

13306 Western Oak Dr

Helotes, TX 78023

Industrial Investment &
Leasing Opportunity

Offering Memorandum

An aerial photograph of a suburban neighborhood in Helotes, Texas. The foreground features a large industrial building with a light-colored metal roof and a paved lot. Surrounding this are numerous single-family homes with red-tiled roofs and lush green trees. A multi-lane highway runs horizontally across the middle of the image. A white callout box with a red and blue shield icon containing the number '1604' is positioned above the highway. A line points from the box to the highway. The text '±86,199 VPD' is displayed next to the shield.

1604 ±86,199 VPD

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PROPERTY OVERVIEW

13306 Western Oak Dr
Helotes, TX 78023



INVESTMENT HIGHLIGHTS

Discover this modern, versatile 13,095 SF commercial building in the heart of Northwest Business Park Subdivision—perfect for distribution, light manufacturing, or office-warehouse hybrid operations. Zoned C3 General Commercial, this 1.00-acre lot offers exceptional accessibility, energy-efficient design, and turnkey site improvements. Built to 2021 IBC and energy code standards by Metallic Building Systems (Cornerstone Building Brands).

Strategic Location & Accessibility

- Nestled in Northwest Business Park Subdivision for seamless business growth.
- Just 1 mile (2 min) to Loop 1604—quick access to major thoroughfares.
- Only 4.8 miles (6 min) to IH-10—ideal for regional logistics and commuting

Loading & Access Features

- 5 - 12'x14' Insulated Metal Roll-Up Doors — for efficient warehouse operations.
- 1 - 8'x10' Back Metal Roll-Up Door.

Premium Finishes & Energy Efficiency

- Sleek Aluminum Canopies over storefronts for enhanced curb appeal.
- Thermally Broken Aluminum Windows & Storefronts with Low-E 1" insulated glazing.
- Standing Seam Roof: R30 full-cavity insulation, 1:12 pitch.
- Concealed Fastener Walls: IMP Insulated Metal Panels 3" Stucco embossed finish with R21 polyurethane insulation.



INVESTMENT HIGHLIGHTS



Site & Amenities

- 16,000+ SF Paved Parking & Driveway with 17 designated spaces (including 2 accessible).
- Level 2 48A Electric Vehicle Charging Station with dedicated parking.
- Dumpster Enclosure for streamlined waste management.
- Frontage Area: Fully landscaped and irrigated for professional aesthetics.
- Secure Fencing: Front iron fence with automatic double sliding gate; chain-link on sides and rear.

Utilities & Infrastructure

- CPS Energy Three-Phase Power: 277/480V for high-demand operations.
- SAWS Water Service—reliable municipal connections.
- On Site Septic System

This property combines functionality, sustainability, and prime positioning—ready for your vision. Contact us today to schedule a tour and explore customization options!



The Shops at La Cantera

NORDSTROM
Dillard's
Neiman Marcus
BARNES & NOBLE
ZARA
J.CREW
Apple Store
PNC
macys
Grescack Factory
Bath & Body Works

Six Flags
FIESTA TEXAS

TARGET
BEST BUY
LOWE'S

Martin Marietta
Quarry

ExtraSpace
Storage

Garcia Middle School
±620 Students

O'Connor High School
±2,534 Students

Subject
Property

THE HOME
DEPOT

The Row
±100 Units

Brandeis High
±2,777 Students

Stinson Middle School
±2,777 Students

H-E-B
Academy
SPORTS • OUTDOORS
Methodist
HEALTHCARE
CareNow
Urgent Care

Office
DEPOT
enterprise
WELLS
FARGO
Chick-fil-e
Dutch Bros

TARGET
Kohl's
McDonald's
CHIPOTLE
LOWE'S

1604

±86,199 VPD



The University of Texas
at San Antonio
±38,200 Students

COSTCO
WHOLESALE

Walmart
Supercenter
sam's club

LITHIUM
POWER INC
Battery Manufacturer
Controls
Manufacturer

Benchmark Business Park
Business Park | Employees ±600 People

Ed Rawlinson Middle School
±1,190 Students

Key
STORAGE

THE HOME
DEPOT
SPEC'S
WINES • SPIRITS • FINER FOODS
H-E-B

±188,382 VPD

±10.6 Miles Away
San Antonio International Airport
±11,094,278 Passengers

Downtown San Antonio
±13.7 Miles Away
The RIVERWALK
SA
AT&T
CENTER
The ALAMO
SeaWorld
SAN ANTONIO

University Business Park
Business Park | Employees ±500 People

±2.5 Miles Away
South Texas Medical Center
±144 Beds

Corporate
Offices
USAA

BUILDING OVERVIEW

±13,200 SF
Total Building Size

±2,400 SF
Office Size

±10,800 SF
Warehouse Size

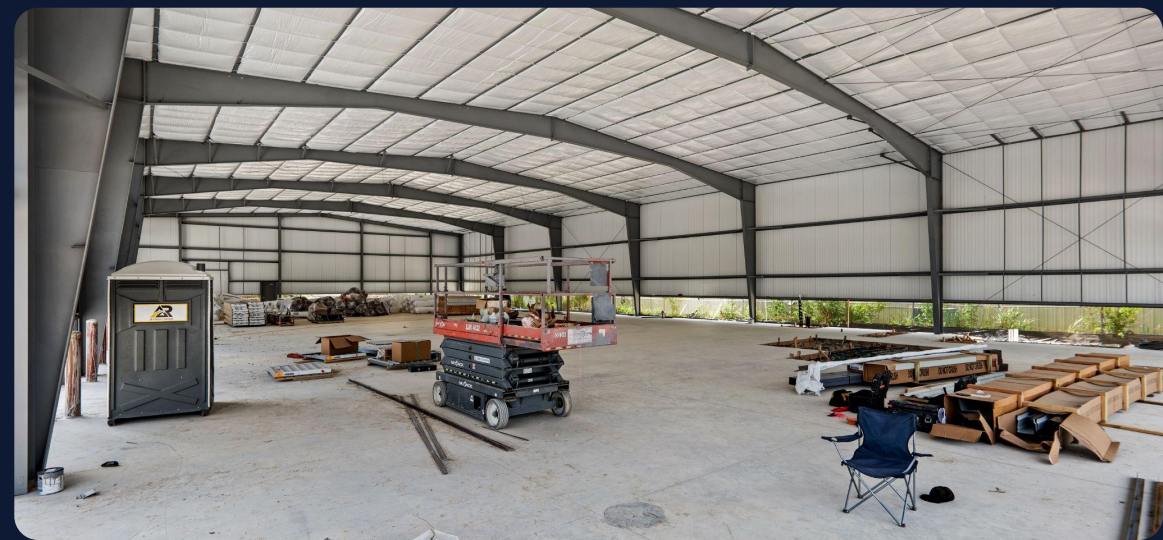


Sales Price	Please Contact Broker for Pricing
Lease Rate	Please Contact Broker for Pricing
Address	13306 Western Oak Drive
City, State	Helotes, Texas
Zip Code	78023
Total Building Size	±13,200 SF
Office Size	±2,400 SF (+Optional 1,200 SF Mezzanine)
Warehouse Size	±10,800 SF
Lot Size	±1.00 Acres
Eave Heights	23'-0"(26'-4" Ridge)
Grade Level Doors	Five 12'x14' roll up doors and One 8' x 10' roll up doors
Roof Type	Standing Steam
Power	3 phase 277/480v

PROPERTY PHOTOS

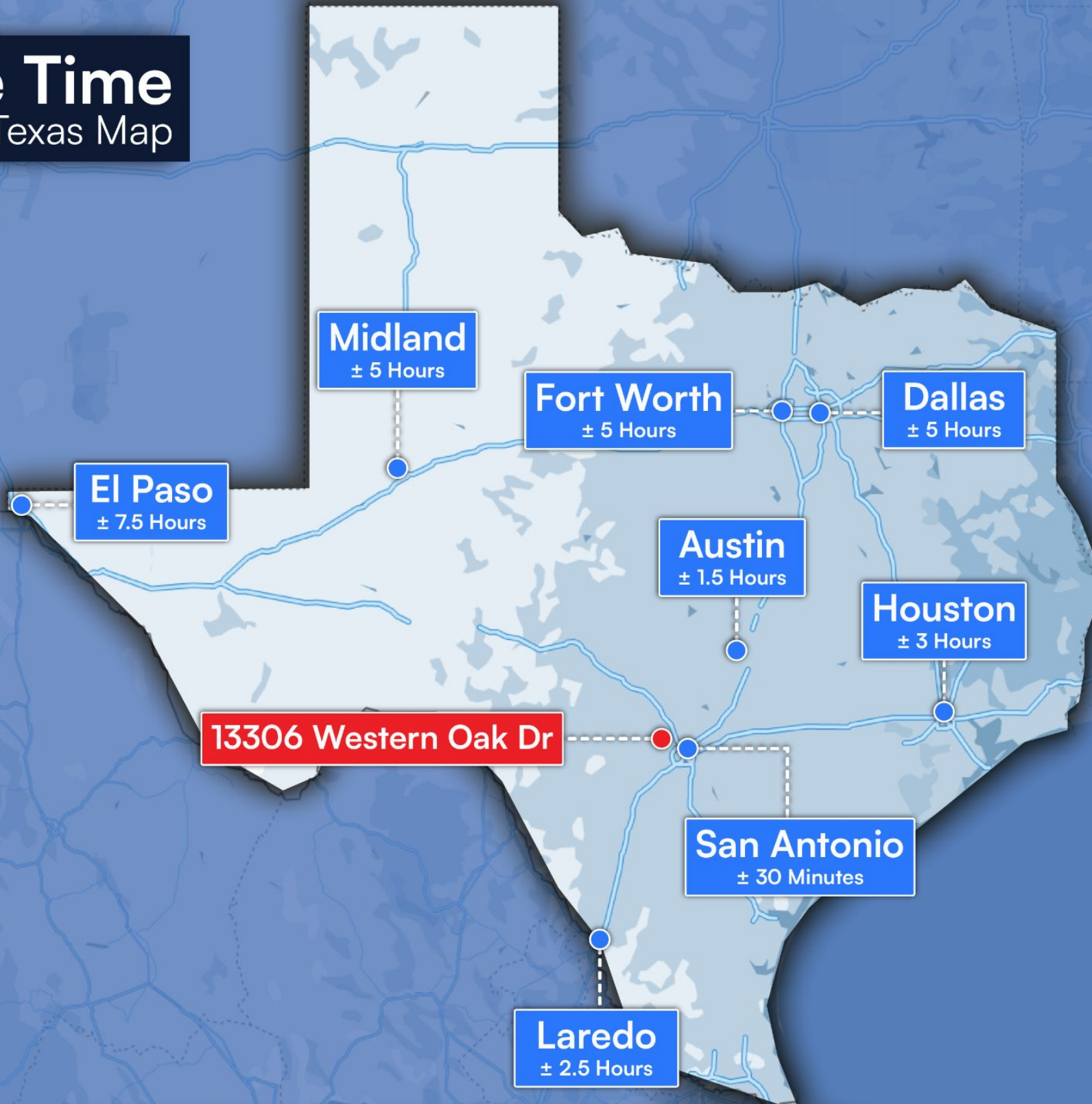


PROPERTY PHOTOS



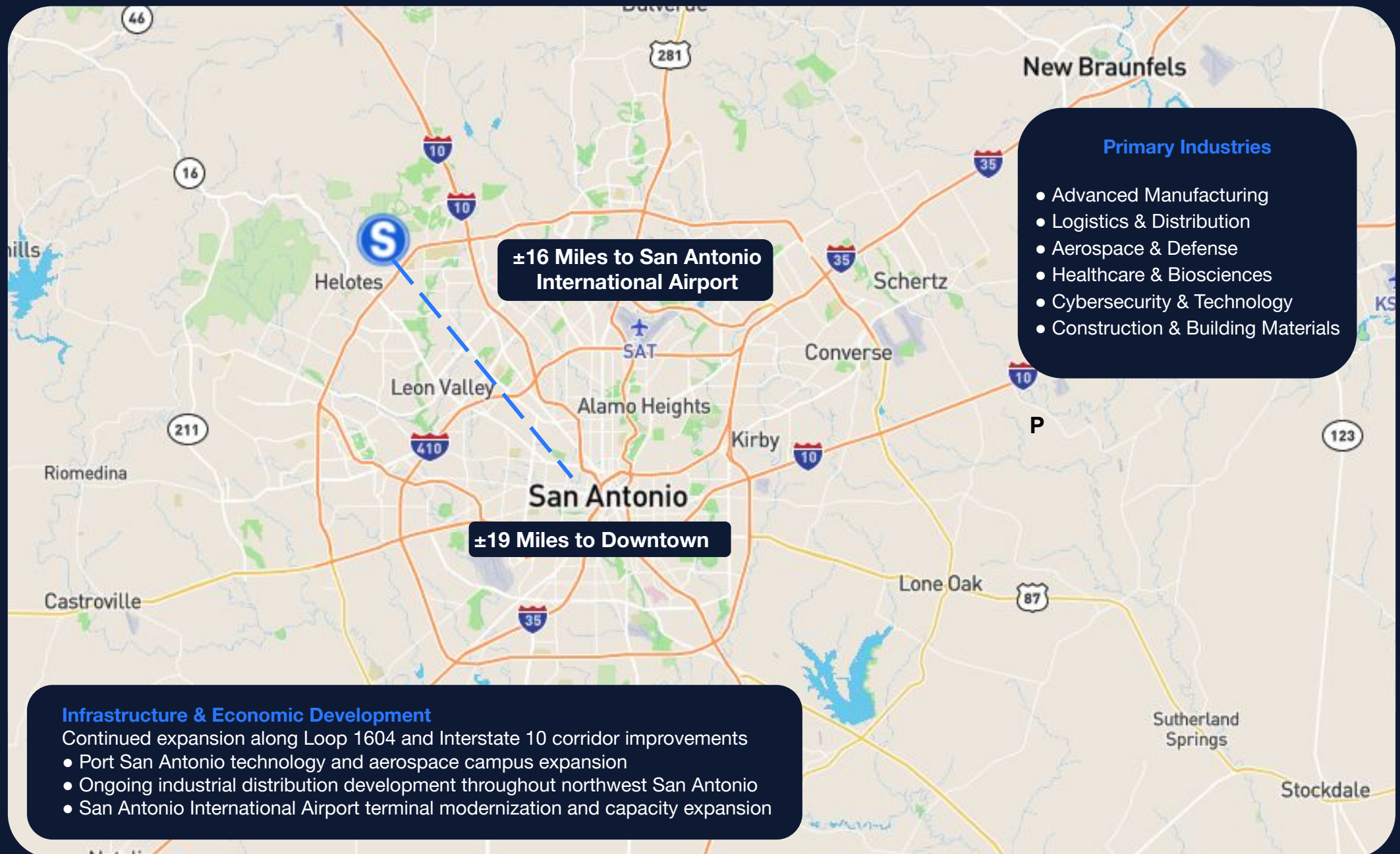
Drive Time

Texas Map



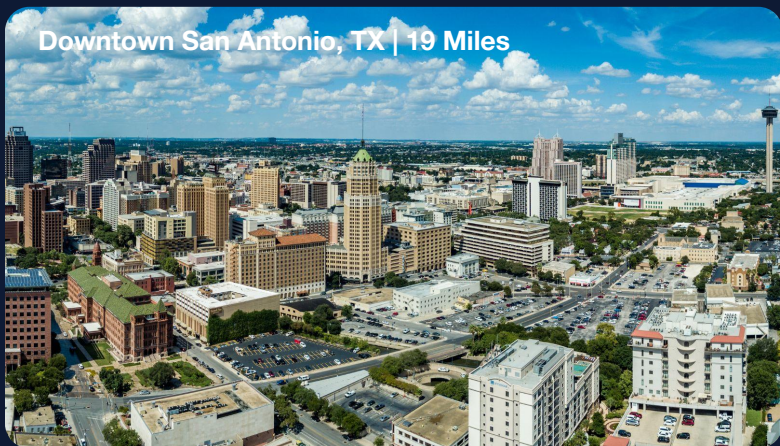
MARKET OVERVIEW

13306 Western Oak Dr
Helotes, TX 78023



Helotes, TX

Market Demographics



10,223
Total Population

\$132,675
Median HH Income

4,497
Employed Population

42
Median Age

Local Market Overview

Helotes, located in the northwest corridor of the San Antonio metropolitan area, has emerged as one of the region's most desirable suburban communities due to its accessibility, affluence, and Hill Country setting. The area benefits from continued population growth, elevated household incomes, and strong residential development trends supported by proximity to Loop 1604, Interstate 10, and major employment centers throughout northwest San Antonio. Residents are drawn to the area's highly ranked schools, established neighborhoods, and quality-of-life amenities, creating sustained demand for commercial and industrial real estate that serves both local consumers and regional logistics activity. The surrounding trade area continues to experience expanding rooftops and rising consumer spending levels, reinforcing long-term economic stability. Industrial users benefit from strategic access to San Antonio's expanding distribution network, the Eagle Ford Shale corridor, and major Texas freight routes connecting Austin, Houston, and the U.S.–Mexico border.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,588	83,392	222,800
Current Year Estimate	8,316	84,938	224,444
Growth Current Year-Five-Year	3.28%	-1.82%	-0.73%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,455	30,575	87,329
Current Year Estimate	3,316	30,668	86,514
Growth Current Year-Five-Year	4.17%	-0.30%	0.94%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$141,781	\$135,772	\$132,167

SAN ANTONIO, TX

1,460,000

Total Population

\$65,056

Median HH Income

547,883

of Households

52.4%

Homeownership Rate

\$235,700

Median Property Value



Local Market Overview

San Antonio is one of the fastest-growing major metros in Texas, supported by steady population expansion, a diversified employment base, and a cost of living that remains below the national average. As the second-largest city in the state, it anchors a regional economy driven by healthcare, military, tourism, financial services, and advanced manufacturing. Population growth has been fueled by both domestic migration and strong household formation, supported by attainable housing and a business-friendly tax environment. The city's youthful median age and expanding labor force provide long-term economic momentum, while household incomes continue to trend upward alongside job creation.

Beyond its economic scale, San Antonio offers a distinctive blend of historic character and modern development. The urban core has experienced significant reinvestment, with mixed-use districts, hospitality growth, and corporate expansions reinforcing downtown's role as a cultural and employment center. Surrounding suburban communities continue to attract new residential and commercial development, supported by expanding infrastructure and access to major transportation corridors including Interstate 10, Interstate 35, and Interstate 37. With strong institutional presence, sustained in-migration, and diversified industry drivers, San Antonio remains a stable and competitive market within the broader Texas growth corridor.

SAN ANTONIO, TX | ECONOMIC OVERVIEW

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.



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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 **13306 Western Oak Dr, Helotes, TX, 78023** ("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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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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