

6127 SUMMER FEST DRIVE | SAN ANTONIO, TX 78244

FOR SALE OR LEASE



INSITE EFS



PROPERTY DETAILS

OVERVIEW

Offering	For Sale or Lease
Building Area	26,650 SF $\pm$ (Buildings 1 & 2: $\pm$ 10,725 SF, Building 3: $\pm$ 5,200 SF)
Land Area	10.83 AC $\pm$
Year Built	2015
Parcel Number	1321753
Zoning	C-2 Commercial
Parking	72 spaces
Pricing	Contact Broker for pricing

PROPERTY HIGHLIGHTS

- $\pm$ 26,650 SF Educational Facility Across Three Buildings
- Expansive $\pm$ 10.83-Acre Campus
- $\pm$ 5 Acres of Surplus Land Within the Campus Available for Separate Purchase, Offering Expansion or Development Potential
- Convenient Access to Interstate 10 and Loop 410

InSite EFS is offering a turnkey opportunity at 6127 Summer Fest Drive in San Antonio, Texas. The $\pm$ 26,650 SF educational facility comprises three buildings situated on approximately 10.83 acres. Built in 2015 and currently configured for school use, the property offers an educational environment with a functional campus layout. The expansive site accommodates the existing facilities while providing substantial undeveloped acreage for future growth.

Approximately 5 acres of the total site are surplus land that the owner is willing to sell separately from the school campus. This additional land offers flexibility for campus expansion, additional facilities, or other compatible uses, allowing a buyer to address immediate space needs while planning for longer-term objectives.





±5 ACRES OF SURPLUS LAND AVAILABLE FOR SALE

Approximately 5 acres within the existing ±10.83-acre educational campus are available for separate purchase, offering an infill land opportunity with convenient access to Interstate 10 and Loop 410.

- Infill Location: Substantial acreage within an established area.
- Existing Infrastructure: Benefits from existing utilities, access roads, and site improvements.



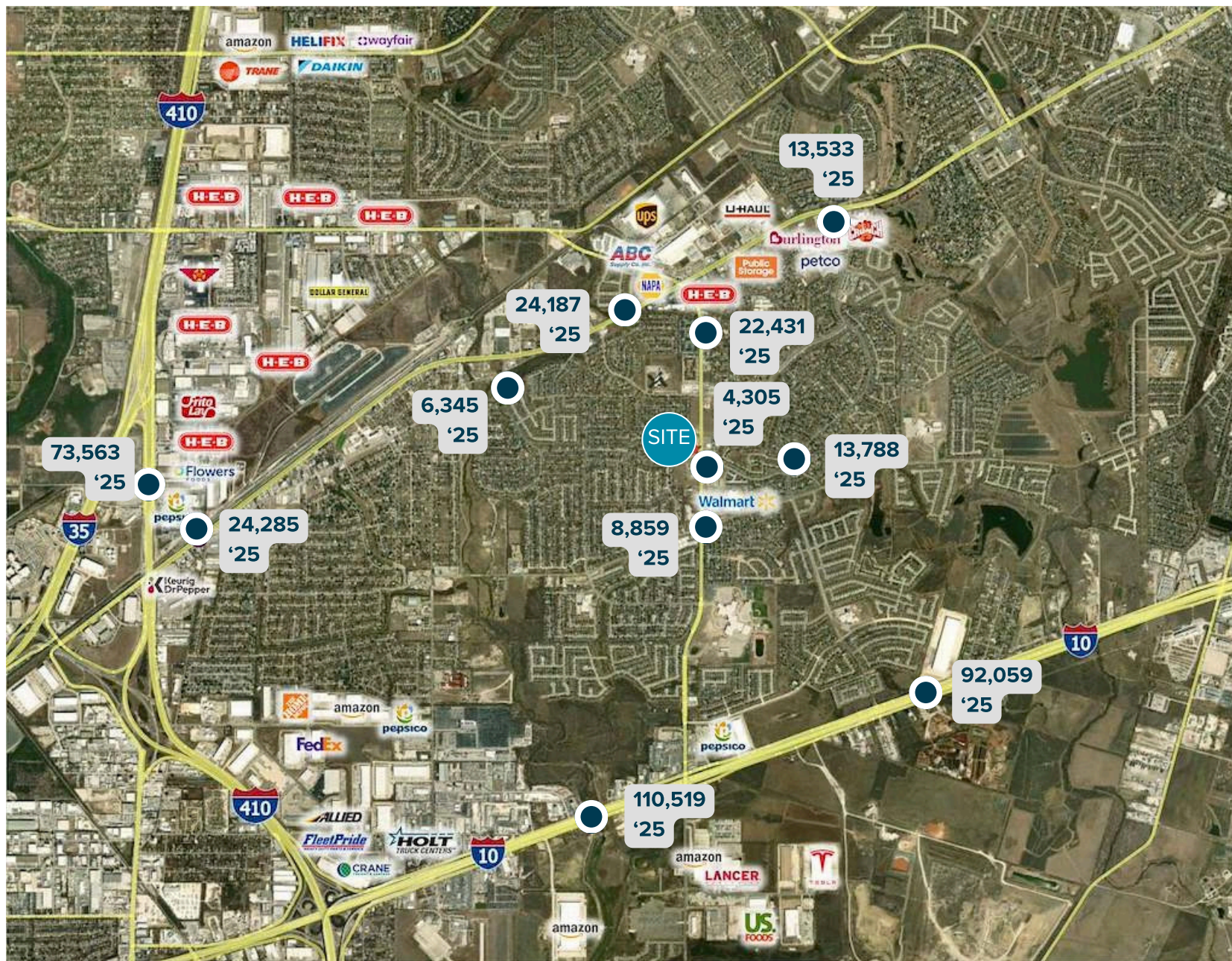
Conceptual Self-Storage Site Plan







MARKET MAP & TRAFFIC COUNTS*





INSITE EFS

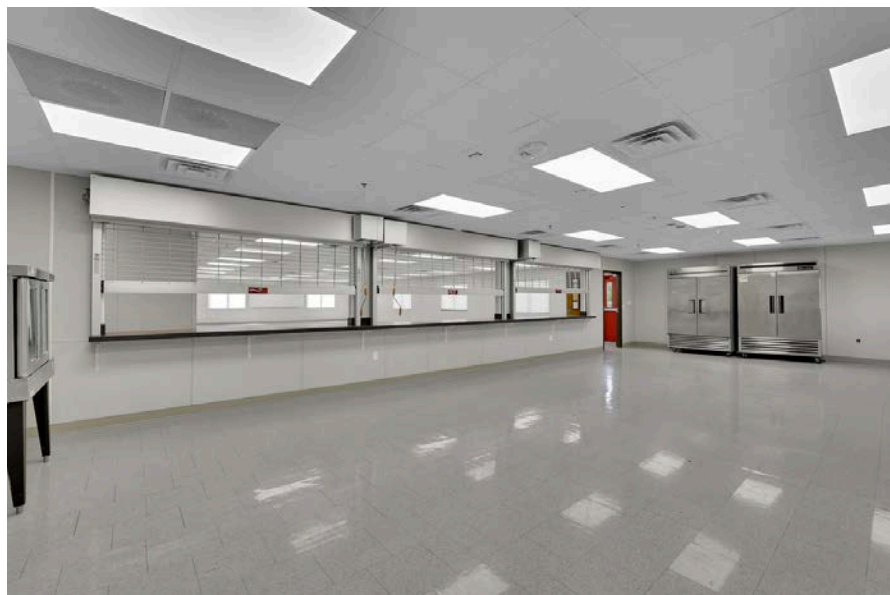
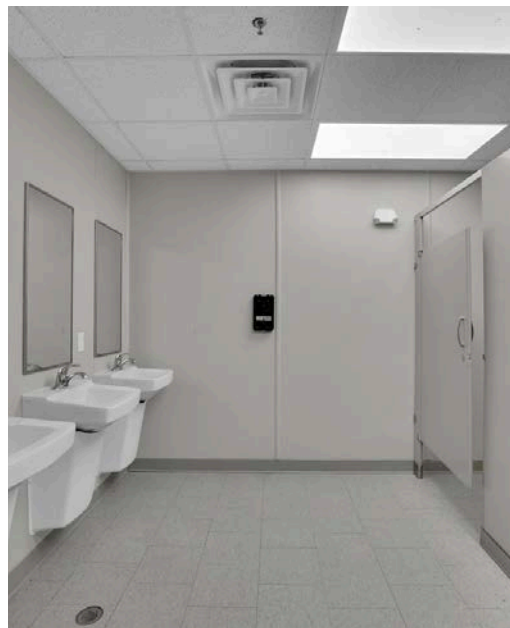
PHOTOS





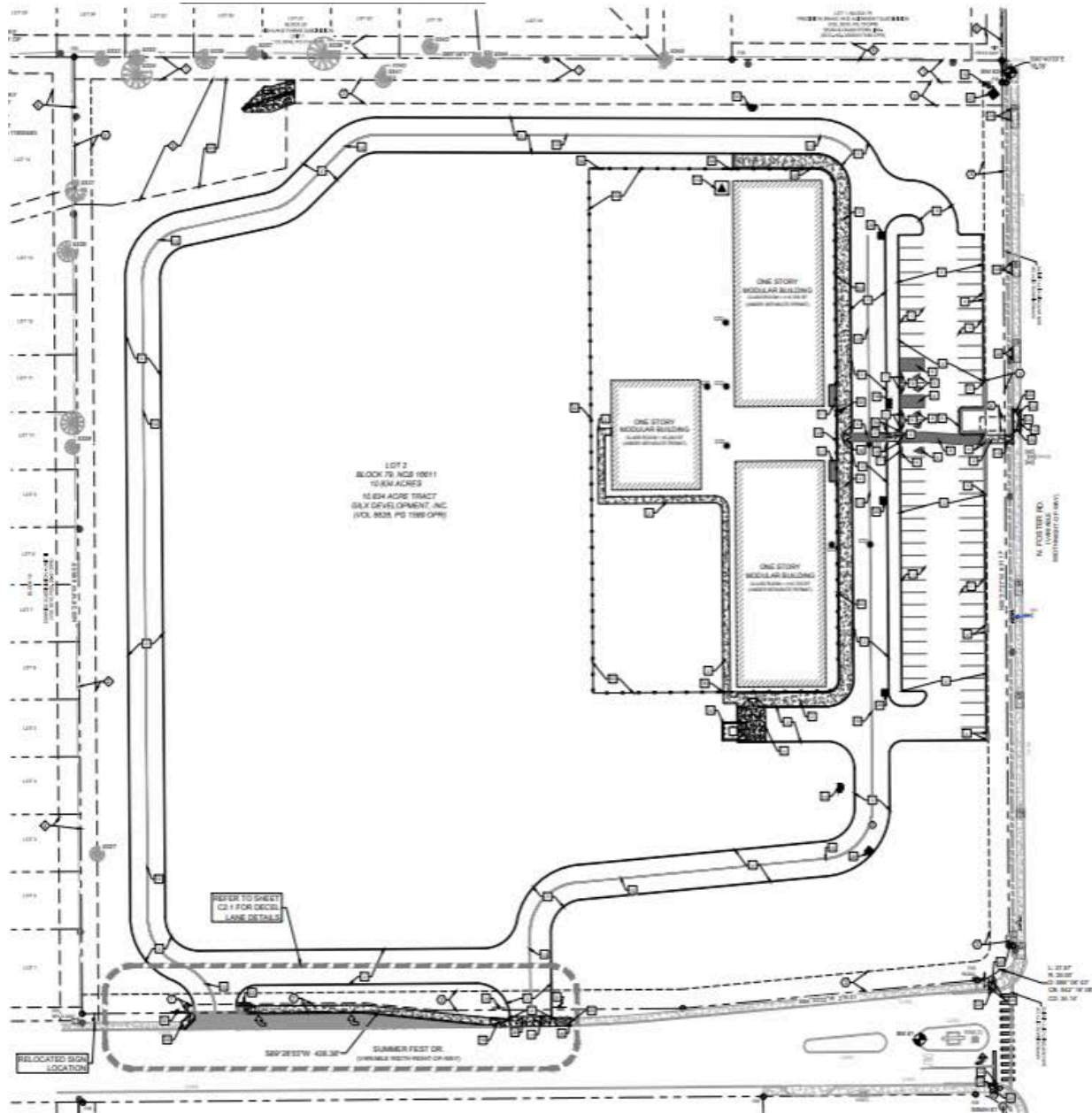
INSITE EFS

PHOTOS





SITE MAP

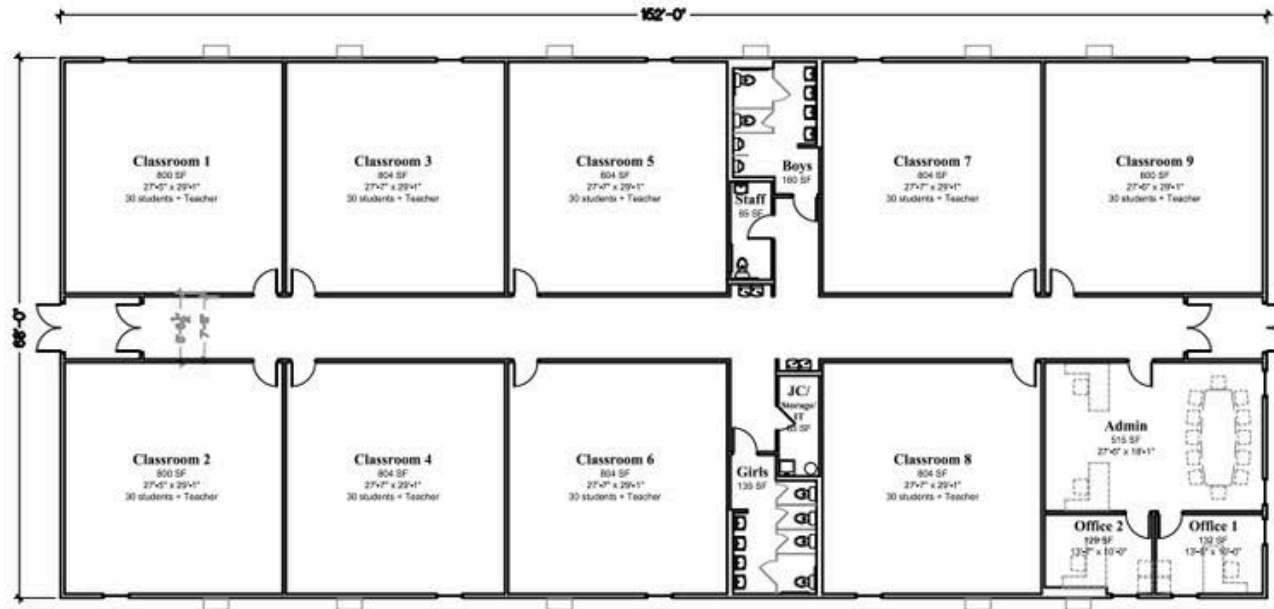


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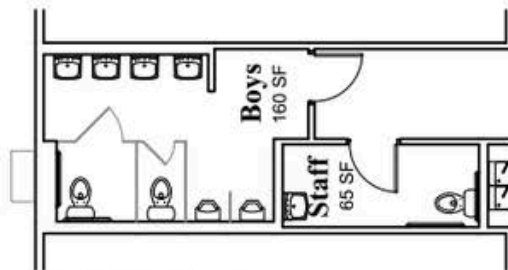


FLOOR PLAN

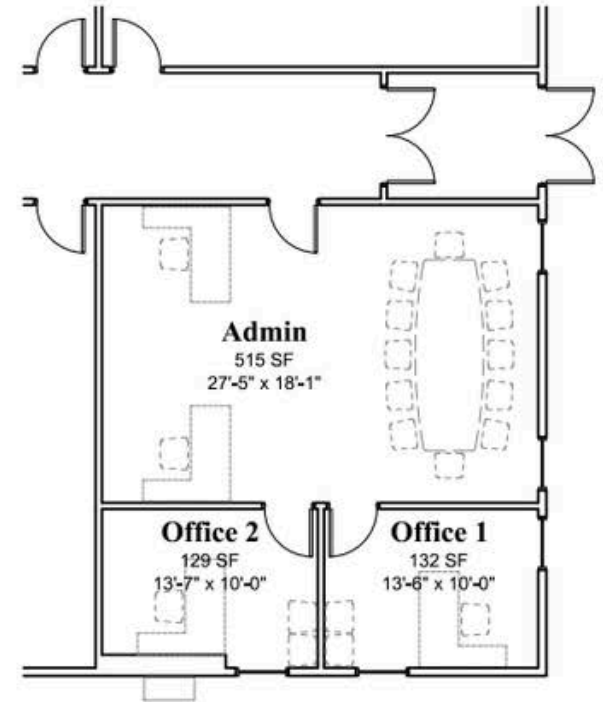
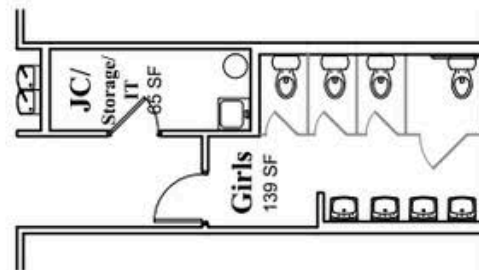
Buildings 1 & 2



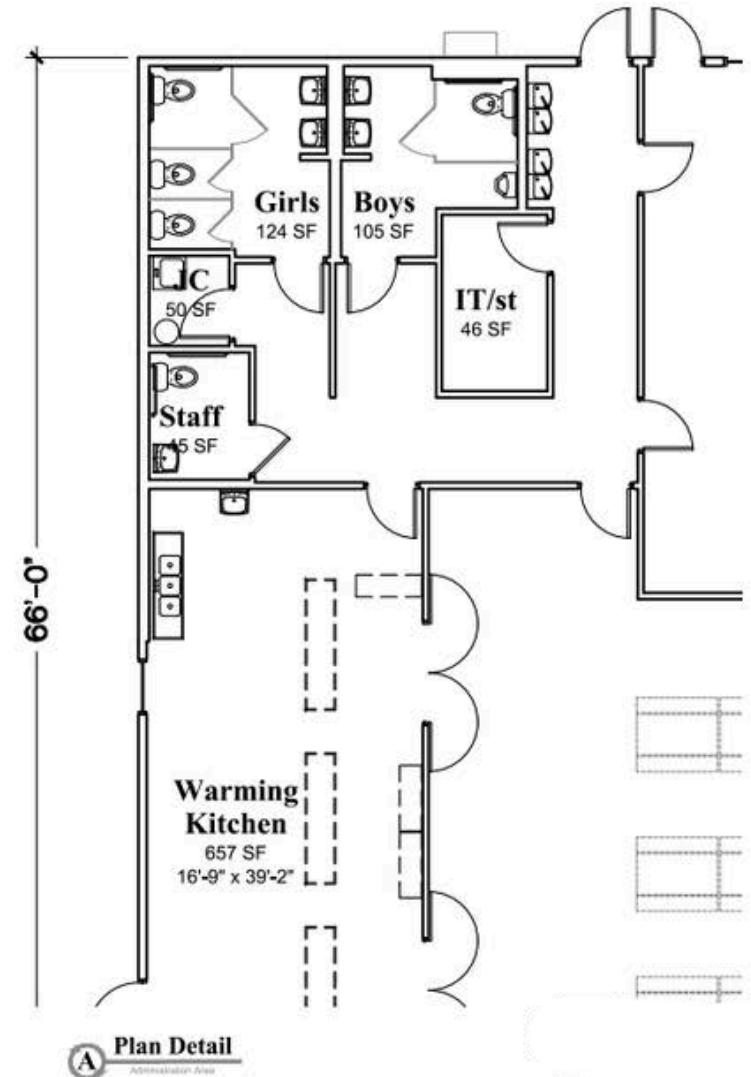
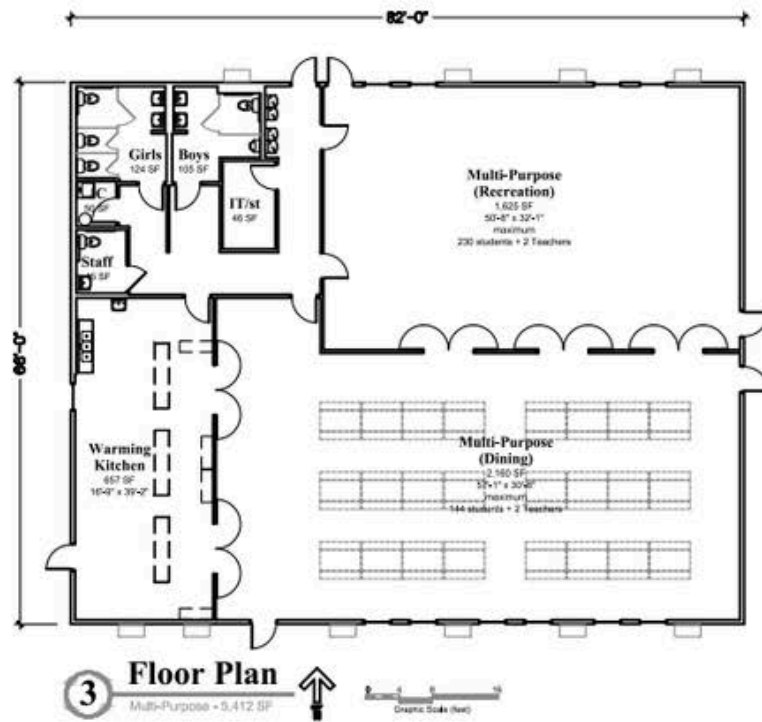
1 Floor Plan
Classrooms - 10,336 SF
Graphic Scale (feet)



B Plan Detail
Rest Room Area
Graphic Scale (feet)



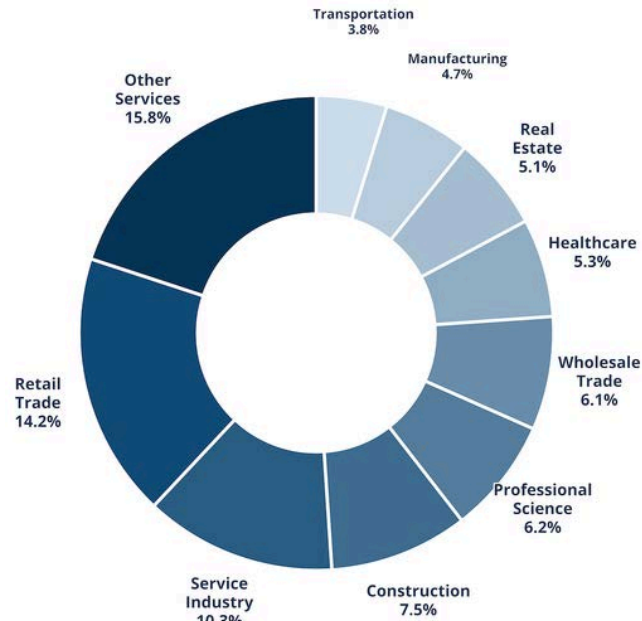
A Plan Detail
Administration Area
Graphic Scale (feet)





MARKET OVERVIEW

SAN ANTONIO, TX



TAPESTRY HOUSEHOLD SEGMENTS

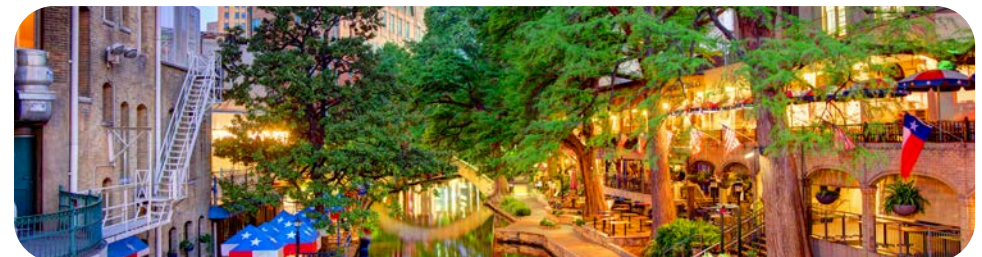
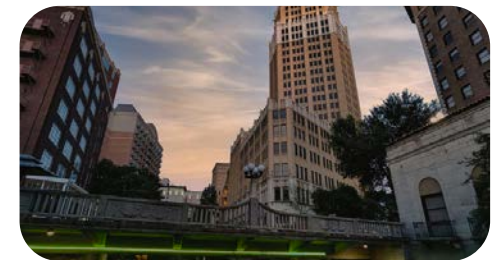
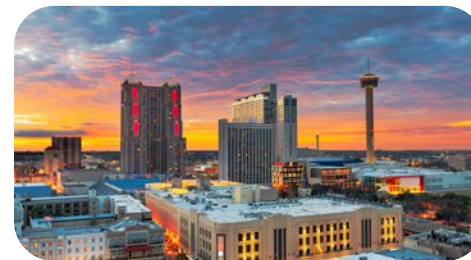
CLASSIFICATION	HOUSEHOLDS (#)	HOUSEHOLDS (%)
Family Fabric	24,403	36.6%
Community Connections	22,708	32.7%
Metro Vibes	6,264	9.0%
Urban Threads	5,806	8.4%
Suburban Shine	5,492	7.9%

Click [here](#) for more detail on Esri Tapestry Segmentation

San Antonio is one of the nation's fastest-growing metro areas and a thriving hub for business, education, and innovation in South Central Texas. As the second-most populous city in the state, San Antonio combines a deep cultural heritage with modern economic momentum, making it an ideal location for organizations looking to grow or establish a regional footprint.

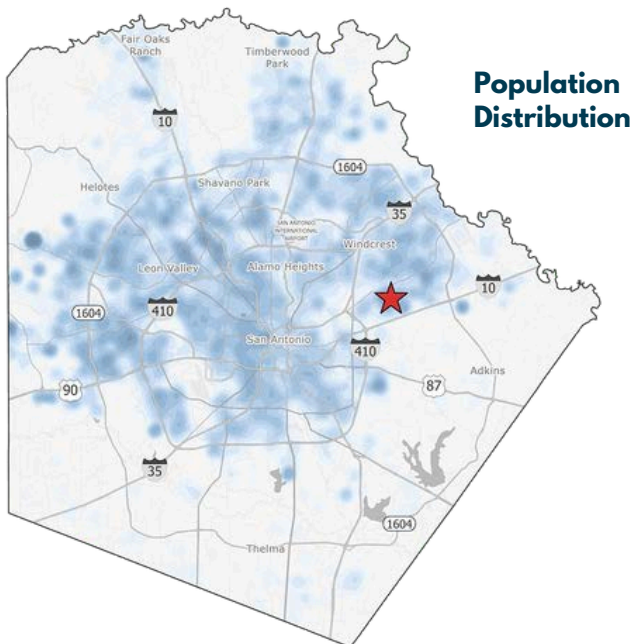
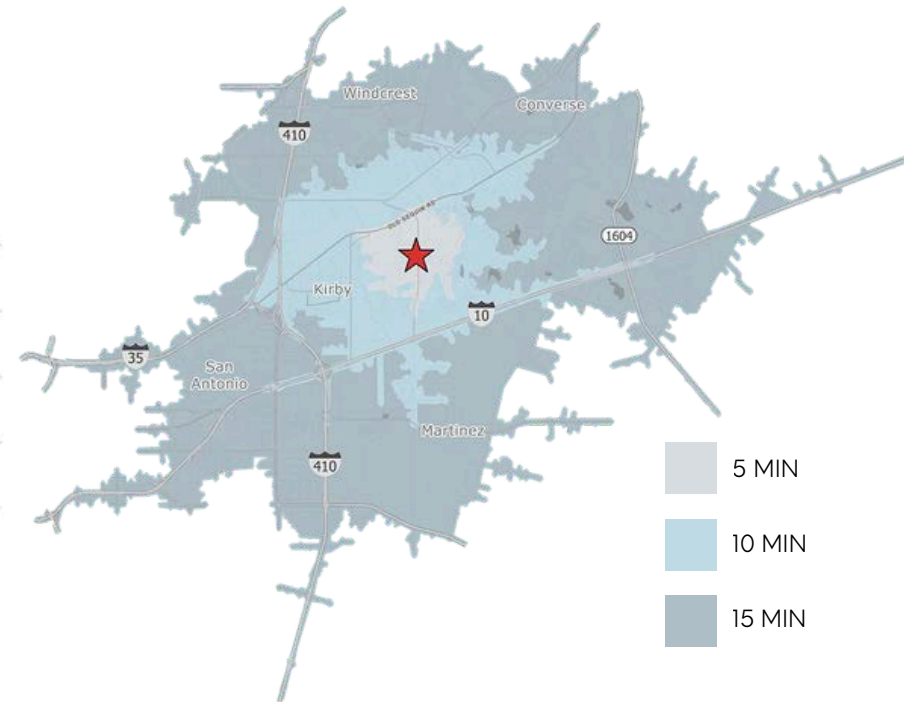
The metro's nonfarm employment base exceeds 1.18 million jobs, with steady growth across sectors such as education and health services, professional and business services, and leisure and hospitality. Major employers like USAA, H-E-B, and Methodist Healthcare contribute to a diversified and resilient economy, while competitive wage rates and lower operational costs enhance appeal for non-profits, educational institutions, and office users alike.

This property—currently configured for both educational use and open flexible space — offers a compelling opportunity for a variety of uses. In addition to the existing improvements, the property's open land provides meaningful development potential. With strong market fundamentals, regional accessibility, and a growing population base, it is well-suited for a variety of future uses including nonprofit headquarters, training centers, collaborative office space, or mission-driven enterprises.





Age Distribution - 15 Minute Drivetime



Population Distribution

Drivetimes	5 MIN	10 MIN	15 MIN
Population (2026)	15,131	63,864	195,384
5 Year Growth (2025 - 2030)	0.05%	3.72%	5.67%
Median Household Income	\$71,446	\$73,513	\$68,881
% Pop w/ Bachelors or Above	23.6%	23.6%	23.9%
Total Households	4,980	21,459	69,386
Median Age	33.0	33.5	34.6
Owner Occupied	60.7%	66.3%	58.7%
Renter Occupied	31.9%	26.7%	32.9%



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