



# LEON CREEK LOGISTICS PARK

ECKHERT RD & BANDERA RD, SAN ANTONIO, TX 78238

PREMIER NORTHWEST SAN ANTONIO PARK

LEON CREEK LOGISTICS PARK IS A FOUR (4)  
BUILDING, CLASS A, LOGISTICS PARK  
THAT CAN ACCOMMODATE  
UP TO ±450,360 SF



Delivered Q1 2024

MO GREEN  
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 **CAVENDER & HILL**  
PROPERTIES

 **VELOCIS**

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# PROPERTY AERIAL



**BLDG 1**

**BLDG 2**

**BLDG 4**

**BLDG 3**

**4 Building Class A  
Logistics Center**

**Immediate access to  
Bandera Rd (SH-16)**

**11 miles to downtown  
San Antonio**

**Low vacancy in  
submarket**

**Access to dense labor supply  
and high growth, high-earning  
neighborhoods**

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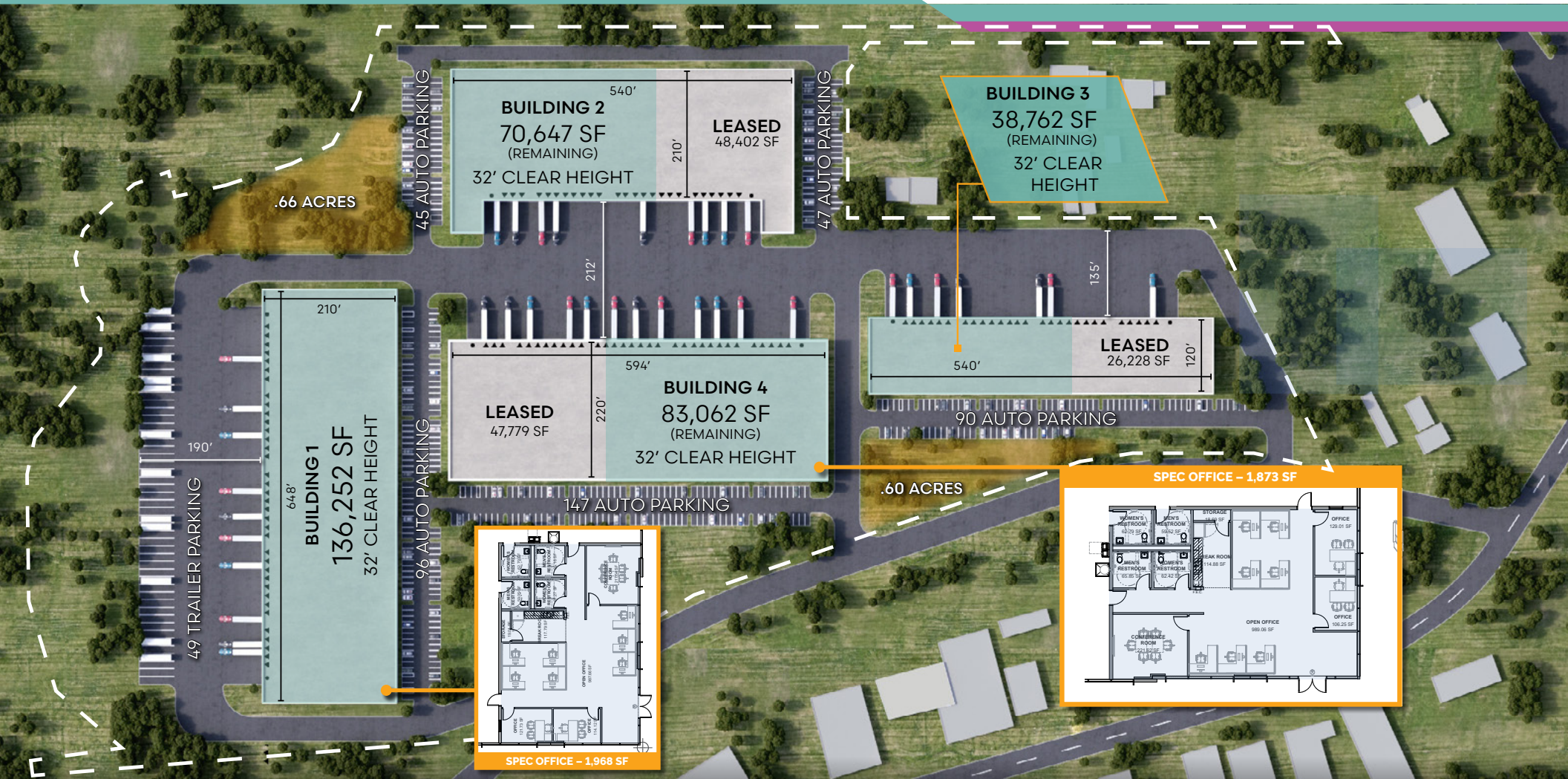
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# SITE PLAN

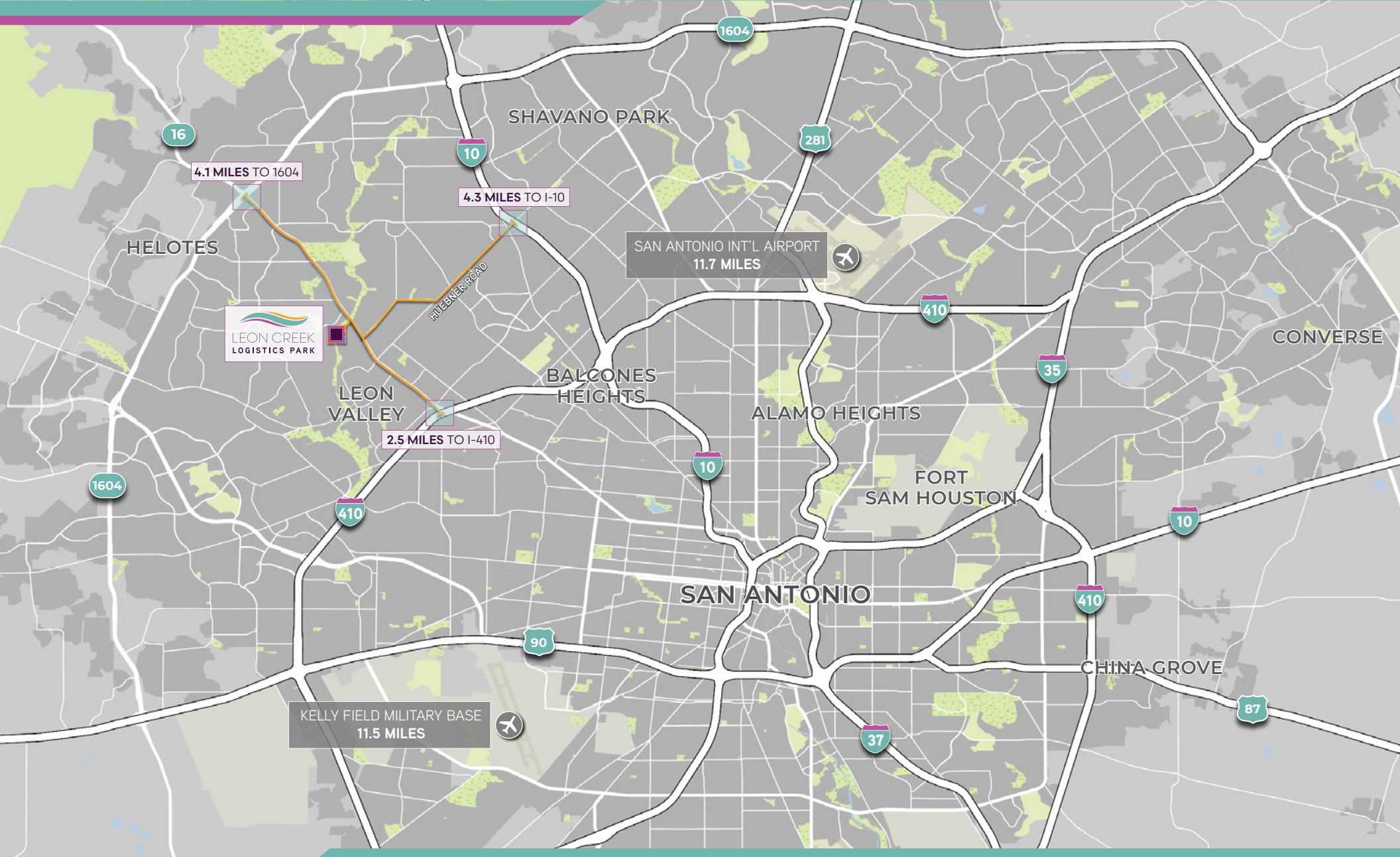


|        | SIZE (SF) | REMAINING SPACE (SF) | CLEAR HEIGHT | DIMENSIONS  | COLUMN SPACING | DOCK-HIGH DOORS | RAMP DOORS | TRUCK COURT | TRAILER PARKING* | AUTO PARKING* | SPRINKLERS | CONFIG     | POWER/LIGHTING |
|--------|-----------|----------------------|--------------|-------------|----------------|-----------------|------------|-------------|------------------|---------------|------------|------------|----------------|
| BLDG 1 | 136,252   | 136,252              | 32'          | 648' X 210' | 54' x 50'      | 36              | 2          | 190'        | 49               | 96            | ESFR       | Rear Load  | LED            |
| BLDG 2 | 119,049   | 70,647               | 32'          | 540' X 260' | 54' x 50'      | 25              | 2          | 212' Shared | 0                | 92            | ESFR       | Front Load | LED            |
| BLDG 3 | 64,990    | 38,762               | 32'          | 540' X 120' | 54' x 60'      | 34              | 2          | 135'        | 0                | 90            | ESFR       | Rear Load  | LED            |
| BLDG 4 | 130,841   | 83,062               | 32'          | 594' X 220' | 54' x 50'      | 25              | 2          | 212' Shared | 0                | 147           | ESFR       | Rear Load  | LED            |

\* POTENTIAL TO ADD MORE PARKING



# REGIONAL LOCATION



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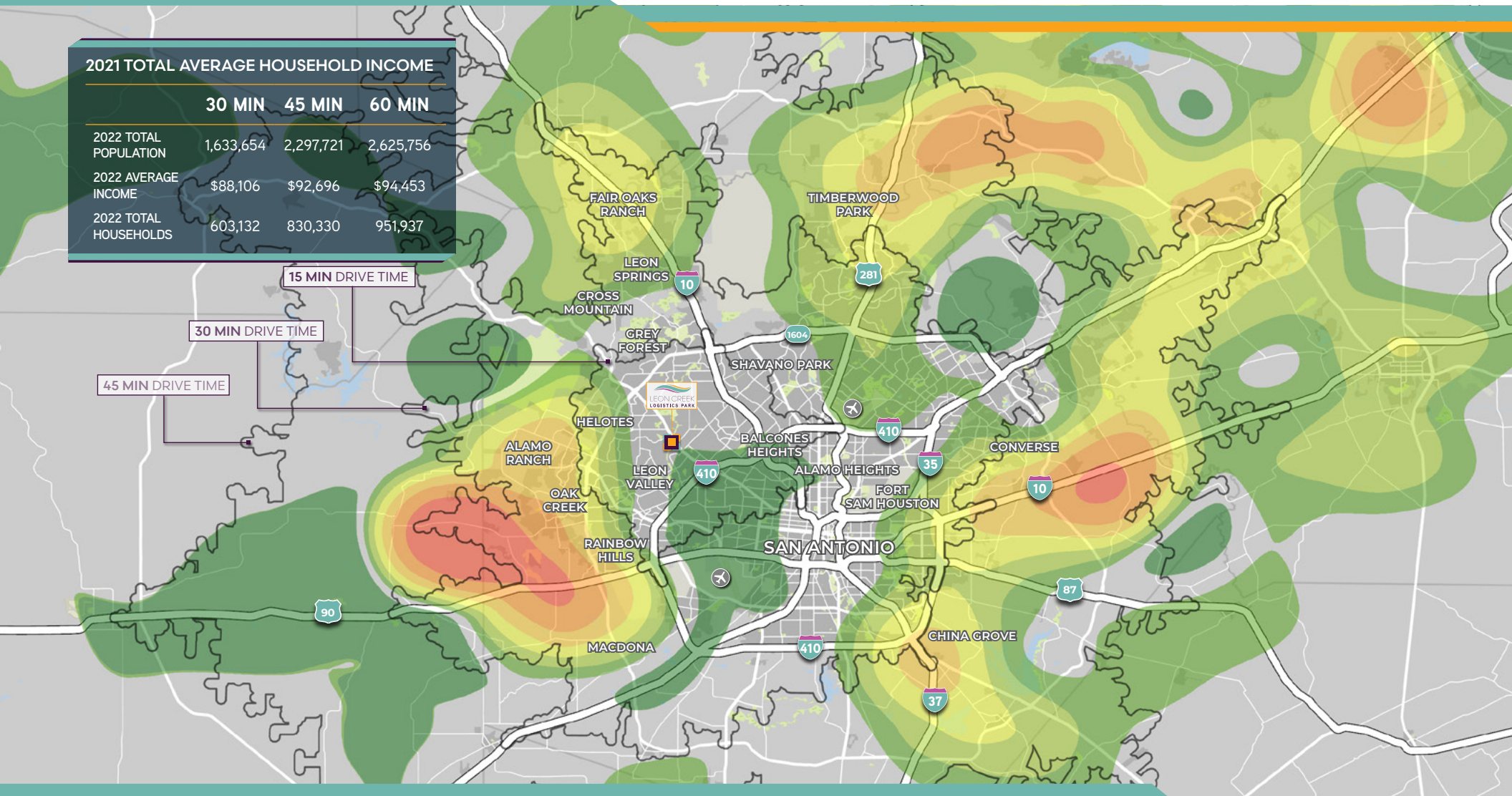
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# POPULATION GROWTH MAP

| 2021 TOTAL AVERAGE HOUSEHOLD INCOME |           |           |           |
|-------------------------------------|-----------|-----------|-----------|
|                                     | 30 MIN    | 45 MIN    | 60 MIN    |
| 2022 TOTAL POPULATION               | 1,633,654 | 2,297,721 | 2,625,756 |
| 2022 AVERAGE INCOME                 | \$88,106  | \$92,696  | \$94,453  |
| 2022 TOTAL HOUSEHOLDS               | 603,132   | 830,330   | 951,937   |



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