

1 4830 Bacon Rd

Property Type:	Ind / Light Industrial	Available SF:	16,600
Bldg Size:	16,600	Max Contig:	--
Year Built:	2003	Min Divisible:	--
Docks/Drive-Ins:	0/10	Lease Rate:	--
Clear Height:	--	Sublease:	No
Land Area:	--	Operating Exp/SF:	--
Zoning:	--	Taxes/SF:	--
% Leased:	0%	Price:	\$1,375,000

**Listing Contact**

Colglazier Properties, Inc.
Cooper Boddy
(210) 445-0815
cooper@colglazier.com

City, State, Zip: **San Antonio, TX 78249**
Market: **North Central / - -**

Listing Notes

Industrial (I-1)/Warehouse. Property is 3.469 Acres /-. 16,600 SF Office - Warehouse Built in 2003. 135,000 SF /- of Asphalt Parking with Lights. Three (3) Entrances to Property. Gated with Security Fence. Ten (10) Grade Doors. Electric (CPS) | Water (SAWS) | Telephone (Yes) | Sewer (Septic).

2 501 E Baxter

Property Type:	Ind / Light Industrial	Available SF:	33,750
Bldg Size:	33,750	Max Contig:	--
Year Built:	--	Min Divisible:	--
Docks/Drive-Ins:	2/3	Lease Rate:	--
Clear Height:	20.00 FT	Sublease:	No
Land Area:	41.36 Ac.	Operating Exp/SF:	--
Zoning:	Industrial - City of Seguin	Taxes/SF:	--
% Leased:	0%	Price:	\$2,540,000

**Listing Contact**

Colglazier Properties, Inc.
John Colglazier, Jr. SIOR
(210) 821-5644
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Scott Christy
(210) 821-5644
schristy@colglazier.com

City, State, Zip: **Seguin, TX 78155**
Market: **Seguin / - -**

Listing Notes

33,750 square foot free-span metal building. Roughly 1,875 square feet of office. 41.363 Acres Total. Two - 15 ton overhead bridge cranes. Large hangar doors on 3 of 4 sides. 12.8 acre yard area is fully surfaced, fenced, and lit. Excellent labor market in Seguin 20 minutes from East San Antonio. Less than 1 mile from IH 10 East and Highway 123 heading South into the Eagle Ford Shale Play. Zoned Industrial - City of Seguin. Compressed air service. All systems fully operational. Minimum 20' clear heights and completely free-span. COMPLETELY RENOVATED.

3 17325 Bell North Dr

Property Type:	Ofc / General	Available SF:	9,548
Bldg Size:	9,548	Max Contig:	--
Stories:	1	Min Divisible:	--
Building Class:	B	Lease Rate:	--
Year Built:	2003	Sublease:	No
Core Factor:	--	Operating Exp/SF:	--
Parking:	36 / 3.77/1000 SF	Taxes/SF:	--
% Leased:	0%	Price:	\$850,000

**Listing Contact**

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Scott Christy
(210) 821-5644
schristy@colglazier.com

City, State, Zip: **Schertz, TX 78154**
Market: **Far North East / - -**

Listing Notes

9,548 SF for sale. High end finishes. Covered parking.

4 SunBelt II - 4241-4271 Centergate St

Property Type:	Ind / Flex/R&D	Available SF:	8,471
Bldg Size:	20,658	Max Contig:	5,389 SF
Year Built:	1980	Min Divisible:	2,689 SF
Docks/Drive-Ins:	0/6	Lease Rate:	\$6.50 NNN
Clear Height:	--	Sublease:	No
Land Area:	1.13 Ac.	Operating Exp/SF:	\$3.00 /SF
Zoning:	I-1	Taxes/SF:	--
% Leased:	58.99%	Price:	--



Listing Contact

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Cooper Boddy
 (210) 445-0815
 cooper@colglazier.com

City, State, Zip: **San Antonio, TX 78217**
 Market: **North East / - -**

Listing Notes

20,658 SF Building. Three Spaces Available: 4241 - 2,700 SF; 4243 - 2,689 SF; 4247 - 3,082 SF. Triple Net Lease: Base Rate - \$6.50/SF/YR. Triple Net Charges - \$3.00/SF/YR. TI's Negotiable. Convenient to Loop 410, IH 35 and Wurzbach Pkwy.

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
4241	2,700	5,389	2,700	\$6.50 NNN	Yes	Now	--	--	--	--
--										
4241/4243	5,389	5,389	2,689	\$6.50 NNN	Yes	Now	--	--	--	--
--										
4243	2,689	5,389	2,689	\$6.50 NNN	Yes	Now	--	--	--	--
--										
4247	3,082	3,082	3,082	\$6.50 NNN	Yes	Now	--	--	--	--
--										

5 St Hedwig Industrial Park Portfolio - 5885 FM 1346

Property Type:	Ind / Bulk Warehouse	Available SF:	73,410
Bldg Size:	73,410	Max Contig:	--
Year Built:	--	Min Divisible:	--
Docks/Drive-Ins:	--/-	Lease Rate:	--
Clear Height:	--	Sublease:	No
Land Area:	--	Operating Exp/SF:	--
Zoning:	--	Taxes/SF:	--
% Leased:	0%	Price:	Negotiable



Listing Contact

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Scott Christy
 (210) 821-5644
 schristy@colglazier.com

City, State, Zip: **San Antonio, TX 78219**
 Market: **South East / - -**

Listing Notes

3 Major Tenants: AAA Cooper Transportation- 13,050 SF; Pallet Logistics of America- 8,910 SF; McJunkin Redman- 51,450 SF. Excellent credit. NNN Leases. Well maintained park. Additional Development land. Leases provided upon request.

6 18668 Highway 16 N

Property Type:	Ret / Freestanding	Available SF:	14,000
Bldg Size:	14,000	Max Contig:	--
# of Anchors:	--	Min Divisible:	--
Major Tenant 1:	--	Lease Rate:	--
Year Built:	--	Sublease:	No
Parking Spaces:	56	Operating Exp/SF:	--
Traffic Count (Pri.):	--	Taxes/SF:	--
Traffic Count (Sec.):	--	Tax Year:	--
% Leased:	100%	Price:	\$1,400,000



Listing Contact

Colglazier Properties, Inc.
 Cooper Boddy
 (210) 445-0815
 cooper@colglazier.com

City, State, Zip: **Helotes, TX 78023**
 Market: **North West / - -**

Listing Notes

14,000 SF metal building; 5.1 acres; 100% HVAC; owner/user of building runs a very successful cheerleading/gymnastics business; the owner/user will execute a fresh 7-year NNN lease. Sale Price: \$1,400,000 (NOI: \$133,000). 9.5 CAP; Opportunity to build another building on property.

7 14526 Jones Maltzberger Rd

Property Type:	Ofc / General	Available SF:	600
Bldg Size:	7,855	Max Contig:	600 SF
Stories:	2	Min Divisible:	600 SF
Building Class:	C	Lease Rate:	\$15.00 FSG
Year Built:	1985	Sublease:	No
Core Factor:	--	Operating Exp/SF:	--
Parking:	31 / 4/1000 SF	Taxes/SF:	--
% Leased:	92.36%	Price:	--



Listing Contact

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City, State, Zip: **San Antonio, TX 78247**
Market: **North Central / - -**

Listing Notes

Unique Garden Office Available. Convenient North Central Location close to Highway 281 and Loop 1604. Last Suite Available: 400 SF. Flexible Terms. Rate: \$1.25/SF Full Service.

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1st	--	600	600	600	\$15.00 FSG	Office	Yes	Now	--
--									

8 Shavano Park Center I - 4600 Lockhill-Selma Rd

Property Type:	Ind / Flex/R&D	Available SF:	16,738
Bldg Size:	20,600	Max Contig:	16,738 SF
Year Built:	--	Min Divisible:	2,100 SF
Docks/Drive-Ins:	TBD/TBD	Lease Rate:	\$18.00 - \$20.00 NNN
Clear Height:	--	Sublease:	No
Land Area:	--	Operating Exp/SF:	--
Zoning:	--	Taxes/SF:	--
% Leased:	18.75%	Price:	--



Listing Contact

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City, State, Zip: **San Antonio, TX 78249**
Market: **North Central / - -**

Listing Notes

New Construction with all glass office/store fronts. 4.75:1000 parking ratio. Heavily landscaped with native oak trees. Institutional quality construction and design. Baysize - 2,100 SF - 30' x 70'. Monument and building face signage available. Generous finish-out allowances. Easy access to Loop 1604, IH 10, and US 281.

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
--	16,738	16,738	2,100	\$18.00 - \$20.00 NNN	Yes	Now	TBD	TBD	TBD	--
--										

9 Keller Material Site- Portfolio - 1920 SE Loop 410

Property Type:	Ind / Light Industrial	Available SF:	13,200
Bldg Size:	13,200	Max Contig:	--
Year Built:	--	Min Divisible:	--
Docks/Drive-Ins:	-- / - -	Lease Rate:	--
Clear Height:	11.00 FT	Sublease:	No
Land Area:	60.00 Ac.	Operating Exp/SF:	--
Zoning:	I-1	Taxes/SF:	--
% Leased:	0%	Price:	\$4,000,000



Listing Contact

Colglazier Properties, Inc.
Cooper Boddy
(210) 445-0815
cooper@colglazier.com

City, State, Zip: **San Antonio, TX 78220**
Market: **North West / - -**

Listing Notes

60 Acres Generally Flat, MAPSCO 619-A8. Land Improvement: 8 Acres Concrete, 8 Acres Asphalt, 14.5 Acres Compacted Base. Other Improvements: Two Gates, Yard Lights, Wrought Iron Fencing, Stone Pilasters and Chain Link fencing. Building I: Office Warehouse 10,800 SF (11' Clear Height in Warehouse) Building II: Warehouse 2,400 SF (11' Clear Height) Weigh Station: 70' Weigh Station. Zoning: I-1 - Light Industrial

10 Metro Industrial Park - 3601-3645 Metro Pkwy

Property Type:	Ind / Warehouse - Distribution	Available SF:	6,300
Bldg Size:	47,382	Max Contig:	6,300 SF
Year Built:	1985	Min Divisible:	6,300 SF
Docks/Drive-Ins:	12/10	Lease Rate:	\$5.99 NNN
Clear Height:	17.00 - 24.00 FT	Sublease:	No
Land Area:	2.90 Ac.	Operating Exp/SF:	--
Zoning:	I-1	Taxes/SF:	--
% Leased:	86.7%	Price:	--



Listing Contact

Colglazier Properties, Inc.
Cooper Boddy
(210) 445-0815
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City, State, Zip: **San Antonio, TX 78247**
Market: **North Central / - -**

Listing Notes

Industrial/Flex with Office. Less than 3 Miles from Airport. Dock & Grade Loading in all Suites. Move-In Ready.

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
3625	6,300	6,300	6,300	\$5.99 NNN	Yes	Now	--	--	--	--
--	--	--	--	--	--	--	--	--	--	--

11 1401 S New Braunfels Ave

Property Type:	Ret / Freestanding	Available SF:	5,561
Bldg Size:	5,561	Max Contig:	--
# of Anchors:	--	Min Divisible:	--
Major Tenant 1:	--	Lease Rate:	--
Year Built:	--	Sublease:	No
Parking Spaces:	--	Operating Exp/SF:	--
Traffic Count (Pri.):	--	Taxes/SF:	--
Traffic Count (Sec.):	--	Tax Year:	--
% Leased:	0%	Price:	\$350,000



Listing Contact

Colglazier Properties, Inc.
Cooper Boddy
(210) 445-0815
cooper@colglazier.com

City, State, Zip: **San Antonio, TX 78210**
Market: **North East / - -**

Listing Notes

Building area is 5,561 SF. Land Area is 22,500 SF (0.5165 Acres). Zoned RM4 - Arena District (Residential Mixed Use Development). Mapsco 617-C8. Current use has been commercial. Corner Lot at South New Braunfels and Porter.

12 1466 S Seguin Street

Property Type:	Ret / Automotive	Available SF:	1,921
Bldg Size:	1,921	Max Contig:	--
# of Anchors:	--	Min Divisible:	--
Major Tenant 1:	--	Lease Rate:	--
Year Built:	--	Sublease:	No
Parking Spaces:	--	Operating Exp/SF:	--
Traffic Count (Pri.):	--	Taxes/SF:	--
Traffic Count (Sec.):	--	Tax Year:	--
% Leased:	100%	Price:	\$592,800



Listing Contact

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jcjr@colglazier.com

City, State, Zip: **New Braunfels, TX 78130**
Market: **Far North East / - -**

Listing Notes

FREE-STANDING NNN LEASED JIFFY-LUBE 1,921 square foot automotive lube facility on 0.7950 acres located one block off of IH 35 on S Seguin St (FM 725 to Lake McQueeney/Seguin) in New Braunfels, Texas – 29 miles northeast of San Antonio on the way to Austin. • Traffic Count: 21,000 vehicles per day – Seguin St. The San Antonio-Austin Corridor is the busiest inter-metro Interstate in Texas with traffic counts exceeding 100,000 in several locations – just one block from the location. • Pylon signage visible from IH 35.

13 Trucking Facility - 326 Seguin St - 326 Seguin St

Property Type:	Ind / Other	Available SF:	8,578
Bldg Size:	8,578	Max Contig:	--
Year Built:	1955	Min Divisible:	--
Docks/Drive-Ins:	TBD/TBD	Lease Rate:	--
Clear Height:	--	Sublease:	No
Land Area:	5.03 Ac.	Operating Exp/SF:	--
Zoning:	I-2	Taxes/SF:	--
% Leased:	0%	Price:	\$1,695,000



Listing Contact

Colglazier Properties, Inc.
John Colglazier, Jr. SIOR
(210) 821-5644
jcjr@colglazier.com

City, State, Zip: **San Antonio, TX 78208**
Market: **North East / - -**

Listing Notes

5.03 acre all weather yard completely fenced and lit with remote controlled access. 3,430 square foot truck maintenance facility with compressed air-attached canopy workspace. Additional 1.035 Acres Available. 3,113 square foot two story office building with garage storage. Fully compliant 16,000 gallon fueling station. 200,000lb truck scales.

14 156 W Sunset Rd

Property Type:	Ofc / Medical	Available SF:	8,000
Bldg Size:	8,000	Max Contig:	--
Stories:	2	Min Divisible:	--
Building Class:	B	Lease Rate:	\$20.00 NNN
Year Built:	--	Sublease:	No
Core Factor:	--	Operating Exp/SF:	--
Parking:	32 / 4/1000 SF	Taxes/SF:	--
% Leased:	83.5%	Price:	\$1,890,000



Listing Contact

Colglazier Properties, Inc.
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(210) 821-5644
jcjr@colglazier.com

City, State, Zip: **San Antonio, TX 78209**
Market: **North Central / - -**

Listing Notes

156 W Sunset is an 8,000 SF upscale medical/office project located just two blocks west of Broadway. This private office building is set back more than 160 feet off of Sunset Rd amongst lush landscaping to provide a quiet work environment.

15 156 W Sunset Rd

Property Type:	Ofc / Medical	Available SF:	1,320
Bldg Size:	8,000	Max Contig:	1,320 SF
Stories:	2	Min Divisible:	1,125 SF
Building Class:	B	Lease Rate:	\$20.00 NNN
Year Built:	--	Sublease:	No
Core Factor:	--	Operating Exp/SF:	--
Parking:	32 / 4/1000 SF	Taxes/SF:	--
% Leased:	83.5%	Price:	\$1,890,000



Listing Contact

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(210) 821-5644
jcjr@colglazier.com

City, State, Zip: **San Antonio, TX 78209**
Market: **North Central / - -**

Listing Notes

156 W Sunset is an 8,000 SF upscale medical/office project located just two blocks west of Broadway. This private office building will be set back more than 160 feet off of Sunset Rd amongst lush landscaping to provide a quiet work environment.

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1 & 2	--	1,320	1,320	1,125	\$20.00 NNN	Medical	Yes	Now	--
--									

16 Zarzamora Industrial Business Park - 2915 S Zarzamora St

Property Type:	Ind / Light Industrial	Available SF:	103,215
Bldg Size:	103,215	Max Contig:	--
Year Built:	1941	Min Divisible:	--
Docks/Drive-Ins:	2/29	Lease Rate:	--
Clear Height:	10.00 FT	Sublease:	No
Land Area:	4.94 Ac.	Operating Exp/SF:	--
Zoning:	--	Taxes/SF:	--
% Leased:	0%	Price:	\$1,825,000

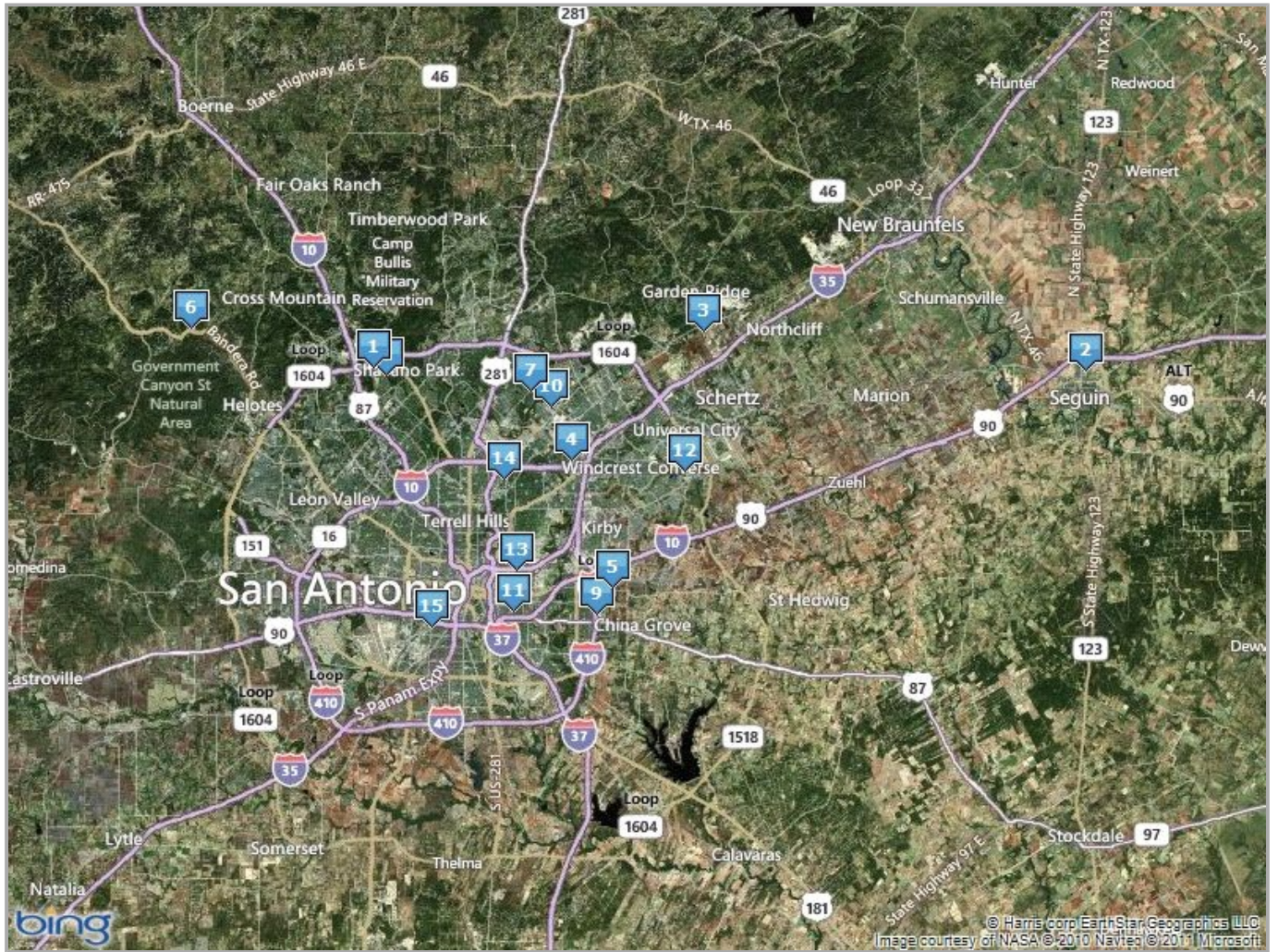
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City, State, Zip: **San Antonio, TX 78225**
 Market: **South West / - -**

Listing Notes

Zarzamora Industrial Park is located at the hard corner of Zarzamora St and Humble Ave just one block south of Highway 90 W on the southwest side of downtown San Antonio. The park consists of eight buildings totaling 103,215 square feet. 26 tenants in spaces ranging from 414 SF to 11,000 SF. Most of the tenancy has been occupying space for 3 years. Masonry and metal construction. Fully fenced and secured- access controlled gate on Zarzamora. Environmental records on file with TCEQ. High historical occupancy rates.



- 1** 4830 Bacon Rd, San Antonio, TX 78249
- 2** 501 E Baxter, Seguin, TX 78155
- 3** 17325 Bell North Dr, Schertz, TX 78154
- 4** 4241-4271 Centergate St, San Antonio, TX 78217
- 5** 5885 FM 1346, San Antonio, TX 78219
- 6** 18668 Highway 16 N, Helotes, TX 78023
- 7** 14526 Jones Maltsberger Rd, San Antonio, TX 78247
- 8** 4600 Lockhill-Selma Rd, San Antonio, TX 78249
- 9** 1920 SE Loop 410, San Antonio, TX 78220
- 10** 3601-3645 Metro Pkwy, San Antonio, TX 78247
- 11** 1401 S New Braunfels Ave, San Antonio, TX 78210
- 12** 1466 S Seguin Street, New Braunfels, TX 78130
- 13** 326 Seguin St, San Antonio, TX 78208
- 14** 156 W Sunset Rd, San Antonio, TX 78209
- 15** 2915 S Zaramora St, San Antonio, TX 78225