

FRONTERASATX.COM

11 AC to 150 AC
SHOVEL READY
SITES

**±150,000 SF to
±1.1 Million SF**
INDUSTRIAL
SPACE

**USER & BUILD-
TO-SUIT SITES**
FOR LEASE OR
SALE



FRONTERA

LOGISTICS SUPERSITE

8439 SOMERSET ROAD, SAN ANTONIO, TX 78211

DEVELOPED BY



SALES & LEASING BY

partners

SALES & LEASING INFORMATION

JOHN COLGLAZIER, SIOR

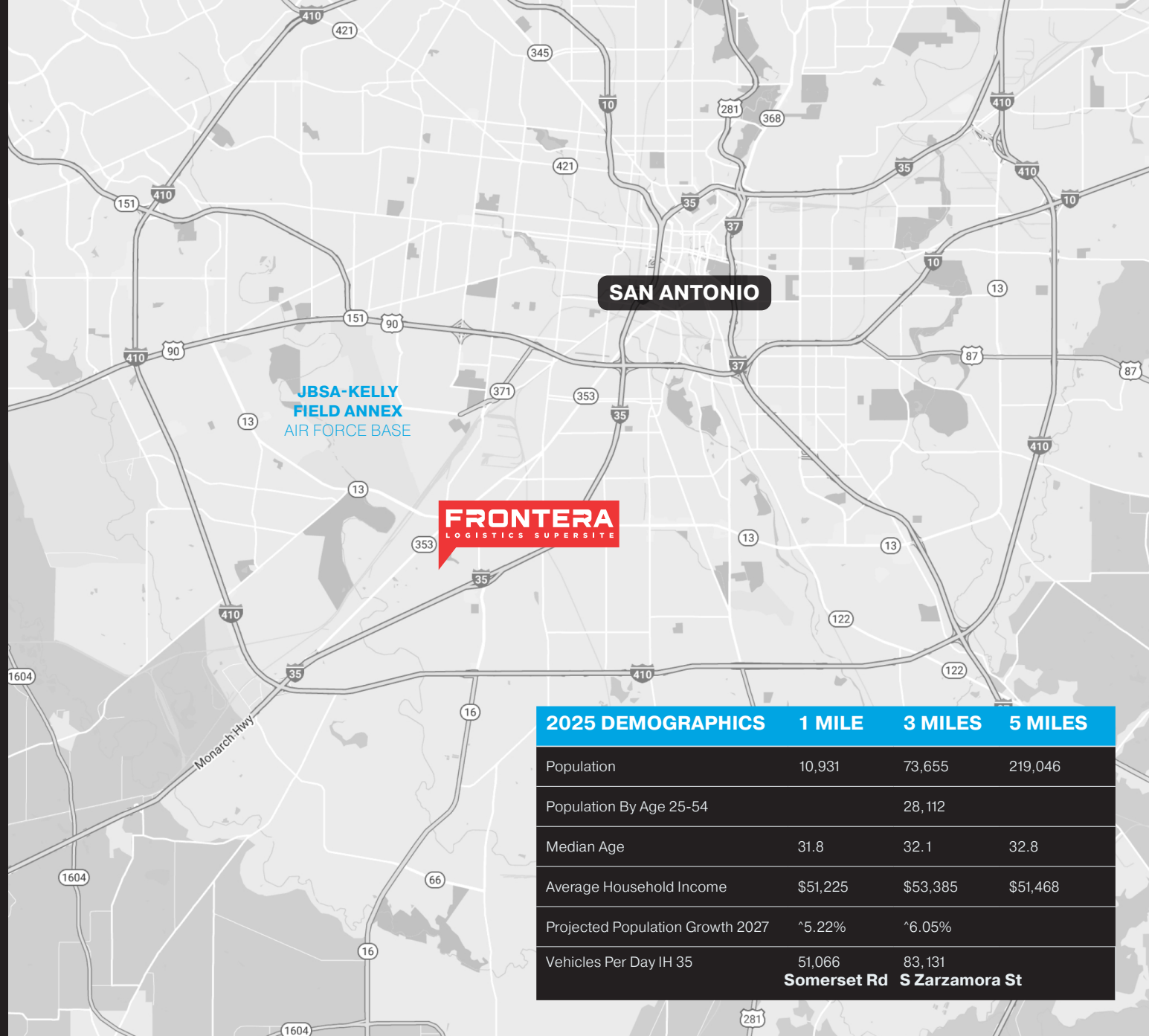
Partner
210 996 2934
john.colglazier
@partnersrealestate.com

KYLE KENNAN

Partner
210 714 2196
kyle.kennan
@partnersrealestate.com

ROGER HILL, III - SIOR

Partner
210 876 2236
roger.hill
@partnersrealestate.com



PARK AERIALS & CONSTRUCTION STATUS





*** Conceptual Rendering ***

- Frontera Logistics Supersite is a master planned development approved by the City of San Antonio for up to 3,000,000 square feet of manufacturing and distribution buildings and associated flatwork.
- Entire site is zoned I-1: General Industrial District
- Frontera Parkway completed - new 12" water main, 12" sewer main, storm drain management and concrete road
- Upgraded 35Kv, 3-Phase power to the site with first 10MW already applied for and allocated to Frontera - offsite infrastructure completed
- Grading: The entire site would be considered very flat, with only a $\pm 5'-0"$ north/south slope over the extent of $\pm 2,300$ linear feet, which equates to a slope of $\pm 0.2\%$.

- Stormwater management plan approved to drain all impervious coverage into regional drainage facilities (no onsite detention required).
- No floodplain
- Phase 1 Environmental Site Assessment was completed and revealed no recognized environmental conditions (RECs) in connection with the subject property.
- Up to (5) approved points of ingress/egress into Frontera
- Proximity to abundant affordable and skilled labor force
- Located in a Foreign Trade Zone (FTZ) and eligible for Triple Freeport tax exemption
- Rail transload service potentially available based on user volume

[*CLICK HERE FOR INFRASTRUCTURE/UTILITY MAP](#)

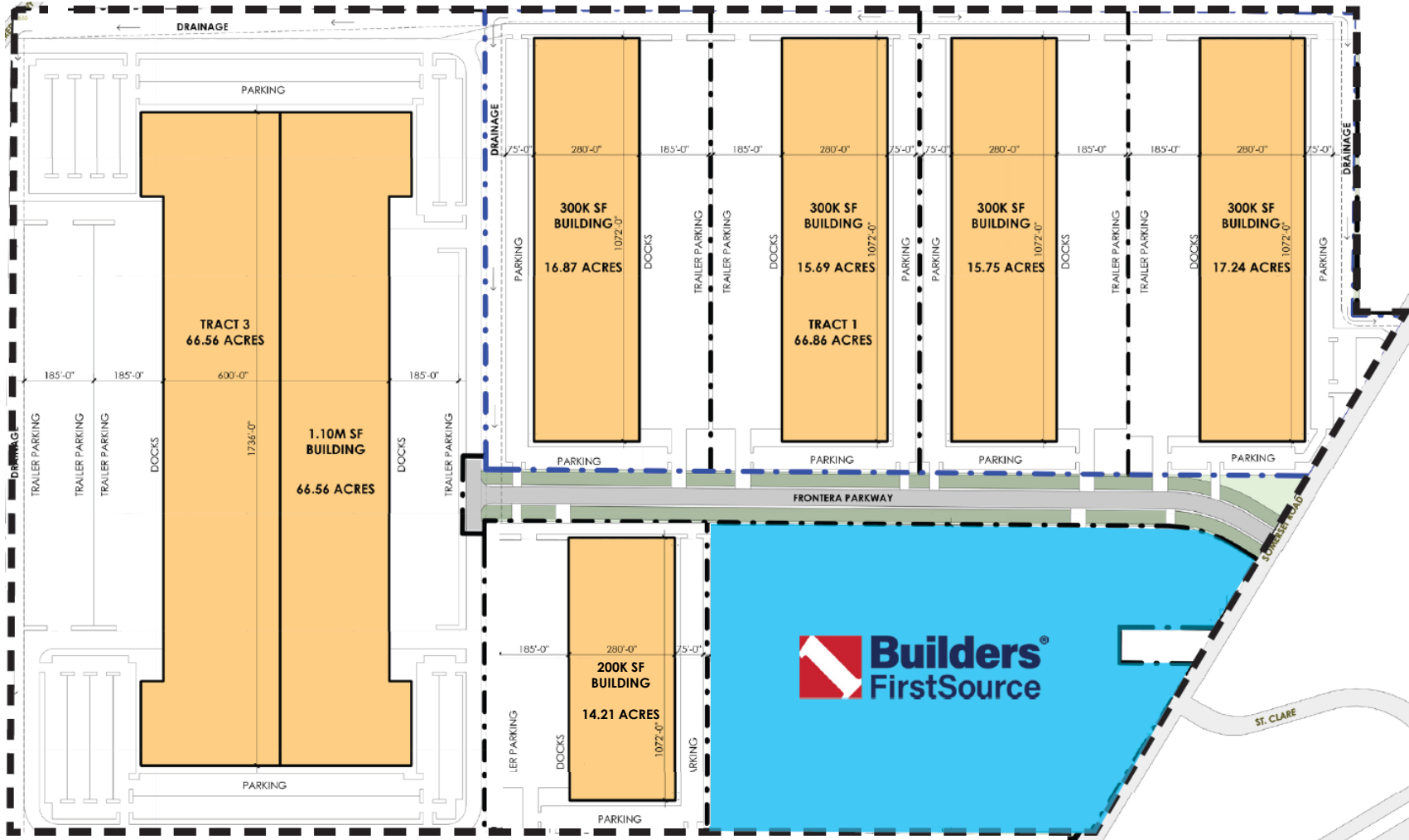
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[*CLICK HERE FOR SITE PLAN OPTIONS](#)



SITE AREA: 7,760,816 SF
BUILDING AREA: 3,000,000 SF
COVERAGE: 36.07%

CAR PARKING SPACES: 3,350 SPACES
TRAILER SPACES: 812 SPACES

AVAILABLE TRACTS & ACREAGE



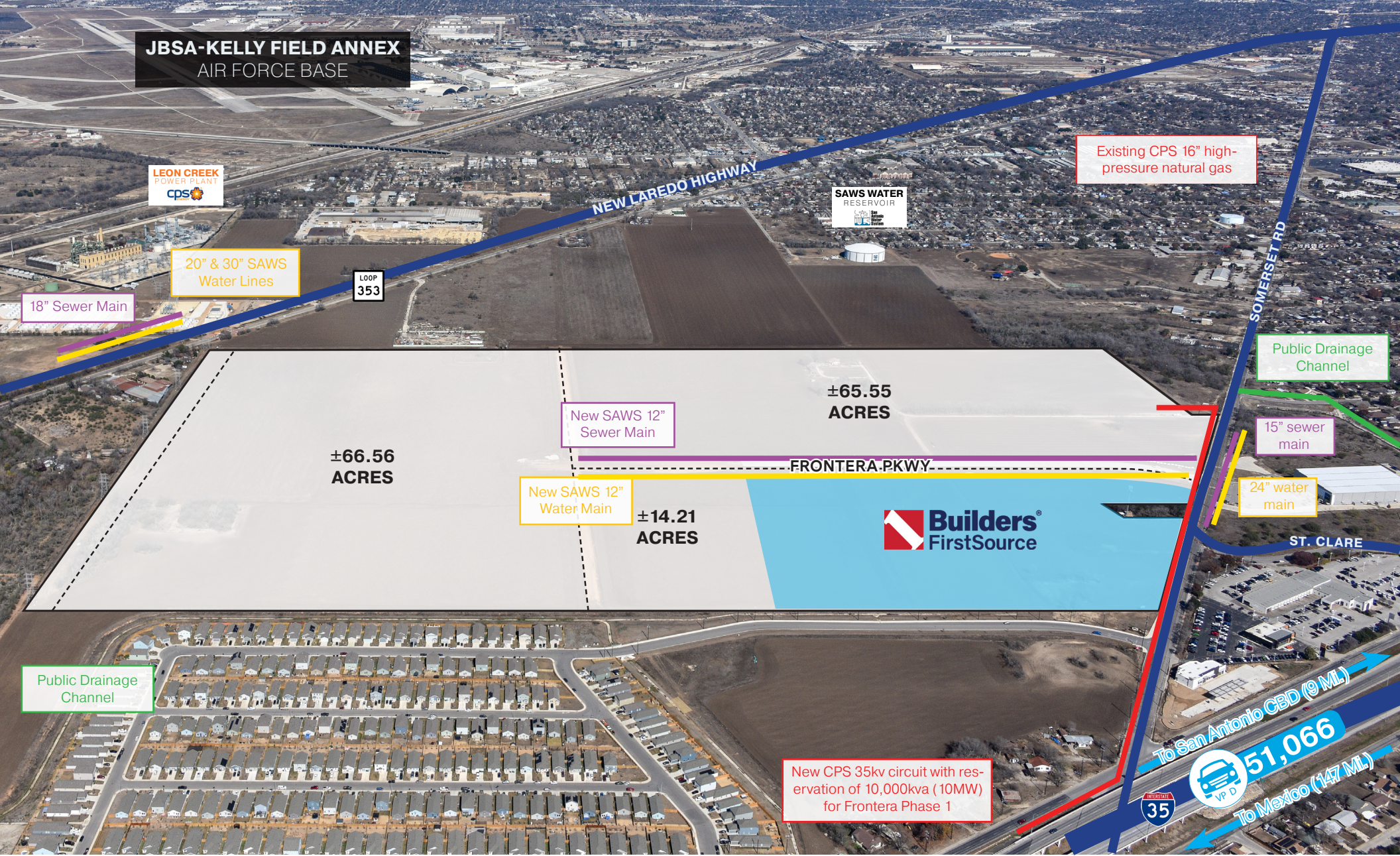
***TRACT SIZES MAY BE ADJUSTED





DRAINAGE FEATURES

- Regional Drainage Facilities
- No Onsite Detention
- No 100-Year Floodplain



TEXAPLEX

ONE OF 11 MEGAREGIONS IN THE UNITED STATES

IS PROJECTED TO GROW BY 3.5 MILLION BETWEEN NOW AND 2030. THE ENTIRE AREA WILL BECOME **ONE GIANT METROPOLIS** WITH A 19 PERCENT GROWTH IN RESIDENTS—FROM 18.14 MILLION IN 2015 TO **21.65 MILLION IN 2030**—BRINGING IT CLOSE TO THE CURRENT POPULATION OF THE NEW YORK CITY METRO AREA (20.18 MILLION PEOPLE). (U.S. Census Bureau and forecasts from the Texas Office of the State Demographer)

NO. 1

JOB CREATOR IN THE NATION
TEXAS IS PROJECTED TO ADD ONE MILLION JOBS BY 2023
(Forbes)

NO. 2

LARGEST WORKFORCE IN THE US
(U.S. CENSUS BUREAU)

50+

FORTUNE 500 COMPANY HQ
IN THE TRIANGLE METROS

PORT OF LAREDO

NO. 1 PORT
IN THE U.S.

PORT OF HOUSTON

2ND LARGEST PORT
BY VOLUME OF TONNAGE IN THE U.S.

FRONTERA
LOGISTICS SUPERSITE

DEVELOPED BY



About Koontz

Headquartered in San Antonio, Texas, Koontz Corporation is an industry leader in the development and construction of multi-family and commercial properties throughout Texas and the Southwest. The company takes great pride in building projects of enduring quality and exceptional value for our clients, investors, buyers, and tenants.

KOONTZCORP.COM

About Partners

Partners is a diversified commercial real estate firm that offers a full spectrum of services and investments.

We partner with people to create value, protect assets, and preserve wealth through real estate services, development, and capital investment.

As a diversified brokerage, investment, development, and commercial real estate services firm, we are realizing a new standard of expertise where all those who create value benefit from the ownership and success of the firm.

PARTNERSREALESTATE.COM



SALES & LEASING INFORMATION

JOHN COLGLAZIER, SIOR

Partner
210 996 2934
john.colglazier
@partnersrealestate.com

KYLE KENNAN

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



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone

Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone

John Colglazier	448698	john.colglazier@partnersrealestate.com	210-446-3655
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone

Name of Sales Agent/Associate	License No.	Buyer/Tenant/Seller/Landlord Initials	Date
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