14603 Speedway Park

Von Ormy, TX 78073

IOS Investment Sale & Lease

Offering Memorandum

L, AHOD Zoning | ±17.17 AC Lot Size

MATTHEWS™

Exclusively Listed By

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PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

Property Highlights

- **±17.17-Acre Fully Improved Industrial Outdoor Storage Site:** A large-format IOS offering of ±17.17 acres (±747,925 SF) of fully improved, crushed-road-base yard. Delivered turnkey for immediate truck, trailer, container, and equipment storage.
- **Durable, Functional Yard:** The site features an unobstructed open yard that is surfaced with compacted crushed road base capable of supporting heavy tractor-trailer and equipment traffic.
- **Established Truck & Logistics Node:** Located within Speedway Park, an active industrial outdoor storage corridor already occupied by truck terminals and drop yards — including a neighboring ±26-acre truck terminal and stabilized storage yard immediately adjacent.
- **Proximity to Major Industrial Employers:** Situated approximately ±3 miles from Toyota's manufacturing operations and ±2 miles from JCB, positioning the site within a dense industrial employment base that drives sustained demand for trailer, container, and equipment storage.
- **Direct Access to San Antonio's Primary Freight Corridors:** Approximately ±4 miles to Interstate 35 and ±3.8 miles to Loop 410, placing the site on the I-35 NAFTA corridor connecting San Antonio to Laredo, Austin, Dallas–Fort Worth, and Mexico.
- **Flexible Light Industrial Zoning:** Zoned "L" – Light Industrial District by the City of San Antonio, permitting a broad mix of uses including warehouse, manufacturing, flex space, and self-storage, with no minimum lot area and no maximum site coverage requirement providing significant flexibility for future site improvements or expanded coverage.

14603 Speedway Park
Von Ormy, TX 78073

±17.17 AC
Lot Area

L, AHOD
Zoning

±4 Miles
From I-35

Contact Broker
For Pricing

PROPERTY PHOTOS

N
CEVA PORT LOGISTICS
Warehouse
±150 Employees
WINLAND FOODS
Warehouse
ALAMO COLLEGES
PALO ALTO COLLEGE
Public University
±15,900 Students
±900 Employees
± 48,360 VPD
410
ExtraSpace Storage
amazon
Warehouse
±600 Employees
NORTH PARK
TOYOTA OF SAN ANTONIO
Lennar at Legacy Point
Master-planned single-family community
CIRCLE K
OTTER SELF STORAGE
± 52,390 VPD
FENIX PARTS
Palo Alto Rd ± 25,970 VPD
TEXAS A&M UNIVERSITY SAN ANTONIO
Public University
±8,600 Students
±900 Employees
35
JCB
JCB Factory
Coming Jan 2027
Supporting ±1,500 New Jobs
NORTON TRANSPORT
KB Home Medina Crossing
Master-planned single-family community
Lennar at Valle Sol
±657 Master-planned single-family community
Subject Property
cps ENERGY
TOYOTA Texas
Warehouse
±115 Total Employees
CIRCLE K
The Preserve at Medina
±1,404 Master-planned single-family community
TOYOTA Texas
Car Factory
±3,700 Total Employees

MARKET OVERVIEW

SAN ANTONIO, TX MSA

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

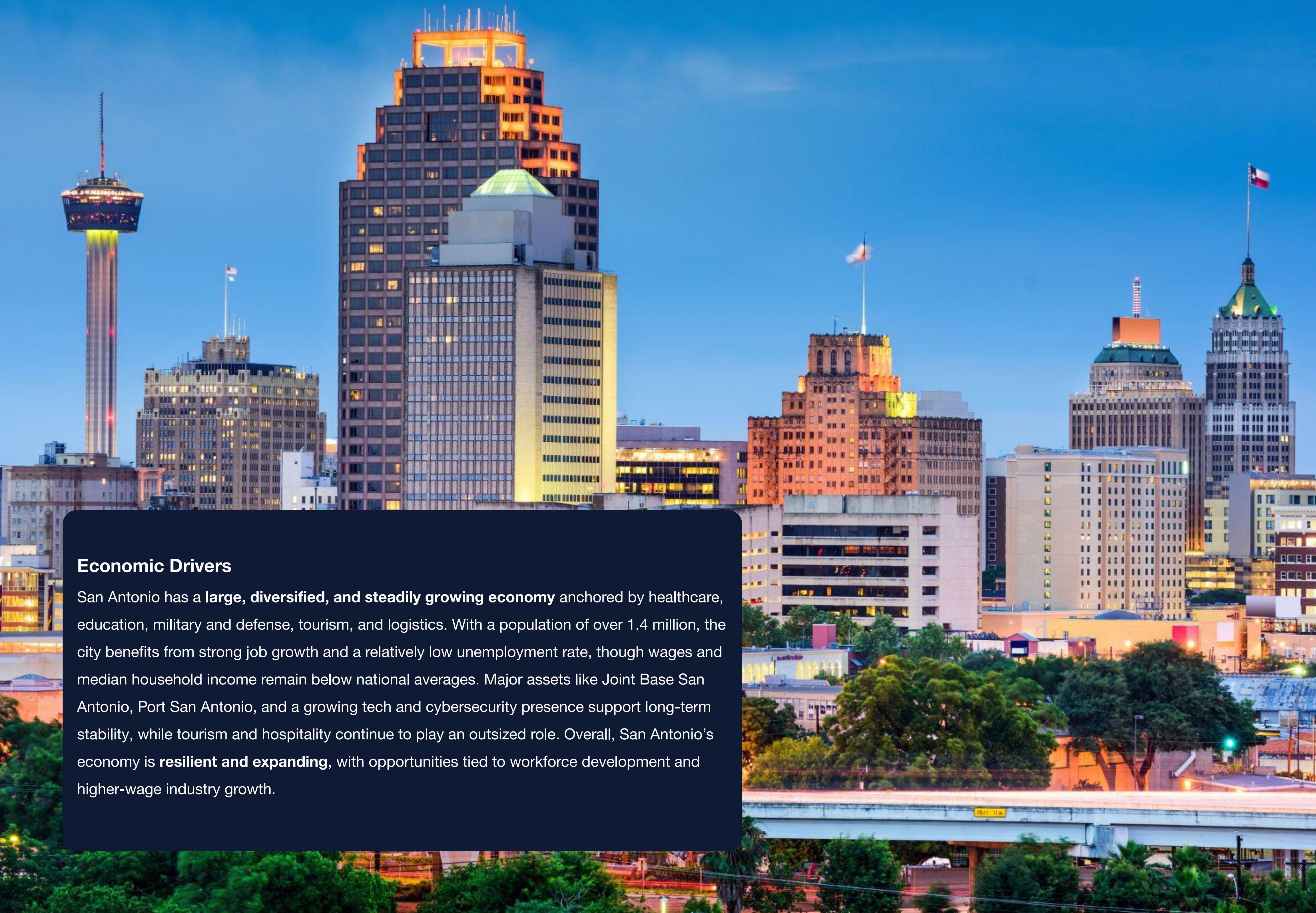
San Antonio is one of the fastest-growing major metros in Texas, supported by steady population expansion, a diversified employment base, and a cost of living that remains below the national average. As the second-largest city in the state, it anchors a regional economy driven by healthcare, military, 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.

Property Demographics

Demographics			
Population	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,189	18,206	63,858
Current Year Estimate	1,460	12,611	55,751
2020 Census	241	3,964	43,577
Growth Current Year-Five-Year	49.92%	44.36%	14.54%
Growth 2020-Current Year	506.55%	218.13%	27.94%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	718	5,728	19,703
Current Year Estimate	469	3,856	16,725
2020 Census	82	1,157	12,293
Growth Current Year-Five-Year	53.07%	48.57%	17.81%
Growth 2020-Current Year	469.52%	233.15%	36.05%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$109,683	$102,016	$86,104

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.


Shipping Radius
Von Ormy, TX
±12 Hours
±8 Hours
±4 Hours
Von Ormy
United States
Mexico
WYOMING
NEBRASKA
IOWA
ILLINOIS
INDIANA
OHIO
PENNSYLVANIA
MARYLAND
WEST VIRGINIA
VIRGINIA
KENTUCKY
TENNESSEE
NORTH CAROLINA
SOUTH CAROLINA
GEORGIA
ALABAMA
MISSISSIPPI
ARKANSAS
LOUISIANA
MISSOURI
KANSAS
TEXAS
NEW MEXICO
ARIZONA
CALIFORNIA
FLORIDA
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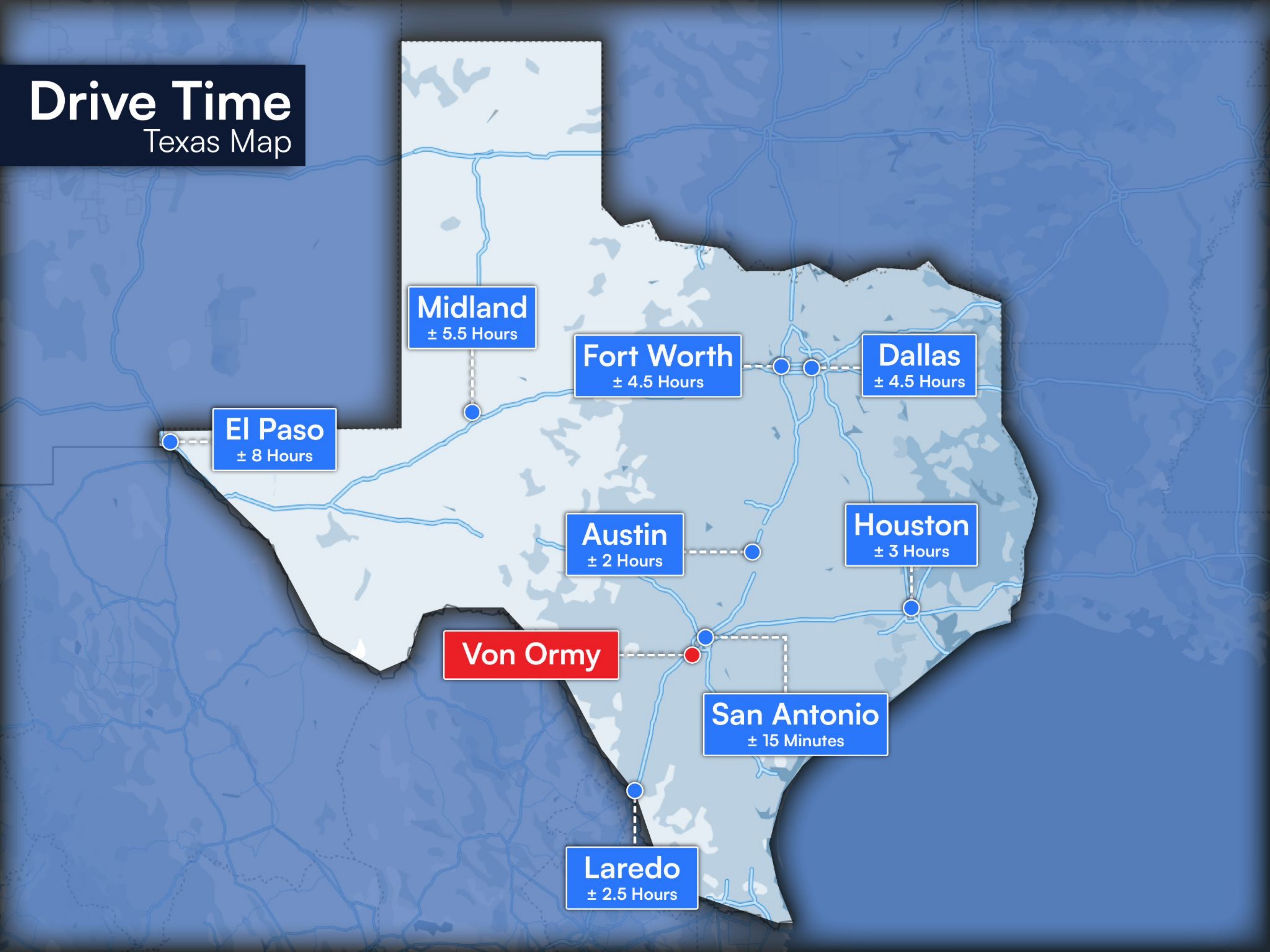
Indianapolis
St. Louis
Nashville
Charlotte
Atlanta
Jacksonville
Orlando
Tampa
Miami
Dallas
Houston
San Antonio
Albuquerque
Las Vegas
Los Angeles
San Diego
Phoenix
San Jose
Ciudad Juárez
BAJA CALIFORNIA
SONORA
CHIHUAHUA
COAHUILA
NUEVO LEON
Monterrey
BAJA CALIFORNIA SUR
SINALOA
DURANGO
TAMAULIPAS
SAN LUIS POTOSI
NAYARIT
GUANAJUATO
Puerto Vallarta
JALISCO
Mexico City
MICHOACÁN
COLIMA
PUEBLA
VERACRUZ
GUERRERO
OAXACA
CHIAPAS
TABASCO
CAMPECHE
YUCATAN
QUINTANA ROO
Mérida
Cancún
Gulf of California
Gulf of Mexico
The Bahamas
Havana
Cuba
Cayman Islands
Jamaica
Belize
Guatemala
Honduras
El Salvador
Nicaragua


Drive Time
Texas Map
Midland
± 5.5 Hours
Fort Worth
± 4.5 Hours
Dallas
± 4.5 Hours
El Paso
± 8 Hours
Austin
± 2 Hours
Houston
± 3 Hours
Von Ormy
San Antonio
± 15 Minutes
Laredo
± 2.5 Hours

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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