

±18,339 SF Commercial Yard Site

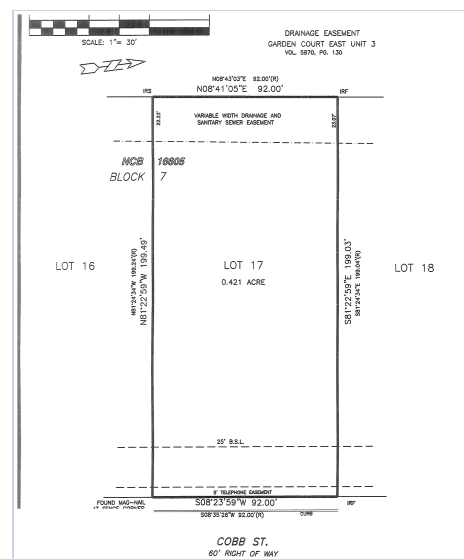
4731 Whirlwind Drive, Lot 17 — 92' frontage on Cobb Street · San Antonio, Texas 78217

OUTDOOR STORAGE · LAYDOWN YARD · EQUIPMENT & VEHICLE STAGING

SITE AREA	BASE RENT	EST. TOTAL RENT	AVAILABLE
18,339 SF 0.421 acres	\$1,450 / mo \$0.95 / SF / yr, NNN	\$1,740 / mo base + NNN & management	Sept. 10, 2026 month-to-month welcome



Lot 17 outlined — boundary approximate. Salado Creek drainage way at the rear (left), Cobb Street at right.



Recorded survey — Lot 17, Block 7, NCB 16605 (Brown Surveying Co., 9/21/2012).

RENT — TRIPLE NET

Base rent **\$1,450 / mo**

\$0.95 / SF / yr · \$17,400 annually

Real estate taxes
22.57% pro rata of \$10,887 **\$205 / mo**

Property insurance
22.57% pro rata of \$1,836 bound premium **\$35 / mo**

Common area maintenance
none currently assessed to this lot **\$0 / mo**

Management fee
3% of total rent **\$51 / mo**

Estimated additional rent **\$290 / mo**
\$0.19 / SF / yr · \$3,480 annually

Estimated total monthly rent **\$1,740 / mo**
\$1.14 / SF / yr · \$20,880 annually

Additional rent billed monthly at one-twelfth of estimate, reconciled annually to actual cost.

Month-to-month welcome

No long-term commitment required — 30 days' notice either party. Longer terms available at 3% annual escalation.

THE SITE

Dimensions	92' frontage on Cobb Street × 199' deep
Condition	Unimproved graded yard, fenced, cleared
Screening	Installed by Landlord
Easements	Rear drainage / sanitary sewer only — no interior easements
Use	Any lawful commercial or industrial use
Flood	Outside the Special Flood Hazard Area
Access	24 hours / 7 days
Deposit	One month's total rent (\$1,740); ACH monthly in advance

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Owned and managed by
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Landlord represented by broker

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