



# Onyx at the Airport

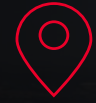
232,499 SF in Two 8-Story Buildings  
9.296 Acre Site Located on Loop 410

8626-8700 Tesoro Drive  
San Antonio, TX 78217

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INVESTMENT SUMMARY

## THE ASSET



**8626-8700 TESORO DRIVE, SAN ANTONIO, TEXAS 78217**



**232,499 RSF (ROLLING TO 241,401 SF AFTER BUILDING REMEASURE) IN TWO 8-STORY BUILDINGS**



**PROPERTY PROVIDES OPPORTUNITY FOR REDEVELOPMENT TO A VARIETY OF USES**



**9.296-ACRE LAND SITE LOCATED ON LOOP 410 IN AN ALAMO HEIGHTS FRINGE LOCATION**



**MULTIPLE PATHWAYS FOR EXPANSION OF CURRENT USE**



**U.S. HIGHWAY 281, INTERSTATE HIGHWAY 35, AND THE SAN ANTONIO INTERNATIONAL AIRPORT ARE WITHIN A 3-MILE RADIUS OF THE PROPERTY**

**OVER \$4 MILLION IN CAPITAL IMPROVEMENTS HAS BEEN SPENT ON THE BUILDINGS SINCE 2020**

IMPROVEMENTS INCLUDE NEW CHILLERS, NEW CONDENSING UNITS, UPGRADES TO ELEVATORS, AND ROOF REPLACEMENT

## INVESTMENT SUMMARY

Cushman & Wakefield's Central Texas Capital Markets team is pleased to present Onyx at the Airport. Onyx is situated at the convergence of San Antonio's most critical transportation arterials, including Interstate Loop 410, US Highway 281, and Interstate Highway 35. This central positioning within the inner loop provides immediate access to the San Antonio International Airport. With massive daily vehicle counts and unmatched visibility along the Loop 410 corridor, the property offers a competitive advantage that is difficult to replicate in this high barrier infill market.

The asset comprises a sprawling 9.296-acre site, which is an ideal blank canvas for a redevelopment. This substantial land acreage combined with the existing vacancy allows for a total repositioning of the asset or a full-scale redevelopment to a higher and better use.

## POTENTIAL FUTURE USES



Retail



Multifamily



Office



Hotel



School



Alternative Use



## SITE DESCRIPTION

<b>Address</b>	8626-8700 Tesoro Drive, San Antonio, TX 78217
<b>Access</b>	The buildings are visible and accessible from NE IH 410 Loop via Tesoro Drive. There are two access points from Cheever Boulevard as well. The property is situated to have convenient access to IH-35, 281, via Loop 410, making it easily accessible to all parts of the city.
<b>Land Size</b>	+/-9.296 Acres
<b>Parking</b>	870 Total Spaces, including 73 Covered Spaces (3.78:1,000 SF)
<b>Occupancy</b>	32.4%
<b>Zoning</b>	"O-2" High-Rise Office District, "C-3" Commercial District, "C-3NA" General Commercial Nonalcoholic Sales, within the "AHOD" Airport Hazard Overlay

## BUILDING DESIGN & CONSTRUCTION

<b>Net Rentable Area</b>	232,499 (rolling to 241,401 SF after building remeasure)
<b>Floors</b>	8
<b>Year Built</b>	1974; Renovated 2008
<b>Ceiling Height</b>	Typically 8'; First floor is 16'
<b>Facade Description</b>	Bronze polish plate glass with cast stone panels
<b>Foundation</b>	Concrete Slab
<b>Frame</b>	Steel frame
<b>Roof</b>	Built-up Roofs. 8626 Tesoro roof was replaced in 2020 for \$321K and has a warranty that expires 2040.





### North Star Mall

**1.4M SF**

178 Stores, 26 Food Options, with 3 Restaurants

Apple Dillard's macy's Saks Fifth Avenue JCPenney The Cheesecake Factory

### La Plaza Del Norte

BARNES & NOBLE BOOKSELLERS Total Wine & MORE

DICK'S SPORTING GOODS BEST BUY petco

### SAN ANTONIO INTERNATIONAL AIRPORT

- 260 Daily Departures | 10.68M Annual Travelers
- 27 Gates | 14 Airlines

\$2.5B project underway for Terminal C to add 17 additional gates and additional 850k SF in terminal facilities

Alamo Heights Tennis Center

WHATABURGER Corporate HQ

at home TJ-maxx Walmart

LAQUINTA

Holiday Inn

Alamo Heights

Cane's

WHATABURGER

chili's

Cabo Bob's

RO-HO

CROWNE PLAZA

Frost Bank

BROADWAY BANK

ONYX AT THE AIRPORT

### DRIVE TIMES



**2 MIN**  
AIRPORT



**12 MIN**  
DOWNTOWN



**5 MIN**  
QUARRY RETAIL CENTER

INTERSTATE 410

281

281

410

Creever Blvd

Ceegee St

Broadway

Nacogdoches Rd



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8626

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