



**FOR SALE / FOR LEASE**

**11430 PERRIN BEITEL**

SAN ANTONIO, TEXAS



# EXECUTIVE SUMMARY

## The Opportunity

Jones Lang LaSalle (“JLL”) is pleased to offer qualified investors the opportunity to purchase or lease 11430 Perrin Beitel (the “Property”), a +/- 1,860 SF flex office/warehouse on a +/-0.6-acre site in the heart Northeast San Antonio. Located 10 minutes from the San Antonio International Airport and 20 minutes to downtown, 11430 Perrin Beitel offers investors the rare opportunity to acquire a property in a highly desirable neighborhood with advantageous redevelopment potential.



## PROPERTY OVERVIEW

PROPERTY ADDRESS:	11430 Perrin Beitel Rd. San Antonio, TX 78217
SUBMARKET:	North Central
YEAR BUILT:	1985
LAND AREA:	+/- 0.6 Acres 26,136 SF
TOTAL BUILDING AREA:	+/- 1,860 SF
ZONING:	C-3, Zoned for Commercial
PARKING:	40 Spaces



11430 PERRIN BEITEL RD

The site plan shows a property bounded by a red dashed line. A dark blue building footprint is located in the upper left quadrant. To its right is a large, light green area with a curved boundary. Below the building is a parking lot with several stalls, one of which is marked with a hatched pattern. To the right of the parking lot is a green rectangular feature with horizontal lines. Further right is a long, narrow green strip with horizontal lines. The bottom of the site is a large parking lot with many stalls. The entire site is surrounded by green areas with various sized circles representing trees or landscaping. A north arrow is located in the top right corner.

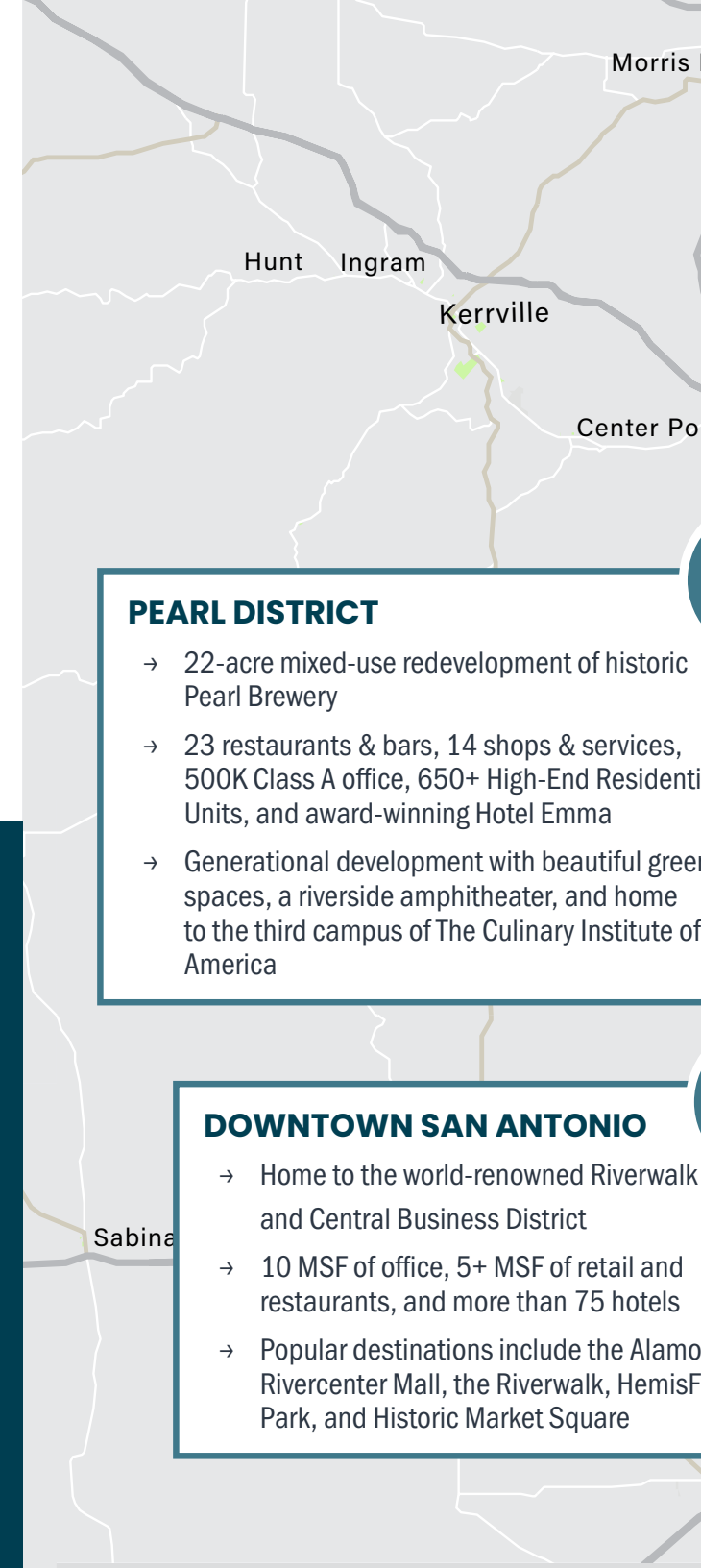




SAN ANTONIO INT'L AIRPORT

# LOCATION OVERVIEW

Located less than twelve miles from Downtown San Antonio, and proximate to the San Antonio International Airport, the Property boasts immediate access to the heart of the city. The Property benefits from its convenient accessibility to major roadways such as IH-35, US-410, and Wurzbach Parkway. Northeast San Antonio is home to a fast-growing employment and residential base shown by San Antonio's 5.3% population growth since 2020. Furthermore, 11430 Perrin Beitel is strategically located within a 15-minute drive to the city's top neighborhoods such as Alamo Heights, Live Oak, Universal City, Terrell Hills, and Olmos Park that boast homes valued in the millions.

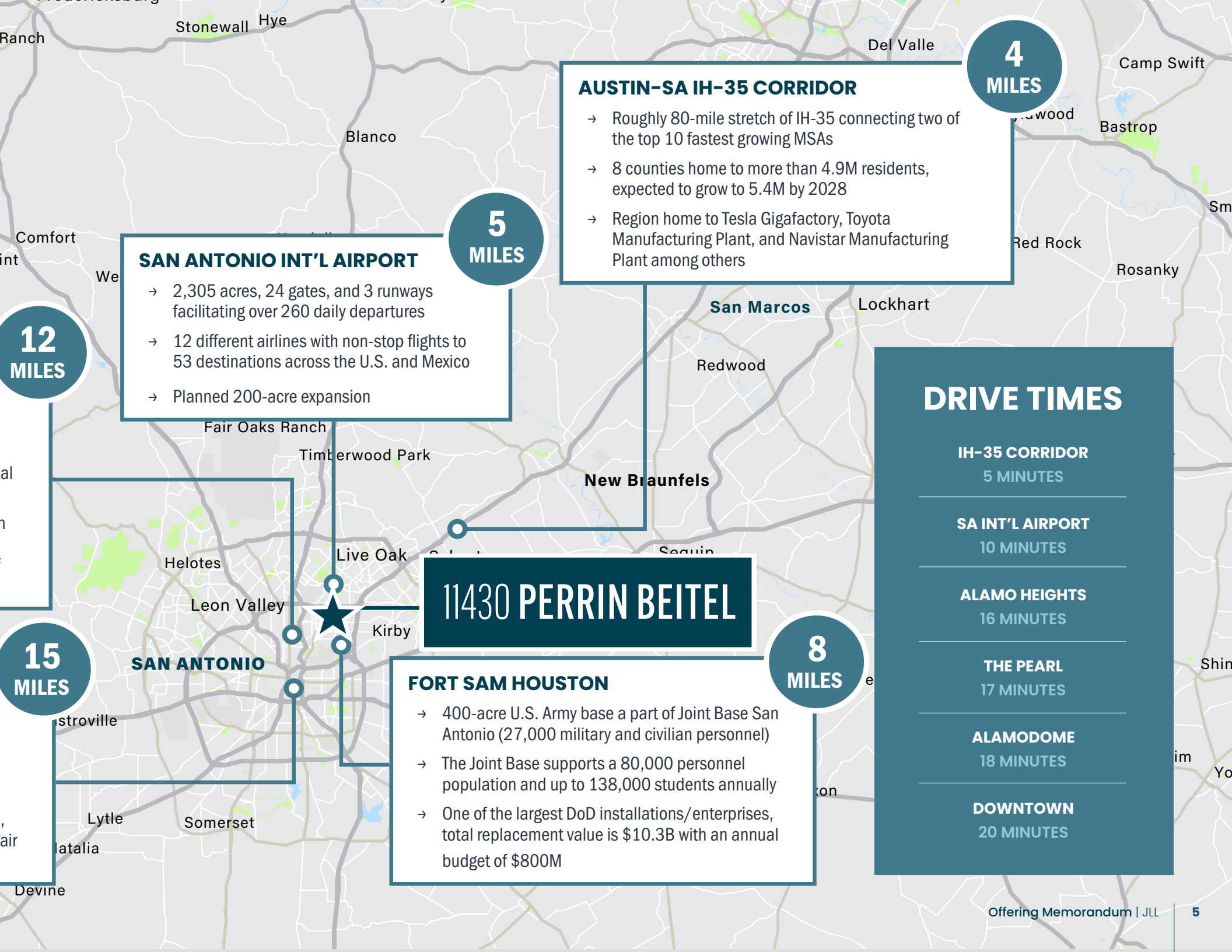


## PEARL DISTRICT

- 22-acre mixed-use redevelopment of historic Pearl Brewery
- 23 restaurants & bars, 14 shops & services, 500K Class A office, 650+ High-End Residential Units, and award-winning Hotel Emma
- Generational development with beautiful green spaces, a riverside amphitheater, and home to the third campus of The Culinary Institute of America

## DOWNTOWN SAN ANTONIO

- Home to the world-renowned Riverwalk and Central Business District
- 10 MSF of office, 5+ MSF of retail and restaurants, and more than 75 hotels
- Popular destinations include the Alamo, Rivercenter Mall, the Riverwalk, HemisFair Park, and Historic Market Square



4  
MILES

**AUSTIN-SA IH-35 CORRIDOR**

- Roughly 80-mile stretch of IH-35 connecting two of the top 10 fastest growing MSAs
- 8 counties home to more than 4.9M residents, expected to grow to 5.4M by 2028
- Region home to Tesla Gigafactory, Toyota Manufacturing Plant, and Navistar Manufacturing Plant among others

5  
MILES

**SAN ANTONIO INT'L AIRPORT**

- 2,305 acres, 24 gates, and 3 runways facilitating over 260 daily departures
- 12 different airlines with non-stop flights to 53 destinations across the U.S. and Mexico
- Planned 200-acre expansion

12  
MILES

15  
MILES

11430 PERRIN BEITEL

**FORT SAM HOUSTON**

- 400-acre U.S. Army base a part of Joint Base San Antonio (27,000 military and civilian personnel)
- The Joint Base supports a 80,000 personnel population and up to 138,000 students annually
- One of the largest DoD installations/enterprises, total replacement value is \$10.3B with an annual budget of \$800M

8  
MILES

**DRIVE TIMES**

**IH-35 CORRIDOR**  
5 MINUTES

**SA INT'L AIRPORT**  
10 MINUTES

**ALAMO HEIGHTS**  
16 MINUTES

**THE PEARL**  
17 MINUTES

**ALAMODOME**  
18 MINUTES

**DOWNTOWN**  
20 MINUTES

# ECONOMIC OVERVIEW

## Flourishing San Antonio Economy

A national leader in economic growth and stability, San Antonio continues to gain momentum. Young professionals and businesses continue to flock to the metro for its relative affordability and high quality of life. San Antonio boasts a diverse economy, rich quality of life, robust cybersecurity ecosystem, and stable military and healthcare employment base. In addition to the city's robust celebrated cultural history, San Antonio offers a premier culinary and arts scene, numerous entertainment destinations, accessible outdoor lifestyle amenities, and trending urban hubs including The Pearl, Southtown, River North, and Hemisfair.



**NO.4**

**AMERICA'S NEXT  
BOOM TOWN**

*Forbes*

**TOP 5**

**FOR ECONOMIC  
PERFORMANCE**

*Brookings*

**2ND**

**HIGHEST GROWTH  
OF MILLENNIALS**

*Brookings*

**13TH**

**LARGEST MULTIFAMILY  
INVESTMENT  
MARKET**

*CoStar*

**8TH**

**MARKET  
TO WATCH**

*2024 ULI Emerging  
Trends Report*



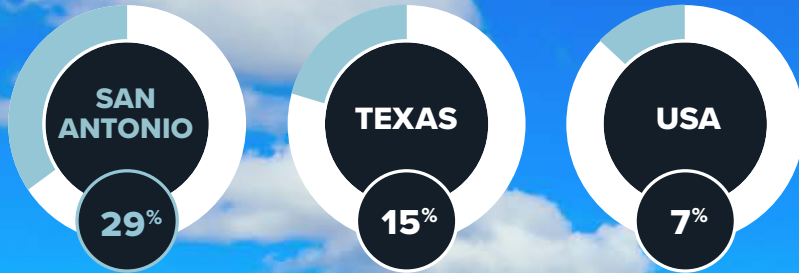


## LARGEST SINGLE EMPLOYERS

- |    |                              |
|----|------------------------------|
| 1  | JOINT BASE SAN ANTONIO       |
| 2  | H-E-B                        |
| 3  | USAA                         |
| 4  | RACKSPACE                    |
| 5  | WHATABURGER                  |
| 6  | RUSH ENTERPRISES             |
| 7  | JP MORGAN CHASE              |
| 8  | FROST BANK                   |
| 9  | TASKUS                       |
| 10 | BILL MILLER BAR-B-Q          |
| 11 | TOYOTA MOTOR MANUFACTURING   |
| 12 | SOUTHWEST RESEARCH INSTITUTE |
| 13 | SWBC                         |
| 14 | IHEARTMEDIA                  |
| 15 | ACCENTURE                    |



## POPULATION GROWTH 2012-2022



## NOTABLE EMPLOYERS

**JOINT BASE  
SAN ANTONIO**

82,639 JOBS

South Texas  
**MEDICAL  
CENTER**

50,000+ JOBS



20,000 JOBS



19,000 JOBS



18,000+ JOBS

**CYBERSECURITY  
SAN ANTONIO**

16,500 JOBS



5,000 JOBS



6,500 JOBS



1,653 JOBS



2,800 JOBS





## Population Trends

- 2.6+ million MSA residents: second most populous city in Texas, 7th largest in the U.S.
- One of the nation's fastest growing millennial populations in the U.S.

## Employment Trends

- Healthy job market credited to diverse industries: established financial services, rapidly growing life sciences, new energy, and a booming IT and cybersecurity presence
- Educated, young workforce, low business costs, and city-backed financial incentives continue to attract startups and corporate relocations
- Top market for job seekers: steady employment growth and low unemployment levels

**30**

**YEARS OF  
ECONOMIC  
HISTORY**

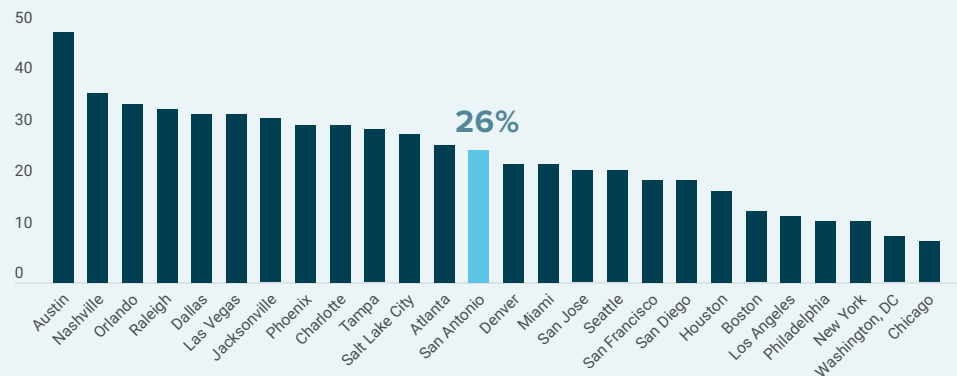
**25**

**YEARS OF  
POSITIVE JOB  
GROWTH**

**1.3X**

**HIGHER RATE OF  
GROWTH THAN THE  
NATIONAL AVERAGE**

### 10-YEAR EMPLOYMENT GROWTH



Sources: JLL Research, Bureau of Labor Statistics

## International Trade Center

- Ideally positioned along the NAFTA corridor, handling 50%+ of Mexico-U.S. trade flow
- Logistical functionality bolstered by 1,900-acre multimodal Port San Antonio hub
- Large multinational corporate presence including Boeing, Lockheed Martin and Xerox

## IT & Cybersecurity Hub

- Recognized by the NSA as one of the nation's leading cities for cybersecurity activity
- Global employers including EY, PwC, Booz Allen Hamilton, Lockheed Martin, and The Hut Group are expanding cybersecurity operations in San Antonio

## Strong Military Presence

- Known as "Military City" due to its long history of multiple military and defense installations
- Home to one of the greatest concentrations of active and retired military populations in the nation: 283,000+ military & military service employees in the MSA
- Four major military bases comprise Joint Base San Antonio (JBSA): Randolph Air Force Base, Fort Sam Houston, Lackland Air Force Base, and Camp Bullis

## SAN ANTONIO IS HOME TO

**16,000+**

**CYBER SECURITY  
& DOD CYBER  
WARRIORS**

**NSA TEXAS**

**4,000+ DAILY  
EMPLOYEES**

**U.S. AIRFORCE**

**CYBER COMMAND  
(24th & 25th AIRFORCE)**

**6 TOTAL**

**NSA CENTERS  
OF EXCELLENCE**







**3RD FASTEST GROWING CITY IN  
THE COUNTRY (numerically)**

Increase of 14,000 new residents from 2020-2021



**130 PEOPLE MOVING TO SAN  
ANTONIO PER DAY**

Population of 1.6M expected to double by 2040



**MILLENNIAL POPULATION AMONG  
FASTEST-GROWING IN THE NATION**



**COMPETITIVE COST OF LIVING, 8%  
LESS THAN U.S. AVERAGE**



**INTERNATIONALLY RECOGNIZED  
AS A LEADING PROVIDER OF  
CYBERSECURITY**



**LARGEST ACTIVE & RETIRED  
MILITARY POPULATIONS IN  
THE U.S.**

# DEAL CONTACTS

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### About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

11430 PERRIN BEITEL

A map of San Antonio, Texas, with a callout box pointing to a location in the north-central part of the city. The callout box is white with a blue border and contains the address "11430 PERRIN BEITEL". The map shows major highways including I-35, I-410, I-10, and Loop 13. The text "DOWNTOWN SAN ANTONIO" is visible in the lower center of the map.