



EL 6



NOW AVAILABLE

MOTEL 6 SAN ANTONIO - SPLASHTOWN
3370 INTERSTATE 35 FRONTAGE
SAN ANTONIO, TX 78219



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PROPERTY SUMMARY



ADDRESS

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3370 INTERSTATE 35 FRONTAGE
SAN ANTONIO, TEXAS 78219

YEAR BUILT

1985

YEAR REMODELED

2019

ACRE SIZE

1.25 ACRES

BUILDING SIZE

15,480 SF

NUMBER OF ROOMS

50

STORIES

2





GUESTROOM SUMMARY

50

TOTAL
ROOMS

20

KING
ROOMS

20

QUEEN
ROOMS

10

DOUBLE
ROOMS

76,371

2026 EST. POPULATION
3 MILE RADIUS

\$68,375

2026 EST. MEDIAN HOUSEHOLD INCOME
3 MILE RADIUS

\$346,216

2026 EST. MEDIAN HOME VALUE
3 MILE RADIUS

60,704

2026 EST. LABOR POPULATION
3 MILE RADIUS

KEY DEMOGRAPHICS

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
ESTIMATED POPULATION (2026)	3,142	76,371	254,458
PROJECTED POPULATION (2031)	3,156	76,373	253,279
CENSUS POPULATION (2020)	3,079	71,946	247,039

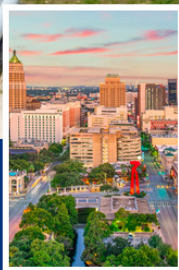
HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
ESTIMATED HOUSEHOLDS (2026)	1,053	27,283	100,383
PROJECTED HOUSEHOLDS (2031)	1,070	37,862	101,991
CENSUS HOUSEHOLDS (2010)	1,075	25,018	93,625
CENSUS HOUSEHOLDS (2010)	1,045	22,871	85,566

INCOME / EXPENDITURES	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2026 EST. AVERAGE HOUSEHOLD INCOME	\$46,623	\$104,401	\$111,787
2026 EST. MEDIAN HOUSEHOLD INCOME	\$29,747	\$68,375	\$73,836
2026 EST. PER CAPITA INCOME	\$18,287	\$39,153	\$44,880
2026 ESTIMATED TOTAL BUSINESSES	263	3,443	14,680
2026 EST. TOTAL EMPLOYEES	4,580	37,623	155,798

LOCATION OVERVIEW



LOCATED ON IH 35
FRONTAGE ROAD
AT HOUSTON ST.
EXIT.



5 MILES FROM
SAN ANTONIO
CENTRAL
BUSINESS DISTRICT



1.3 MILES FROM
FROST CENTER
HOME OF THE NBA
TEAM: SA SPURS

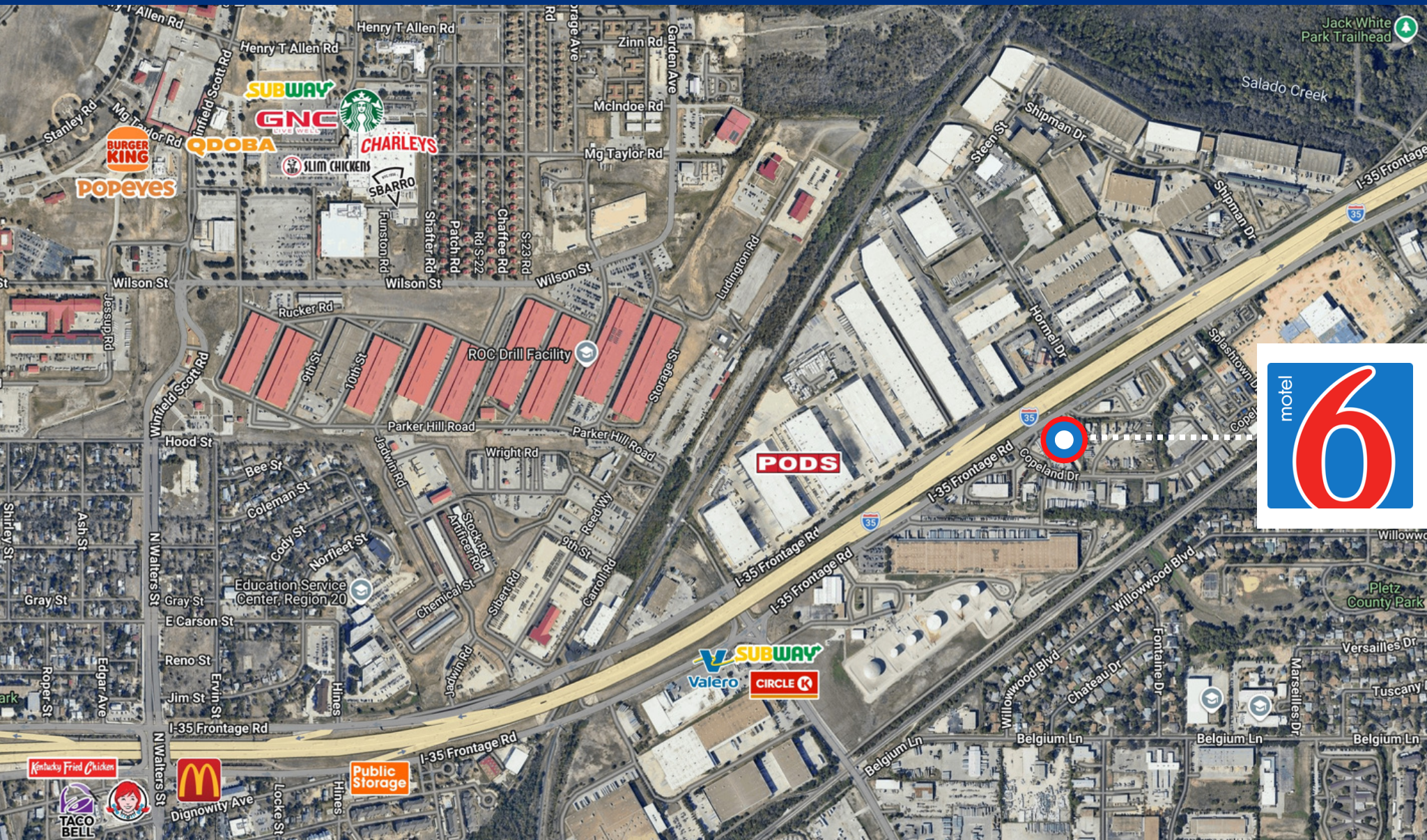


1.3 MILES FROM
FREEMAN COLISEUM
HOME OF THE ANNUAL SA
STOCK SHOW & RODEO.

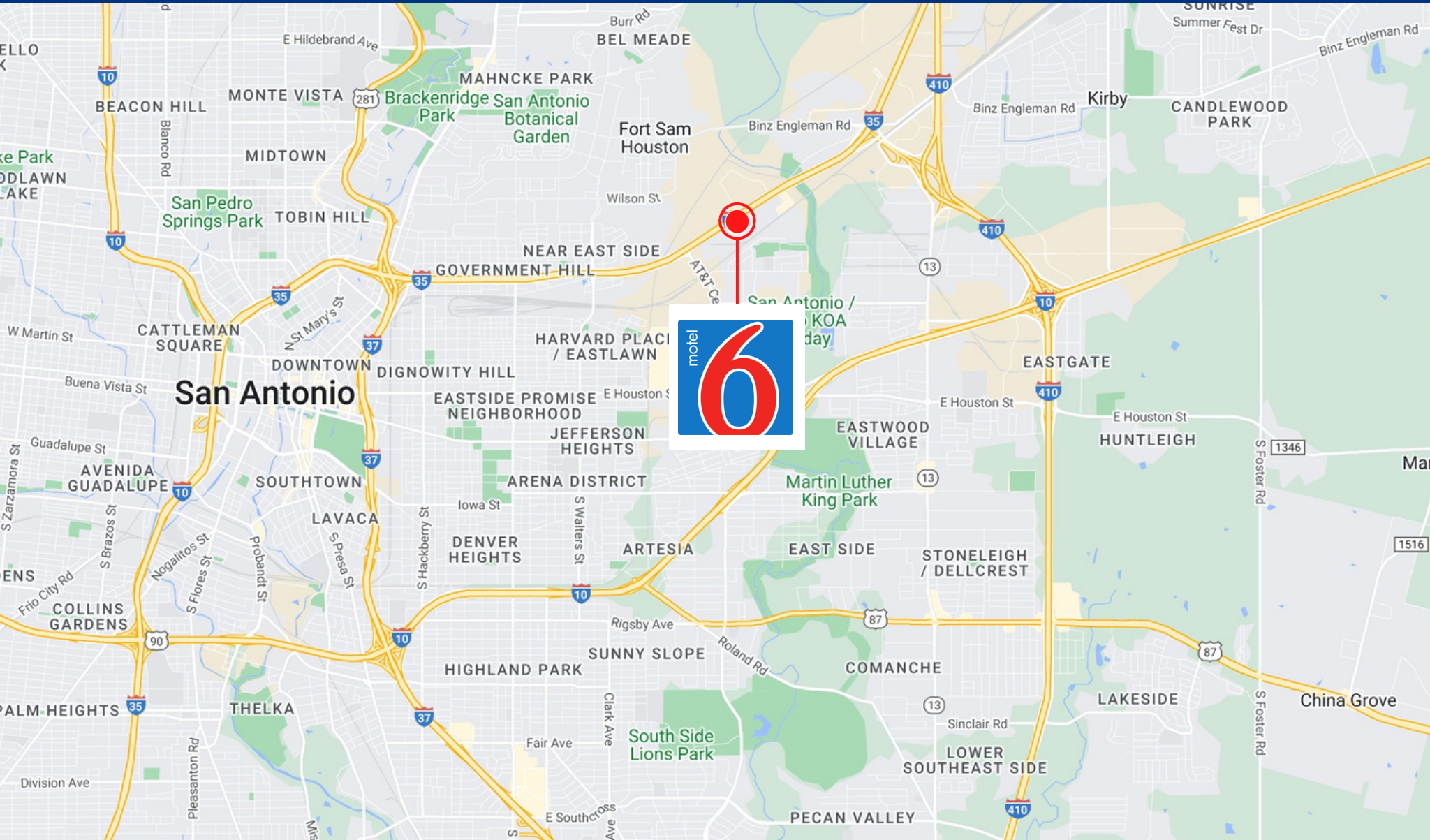


ACROSS HIGHWAY FROM FORT
SAM HOUSTON MILITARY BASE
AND NATIONAL MEDICAL/BURN
CENTER.

NEARBY BUSINESSES



PROXIMITY TO LOCATION





CONTACT

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date