



## **Quannah Partners Closes on Grove Commerce Center, a 264,100 SF Front-Load Industrial Development in San Antonio, TX**

*December 19, 2025*

San Antonio, TX - Quannah Partners ("Quannah"), in partnership with Trinity Investors ("Trinity"), successfully capitalized an investment for 18.18 acres for the speculative industrial development of one Class A front-load building totaling 264,100 square feet in China Grove, TX (San Antonio MSA) (the "Property" or "Grove Commerce Center"). The Property is located directly across Foster Road from HEB's Super Regional Campus (approx. 850 acres of manufacturing and distribution for its own account). Construction crews will break ground in Q1-2026 and will deliver the building and infrastructure in Q1-2027.

Grove Commerce Center ("Grove") will feature 32' clear heights, ESFR sprinklers, dock-high doors, 185-foot truck courts, and trailer parking. The building will be delivered with +/-3,000 square feet of office space, white-boxed warehouse space, LED lighting throughout the warehouse, oversized dock doors with ramps, and eight (8) dock-levelers. Grove Commerce Center will accommodate tenants ranging in size from 60,000 square feet to 264,100 square feet.

Grove Commerce Center is the last property in the immediate area of China Grove zoned for industrial use. The site is situated with frontage on South Foster Road with immediate access to Loop 410, Interstate 10, Interstate 35, Loop 1604, and Highway 87. Additionally, Grove Commerce Center has direct highway access to Laredo, TX, one of the largest land ports in the United States, located just 2.5 hours away by car.

"This site in San Antonio represents the single best development opportunity for prospective tenants/owners who need access to all major interstates and highways in Central Texas. San Antonio has become a major industrial player not just in Texas but internationally with the proximity to Laredo and El Paso," said Jeff Stringer, Quannah's Senior Director of Development. "Demand from onshore manufacturing and a centralized location for distribution has put San Antonio right in the middle of the industrial action. Plus, the population growth of the region is yet another reason we are very excited about this project. We look forward to working with Trinity, who shares our vision for this development."

The team includes Powers Brown Architecture as the architect and Pape-Dawson Engineers as the civil engineer. Partners San Antonio is the exclusive leasing brokerage firm for this project.

For leasing/purchasing inquiries, please contact Roger Hill ([Roger.Hill@partnersrealestate.com](mailto:Roger.Hill@partnersrealestate.com)) or John Colglazier ([John.Colglazier@partnersrealestate.com](mailto:John.Colglazier@partnersrealestate.com)) or by phone at 210-876-2236.

### **About Quannah Partners**

Quannah Partners is a private equity commercial real estate investment and development company headquartered in Denver. Quannah's senior management team has over 70 years of experience as principal investors in value-add and opportunistic acquisitions and developments, and has been responsible for investing more than \$4.0 billion of capital in commercial real estate across all property types. Quannah has three active Class A industrial developments in Texas: (i) a 152,000 square foot property in Houston, (ii) a 181,000 square foot distribution facility in Houston, and (iii) a 362,000 square foot, 3-building campus in Taylor, TX (Austin MSA). For more information and to register to invest with Quannah Partners, visit [www.quannahpartners.com](http://www.quannahpartners.com).

### **About Trinity Investors**

Founded by experienced entrepreneurs in 2006, Trinity is a lower middle-market private equity firm with a \$5B+ portfolio of operating companies and commercial real estate investments. Focused on providing strategic, flexible capital to companies and sponsors with sustainable growth potential, Trinity has a proven track record of helping businesses and individuals across a variety of industries and markets transform and expand their operations. Trinity's investment professionals and partners have extensive experience founding, growing, operating, and selling companies. Trinity has a significant commercial real estate portfolio, partnering with sponsors to invest across a variety of asset classes, including multifamily, hospitality, senior living, and industrial. Investments include both new construction developments and existing value-add/rehabilitation projects.