



RESIDENTIAL | COMMERCIAL | LENDING



OFFERING MEMORANDUM · FOR LEASE

Oso Grande

Freestanding Office / Flex Building on IH 35 South

5407 Interstate 35 Access Rd · San Antonio, TX 78211

ASKING RENT	PER SF	LEASABLE AREA	SITE
\$12,000 /mo	\$4.92 /SF/mo	2,437 SF	1.146 AC

Second-generation dealership improvements, ±26,700 SF of fenced concrete yard, and monument signage on the interstate, offered move-in ready on a modified gross basis.

PRESENTED BY

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A rare second-generation dealership site on IH 35 South

2,437 SF office / flex building on 1.146 acres with ±26,700 SF of paved, fenced yard

Oso Grande is a freestanding, two-story office and flex building fronting the IH 35 South access road in San Antonio's south side. The building was built in 2014 and delivers move-in ready: seven private offices, two restrooms, a break room, and an upstairs multipurpose and storage level, all served by an expansive concrete yard with gated access and monument signage visible from the interstate.

The site's value is in the pairing. Comparable space in the corridor either offers a finished office with almost no yard, or a yard with no usable building. Here a tenant gets both on a single fenced parcel with direct interstate visibility, which is why activity to date has come almost entirely from owner-operators in automotive, dealership, and vehicle service uses who need parking and display area far more than they need square footage.

LEASE HIGHLIGHTS

- **\$12,000 / month modified gross**, with property taxes and CAM included in the rent
- **\$4.92 per SF per month** on the 2,437 SF leasable building
- Direct frontage and monument signage on the IH 35 South access road
- ±26,700 SF of concrete paving for parking, display, or equipment staging
- Fenced and gated site on 1.146 acres (49,920 SF)
- Zoned **C-2NA CD** (commercial with conditional overlay)
- Water and electric on separate meters
- Second-generation automotive improvements already in place
- Ownership open to a multi-year term for the right covenant



Building frontage and customer parking



Front reception and open showroom area

Property Details

Land and improvement data per Bexar County Appraisal District, current as of June 2026

BUILDING

Total leasable area	2,437 SF
First floor	1,882 SF
Second floor	555 SF
Stories	2
Year built	2014
Private offices	7
Restrooms	2
Break room	Yes
Mechanical / storage room	199 SF
Upstairs multipurpose	356 SF
CAD gross building area ¹	4,388 SF

LAND & SITE

Lot size	1.146 AC / 49,920 SF
Paved area	± 26,700 SF concrete
Effective frontage ²	50 ft
Depth	183 ft
Zoning	C-2NA CD
Access	IH 35 S access road
Signage	Monument / pole sign
Utilities	Separately metered
Property ID	1196011
Geo ID	07895-000-1081
Legal description	NCB 7895, Lot 108

BUILDING LAYOUT

- **First floor (1,882 SF).** Seven private offices, two restrooms, break room, and an open reception / showroom area with storefront glass facing the parking field.
- **Second floor (555 SF).** A 199 SF mechanical and storage room plus 356 SF of multipurpose space suitable for additional office, records, or parts storage.
- **Yard.** Fully paved concrete with gated access; the peninsula on the left side of the building accommodates mobile lifts or equipment without consuming front-row parking.
- **Improvements.** Equipment shed, canopy, and carport in addition to the office building.



Multipurpose room



Storage room with electrical service

¹ Bexar CAD records gross improvement area of 4,388 SF across the office building and ancillary structures (equipment shed, canopy, carport). The 2,437 SF figure is the conditioned leasable area of the office building offered here.

² "Effective frontage" as recorded by Bexar CAD. Actual frontage along the access road should be confirmed against the property survey.

Lease Terms & Rent Analysis

Quoted on a modified gross basis with property taxes and CAM included

\$12,000

/ month

Modified gross
Includes property taxes & CAM

PRICE PER SQUARE FOOT

Basis	Area	Per SF / Month	Per SF / Year
Leasable building area Quoting basis: conditioned office / flex space	2,437 SF	\$4.92	\$59.09
First floor only Primary office and showroom level	1,882 SF	\$6.38	\$76.51
Building + paved yard What a parking-intensive user is actually renting	29,137 SF	\$0.41	\$4.94
Paved concrete area Usable display, parking and staging surface	26,700 SF	\$0.45	\$5.39
Entire site Full 1.146-acre parcel including landscaped areas	49,920 SF	\$0.24	\$2.88
CAD gross improvement area All structures per appraisal district records	4,388 SF	\$2.73	\$32.82

Annual rent of \$144,000. Figures rounded to the nearest cent; areas are approximate and should be independently verified.

GROSS VS. TRIPLE NET: COMPARING APPLES TO APPLES

Most listings in this corridor are quoted triple net, where the headline number excludes property taxes, insurance and CAM. Oso Grande is quoted **modified gross**: ownership carries the property taxes and CAM inside the \$12,000. When comparing against a NNN quote, the equivalent base rent is materially lower than the headline suggests.

Structure	Monthly	Per SF / Month	Tenant Also Pays
Quoted (modified gross)	\$12,000	\$4.92	Utilities, general maintenance, HVAC
Equivalent NNN base rent Illustrative comparison only	≈ \$10,000	≈ \$4.10	Property taxes, plus utilities, maintenance, HVAC

The NNN equivalent is an approximation provided for comparison and is not an offered structure. Actual tax load varies with assessed value and rate; prospective tenants should verify current assessments with the Bexar County Appraisal District.

TERMS

Asking rent	\$12,000 / month	Deposit	First and last month
Lease structure	Modified gross	Term	Multi-year preferred
Included in rent	Property taxes, CAM	Escalations	Inflation-based, term dependent
Tenant responsibility	Utilities, maint., HVAC	Availability	Immediate

Site & Aerial

1.146 acres, fenced and gated, with ±26,700 SF of concrete paving



Aerial with property boundary shaded. IH 35 South access road runs along the north edge of the site.



Site approach from the access road



Overhead view of building, canopy and paved yard

YARD & ACCESS

- Gated entry with the gate set back off the access road
- Continuous concrete across the parking and display field
- Left-side peninsula suits mobile lifts or equipment without consuming front-row display parking

VISIBILITY

- Direct exposure to IH 35 South traffic
- Existing pole sign on site; reskin or replacement negotiable with a qualified tenant
- Building elevation is visible from the mainlanes as well as the access road



Front elevation and customer parking field



Building and gated approach



Frontage and landscaped island at the entry



Storefront entry and signage band



Boundary detail at the southeast corner



Open reception / showroom area with storefront glass



Open work area, second view



Private office



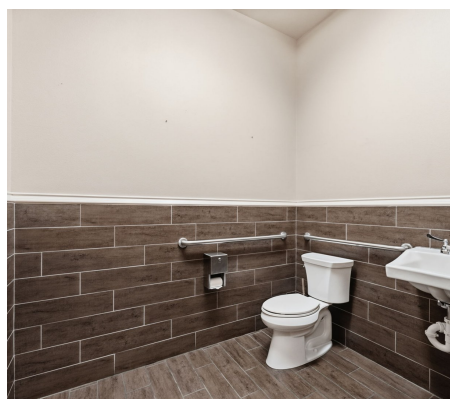
Private office



Private office



Break room with cabinetry and sink



Restroom



Mechanical / storage room

Location & Ideal Uses

South San Antonio, fronting the IH 35 South access road

The property sits on the IH 35 South access road in south San Antonio, a corridor built around automotive retail, service and light industrial users. Traffic on IH 35 South passes the site continuously, and the corridor's tenant base is dominated by owner-operated dealerships, service shops and contractors, users who understand the value of a paved, fenced, signed site and who are typically constrained by a lack of yard at their current locations.

Improvements are second generation for automotive use, so a dealership or vehicle service tenant can occupy without a build-out cycle. Ownership has indicated flexibility on installing mobile lifts and on reworking the existing pole sign for an incoming tenant.

IDEAL USES

- Independent or franchise auto dealership
- Vehicle service, accessories, or customization
- Truck, trailer, or equipment sales
- Contractor yard with office
- Fleet operations and staging
- Service business needing office plus secured yard



Interior circulation



Office corridor



Private office with exterior view

FOR MORE INFORMATION OR TO SCHEDULE A TOUR

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Disclaimer. The information contained in this Offering Memorandum has been obtained from sources believed to be reliable, but is not guaranteed and has not been independently verified. All dimensions, square footages, and areas are approximate. Zoning, permitted uses, utility service, and property tax figures should be independently confirmed by the prospective tenant and its advisors. This memorandum is not an offer to lease and does not constitute any part of a lease agreement; all terms are subject to a fully executed lease and remain subject to change or withdrawal without notice. Prospective tenants are responsible for conducting their own due diligence.