



RETAIL / INDUSTRIAL FOR LEASE

11711 IH 35 N / SAN ANTONIO, TX 78233

38,836 SF AVAILABLE

HIGHWAY-FACING RETAIL / INDUSTRIAL SPACE

I-35 NORTH AT O'CONNOR ROAD

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CAISSON REAL ESTATE



RETAIL / INDUSTRIAL

38,836 SF LARGE-FORMAT OPPORTUNITY

Suite 160 offers 38,836 SF of flexible retail / industrial space with I-35-facing frontage, an open floor plan, grade-level loading and property-wide parking.

BUILDING

186,337 SF

SPACE AVAILABLE

38,836 SF

SITE

22.33 acres

PARKING

~9.1 / 1,000 SF

TRAFFIC

228,000 VPD

ZONING

C-3

REGIONAL SCALE. ESTABLISHED ACCESS.

The property already carries the infrastructure large-format users typically have to create.



I-35 VISIBILITY

Highway-facing facade, customer entrance and signage opportunity



CUSTOMER PARKING

1,700 surface spaces; approximately 9.1 spaces per 1,000 SF property-wide



RETAIL-READY SCALE

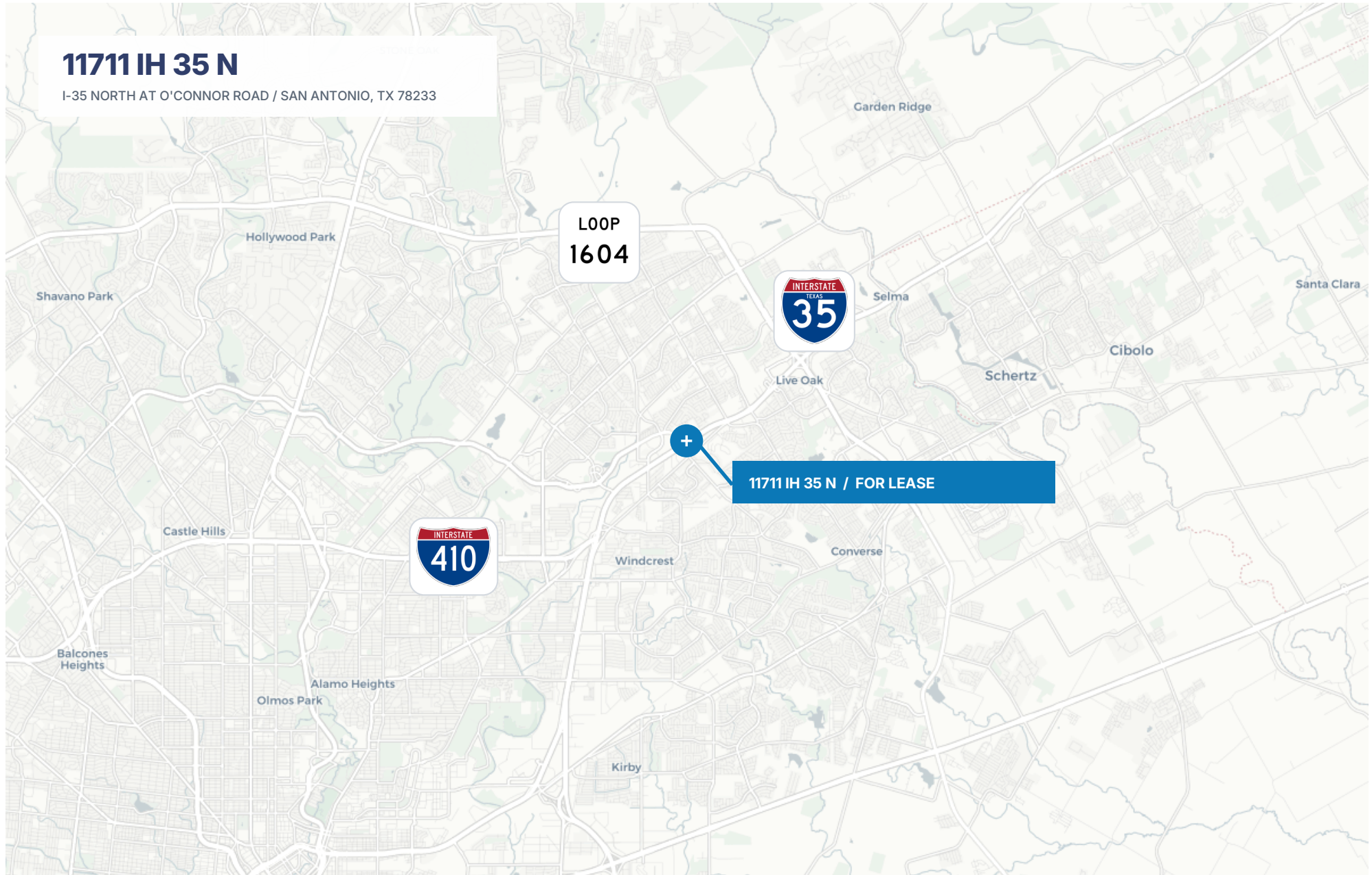
Open retail floor area with high-bay volume and back-of-house capacity



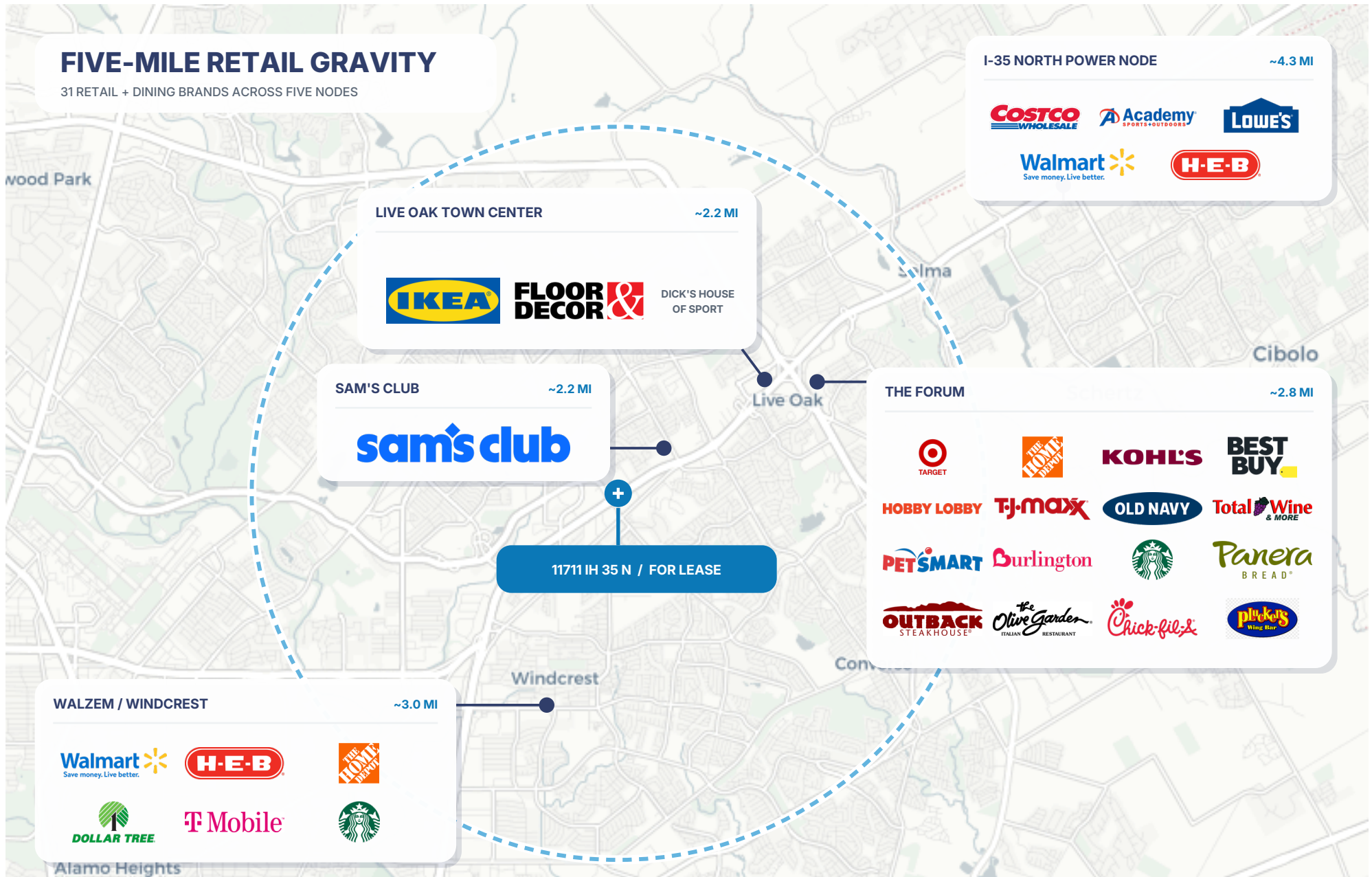
LOADING + CIRCULATION

Grade-level loading, multiple gated access points and generous circulation

Parking count: LoopNet listing. Ratio calculated on the 186,337 SF property-wide building area.



Basemap: (c) OpenStreetMap contributors.



Basemap: (c) OpenStreetMap contributors. Distances and five-mile radius are approximate.



I-35 CORRIDOR GROWTH

2025 population and growth since 2020

NEW BRAUNFELS

122,492

2025 POPULATION



SINCE 2020

SAN MARCOS

77,830

2025 POPULATION

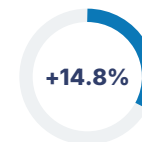


SINCE 2020

AUSTIN METRO

2.62M

2025 POPULATION



SINCE 2020

SAN ANTONIO METRO

2.81M

2025 POPULATION



SINCE 2020



SITE SNAPSHOT

38,836

SF AVAILABLE

22.33

ACRES

C-3

ZONING

I-35

FRONTAGE

SITE FUNDAMENTALS

FRONTAGE

Highway-facing facade

TRAFFIC

228,000 VPD on I-35

PARKING

~9.1 spaces / 1,000 SF

ACCESS

Multiple gated entries

ZONING

C-3 commercial

LOADING

Grade-level access

Property facts and traffic count subject to verification.

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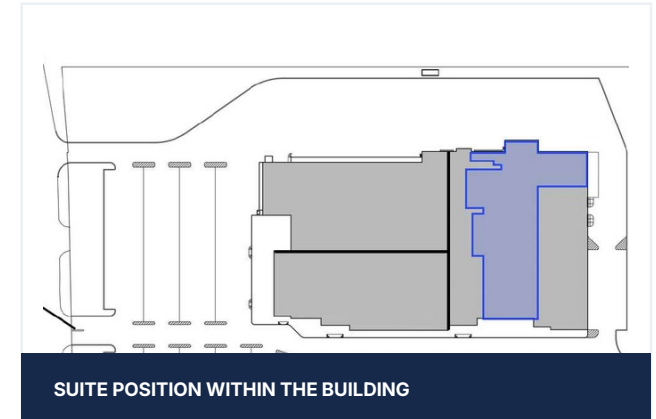
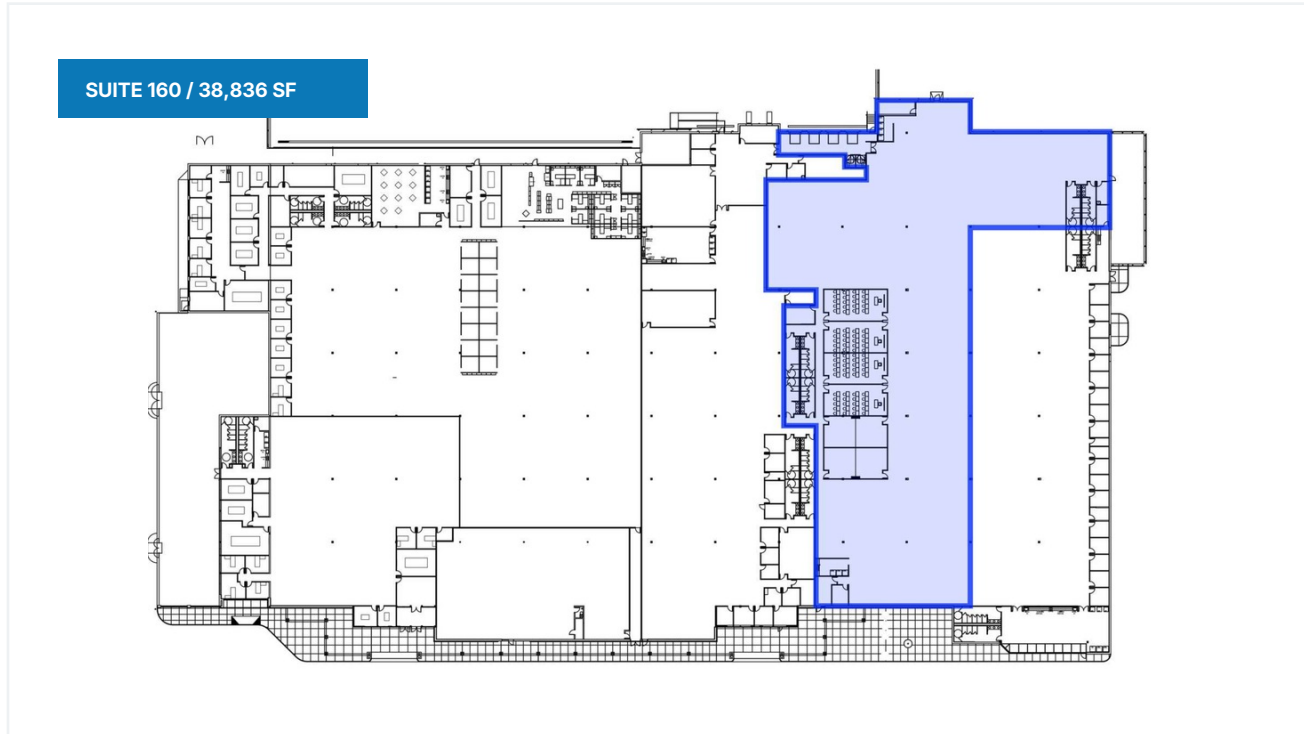
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FLOOR PLAN

Suite 160 / 38,836 SF available area is shaded in light blue.



 **SHADED AREA = AVAILABLE**

Suite 160 / 38,836 SF

All surrounding white and gray areas represent other suites and are not included in this offering.

SUITE 160 AT A GLANCE

38,836 SF

AVAILABLE AREA

NNN

LEASE STRUCTURE

NEGOTIABLE

ASKING RATE

C-3

ZONING

EXISTING

OFFICE / SHOWROOM

GRADE LEVEL

LOADING ACCESS

Conceptual suite boundary from the 2024 lease brochure. Field-verify layout and measurements.

A DEEP AND GROWING CUSTOMER BASE

2025 estimates and 2030 projections centered on 11711 IH 35 N.



TRADE AREA	1 MILE	3 MILES	5 MILES
2025 POPULATION	9,974	116,980	272,340
2030 POPULATION	10,427	122,519	285,597
2025-30 GROWTH	+4.54%	+4.73%	+4.87%
HOUSEHOLDS	3,872	44,394	102,605
MEDIAN HH INCOME	\$74,999	\$73,545	\$73,065
AVERAGE AGE	39	39	38
MEDIAN HOME VALUE	\$236,569	\$239,697	\$249,631

272,340 PEOPLE WITHIN FIVE MILES

Projected to reach 285,597 by 2030.

Source: LoopNet property demographics, 2025 estimates / 2030 projections. Verify before distribution.

Basemap: (c) OpenStreetMap contributors. Radii are approximate for marketing presentation.



Information About Brokerage Services

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

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Caisson Real Estate Brokerage LLC	9006624	info@caissonre.com	210-934-7368
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Lippstone	751039	adam@caissonre.com	210-552-4071
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



REQUIRED DISCLOSURE

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires this notice to be provided to prospective buyers, tenants, sellers, and landlords.

BROKERAGE CONTACT

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FORM INFORMATION

TREC IABS 1-0

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