



KW COMMERCIAL SA

OFFERING MEMORANDUM · FOR LEASE

Topperwein Flex Center

Premier New-Construction Retail & Flex

**Topperwein Road & Wind Burn Trail · San Antonio,
TX 78109**

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BROKERAGE · LEASING · DEVELOPMENT · PROPERTY
MANAGEMENT



CONFIDENTIALITY AGREEMENT

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by KW Commercial SA for use by a limited number of parties and does not purport to provide a complete summary of the property. The information contained herein has been obtained from sources believed to be reliable; however, KW Commercial SA has not verified, and will not verify, any of the information contained herein.

All financial projections, rental rates, and estimated operating expenses are provided for general reference and are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Broker and Owner. Prospective tenants should conduct their own independent investigation.

This document is confidential and is furnished solely for the purpose of evaluating a potential lease. By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential and to return it upon request.

Renderings and site plans are representative. Aerial imagery sourced from public mapping providers.

PROPERTY AT A GLANCE

ADDRESS

**Topperwein Rd & Wind Burn Trail
San Antonio, TX 78109**

PRODUCT TYPE

Class A Retail / Flex

TOTAL SIZE

Up to 8,943 SF

ZONING

Retail & Commercial

DELIVERY

2026

EXECUTIVE SUMMARY

A new-construction retail flex opportunity

Topperwein Flex delivers modern retail and flex space on high-visibility Topperwein Road in the growing Northeast San Antonio submarket, engineered for today's small-bay retail, service, and light-commercial tenants.

01

Versatile Design

Up to 8,943 SF of customizable space, divisible from 1,500 SF, with contemporary architecture and attractive glass storefronts.

02

Prime Connectivity

High-traffic Topperwein Road frontage with quick access to Loop 1604 and the I-35 corridor.



8,943

TOTAL SF

1,500

MIN SF

2026

DELIVERY



OFFERING SUMMARY

Property highlights

8,943 SF

Total Building Area

Divisible to 1,500 SF

\$18.00 / SF

Starting Base Rent

NNN lease structure

2.9 Acres

Lot Size

High-visibility corner

3.5 : 1

Parking Ratio

Ample customer parking

1,500 SF

Minimum Divisible

Flexible suite sizes

Retail

Zoning

Retail & commercial use

2027

Year Built

New construction

Dual

Signage

Building & monument

LEASE AVAILABILITY

Available flex configurations

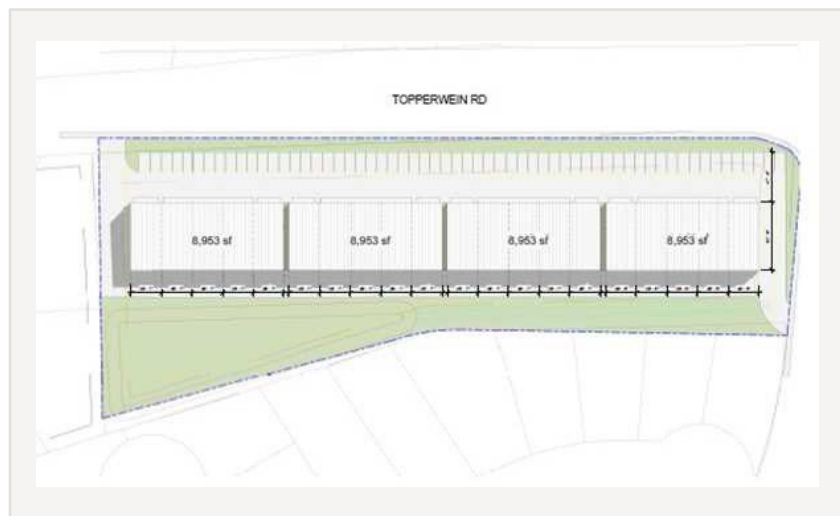
Configuration	Space Type	Available Size	Status
Single Suite (min.)	Retail / Flex	1,500 SF	Available
Combined Suites	Retail / Flex	Up to 8,943 SF	Available
Custom Build-Out	Retail / Flex	1,500 – 8,943 SF	Pre-Leasing
Total Project · Master Park	Retail / Flex	Up to 8,943 SF	Under Construction

LEASE TERMS

Base rent from \$18.00/SF plus NNN. Suites can be combined to meet custom square-footage requirements.

DEVELOPMENT SPECIFICATIONS

Representative site configuration



TOPPERWEIN FLEX · SITE PLAN — UP TO 8,943 SF

01

Storefront

Modern glass storefront entries with contemporary elevations designed for retail and customer-facing tenants.

02

Flexible Interior

Open, customizable interiors divisible from 1,500 SF, built to suit retail, service, and light-commercial uses.

03

Site & Parking

2.9-acre site with a 3.5:1 parking ratio, building and monument signage, and Topperwein Road frontage.

HIGH-EFFICIENCY DESIGN

Building specifications

BUILDING SIZE

8,943 SF

Divisible suites from 1,500 SF for flexible tenant configurations.

PARKING

3.5 : 1

Ample surface parking supporting retail and customer-facing operations.

CONSTRUCTION

2027

New masonry construction with modern glass storefront elevations.

LOCATION & ACCESS

Strategic NE San Antonio position

Located near Live Oak and Selma in the high-growth Northeast San Antonio submarket, the property offers high-visibility Topperwein Road frontage with direct connectivity to the region's primary corridors.

APPROX. DRIVE TIMES

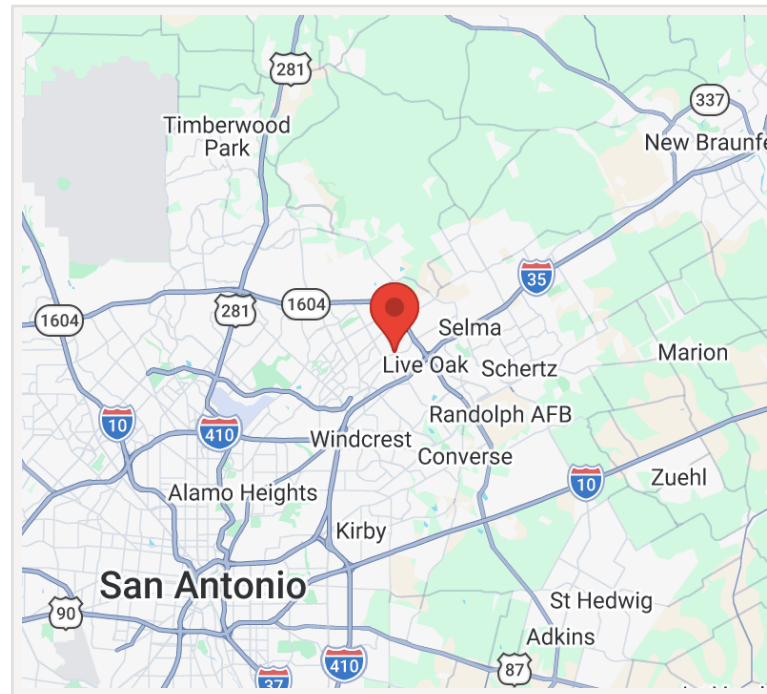
Loop 1604 Immediate

I-35 Corridor 5 min

Randolph AFB 8 min

San Antonio Int'l Airport 15 min

ZONING Retail & Commercial — wide variety of permitted uses.



An aerial night photograph of a commercial building with a dark roof and illuminated interior. The building is situated along a road with a parking lot filled with cars. Surrounding the building are residential neighborhoods with houses and trees. The image is split vertically, with the left side being darker and the right side showing more detail of the surrounding area.

REGIONAL POSITION

At the center of the Northeast corridor

- Immediate access to Loop 1604 and the I-35 corridor
- High-visibility frontage along Topperwein Road
- Surrounded by established neighborhoods, schools, and retail



MARKET OVERVIEW

Northeast San Antonio retail market

The Northeast submarket remains a cornerstone of San Antonio's retail and small-bay flex ecosystem. Anchored by strong residential growth and direct access to Loop 1604 and I-35, the corridor continues to draw demand from retail, service, and light-commercial tenants seeking modern, well-located space.

01

Small-Bay Demand

Demand for modern small-bay retail and flex space remains strong, driven by local trade and service tenants seeking new construction.

02

Resilient Fundamentals

The San Antonio retail market remains resilient, with well-located small-format product outperforming on occupancy.

03

Corridor Advantage

Direct proximity to Loop 1604 and I-35 positions the asset for tenants that prioritize visibility and regional reach.

A thriving trade area



Category	1 Mile	3 Mile	5 Mile
Total Population	13,095	96,776	219,480
Median HH Income	\$84,293	\$81,873	\$79,360
Occupied Households	4,538	37,359	84,534
Owner-Occupied	2,912	23,140	50,814
Population 25–54	5,969	40,659	91,462

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THE OPPORTUNITY

Visualizing the opportunity



Exceptional Road Frontage

High-visibility positioning along Topperwein Road.

Professional Curb Appeal

Modern masonry and glass storefront elevations.

Optimized Space Flexibility

Configurable suites from 1,500 SF for tenants and owner-users.

High-Growth Trade Area

Dense, high-income Northeast San Antonio rooftops.

ESTIMATED COMPLETION

2027

WHY KW COMMERCIAL SA

The KW Commercial SA advantage

We provide comprehensive commercial real estate solutions tailored to the San Antonio market. Our deep local roots and global network ensure maximum asset performance across the full property lifecycle.

Full-Lifecycle Development

End-to-end support from site selection and entitlement through construction and lease-up.

Strategic Tenant Representation

Data-driven positioning that connects the right tenants with the right space.

Market Data & Valuation

Advanced analytics and local intelligence guiding pricing and leasing decisions.

BROKERAGE · LEASING · DEVELOPMENT · PROPERTY MANAGEMENT



CONTACT THE LEASING TEAM

Let's discuss your space requirements

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