

FOR LEASE - IOS

12870 Interstate 35 S, Von Ormy, TX 78073

Industrial
Leasing Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Jeff Miller

VP & Associate Director

(512) 535-5310

jeff.miller@matthews.com

License No. 797536 (TX)



Michael Kelleher

Associate Vice President

(512) 535-1655

michael.kelleher@matthews.com

License No. 764467 (TX)

Patrick Graham

Broker of Record | License. No. 528005 (TX)

Broker Firm No. 9005919 (TX)

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PROPERTY OVERVIEW

12870 Interstate 35 S
Von Ormy, TX 78073



INVESTMENT HIGHLIGHTS

- **Prime I-35 Frontage with Exceptional Visibility & Access** Direct frontage and full access to Interstate 35 provides maximum exposure to high daily traffic volumes and immediate connectivity to major regional and national highways. The site sits between Fischer Road and Loop 1604, offering seamless access to the greater San Antonio market. ±350 ft of Frontage.
- **Directly Across from the \$100 Million Union Pacific San Antonio Intermodal Terminal (SAIT)** Strategically positioned adjacent to Union Pacific's state-of-the-art intermodal facility. This logistics hub enables efficient rail-to-truck transloading, container storage, and distribution—ideal for logistics providers, construction firms, heavy equipment operators, and supply-chain companies seeking rail adjacency at a fraction of the cost of on-site rail.
- **Flexible Industrial Configuration with Substantial Yard** ±12,600 SF total improvements (±9,948 SF pre-engineered metal warehouse, ±980 SF detached canopy) on ±5.725 acres of commercially zoned land. Expansive concrete and gravel yard areas support warehousing, distribution, construction staging, equipment storage, and light manufacturing.
- **Pre-Engineered Metal Building with Functional Clear Heights** Main building (approximately 66' × 150') features 25 ft eave height and 28 ft peak height. Building by Icon Building Systems (2011).
- **Strong Growth Market & Transportation Infrastructure** Located in the fast-expanding San Antonio–New Braunfels MSA. Only ~28 minutes to San Antonio International Airport and minutes from Loop 1604 and I-35 corridors. Benefits from robust population growth, e-commerce demand, and ongoing infrastructure investment.

This property offers a rare combination of **high-visibility interstate access, direct intermodal adjacency, flexible industrial acreage, and light-industrial zoning**



PROPERTY HIGHLIGHTS

Contact Broker

For Pricing

±9,948 SF

GLA

Property Highlights

Address	12870 Interstate 35 - Von Ormy, TX
Total Building Square Feet	±9,948 SF
Office	±1,672 SF
Mezz	±1,672 SF
Detached Canopy	±980 SF
Total Improvements	±12,600 SF
Acres	±5.73 AC
Lot Square Feet	±248,819 SF
Building/Lot Coverage	3.99%
Construction	Metal
Warehouse	25' Eaves 28' Center
Clear Height	
Doors	4 Grade
Year Built	2011





CFC MATERIALS
PRECAST CONCRETE RETAINING WALL
BASE - SEPTIC TANK - ASPHALT - DUMP SITE

ALAMO 1

Traders Village
Flea Market

U.S. PIPE
A QUIKRETE COMPANY

TOMBALL CONTROLS

MG BUILDING MATERIALS



INTERNATIONAL TRUCK PARTS

United Rentals

Maruchan

TNi
Tri-National, Inc.

1604

vestis
Hasa

TTX

Smurfit Westrock

amazon
Distribution Center

9,000 VPD

FAIRWAY
LANDSCAPE & NURSERY

NORTON TRANSPORT

51,000 VPD

Subject Property

Pilot

ROPESMART
ROPE - REAL - WIN

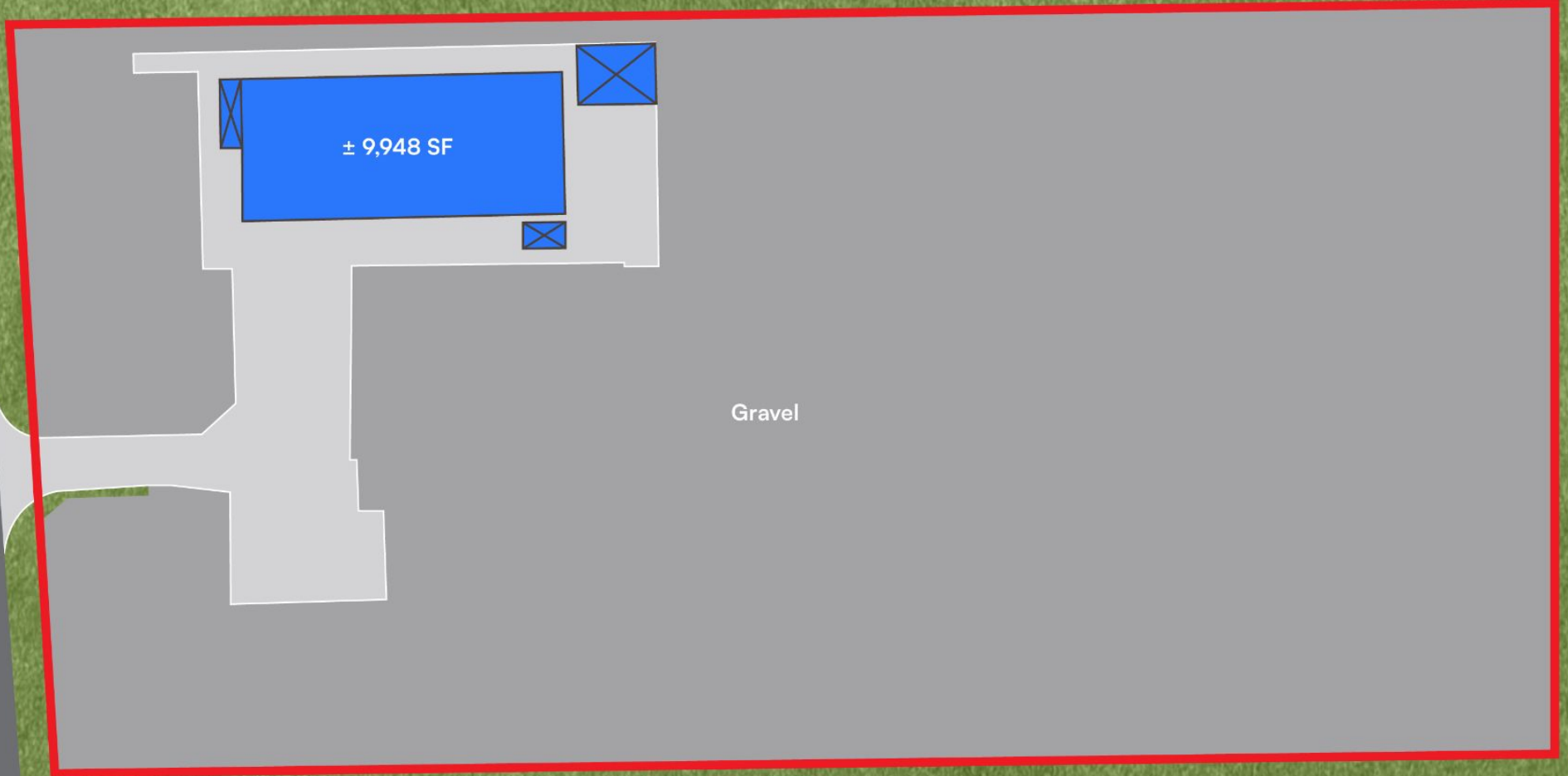
UNITED STATES POSTAL SERVICE

35

1604

Google Earth

Interstate 35 Access Rd ± 3,185 VPD

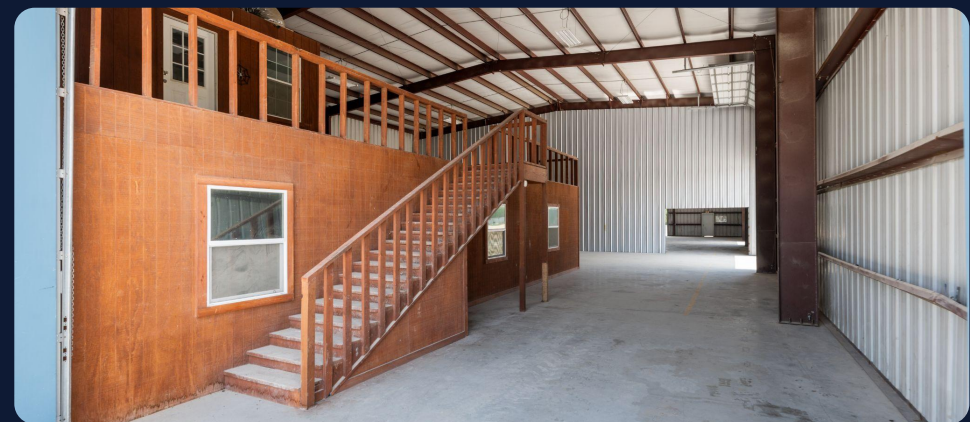


Lot: ± 5.725 AC

PROPERTY PHOTOS



INTERIOR PHOTOS



OFFICE PHOTOS



MARKET OVERVIEW

12870 Interstate 35 S
Von Army, TX 78073



SAN ANTONIO, TX

2,600,000
Total Population

\$62,000
Median HH Income

1,250,000
Employed Population

34 Years
Median Age



Local Market Overview

Situated within the greater San Antonio metropolitan area, Von Ormy benefits from steady population expansion driven by affordability and access to major employment corridors. The South Bexar County submarket has experienced consistent household formation as residents seek lower-density alternatives to the urban core while maintaining proximity to Interstate 35, a primary NAFTA trade corridor. Median household incomes in the broader San Antonio MSA continue to rise alongside employment gains in logistics, manufacturing, and healthcare, supporting sustained demand for industrial space and workforce housing.

The area’s strategic positioning along I-35 enhances its appeal for distribution and industrial users requiring regional and cross-border connectivity. Ongoing infrastructure improvements and land availability have attracted logistics operators and industrial developers to South San Antonio and surrounding communities like Von Ormy. The combination of accessible labor, pro-business policies, and lower occupancy costs relative to larger Texas metros positions the area as a competitive node for industrial expansion and long-term investment.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	367	14,242	64,420
Current Year Estimate	272	11,101	58,985
2020 Census	122	6,106	50,170
Growth Current Year-Five-Year	34.87%	28.30%	9.21%
Growth 2020-Current Year	123.28%	81.79%	17.57%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	116	4,371	19,760
Current Year Estimate	84	3,325	17,602
2020 Census	40	1,816	14,425
Growth Current Year-Five-Year	37.08%	31.48%	12.26%
Growth 2020-Current Year	108.46%	83.07%	22.03%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$89,701	\$87,296	\$76,205

SAN ANTONIO, TX | ECONOMIC OVERVIEW

A nighttime photograph of the San Antonio skyline. The Tower of the Americas is prominent on the left, illuminated with blue and white lights. In the center, a large, modern skyscraper with a tiered top is brightly lit. To the right, several other high-rise buildings are visible, some with flags on top. The sky is a deep blue, and the city lights create a warm glow. In the foreground, there are green trees and a highway overpass.

Economic Drivers

San Antonio has a **large, diversified, and steadily growing economy** anchored by healthcare, education, military and defense, tourism, and logistics. With a population of over 1.4 million, the city benefits from strong job growth and a relatively low unemployment rate, though wages and median household income remain below national averages. Major assets like Joint Base San Antonio, Port San Antonio, and a growing tech and cybersecurity presence support long-term stability, while tourism and hospitality continue to play an outsized role. Overall, San Antonio's economy is **resilient and expanding**, with opportunities tied to workforce development and higher-wage industry growth.

Shipping Radius

Von Ormy, TX



Drive Time

Texas Map



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12870 Interstate 35 S, Von Ormy, TX, 78073 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date