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<https://www.bizjournals.com/sanantonio/news/2026/06/15/alterra-industrial-investments.html>

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Commercial Real Estate

National industrial investor picks up 6-property portfolio in San Antonio

The deal gives the company almost 100 acres across the San Antonio area.



An aerial view of 727 N. WW White Rd., one of six properties the firm scooped up recently.

ALTERRA IOS



By [James McCandless](#) – Reporter, San Antonio Business Journal
Jun 15, 2026 **Updated** Jun 15, 2026 3:43pm CDT

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Story Highlights

- Alterra IOS closed on six properties in San Antonio totaling 96.5 acres.
- The company now operates 18 properties in the Alamo City area.
- San Antonio's industrial outdoor storage vacancy rate dropped to 10.5% in Q1.

A prominent [industrial](#) outdoor storage real estate firm has strengthened its foothold in South Texas.

[Pennsylvania-based investor Alterra IOS](#) closed on six properties in [the San Antonio area](#) in the last few months, the company announced Friday. The additions bring the company's Alamo City presence to 18 properties totaling 96.5 acres. Terms of the deals were not disclosed, but the properties have a combined appraised value of about \$13.1 million, according to the Bexar Central Appraisal District and Comal Appraisal District.

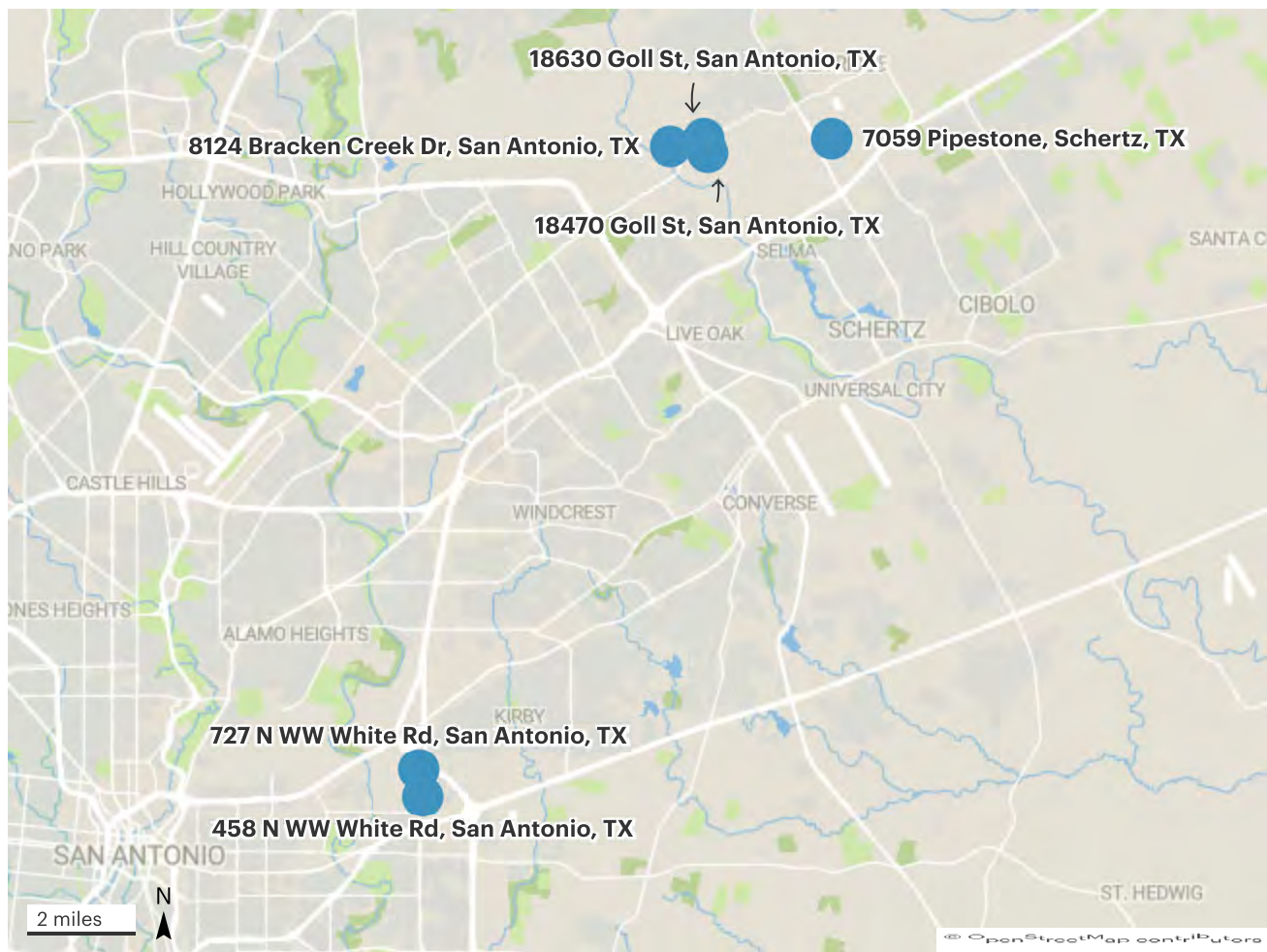
The properties include:

- 18630 and 18740 Goll St., two adjoining properties making up 11.2 acres and 67,824 square feet of warehouse space. Carson Byrd of Llano Realty Partners represented the seller.
- 7059 Pipestone, a 5.1-acre tract with 30,000 square feet of warehouse space that the firm acquired directly off-market.
- 8124 Bracken Creek Drive, a 4.7-acre space with 30,864 square feet of warehouse space. Will Hall of Stream Realty represented the seller.

- 727 N WW White Road, a mile north of the I-10 and Loop 410 interchange, has 4.5 acres and 25,000 square feet of warehouse. Jeff Miller of Matthews Real Estate represented the seller.
- 458 N WW White Road, with 3.6 acres and 18,633 square feet of warehouse. Miller also represented this property.

STORAGE PROPERTIES PURCHASED 2026

Six industrial properties have changed hands in a buying spree



MAP: RAMZI ABOU GHALIOUM | SABJ

Alterra IOS Vice President of Acquisitions Gavin Weaver said the region holds an important place in the [IOS asset class](#).

“San Antonio remains a strategically important IOS market due to its sustained population growth, substantial infrastructure investment and broader industrial activity,” Weaver said. “These new locations add high-quality infill sites to our portfolio, further strengthening Alterra’s presence in Central Texas.”

The San Antonio market has chipped away at rising vacancy rates from 2025, per [CBRE's](#) Q1 market report. The rate has come down to 10.5%, showing about 451,000 square feet of absorption for the quarter.

THE LIST

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Total gross volume generated in 2024

Rank	Prior Rank	Person
1	6	Pohl, Matt
2	2	Jones, Patton
3	10	Garza, Drew
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