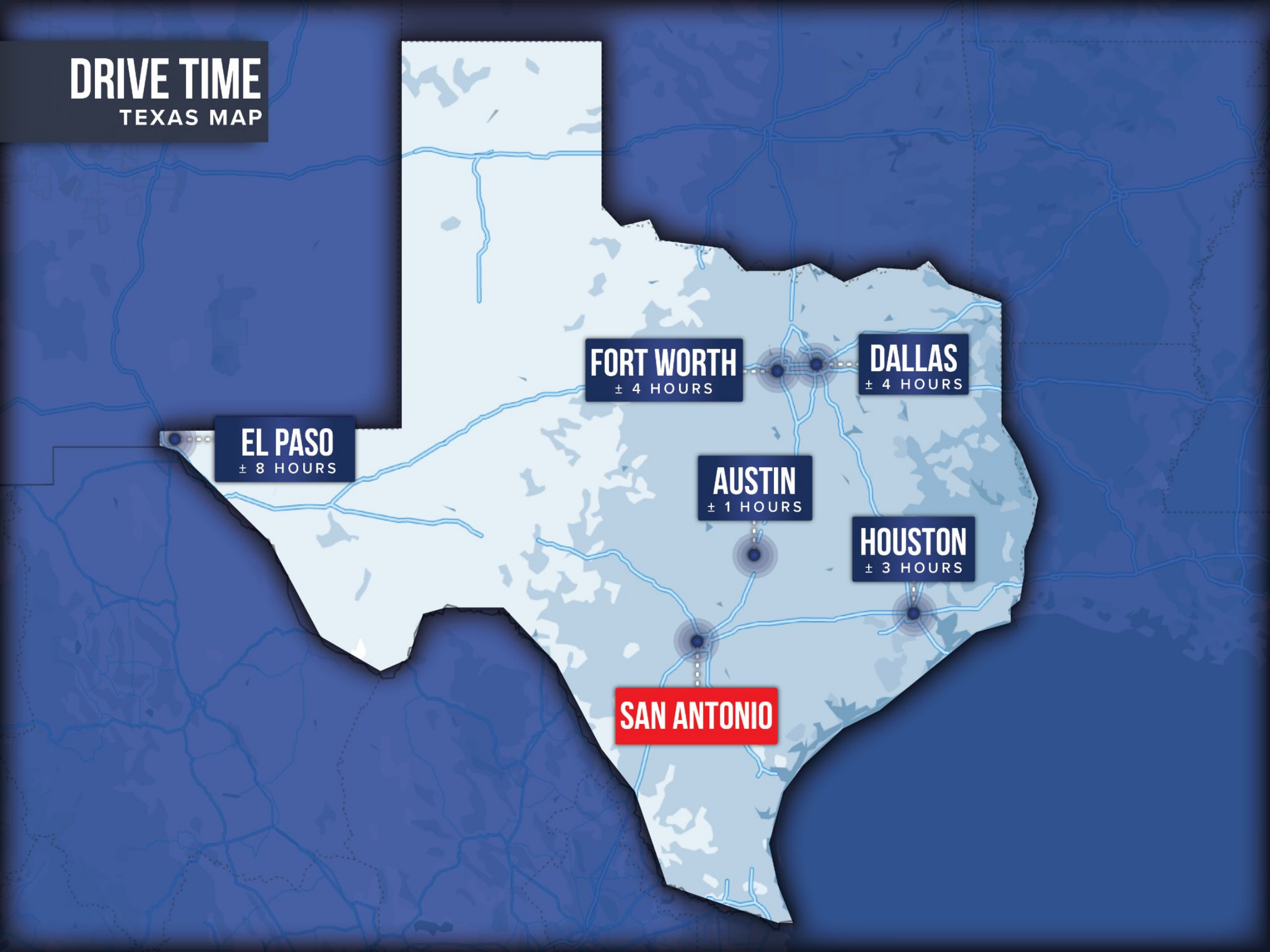
FORT WORTH
± 4 HOURS

DALLAS
± 4 HOURS

AUSTIN
± 1 HOURS

HOUSTON
± 3 HOURS

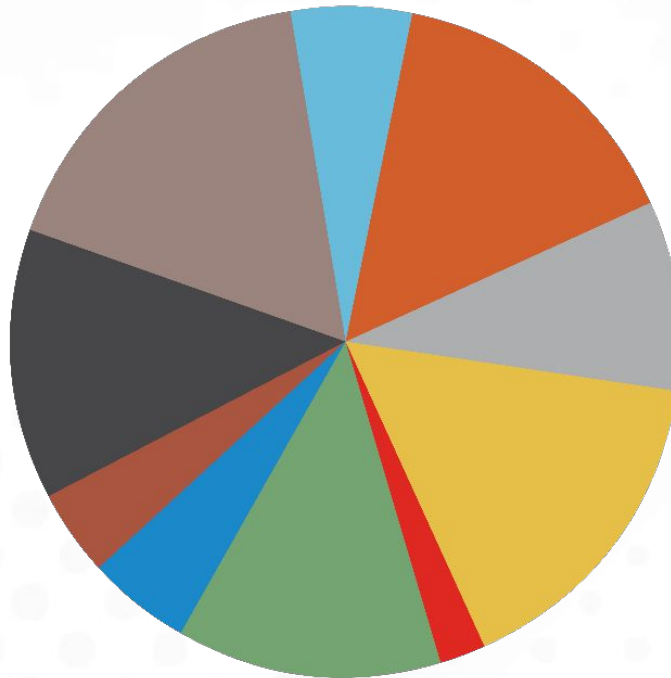
SAN ANTONIO



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 **141 N Balcones Rd. San Antonio, TX 78201** ("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.

141 BALCONES HEIGHTS RD | SAN ANTONIO, TX

±12,802 SF | INDUSTRIAL OUTDOOR STORAGE FOR LEASE



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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	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
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

APOLLO OM TEMPLATE SECTION

[Leasing OM \(Dark Blue\) Template](#)

SHIPPING RADIUS

OREGON TEXAS MAP



141 N BALCONES RD | SAN ANTONIO, TX

±12,802 SF | INDUSTRIAL SHOWROOM



INTERACTIVE MARKETING PACKAGE



FOR LEASE

MATTHEWS
REAL ESTATE INVESTMENT SERVICES



\$3,750,00

0

LIST PRICE



±3,750,00

0 SF

GLA



OWNER / USER

OPPORTUNITY

PROPERTY HIGHLIGHTS

- XXXX
- XXXX
- XXXX
- XXXX
- XXXX
- XXXX
- XXXX
- XXXX

REACH OUT TO LISTING AGENTS FOR ADDITIONAL INFORMATION



PENDING PHOTOS



