

SINGLE TENANT INDUSTRIAL ON ±5.38 ACRES - FOR SALE



17105 Beyer John Dr.

Selma, TX 78154



The Offering

Transwestern is pleased to present the opportunity to acquire 17105 Beyer John Drive, a premier industrial/flex facility strategically located in Selma, Texas, with immediate access to the highly traveled IH-35 corridor.

The property is comprised of approximately 58,522 square feet across two buildings, including a 52,522 SF industrial/manufacturing facility and a 6,000 SF maintenance facility situated on 5.34 acres.

Property improvements include first-class office space; an HVAC warehouse with 5 grade-level doors, including 2 drive-through doors and 1 dock well. The building is sprinklered and features clear-span construction, providing seamless operations and maximum flexibility. The fully improved and secure 5.34-acre yard can accommodate abundant outside storage or fleet parking for more than 100 vehicles, plus an additional 14 trailer stalls and 45 employee/visitor parking spaces up front. The additional 6,000-square-foot, five-bay maintenance facility is ideal for companies with fleet vehicles or equipment maintenance needs. The efficient design provides exceptional operational efficiency for companies requiring integrated warehouse, office, fleet parking, equipment storage and maintenance functions within a single location.

The property's flexible configuration and functional design make it ideally suited for service providers, rental companies, contractors, light or advanced manufacturing users, distributors and fleet operations seeking a high-end, move-in-ready facility. The property is zoned LI (Light Industrial) by the City of Selma, allowing for a wide range of uses.

The Schertz/Selma area is one of San Antonio's most sought-after and fastest-growing submarkets, with the ability to service the entire metro area, including San Antonio, New Braunfels, San Marcos, and Austin, with easy access to IH-35.



Please Do Not Disturb Tenant
All Showings Must Be Scheduled Through the Sales Team

Property Summary

Address	17105 Beyer John Dr. Selma, TX 78154
County	Guadalupe County
Property Type	Selma Industrial Campus
Building Size	±58,522 SF (two buildings)
Lot Size	±5.38 Acres
Year Built	2020
Zoning	LI (Light Industrial)
Office Finish	±30%



Property Highlights

Office Improvements

- ±20,000 SF office buildout*
- Move-in ready with first-class finishes
- Functional mix of private offices, collaborative workspace and open office areas
- Fully integrated Openpath access control system
- Multiple training rooms, break areas and restroom facilities
- Flexible layout allows for office reconfiguration to accommodate a variety of users

Warehouse Specifications

- ±32,000 SF clear-span warehouse*
- Fully HVAC-conditioned and sprinklered
- Covered loading and storage area
- Clear Height:
 - 30' at center
 - 16' at eave
- Loading Configuration:
 - Two (2) 10' x 20' grade-level doors
 - Two (2) 12' x 20' drive-in doors
 - One (1) 10' x 14' grade-level dock door
 - One (1) 10' x 14' dock-high door

Vehicle/Equipment Maintenance Facility

- ±6,000 SF, fully insulated*
- Five (5) drive-in doors
- Compressed air
- LED lighting

* All measurements are estimated and subject to verification











Nearby Amenities

1 The Forum

Texas Roadhouse
Chick-fil-A
Home Depot
Hobby Lobby
Kohl's
Target
Regal Live Oak
Old Navy
Best Buy

2 Rolling Oaks Mall

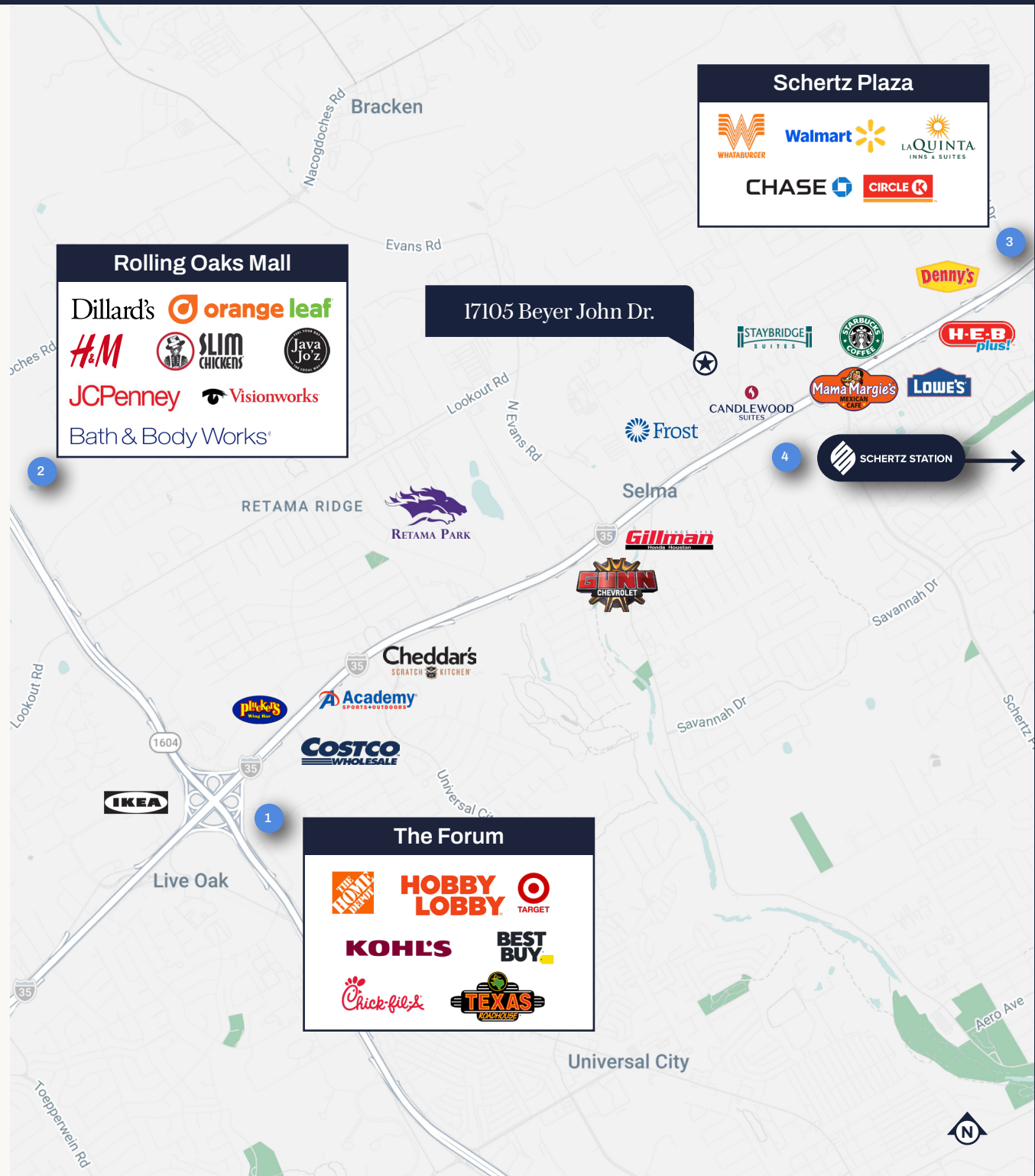
Dillard's
H&M
JCPenney
Bath & Body Works
Orange Leaf
Spencer's
Visionworks
Journeys
Inflatable Wonderland

3 Schertz Plaza

Walmart
Whataburger
Panda Express
Chase Bank
Goodwill
Circle K
Taco Palenque
Jimmy John's
Mattenga's Pizzeria

4 Schertz Station

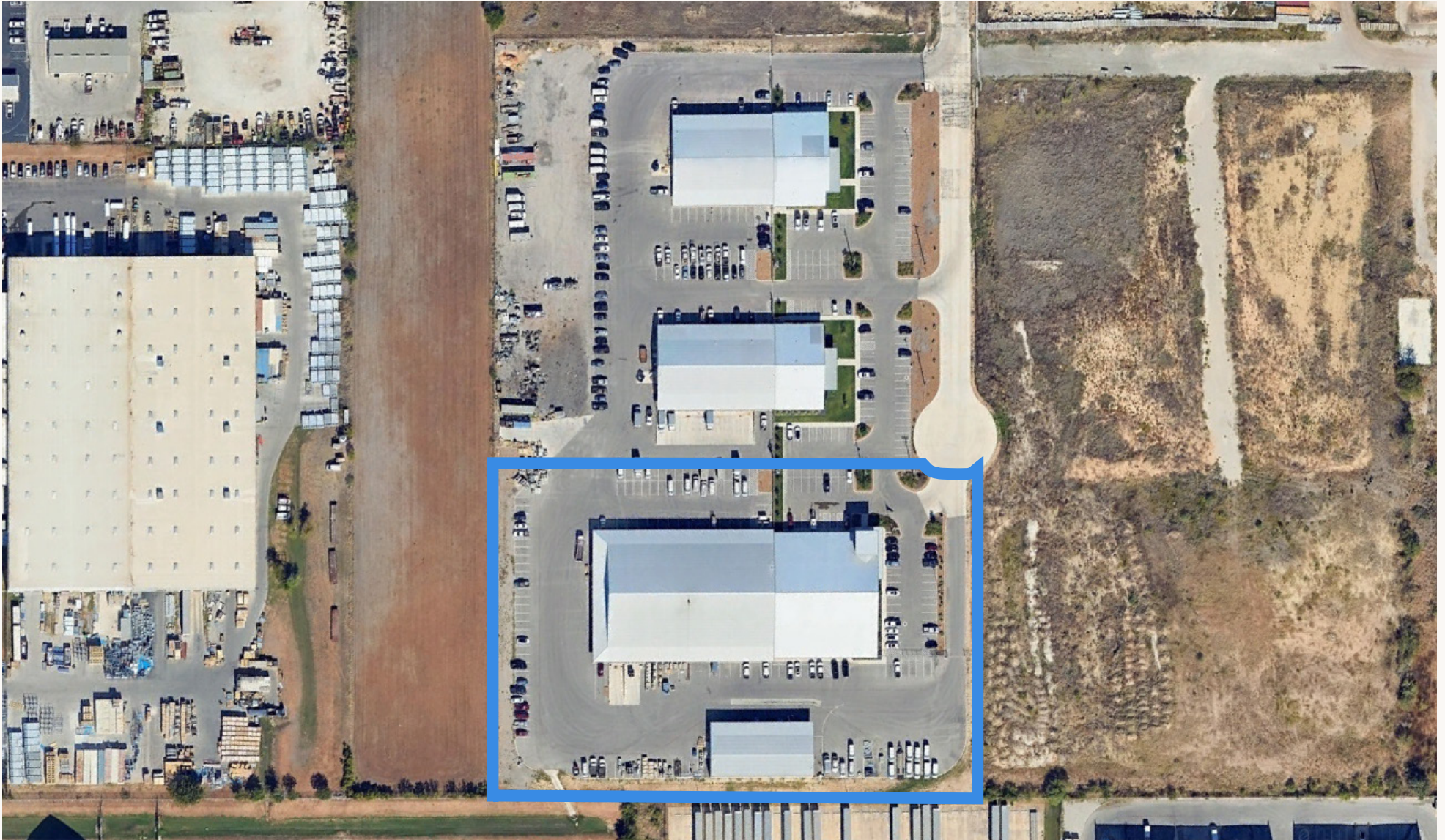
Portillo's
Piada
Smokey Mo's BBQ
Cava
Panera Bread
EVO
Hopdoddy Burger Bar
Chipotle
Jersey Mike's
Smoothie King



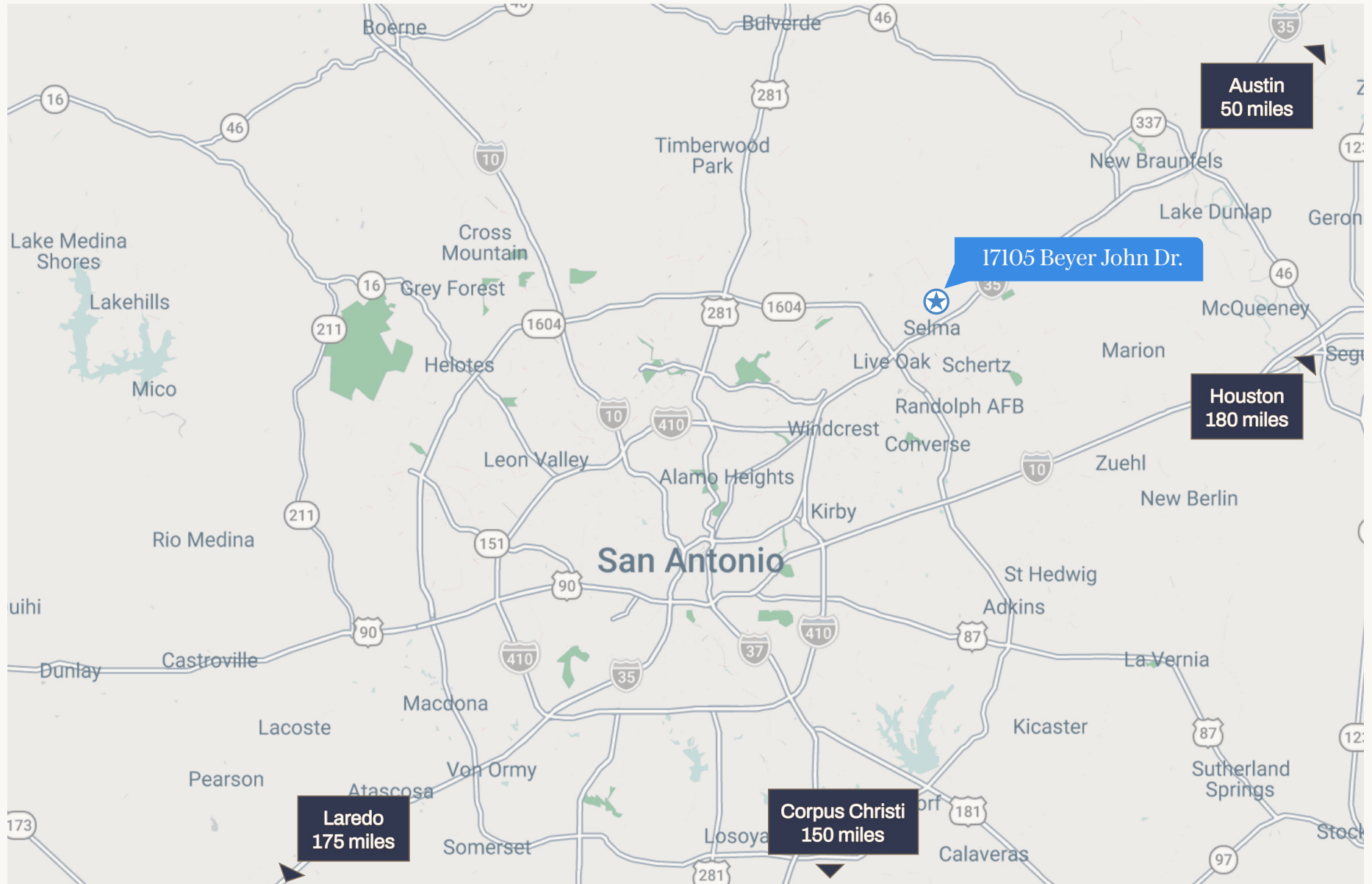
Nearby Companies



Site Plan



Location Map



Market Overview

Selma sits at the gateway to one of Texas' fastest-growing economic corridors, providing unmatched access to San Antonio, Austin, New Braunfels, and the greater Central Texas region.

Positioned along IH-35, the city offers exceptional connectivity for logistics, distribution, manufacturing, and service providers seeking efficient access to a rapidly expanding customer base and workforce. Strong demographics, above average household incomes, and continued residential and commercial growth continue to fuel demand throughout the Selma, Schertz and Cibolo submarket.

The overall San Antonio Industrial/Flex market sits at 11.4% vacant, which is an increase from last quarter 11.0% and last years (Q2 2025) 10.7%. The increase in the vacancy rate is attributed to new supply coming on, with slower leasing activity. However, the Schertz/Selma submarket currently sits at 8.1% vacant, which is improving from same time last year 9.6% vacancy. For single tenant buildings the vacancy rate stands at 1.1% for the trade area.

15M SF

INVENTORY
(SCHERTZ/SELMA)

1.1%

VACANCY SINGLE TENANT BUILDING
(SCHERTZ/SELMA)

8.1%

OVERALL VACANCY
(SCHERTZ/SELMA)

10.3%

OVERALL VACANCY
SAN ANTONIO MSA

Demographics

1 MILE

2,496

POPULATION

966

HOUSEHOLDS

\$102,941

MEDIAN HOUSEHOLD INCOME

\$128,077

AVERAGE HOUSEHOLD INCOME

38.50

MEDIAN AGE

5 MILES

151,591

POPULATION

54,684

HOUSEHOLDS

\$94,406

MEDIAN HOUSEHOLD INCOME

\$114,629

AVERAGE HOUSEHOLD INCOME

38.40

MEDIAN AGE

10 MILES

510,699

POPULATION

185,172

HOUSEHOLDS

\$85,326

MEDIAN HOUSEHOLD INCOME

\$105,527

AVERAGE HOUSEHOLD INCOME

37.60

MEDIAN AGE

Disclaimer

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For More Information

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