

# Building, Pad Site Available

15045 Jones Maltsberger | San Antonio, TX 78247



0.62 AC  
LOT SIZE

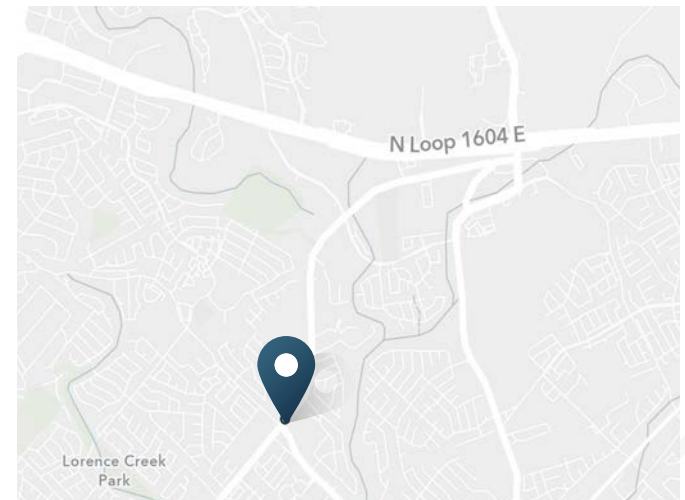
3,303 SF  
BUILDING SIZE

Contact  
Broker  
PRICE

## ABOUT THE PROPERTY

- Available Now
- Contact Broker for additional details

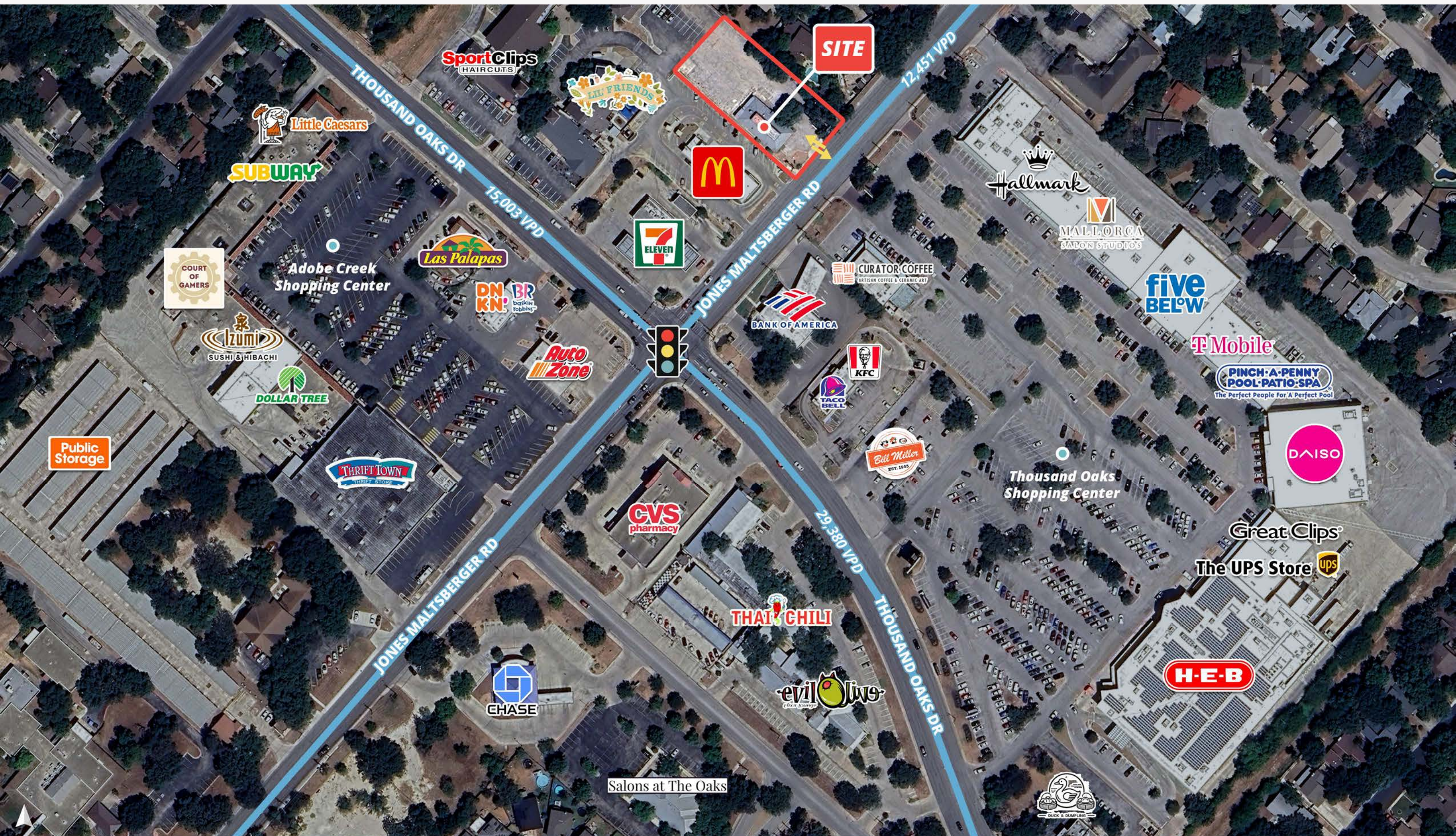
## JOIN THESE NEARBY RETAILERS





# Site Aerial

15045 Jones Maltzberger | San Antonio, TX 78247



**SITE**

THOUSAND OAKS DR  
15,003 VPD

JONES MALTZBERGER RD  
12,451 VPD

THOUSAND OAKS DR  
29,380 VPD

COURT OF GAMERS

Little Caesars

SUBWAY

Sport Clips  
HAIRCUTS

LI FRIENDS

McDonald's

7-ELEVEN

Las Palapas

DN KN  
BR  
bakery  
tobacco

Adobe Creek  
Shopping Center

Izumi  
SUSHI & HIBACHI

DOLLAR TREE

Auto Zone

BANK OF AMERICA

CURATOR COFFEE  
ARTISAN COFFEE & CERAMIC ART

Hallmark

MALLORCA  
SALON STUDIOS

five BELOW

T-Mobile

PINCH-A-PENNY  
POOL-PATIO-SPA  
The Perfect People For A Perfect Pool

Public Storage

THRIFT TOWN  
THRIFT STORE

CVS  
pharmacy

KFC

TACO BELL

Bill Miller  
EST. 1985

Thousand Oaks  
Shopping Center

DAISO

Great Clips

The UPS Store  
ups

JONES MALTZBERGER RD

THAT CHILI

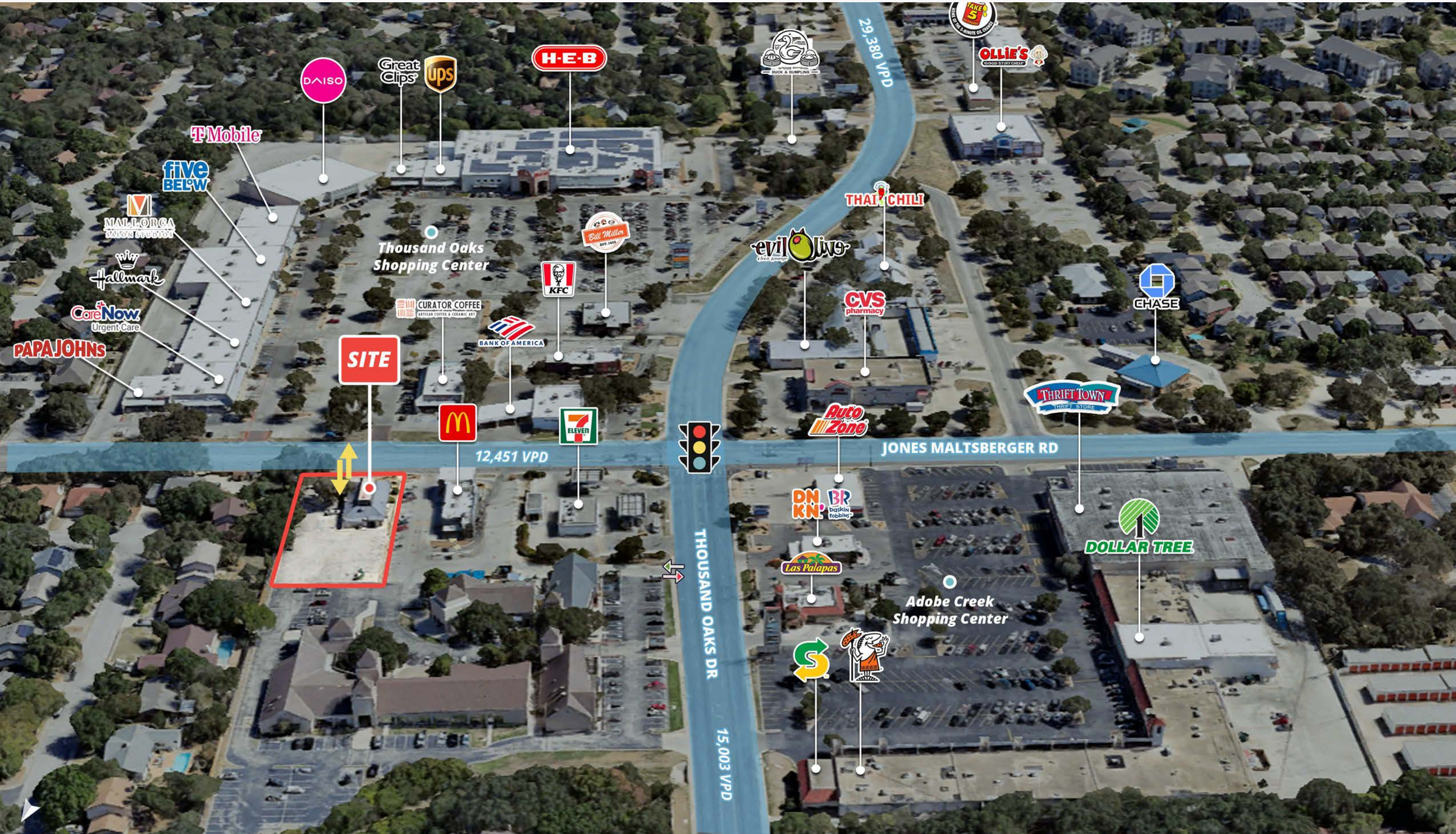
CHASE

evil Olive  
olive jam

H-E-B

Salons at The Oaks

DUCK & DUMPLING



EMERGE PROPERTIES OF SA, LLC  
15015 JONES MALTSBERGER RD.  
SAN ANTONIO, TEXAS

### ALTA/NSPS LAND TITLE SURVEY OF

TRACT 20:  
PARCEL 1: LOT 15, BLOCK 1, NEW CITY BLOCK 16797, REPLAT OF THOUSAND OAKS CENTER, BEXAR COUNTY, TEXAS, ACCORDING TO VOLUME 9533, PAGE 214, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AS DESCRIBED IN CASH WARRANTY DEED TO WADE AND GRAVES LTD., OF RECORD IN VOLUME 6702, PAGE 1696, AND DOCUMENT NO. 96-0040957, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

PARCEL 2: NON-EXCLUSIVE EASEMENT ESTATE CREATED AND GRANTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN VOLUME 6702, PAGE 146, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

#### Survey Notes:

- Bearings Based on NAD83 Texas South Central Zone 4204: US Survey Feet,
- Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee,
- Tract 20, Parcel 1: Lot 15, Block 1, surveyed as subject tract on the ground on May 23, 2023 and July 18, 2023.

#### COMMITMENT FOR TITLE INSURANCE

ISSUED BY: Fidelity National Title Insurance Company G.F. NO. FT-24411-9001162300201-LW  
ISSUED: August 25, 2023 EFFECTIVE: August 9, 2023

TITLE COMMITMENT AS IT PERTAINS ONLY TO TRACT 20: Parcel 1: LOT 15, BLOCK 1, NEW CITY BLOCK 16797

- The following Restrictions and Covenants of record; Volume 9533, Page 214, Deed and Plat Records, Bexar County, Texas; DOES AFFECT.
- 10ax, Par Plat, Volume 9533, Page 214, Deed and Plat Records, DOES AFFECT, AS SHOWN:
  - 25' Building Setback Lines - along front lot line;
  - 16' Electric, Gas, Telephone and Cable TV Easement - along northeast lot line;
  - 14' Electric, Gas, Telephone and Cable TV Easement - along front lot line;
- 10ay, An 0.2056 Acre Electric Line Right-of-Way Easement, "Exhibit D", to City of San Antonio, of record in Volume 3158, Page 13, Real Property Records, Bexar County, Texas; DOES AFFECT, AS SHOWN.
- 10az, Subject to terms, conditions and provisions of Easement for Common facilities, access, ingress/egress, non-exclusive common utility facilities, per Vol. 6702, Pg. 146, Real Property Records, Bexar County, Texas; DOES AFFECT.
  - Easement for Common Facilities - not plottable, As noted
  - Easement for Common Utility Facilities - Exhibit D, Tracts I & II, As Shown

#### TABLE A ITEMS

- Monuments placed are as shown on the survey.
- The address of the surveyed property is "15015 Jones Maltsberger, San Antonio, Texas".
- According to the Flood Insurance Rate Map (FIRM) No. 48029C0255G, dated September 29, 2010, this property is located in Zone X. Areas determined to be outside the 0.2% annual chance floodplain.
- Gross Land Area is 0.62 acres, more or less.
- Per Zoning Letter dated August 24, 2023, from City of San Antonio Development Services, property is zoned "C-2 AHOD" Commercial Airport Hazard Overlay District.
- The exterior dimensions of all buildings at ground level are shown on the survey.
- 7(b)(1). The square footage of exterior footprint of all buildings on subject property is as shown on the survey.
- 7(c). The building height of all buildings on subject property is as shown on the survey.
- All substantial features observed during the process of conducting the field work are shown on the survey.
- As shown on the survey, the number of parking spaces are as followed:
  - 4 Handicapped Parking Space
  - 32 Standard Parking Spaces
 for a total of 36 Parking Spaces as shown on the survey.
- There are no Divisions or Party Walls to adjoining properties.
- Names of adjoining owners according to current tax records are as shown on the survey.
- Distances to the closest streets are shown on the survey.
- Any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork are shown on survey.
- No information of proposed changes in street right-of-way lines was made available to the Surveyor at time of survey.
- Known plottable offsite easements as shown on the survey.
- Professional liability insurance policy certificate can be provided.

To: Prosperity Bank; Prosperity Bank, as Administrative Agent for the benefit of the Secured Parties, and their successors and assigns; Emmerge Pizza of San Antonio, LLC; Emmerge Properties, LLC; Emmerge Properties of SA, LLC, a Texas limited liability company; and Fidelity National Title Insurance Company;

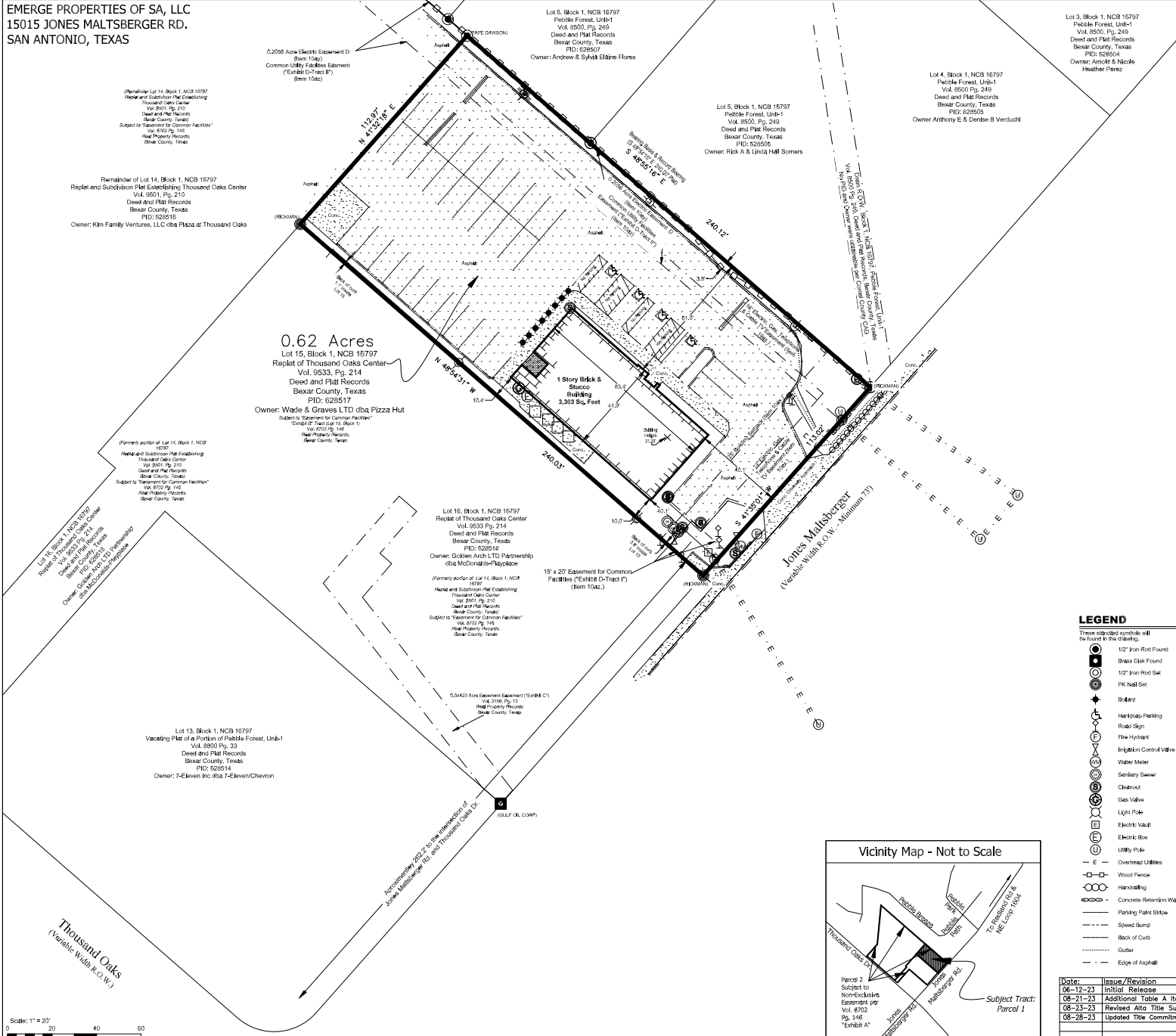
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on May 23, 2023, AND July 18, 2023.

*Marion Ruth Bolton*  
8-28-23  
Marion Ruth Bolton  
Registered Professional Land Surveyor No. 4727  
Job No.: 23-056 - 20



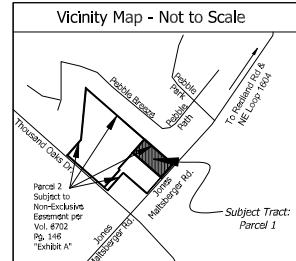
**RICKMAN** LAND SURVEYING, LLC

TBPLS FIRM NO. 101919-00  
419 BIG BEND  
CANYON LAKE, TEXAS 78133  
PHONE (830) 935-2457  
WWW.RICKMANLANDSURVEYING.COM  
cheryl@rickmanlandsurveying.com



#### LEGEND

- These standard symbols will be found in the drawing:
- 1/2" Iron Rod Found
  - Brass Disk Found
  - 1/2" Iron Rod Set
  - PK Nail Set
  - Bladed
  - Handicap Parking
  - Road Sign
  - Fire Hydrant
  - Injection Control Valve
  - Water Meter
  - Sanitary Sewer
  - Chimney
  - Gas Valve
  - Light Pole
  - Electric Vault
  - Electric Box
  - Utility Pole
  - Overhead Utilities
  - Wood Fence
  - Handcuffing
  - Concrete Retention Wall
  - Parking Paint Strip
  - Sealed Bump
  - Back of Curb
  - Outlet
  - Edge of Asphalt



Date:	Issue/Revision
06-12-23	Initial Release
08-21-23	Additional Table A Items
08-23-23	Revised Attn Title Survey
08-28-23	Updated Title Commitment



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	13,638	86,561	235,065
2028 Projected Population	13,127	87,545	240,242
Projected Annual Growth Rate 2023 to 2028	-0.76%	0.23%	0.44%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	14,896	83,752	240,842
2030 Projected Population	14,444	83,838	242,906
Proj. Annual Growth 2025 to 2030	-0.61%	0.02%	0.17%

### Daytime Population

2025 Daytime Population	13,452	103,637	313,190
Workers	6,654	66,043	206,432

### Residents

Residents	6,798	37,594	106,758
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### Income

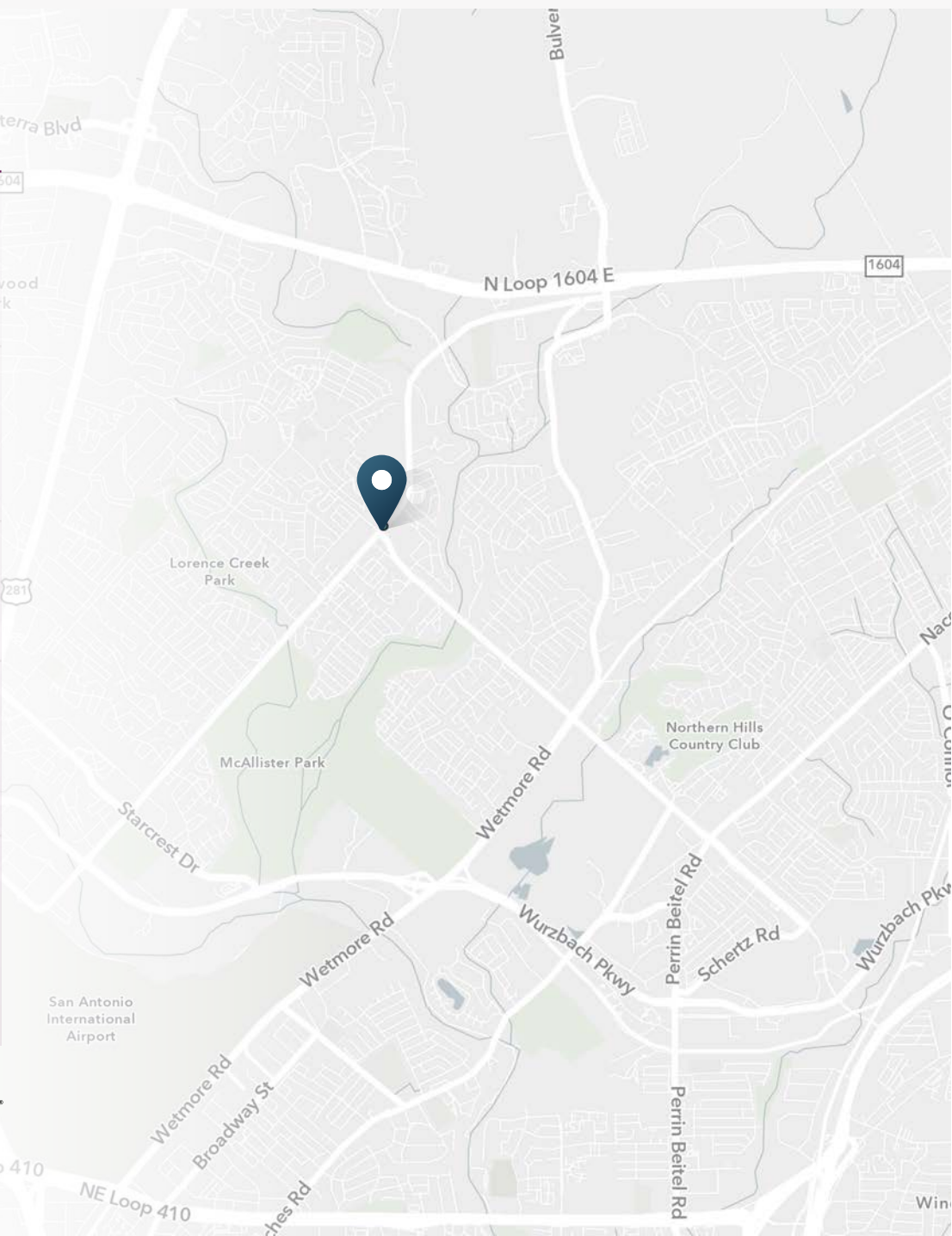
2025 Est. Average Household Income	\$108,043	\$107,688	\$106,188
2025 Est. Median Household Income	\$85,425	\$84,945	\$78,891

### Households & Growth

2025 Estimated Households	6,494	35,964	101,867
2030 Estimated Households	6,444	36,802	104,923
Proj. Annual Growth 2025 to 2030	-0.15%	0.46%	0.59%

### Race & Ethnicity

2025 Est. White	60%	56%	52%
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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

## **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.

**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.

SRS Real Estate Partners	9005621	ryan.johnson@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285

**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 or 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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Drew Allen	656732	drew.allen@srsre.com	210.504.1242
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