

CENTURY 21

Judge Fite Company



14235 BLANCO

SAN ANTONIO, TX 78216



\$2,100,000



0 sqft

DESCRIPTION

Strategic Visibility: High-exposure frontage along Blanco Road, a primary North-South artery in San Antonio. **Expansive Lot Size:** Exceptional 1.471-acre footprint, offering significant privacy, landscaping potential, or future development flexibility. **Investment Opportunity:** Current owner desires long term lease with current business in place providing a secure income producing asset for years to come. Strategically positioned near the Blanco Road and Bitters Road intersection, the site benefits from high daily volume. Ideally situated at a high-visibility point on Blanco Road, offering immediate logistical access to the Bitters Road intersection, one of the area's most active professional junctions. The site provides a seamless connection to San Antonio's primary traffic arteries, allowing for rapid transit to the San Antonio International Airport, Downtown, and the Stone Oak medical and business districts. **Proven Stability & Affluent Growth** The Blanco/Bitters corridor remains a cornerstone of the San Antonio office market, characterized by low vacancy rates and high tenant retention. **Demographic Anchor:** The surrounding neighborhoods represent some of the highest purchasing power in the region, providing a built-in daytime population base and steady demand for professional services. **Market Resilience:** With limited available land for new construction in this developed sector, 14235 Blanco Road stands as a high-value asset with long-term appreciation potential and protection against supply-side volatility. **Superior Land-to-Building Utility** Expansive Footprint: The 1.471-acre lot offers an exceptionally rare land-to-building ratio for the 6,438 SF assets, providing flexibility for site expansion, possible additional structure development, or specialized outdoor amenities. **Infrastructure Readiness:** Fully serviced site with professionally maintained ingress/egress, designed to accommodate high-volume professional use while maintaining an atmosphere of privacy and exclusivity. **The North Central Strategic Advantage:** A Legacy Asset for the Modern Professional This property offers a rare fusion of immediate visibility and long-term appreciation potential with investment security within San Antonio's executive corridor. Situated on an expansive 1.471-acre site, this 6,438 SF office complex provides a superior land-to-building ratio that is increasingly scarce in the high-barrier-to-entry North Central submarket. Positioned near the Blanco and Bitters junction, the property commands consistent frontage exposure while anchored by the affluent purchasing power of the 78216 zip code. Featuring an aggressive parking ratio of 5:1,000 SF-this complex is a tactical investment perfectly suited for the savvy purchaser seeking structural integrity and looking to gain unrivaled regional connectivity with a long term lease in place.

PROPERTY TYPE: Commercial - Office Building
MLS STATUS: Active
MLS: 1946506
YEAR BUILT: 2000
COUNTY: Bexar
TRACT OR SUBDIVIION:
LIST DATE: 03/07/2026

CENTURY 21
Judge Fite Company
800.451.8055

AREA: 0600
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.47
LOT SIZE (SQFT): 64,076

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kristian Forks

PHONE: 830.816.5260

BROKERED BY: Kuper Sotheby's Int'l Realty