

Property Overview & Location Advantage

Property: 4921 Northwest Industrial, Leon Valley, TX 78238

Type: Ground-lease opportunity (industrial / commercial), 3-year (or longer) lease term

Asking Rent: \$6,000/month

This offering is located in Leon Valley, Texas — a well-situated and strategically positioned community in northwest Bexar County, just about **10 miles from downtown San Antonio, Texas**. [Texas State Historical Association+2Wikipedia+2](#)

Leon Valley is a compact but thriving enclave (about 3.4 square miles) fully embedded in the greater San Antonio region. [Wikipedia+2thecorridor.org+2](#)

Because of its proximity to major corridors, medical and employment centers, and family-friendly neighborhoods, this site offers excellent potential for industrial, logistics, light manufacturing, or other commercial users looking to tap into the large San Antonio market, while benefiting from a more suburban / lower-cost base than central city.

Access, Traffic & Major Highways

Leon Valley sits near the junction of Loop 410 and State Highway 16 (Bandera Road) — major arteries connecting northwest San Antonio, suburbs, and surrounding areas. [Texas State Historical Association+2San Antonio Community Guide+2](#)

From Leon Valley, occupants have easy access to the wider metro area, including downtown, regional employment centers, and key infrastructure. [HAR+2San Antonio Community Guide+2](#)

This accessibility ensures efficient logistics, commuting, and distribution — a major advantage for industrial or retail tenants who depend on transport routes for supplies, deliveries, or customer access.

Population, Demographics & Labor / Customer Base

The population of Leon Valley is around **11,500**. [Data USA+2Wikipedia+2](#)

Median household income is approximately **\$57,695** (recent data). [Data USA+1](#)

Housing is a mix of owner-occupied single-family homes and rental dwellings; the community has a stable residential base that supports local consumption and demand for goods and services. [EPA+2City-Data+2](#)

Also, Leon Valley is only a short drive from major employment hubs — medical centers, major employers, corporate offices, and institutions — which broadens the potential tenant pool for retail, services, or light-industrial businesses needing labor access. [Leon Valley Texas+2San Antonio Community Guide+2](#)

All of this suggests a solid local customer and workforce base combined with access to the larger San Antonio metro — a powerful draw for tenants.

Retail / Commercial Environment & Nearby Amenities

The surrounding area is already home to established retail centers, grocery stores, restaurants, services, and other conveniences — making it attractive for end-users, employees, or customers alike. [Homes.com+2HAR+2](#)

For instance, retail strips and shopping centers along Bandera Road and nearby corridors serve the population living in Leon Valley and the broader northwest San Antonio region, offering easy access to daily needs, retail goods, and services. [Homes.com+2San Antonio Community Guide+2](#)

The mix of residential neighborhoods and retail/commercial offerings helps support foot traffic (or vehicle traffic) to businesses — important for any retail or service-oriented tenant evaluating this site.

Additionally, tenants benefit from proximity to some of San Antonio's biggest draws — employment centers, healthcare, and entertainment — while maintaining lower overhead compared to core urban properties.

Housing & Lifestyle Appeal (For Workforce & Residents)

Because Leon Valley is largely residential with single-family homes and modest-to-middle income households, the area provides stable and affordable housing. [EPA+2Data USA+2](#)

This is an advantage for employers or tenants who need to attract and retain local labor — the surrounding community provides a ready pool of workers within commuting distance.

At the same time, employees get access to urban-adjacent amenities (shopping, groceries, services, entertainment) without the high cost or congestion of downtown — a trade-off many find appealing.

Hence, the property offers a balanced environment: industrial/commercial viability + residential-friendly community — attractive for tenants and their workforce alike.

Why 4921 Northwest Industrial Is a Strong Ground-Lease Opportunity

- **Strategic access** — near Loop 410 & Bandera Road, enabling efficient transport, commuting, and distribution throughout San Antonio metro and beyond.
 - **Population & workforce base** — stable ~11,500 population in Leon Valley; median income and existing housing stock support workforce and residential demand.
 - **Proximity to employment/hubs** — close to medical centers, large employers, services, and amenities, broadening potential labor pool and customer base.
 - **Existing retail/commercial ecosystem** — nearby retail centers, shopping, groceries, and convenience services — ensures demand and foot/vehicle traffic.
 - **Affordability + flexibility** — ground lease structure and the suburban location offer a cost-effective base for tenants compared with core-city rents, especially for industrial, light manufacturing, or mixed commercial uses.
 - **Good for long-term tenancy** — a 3+ year term at \$6,000/month presents a stable, predictable cost structure, attractive especially in urban-edge markets where demand remains strong but rents remain comparatively moderate.
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Recommended Tenant Types / Uses

Given all of the above, this property would especially appeal to:

- Light industrial / manufacturing / fabrication
- Warehousing, distribution, or logistics operations serving San Antonio metro
- Wholesale or supply businesses needing central access to NW-SA/metro
- Mixed-use (office + light industrial / showrooms + warehousing)

- Service companies requiring industrial zoning but close proximity to workforce and consumers
- Retail + distribution combination businesses (e.g. wholesale-to-retail, supply + showroom) that benefit from nearby population and arterial highways