

4930 STAHL ROAD · SAN ANTONIO, TX 78217

Stahl Builders Park

For Makers, Builders, Creators, Doers.

An architecturally distinctive retail and flex development planned for Northeast San Antonio — retail pre-leasing and whole-building commercial ownership.

PRE-CONSTRUCTION | NOW ACCEPTING PURCHASE & LEASING INQUIRIES

BUILDING 1 · RETAIL · 9,470 SF
PRE-LEASING · PHASE 1

BUILDING 2 · FLEX · 9,600 SF
FOR SALE · $2,220,000 · FEATURED OWNERSHIP · PHASE 1

BUILDING 3 · FLEX · 10,500 SF
FOR SALE · $2,250,000 · PHASE 2

BUILDING 4 · FLEX · 7,980 SF
FOR SALE · PRICE UPON INQUIRY · PHASE 2

SALES & LEASING · 210-260-2517 · STAHL-BUILDERS-PARK-V2.PAGES.DEV

All architectural renderings depict proposed improvements, not completed buildings. Construction has not commenced; no completion or delivery date has been finalized.

PHASE 1 · PRE-CONSTRUCTION

Retail pre-leasing & featured ownership

Phase 1 is planned to include Buildings 1 and 2. Both are proposed buildings; construction has not commenced.

BUILDING 1 · RETAIL

PRE-LEASING

Retail Frontage



BUILDING SIZE 9,470 SF	PROPOSED SPACES 5 · ±1,894 SF each
DEPTH 70'	CLEAR HEIGHT ~14–15 ft
OVERHEAD DOORS None	STATUS Pre-Leasing · Phase 1

Five proposed retail spaces with direct Stahl Road frontage — the front door of Stahl Builders Park. Ideal for café, panadería or restaurant, salon, wellness and boutique fitness, service businesses, and neighborhood retail. Building 1 is intended as a long-term rental property; early leasing inquiries are welcome and the delivery date is to be determined.

NEXT · FEATURED OWNERSHIP — BUILDING 2, PAGE 3

Our primary sales offering: a 9,600 SF flex building, offered whole at $2,220,000 to a business that wants to own its home.

PHASE 1 · PRE-CONSTRUCTION · FEATURED OWNERSHIP

Building 2 — ownership, whole building

Our primary sales priority: a permanent home for an owner-occupying business, offered as one entire building.

BUILDING 2 · FLEX / SHOWROOM / WAREHOUSE

FOR SALE · $2,220,000

Your Business. Your Building.



BUILDING SIZE 9,600 SF	ASKING PRICE $2,220,000
PRICE / SF $231.25	CLEAR HEIGHT ~16–17 ft
OVERHEAD DOORS 4 · 12' W × 12' H	DEPTH 60'
INTERIOR CONCEPT 4 planned areas · ±2,400 SF each	DELIVERY Proposed shell condition
OWNERSHIP Proposed commercial condominium unit	STATUS Pre-construction · inquiries open

Offered for sale as one entire building — the four planned interior areas are a layout concept, not separate offerings. Planned shell delivery lets the buyer plan the interior around their own operations: showroom, office, service, and warehouse functions behind modern storefront architecture, with generous parking and easy site access. Ownership offers control over a long-term location, the potential to build real estate equity, and an end to the cycle of commercial lease renewals. Specifications remain subject to final construction documents.

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PHASE 2 · PLANNED

Future whole-building ownership

Phase 2 is planned to include Buildings 3 and 4. Construction and delivery schedules have not been finalized; early purchase inquiries are welcome.

BUILDING 3 · FLEX

FOR SALE · PHASE 2

A Second Ownership Opportunity



10,500 SF · Asking $2,250,000 · ~16–17 ft clear · 5 overhead doors 10' × 12' · Entire building — proposed condo unit · Proposed shell delivery · Schedule TBD

The same modern flex architecture as Building 2, planned for Phase 2 — modern storefronts, grade-level overhead doors, and a clear-span shell, offered as one entire building for an owner-occupying business through the proposed commercial condominium structure.

BUILDING 4 · FLEX

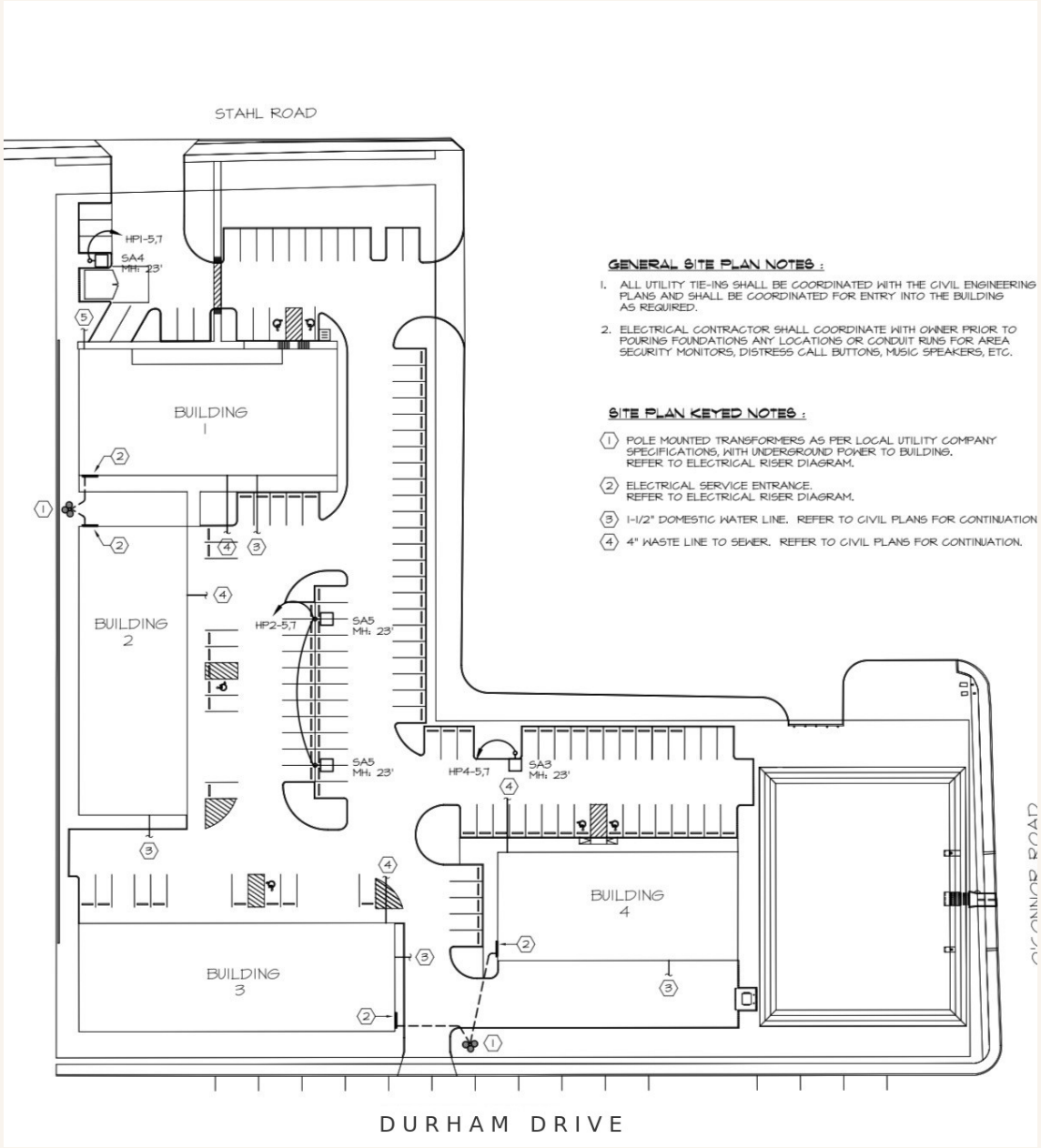
FOR SALE · PHASE 2

Future Ownership, By Inquiry



7,980 SF · Price available upon inquiry · ~16–17 ft clear · 5 overhead doors 10' × 12' · Entire building — proposed condo unit · Proposed shell delivery · Schedule TBD

Building 4 is planned as a future whole-building ownership opportunity, designed for a business owner-occupant — the same modern shell, clear height, and grade-level overhead doors as the other flex buildings. Pricing is available upon inquiry.



SITE PLAN

Four buildings. One park.

Conceptual site plan of the proposed development, per current architectural and civil drawings. Street label corrected on this marketing exhibit: Durham Drive (the source drawing reads “Duraham Street” — flagged for the design team).

Building 1
PRE-LEASING · RETAIL · PHASE 1

Building 2
FOR SALE · $2,220,000 · FEATURED OWNERSHIP · PHASE 1

Building 3
FOR SALE · $2,250,000 · PHASE 2

Building 4
FOR SALE · PRICE UPON INQUIRY · PHASE 2

SALES & LEASING

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Stahl Builders Park is a planned development in pre-construction; construction has not commenced and no delivery date has been finalized. All renderings and plans are conceptual representations of proposed improvements. Buildings 2, 3, and 4 are planned as whole-building units under a proposed commercial condominium structure; final legal documents remain subject to attorney, surveyor, title, lender, and other applicable review. Pricing, availability, and specifications are subject to change and to final construction documents and applicable approvals.