



The **Ambrose** Group
Appraisal | Tax Consulting | Cost Segregation | Brokerage



5415 Blanco Rd - Industrial/Warehouse Facility

5415 Blanco Road, San Antonio, Texas 78216

The Ambrose Group

BROKER CONTACT:

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Property Details

Address

5415 Blanco Road, San Antonio, Texas 78216

Size

4,113

Coordinates

29.502527, -98.507945

Zoning

None

Tax Parcel (APN)

489894

Tax Rate

2.267474

Schools

North East Independent School District

Highway Access

Highway 281, Highway 410, Interstate 10

Pricing

Call for Pricing





Property Specifications

Light Industrial Specifications

Total Building SF

4,113

Warehouse / Flex SF

2,197

Lot Size

0.619 Acres

Dock-High Doors

None

Electrical Service

None

Parking Spaces

13

Crane Capacity

None

Office SF

1,916

Year Built

1957

Clear Height

12 Feet

Drive-In Doors

1

Sprinkler System

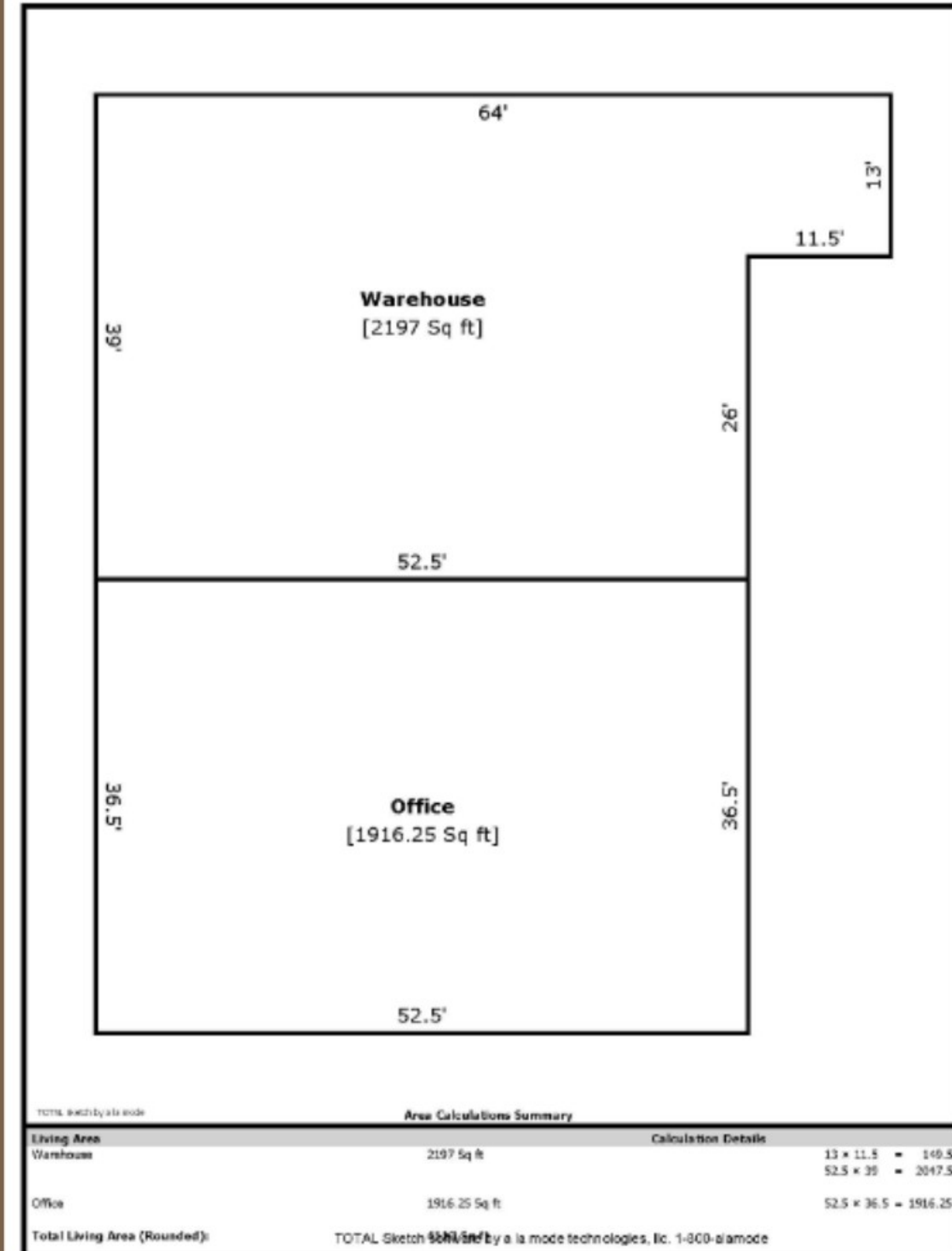
None

Construction Type

Masonry

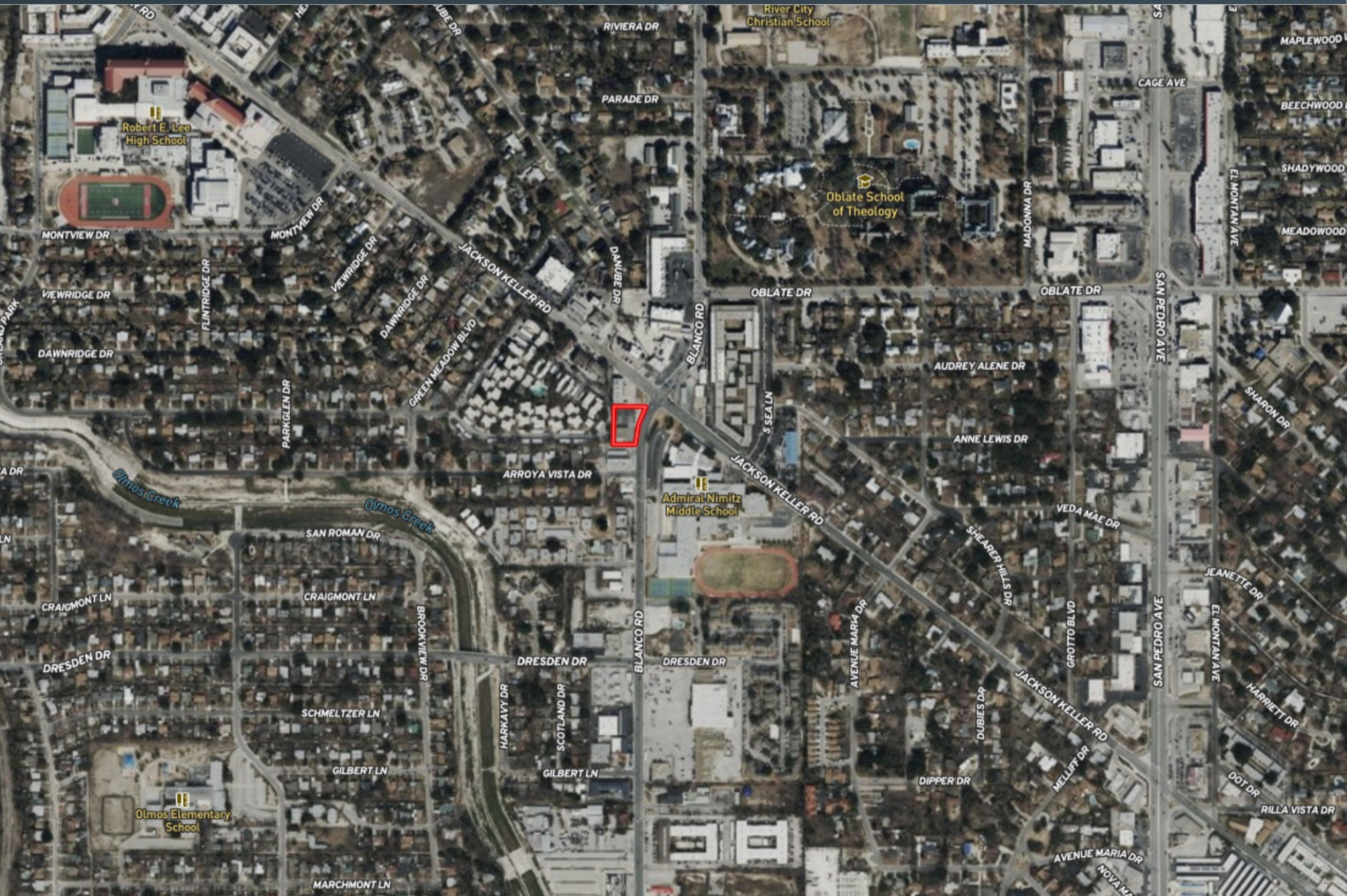
Rail Access

None



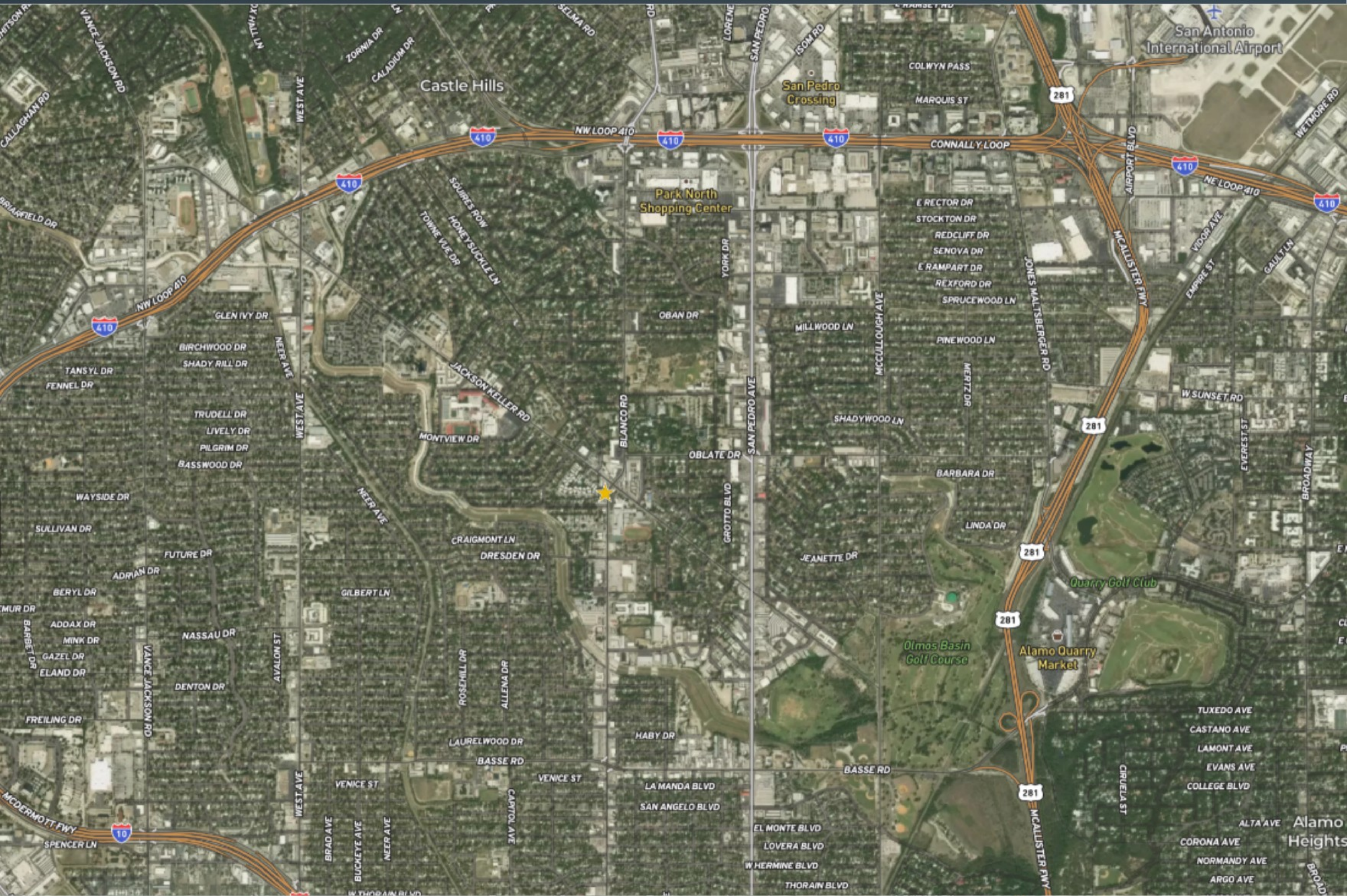


Neighborhood Map





Area Map





San Antonio Market Overview

Greater San Antonio (San Antonio—New Braunfels) is the 24th-largest metropolitan area in the United States, home to approximately 2.76 million residents across eight counties (U.S. Census Bureau, 2024). Known as “Military City USA,” the region hosts Joint Base San Antonio and Brooke Army Medical Center, the nation’s largest military hospital. Its economy — roughly \$182 billion in gross metropolitan product (U.S. Bureau of Economic Analysis, 2023) — is distinctively concentrated in health care and biosciences, alongside finance and insurance led by USAA, cybersecurity, and tourism centered on the Alamo and River Walk.



Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

#1 STATE

For corporate relocations & expansions



Texas Economy is 8th largest in the world

Around **32.4 million residents**, making it the **second** most populous state after California

GDP

Texas's GDP reached **\$2.77 trillion** in 2024, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.

ExxonMobil

Sysco

American Airlines

AT&T

54 Fortune 500 companies that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



#1 STATE For Exports



Leading producer of crude oil nationwide

TAX

Texas **does not** have an **estate tax** or **inheritance tax.**

Texas is home to **3.2 million** small businesses



and **hundreds** of publicly traded firms



Number **1** jobs creator in 2024, Texas added **165,700 jobs**



Agents



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