

FOR THE EXCLUSIVE USE OF RENEE.TATE@CBRE.COM

From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2018/08/17/houston-based-developer-enters-sa-with-400k-sq-ft.html>

Houston-based developer enters SA with 400K-sq-ft industrial project

Aug 17, 2018, 7:19am CDT

Subscriber-Only Article Preview | For full site access: [Subscribe Now](#)

Houston-based Davis Commercial Development is entering the San Antonio market in a big way with the groundbreaking of its Logistics Commerce Center, a future two-building, 400,400-square-foot industrial complex.

The Logistics Commerce Center will be built in two phases in the Cornerstone Industrial Park on San Antonio's Northeast Side. The first phase will feature a 260,000-square-foot Class A cross-dock warehouse, while the next phase will feature a 140,400-square-foot front-load warehouse. The project broke ground Thursday, and phase one is expected to be delivered during first quarter 2019.



POWERS BROWN ARCHITECTURE

The Logistics Commerce Center on San Antonio's Northeast Side will be built in two phases.

Each building will offer flexible space sizes from 35,000 square feet with 32-foot clear heights, fire-suppression sprinklers, larger truck courts and trailer parking. The complex will also feature 434 parking spaces, according to Davis Commercial Development's website. The entrance to the smaller warehouse will be built off Cornerway Boulevard next to 4823 Corner Parkway. The larger warehouse will have its entrance off Corner Ridge.

"The growth of San Antonio and the overall economic growth of the city is driving the demand for new institutional Class A distribution product," said [Jeff Stringer](#), principal of Davis Commercial Development, in a statement. "San Antonio's location as a midpoint between the border markets and Houston and Dallas are part of the overall industrial growth story of San Antonio and make this an increasingly strong market."

[Rob Burlingame](#) and [Josh Aguilar](#) with [CBRE](#) Group Inc.'s San Antonio office represented Davis Commercial Development in buying the land for the project and will handle its marketing and leasing. American National Insurance Co. was Davis Commercial Development's financial partner. The rest of the project team team includes Pape Dawson Engineers and general contractor Catamount Construction Inc.

"There is a significant amount of new development right now, but this property is designed to meet the efficiency requirements demanded by today's industrial user," said Burlingame, first vice president at CBRE. "This project is especially exciting because of its strategic location at the intersection of Loop 410, Interstate 35 and Interstate 10, offering users direct connectivity to both of San Antonio's major distribution corridors."

The local industrial vacancy rate stands at 9 percent, according to CBRE's second-quarter San Antonio Industrial MarketView report, with a continued rise in asking rates to \$5.79 per square foot. Davis Commercial Development has previously developed half a dozen warehouses and an apartment complex in Houston.

Ryan Salchert

Reporter

San Antonio Business Journal

