



OFFERING MEMORANDUM

13514 South US Highway 181

San Antonio, TX 78223 | Turnkey Venue or Redevelopment
Pad Site
±26,000 VPD on US-181 · 2.178-AC Corner · Delivered Vacant



PREMIUM COMMERCIAL REAL ESTATE
INCOME PROPERTY OR REDEVELOPMENT PAD

Executive Summary

Turnkey Venue or Redevelopment Pad Site



HIGH-TRAFFIC US-181 FRONTAGE

A 2.178-AC corner-curve site on US 181 carrying an estimated 26,000 vehicles per day, with east & west highway exposure.



TURNKEY INFRASTRUCTURE

600-amp power, 5,000-gal septic, restrooms, pavilions & a leveled, turfed pad support immediate income or a future rebuild.



TWO PATHS TO VALUE

Continue the turnkey venue as an income property, or redevelop the pad for a c-store, QSR, or small-format retail user.



REPRICED TO SELL

Reset to \$1,100,000 from \$1,850,000 — a marketable entry point supported by a Broker Opinion of Value.



BROAD BUYER APPEAL

Operators, owner-users, and redevelopment/pad-site buyers alike — delivered vacant at closing.

KEY METRICS



\$1.10M
PRICE



2.178 AC
LAND



26,000
VPD (US-181)



OCL
ZONING



Property Specifications

13514 S US Highway 181

	LAND SIZE	2.178 Acres 94,873.68 SF · corner site
	ZONING	OCL Outside City Limits (unincorporated Bexar County)
	ACCESS / FRONTAGE	US-181 Corner East & west highway exposure
	TRAFFIC COUNT	±26,000 VPD TxDOT 2025 AADT, station 15H264 (adjacent)
	UTILITIES	600-Amp / Septic New 3,000-gal + existing 2,000-gal septic
	CURRENT USE	Food Truck Park & Bar "Rancho 181" outdoor event venue
	DELIVERY	Vacant at Closing Tenant to vacate; no leaseback offered



Site & Improvements

Infrastructure That Supports Either Path

POWER & ELECTRICAL

- Upgraded CPS service to 600 amps
- Stage with full electrical, lights & TVs
- Solar flood lighting throughout

OUTDOOR & SHADE

- Two covered pavilions w/ fans & TVs
- Sun-sail shades on iron posts
- Artificial turf; cleared & leveled

RESTROOMS

- Four women's restrooms
- Men's restroom (3 urinals, 1 stall)
- Existing two-stall restroom

SITE & SECURITY

- Metal-iron fence (front)
- 6-ft privacy wood fence (rear)
- Illuminated signage package

SEPTIC & WATER

- New 3,000-gallon septic tank
- Existing 2,000-gallon septic tank
- 5,000 gal total capacity

SERVICE & AMENITIES

- Two serving bars, 4 outlets each
- 8'x8' walk-in cooler
- Established venue layout

Movable items (inflatables, portable bars, kegs, décor, FF&E) are personal property, valued separately by inventory & bill of sale. Improvements support immediate turnkey operation and reduce holding cost for a buyer evaluating redevelopment.

Location & Market

The US-181 Growth Corridor

Southeast of San Antonio near Calaveras Lake, the site carries an estimated 26,000 vehicles per day on US-181 — volume typically sufficient to draw convenience, QSR, and small-format retail users. Residential growth pushing southeast toward Elmendorf supports rooftops for either a continued hospitality use or a ground-up redevelopment. Flexible unincorporated (OCL) status keeps both paths open: continue the turnkey venue as an income property, or redevelop the pad for a single-tenant commercial user.

~26,000

VPD on US-181
(TxDOT, 2025)

~4 mi

to The Ranch at
Elmendorf
masterplan

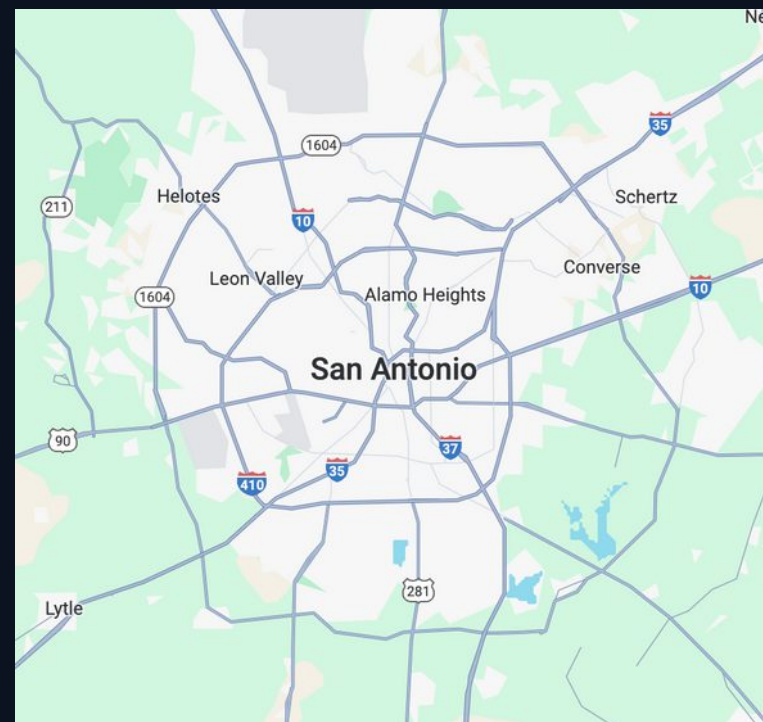
~3,000

homes at nearby
Hickory Ridge

\$435K/AC

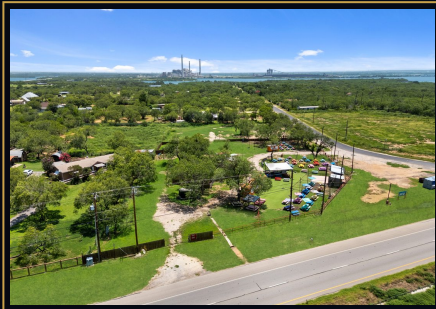
Loop 1604 &
US-181 corner
benchmark

Traffic count from TxDOT AADT station 15H264, adjacent to the property. The nearest signalized intersection is Loop 1604 & US-181, ~3.4 mi north; access at the subject is via a frontage curve on US-181 — redevelopment buyers should confirm driveway permitting for their intended use. Land benchmarks are asking-price/market indications from LoopNet & Land.com (2025–2026), not closed sales.



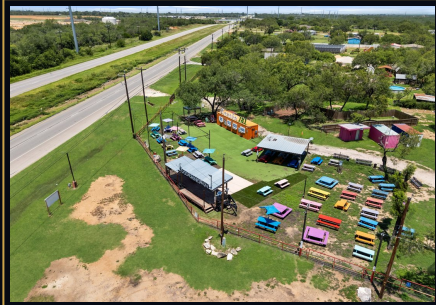
A Closer Look

Aerial & Site Photography



A Closer Look

Aerial & Site Photography (cont.)



EXCLUSIVE BROKERAGE REPRESENTATION



RYAN BRAY

Commercial | Luxury | Development

Tenant & Landlord Representation | Farm & Ranch
President, KW Young Professionals | KW Land

Direct 210.289.4949
Email ryan@malouffIG.com
License TX #757203