

TURNKEY INDUSTRIAL PROPERTY + OPERATING STONE FABRICATION BUSINESS



18230 BRACKEN DR,
SAN ANTONIO, TX 78266



Executive Summary



FOR SALE 1.2MIL

18230 Bracken offers an opportunity to acquire a stabilized industrial asset paired with an operating stone fabrication business in a single, turnkey transaction. Armadillo Granite & Marble, a full-service natural and engineered stone fabrication and installation company, has been successfully operating for 18 years, providing an established brand, existing customer base, and proven operational infrastructure. The property spans 2.17 acres and features fencing and a gate at the primary access point, offering security and privacy for operations while allowing efficient site circulation. The site provides functional yard space to support material storage, staging, and logistics. The 5,440 SF industrial warehouse offers full clear-height open space well-suited for fabrication and production workflows and is equipped with four loading dock doors, supporting efficient inbound and outbound freight operations. A portion of the building includes a two-story professional build-out, with a customer-facing showroom and service area on the ground floor that supports retail and commercial sales operations. The second floor features a two-bedroom, two-bathroom apartment, providing flexibility for owner occupancy, on-site management, or supplemental rental income. This mixed-use configuration enhances both operational efficiency and asset versatility. The offering includes both the real estate and the operating business, presenting multiple acquisition strategies for an owner-operator or investor.

PROPERTY HIGHLIGHTS

- Turnkey opportunity to acquire industrial real estate with operating stone fabrication business
- Armadillo Granite & Marble – full-service natural and engineered stone company with 18 years of continuous operation
- 2.17-acre industrial site with fencing and gated primary access
- 5,440 SF warehouse with full clear-height production space
- Four loading dock doors for efficient logistics
- Two-story build-out with customer showroom on first floor
- 2-bedroom, 2-bath apartment on second floor for owner or on-site management
- Functional yard space for storage, staging, and operations
- Suitable for owner-operator or investor acquisition



Photos



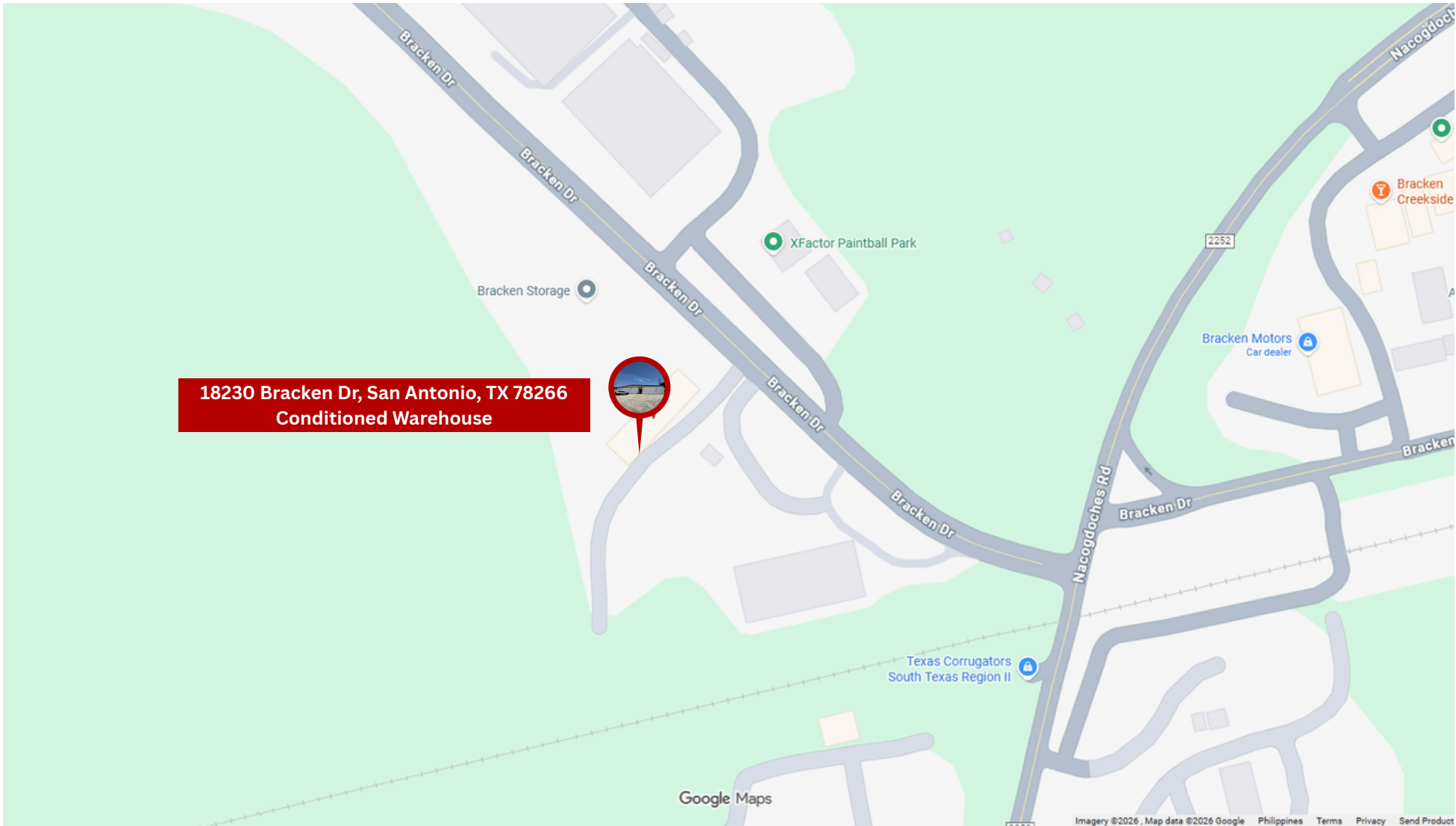
Photos



Photos



Location Maps



San Antonio Metropolitan Area



SAN ANTONIO STATISTICS

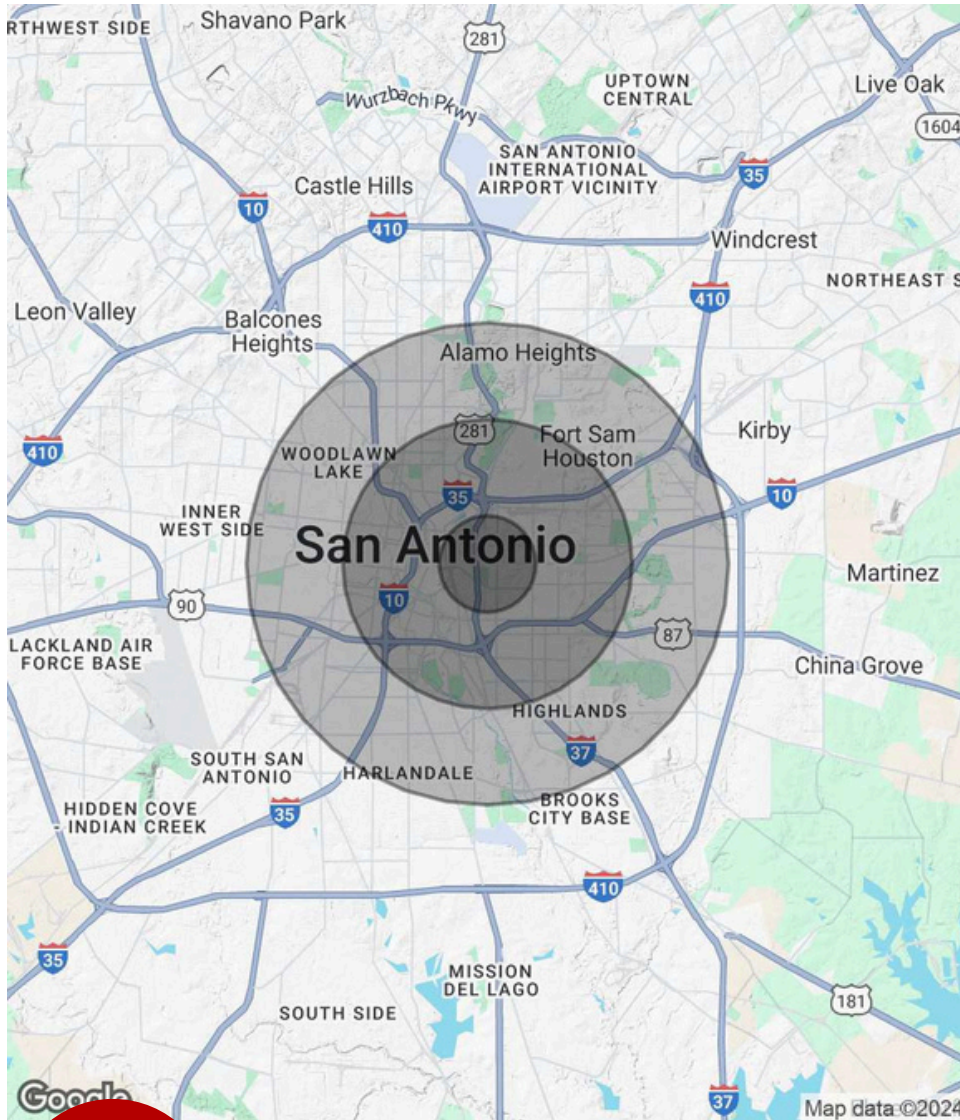
- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.

SAN ANTONIO RANKINGS

- #1 America's Next Boom Town - Forbes
- 120 New Residents Added Daily
- 2nd Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total population | 14,800 | 95,000 | 275,000 |
| Median age | 37.0 | 36.4 | 35.8 |
| Median age (Male) | 35.2 | 34.1 | 33.6 |
| Median age (Female) | 38.6 | 38.0 | 37.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total households | 6,600 | 38,500 | 110,000 |
| # of persons per HH | 2.1 | 2.3 | 2.14 |
| Average HH income | \$48,700 | \$63,400 | \$71,900 |
| Average house value | \$198,500 | \$235,400 | \$262,800 |

** Demographic data derived from 2025 ACS - US Census*



Broker's Info



TIMOTHY WARLOW JR.

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PROFESSIONAL BACKGROUND

Timothy Warlow Jr. is a versatile real estate professional with deep ties to the Hill Country, strong experience in both residential and commercial markets, and a reputation for client-focused service. Whether you're a first-time homebuyer or an investor, he offers valuable local insight, responsive communication, and a forward-looking vision.

