

FOR SALE ±5.37 ACRES · INDUSTRIAL OUTDOOR STORAGE



**4350 NACO PASS & 12019 NACOGDOCHES RD
SAN ANTONIO, TX 78217**



EXECUTIVE SUMMARY

Income today. Optionality tomorrow.

Lee & Associates is pleased to exclusively offer ± 5.37 acres of fenced, stabilized industrial outdoor storage across two adjacent parcels in Northeast San Antonio. Both sites are leased, with the owner occupying roughly half and willing to lease back for approximately one year - delivering day-one income with near-term for mark to market opportunity, or owner occupancy.

TOTAL SITE
 ± 5.37 AC

ZONING
I-1 / C-3

IMPROVEMENTS
**FENCED & LIT YARD
ASPHALT SURFACE**

OCCUPANCY
UP TO 100% LEASED

- **In-place income.** ~1–1.5 years of remaining term. Collect rent while you reposition.
- **Mark-to-market upside.** Current gross rents sit well below prevailing IOS rates in this corridor.
- **Excellent investor or owner-occupant opportunity.** Stabilized income today with a clear path to occupy, reposition, or hold.
- **Scarce zoning.** I-1 / C-3 outdoor-storage sites inside the Loop 410 / Wurzbach corridor rarely trade.

Leased through the transition



12019 Nacogdoches Rd · ±3.55 AC

Building Material Company · ±1.75 AC

Owner leaseback · ±1.75 AC

Term: **1.5 yrs** Option: **3 yrs**

Term: **~1 yr** Option: **Buyer's election**

4350 Naco Pass · ±1.82 AC

Fence Company · ±0.91 AC

Owner leaseback · ±0.91 AC

Term: **1.5 yrs** Option: **None**

Term: **~1 yr** Option: **Buyer's election**

Areas and terms approximate. Leaseback terms to be negotiated at contract.

SITE SUMMARY

Two parcels, multiple opportunities



4350 Naco Pass

±1.82 AC

YARD	Partial Asphalt • Fenced & lit
IMPROVEMENTS	1,285 SF warehouse
LOADING	2 grade-level doors
SECURITY	Fenced & lit
ROAD FRONTAGE	Yes



12019 Nacogdoches Rd

±3.55 AC

ZONING	I-1 / C-3
SURFACE	Asphalt
FEATURES	Ample outdoor & covered storage
SECURITY	Fenced & lit
ROAD FRONTAGE	Yes

AERIAL ACCESS

On the corridor, off the congestion

DRIVE TIMES

3 min Wuzbach
Parkway

6 min I-35
interchange

10 min San Antonio
Int'l Airport

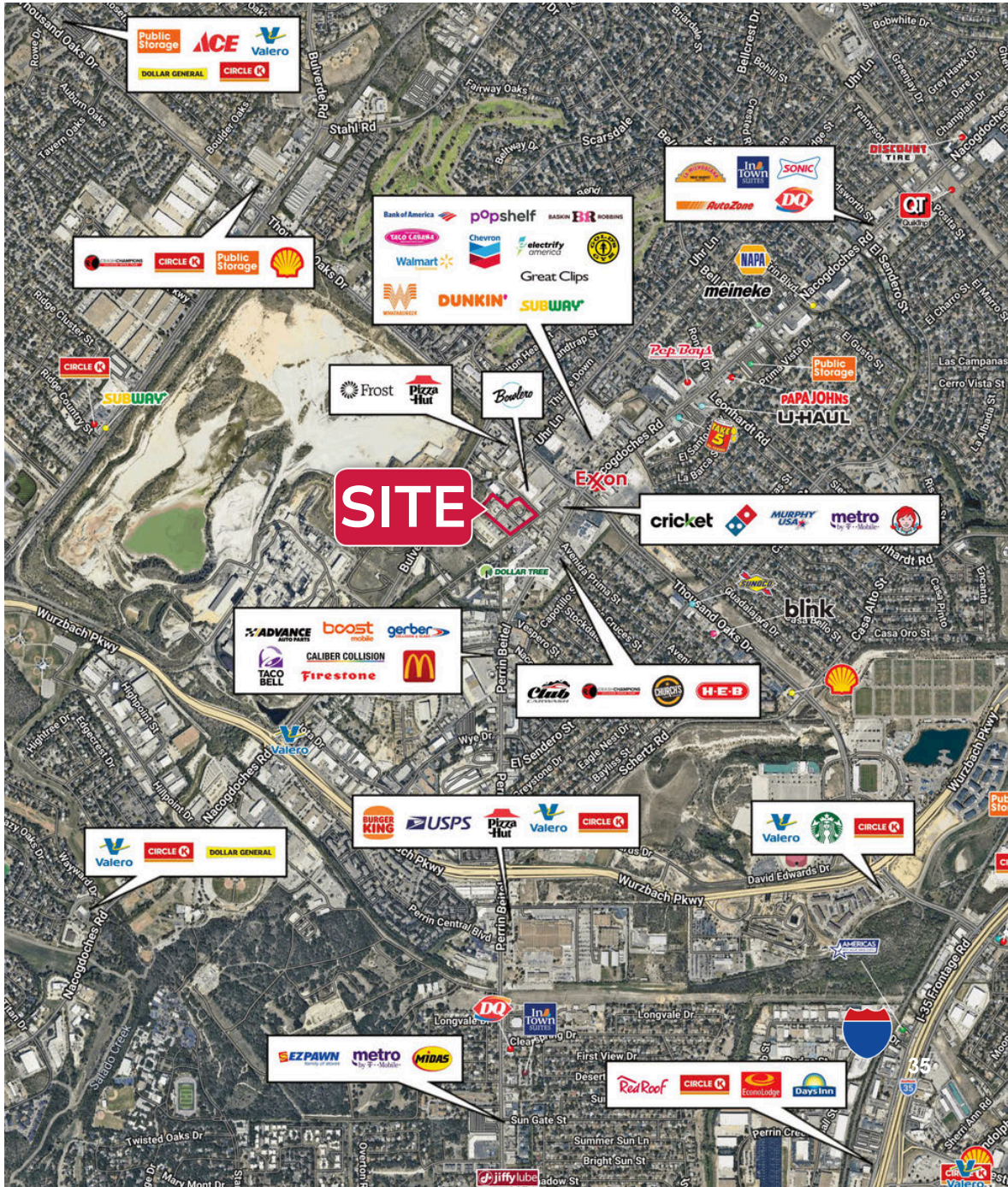
15 min Downtown
San Antonio

75 min Austin via
I-35

 Naco Pass

 Nacodoches Road





LOCATION

A working corner of a growing city

The Nacogdoches corridor is an established industrial and service-commercial spine of Northeast San Antonio surrounded by the rooftops, retail and labor that yard users need.

- **Perrin-Beitel / Nacogdoches retail** — fuel, food and services within a mile
- **Wurzbach Pkwy** — crosstown connector linking the airport to I-35
- **San Antonio Int'l Airport** — 10 minutes door to door
- **McAllister Park & Morgan's Wonderland** — anchoring nearby daytime traffic
- **Randolph AFB & NE employment base** — deep blue-collar labor pool

One of America's fastest-growing big cities

Positioned in northeast San Antonio, the property sits within a dense infill trade area supported by more than **880,000 residents**, nearly **47,000 businesses**, and more than **414,000 employees** within 10 miles. Since 2010, the surrounding 10-mile population has grown by approximately **114,000 residents**, reinforcing long-term demand for functional yard, storage, contractor, and service-oriented industrial space.



METRIC	1 MILE	5 MILES	10 MILES
Population	10,815	264,136	880,271
Households	4,624	107,806	351,442
Avg. HH Income	\$90,296	\$110,073	\$124,481
Businesses	634	13,454	46,860
Employees	4,240	135,094	414,786
Labor Force	8,659	210,529	700,154

Sources: U.S. Census Bureau population estimates, 2024–2025.

Built for heavy use



I-1 General Industrial District

- Outdoor storage & contractor yards
- Warehousing, wholesale & distribution
- Light manufacturing & fabrication
- Equipment sales, rental & service
- Truck & fleet parking

C-3 General Commercial District

- Retail & service commercial
- Auto sales, repair & service uses
- Building material & supply sales
- Offices & flex commercial
- Broad redevelopment flexibility

Why it matters: dual I-1 / C-3 zoning keeps every path open to run the property as a yard, redevelop it as commercial space, or split the difference.

Permitted uses per City of San Antonio UDC; buyer to verify with Development Services



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Exclusively offered by

Mitchell Becker

Managing Principal

512-410-8265

mbecker@lee-associates.com

Will Smith

Associate

512-410-8268

wsmith@lee-associates.com

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