



±4.5 USABLE ACRES

AVAILABLE NOW

NO ZONING · OCL

# FM 1346 Industrial Outdoor Storage

7933 FM 1346 · San Antonio, Texas 78263

## PROPERTY HIGHLIGHTS

- Fully stabilized yard — 4" compacted RAP millings over 6" compacted limestone flex base
- Secured with 8' commercial wire mesh fence, motorized gate, LED lighting and cameras
- Ideal for contractor yard, fleet, equipment, trailer and container storage
- Outside San Antonio city limits — no municipal zoning

## PROPERTY OVERVIEW

A turnkey ±4.5-acre usable yard on ±5.86 total acres, minutes from **IH-10 East** in southeast Bexar County. Delivered fully stabilized, fenced and secured — available now for immediate occupancy.

Offered to a **single tenant for exclusive use** of the entire yard, well suited to contractor, fleet, equipment, trailer and container storage operations.

±5.86

Total acres

±4.5

Usable acres

Single

Tenant, exclusive use

Vacant

Immediate occupancy

## FOR MORE INFORMATION, CONTACT

**Ben Seger**  
Associate

512.601.8124

ben.seger@partnersrealestate.com

**Andrew Alizzi**  
Vice President

512.647.1545

andrew.alizzi@partnersrealestate.com

**Stan Nowak, SIOR**  
Partner

512.601.8120

stan.nowak@partnersrealestate.com

THE YARD

# Stabilized, Fenced & Ready Today



## PROPERTY SPECS

|                  |                                                                                         |
|------------------|-----------------------------------------------------------------------------------------|
| Use Type         | Industrial Outdoor Storage (IOS)                                                        |
| Total Site Area  | ±5.86 acres                                                                             |
| Usable Yard Area | ±4.5 acres                                                                              |
| Yard Surface     | 4" compacted RAP millings over 6" compacted limestone flex base                         |
| Ideal Uses       | Contractor yard, fleet and equipment storage, trailer parking, shipping containers      |
| Security         | 8' commercial wire mesh perimeter fence, motorized gate, LED lighting, security cameras |
| Zoning / County  | Outside San Antonio city limits (OCL) — no municipal zoning, Bexar County               |
| Parcel Number    | CB 5102A P-1H ABS 310                                                                   |
| Occupancy        | Vacant — available now                                                                  |

AERIAL OVERVIEW

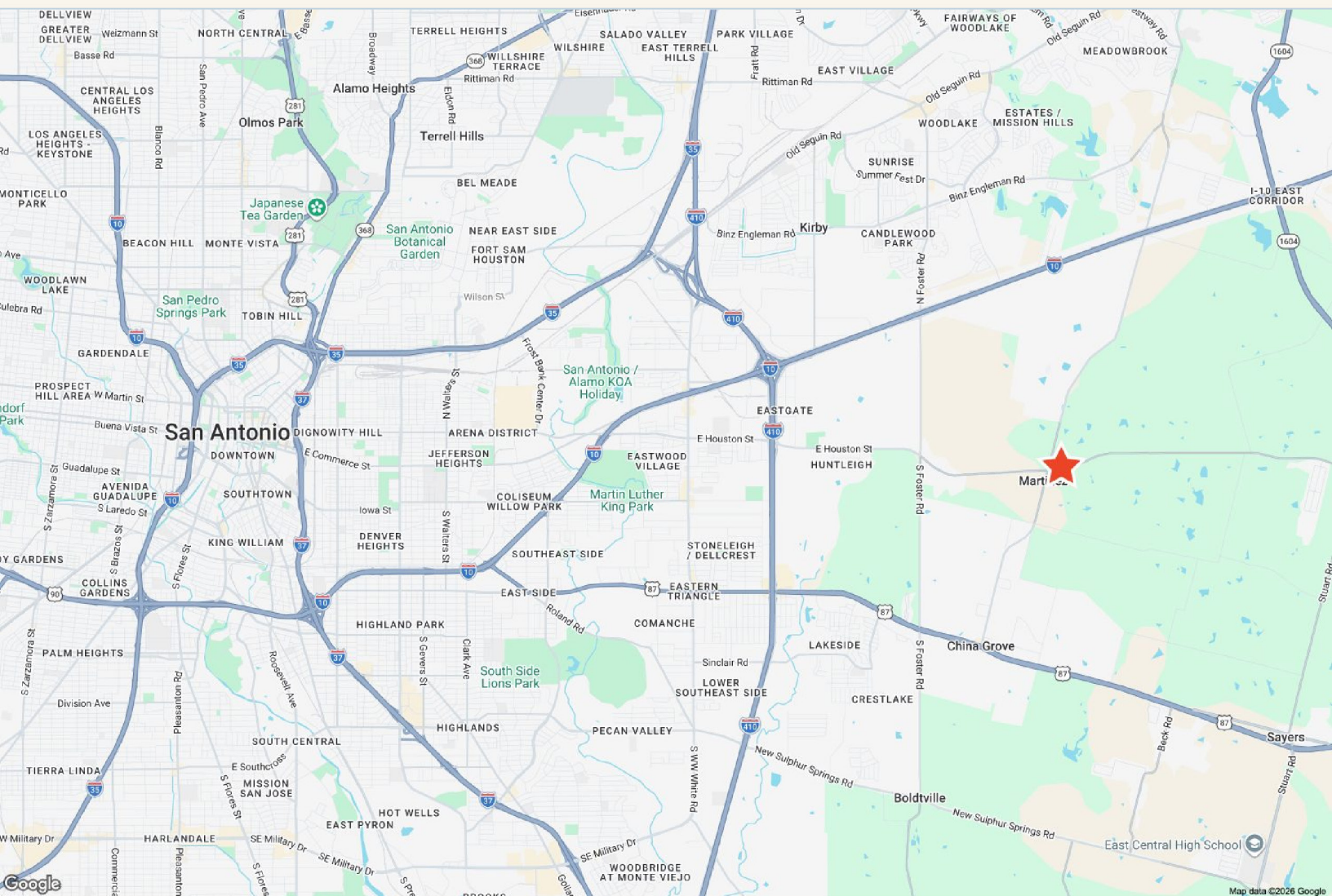
# Site Boundary & FM 1346 Frontage



*Red outline denotes approximate property boundary, including the drive access from FM 1346. Boundaries are illustrative and should be verified by survey.*

LOCATION

# Southeast Bexar County



DRIVE DISTANCES

|                             |       |                         |       |                          |       |
|-----------------------------|-------|-------------------------|-------|--------------------------|-------|
| <b>Loop 1604</b>            | 4 mi  | <b>IH-10 East</b>       | 9 mi  | <b>IH-37</b>             | 10 mi |
| <b>Downtown San Antonio</b> | 15 mi | <b>Port San Antonio</b> | 22 mi | <b>San Antonio Intl.</b> | 25 mi |

Positioned on **FM 1346** between **Loop 1604** and **IH-10 East**, among established contractor yards, equipment dealers and trucking operators — with no municipal zoning to limit outdoor storage use.

The information contained herein was obtained from sources believed reliable; however, Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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