# 13306 Western Oak Dr

Helotes, TX 78023

**Industrial Investment & Leasing Opportunity**

Offering Memorandum

EXCLUSIVELY LISTED BY


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# PROPERTY OVERVIEW

**13306 Western Oak Dr**
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# 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!


N
The Shops at La Cantera
NORDSTROM
macy's
Dillard's
BARNES & NOBLE
The Cheesecake Factory
Neiman Marcus
ZARA
J.CREW
LOFT
Bath & Body Works
Apple Store
PNC
Six Flags
FIESTA TEXAS
TARGET
BEST BUY
LOWE'S
Martin Marietta
Quarry
ExtraSpace Storage
10
1604
Garcia Middle School
±620 Students
O'Connor High School
±2,534 Students
The University of Texas at San Antonio
±38,200 Students
Benchmark Business Park
Business Park | Employees ±600 People
Ed Rawlinson Middle School
±1,190 Students
± 86,199 VPD
± 188,382 VPD
COSTCO WHOLESALE
The Row
±100 Units
Subject Property
Walmart Supercenter
sam's club
Key Storage
THE HOME DEPOT
Brandeis High
±2,777 Students
SPEC'S
WINES • SPIRITS • FINER FOODS
H-E-B
Stinson Middle School
±2,777 Students
LITHIUM POWER INC
Battery Manufacturer
Controls
Manufacturer
H-E-B
Academy SPORTS + OUTDOORS
Methodist HEALTHCARE
CareNow
Urgent Care
±10.6 Miles Away
San Antonio International Airport
±11,094,278 Passengers
Office DEPOT
WELLS FARGO
enterprise
Chick-fil-A
DUTCH BROS
Downtown San Antonio
±13.7 Miles Away
THE RIVERWALK
AT&T CENTER
The ALAMO
SeaWorld SAN ANTONIO
University Business Park
Business Park | Employees ±500 People
TARGET
KOHL'S
McDonald's
CHIPOTLE
LOWE'S
±2.5 Miles Away
South Texas Medical Center
±144 Beds
USAA
Corporate Offices

# BUILDING OVERVIEW

| ±13,200 SF | ±2,400 SF | ±10,800 SF |
|---|---|---|
| Total Building Size | Office Size | 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 |

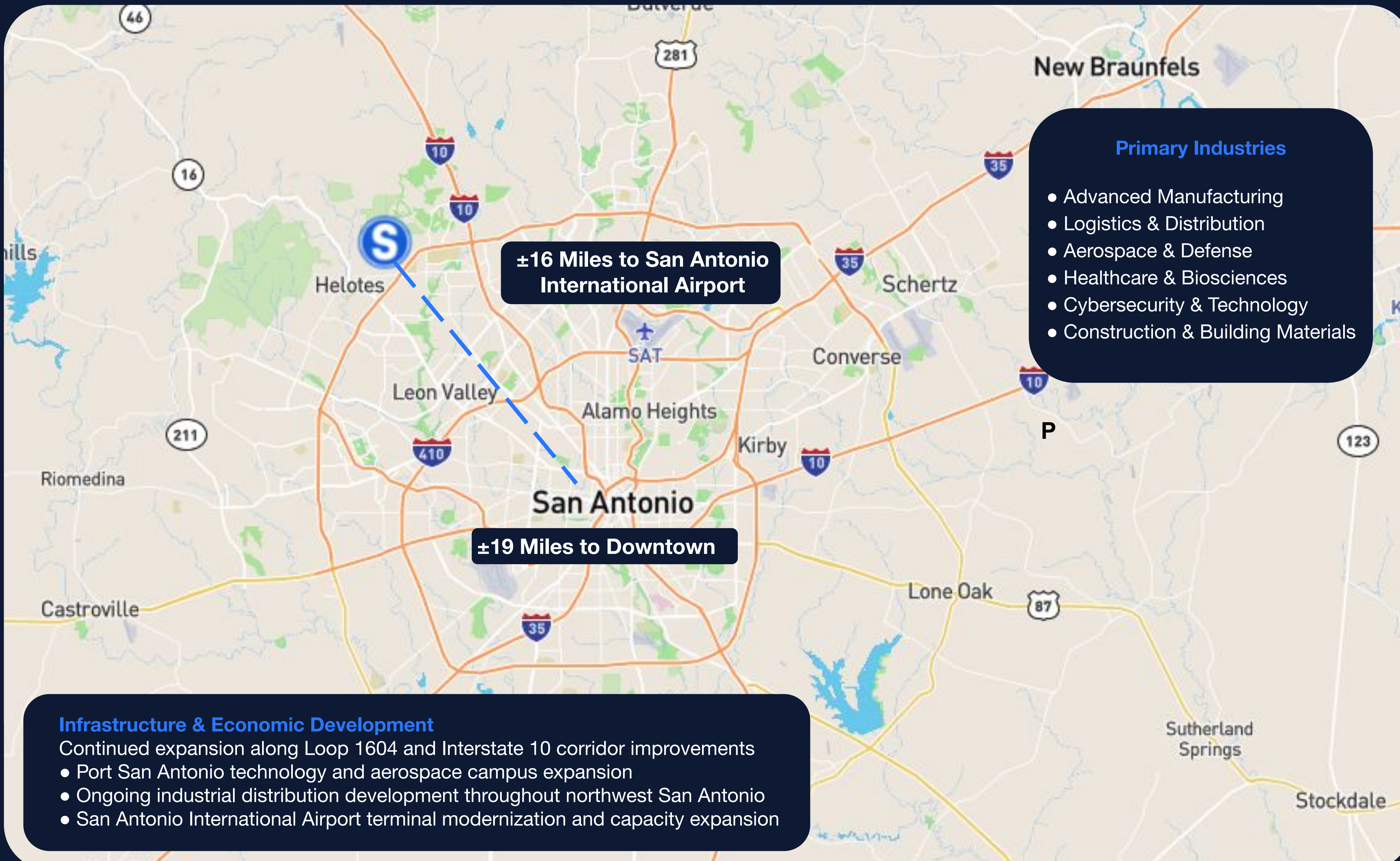
# PROPERTY PHOTOS

# PROPERTY PHOTOS


Drive Time
Texas Map
Midland
± 5 Hours
Fort Worth
± 5 Hours
Dallas
± 5 Hours
El Paso
± 7.5 Hours
Austin
± 1.5 Hours
Houston
± 3 Hours
13306 Western Oak Dr
San Antonio
± 30 Minutes
Laredo
± 2.5 Hours

# MARKET OVERVIEW

**13306 Western Oak Dr**
Helotes, TX 78023




### Primary Industries

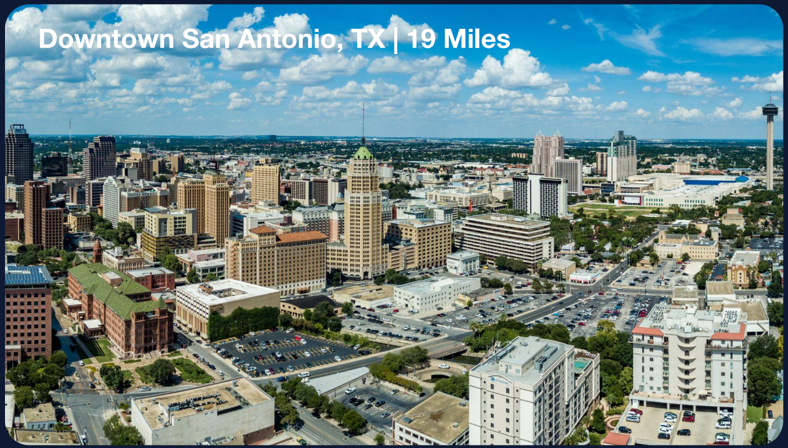
- Advanced Manufacturing
- Logistics & Distribution
- Aerospace & Defense
- Healthcare & Biosciences
- Cybersecurity & Technology
- Construction & Building Materials

### Infrastructure & Economic Development

Continued expansion along Loop 1604 and Interstate 10 corridor improvements
- Port San Antonio technology and aerospace campus expansion
- Ongoing industrial distribution development throughout northwest San Antonio
- San Antonio International Airport terminal modernization and capacity expansion

# 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

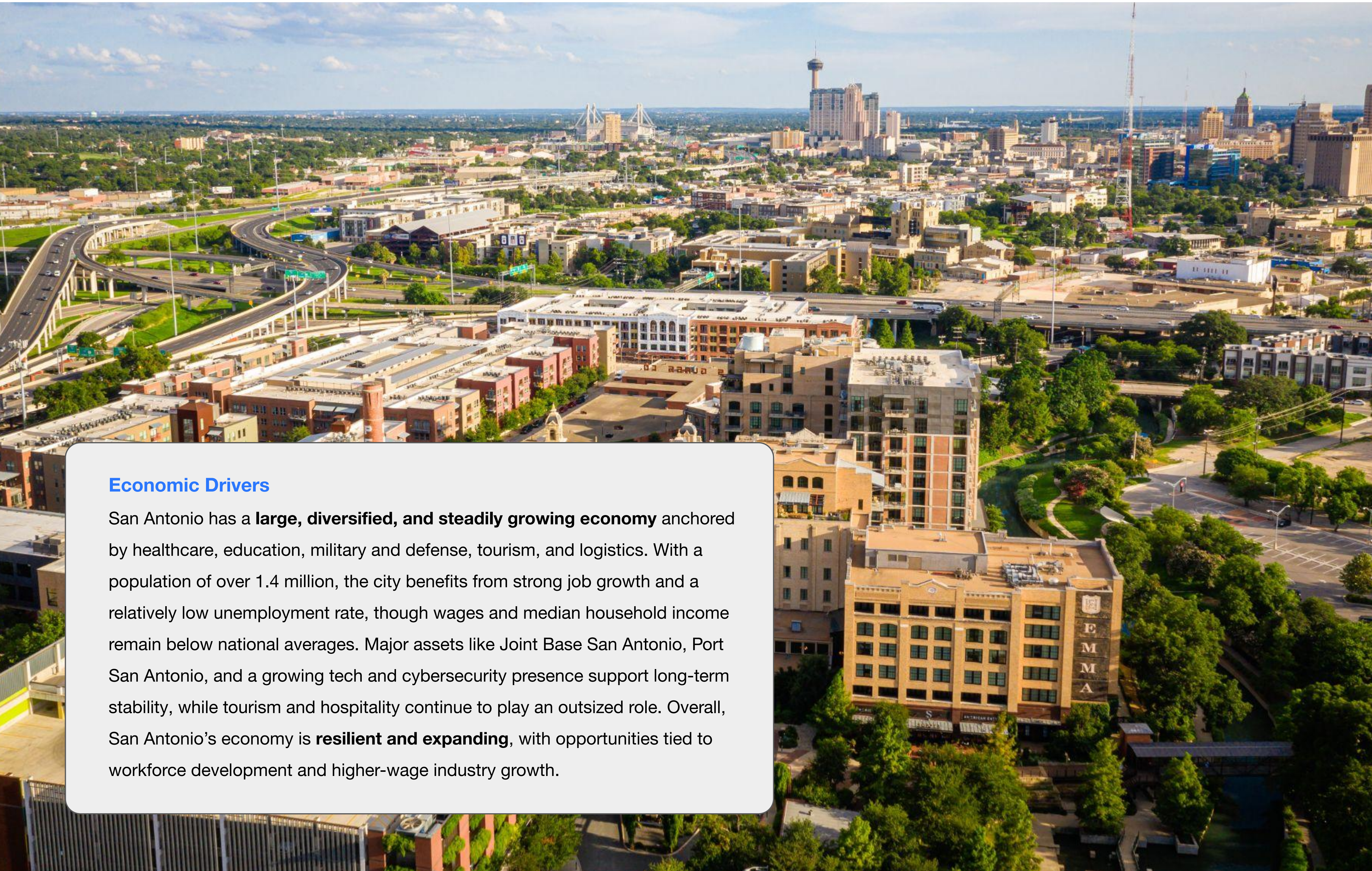
**$235,700**
Median Property Value

**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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# 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.*

**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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| 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