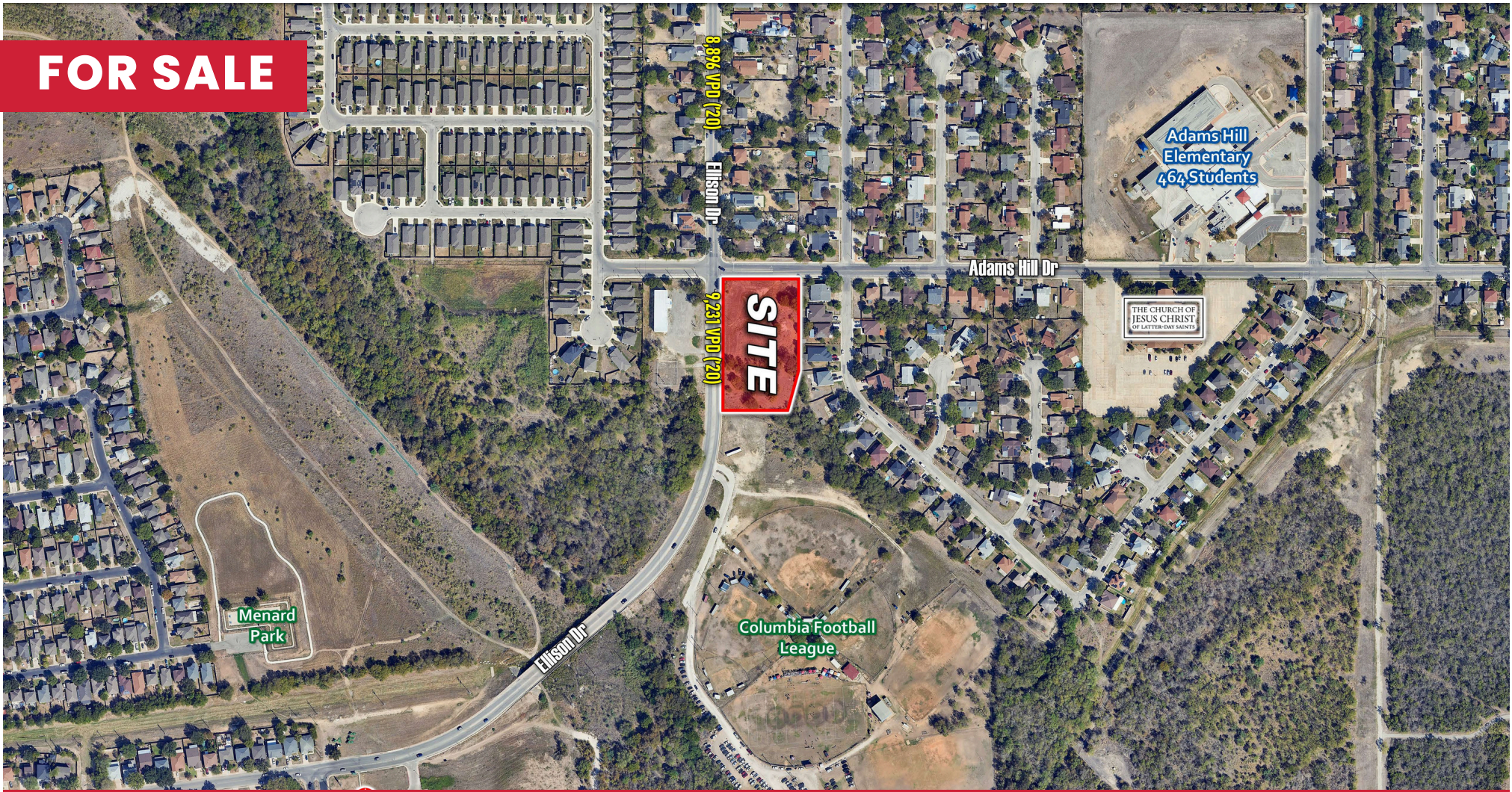


**FOR SALE**



**COMMERCIAL DEVELOPMENT SITE WITH OWNER FINANCING AVAILABLE**

**RAY ELLISON BLVD • ±2.08 AC**

Ray Ellison Blvd | San Antonio, TX, 78245

**RAV SINGH CCIM DIRECTOR, BROKER ASSOCIATE**  
210.849.2175 rav@singhcommercialgroup.com

**DONNIE WALKER DIRECTOR, BROKER ASSOCIATE**  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

**KW COMMERCIAL CITY VIEW**  
15510 Vance Jackson, Suite 101, San Antonio, TX 78249



# SUMMARY

## COMMERCIAL DEVELOPMENT SITE WITH OWNER FINANCING AVAILABLE

Ray Ellison Blvd | San Antonio, TX, 78245

### POSITIONING SUMMARY

Ray Ellison Commercial Site presents a rare 2.08-acre commercial land opportunity in San Antonio's dynamic southwest growth corridor. The site benefits from 9,231 vehicles per day on Ray Ellison Blvd and close proximity to one of the region's most active highway interchanges, offering exceptional visibility and access for a range of commercial development concepts.

Located in Bexar County outside city limits (OCL zoning), buyers gain development flexibility typically unavailable on in-city parcels. Proximity to Lackland AFB, the largest military installation in San Antonio, anchors consistent demand from service members, contractors, and civilian personnel — creating a built-in customer base rarely matched in other submarkets.

### LOCATION

Southwest San Antonio  
Ray Ellison Blvd, San Antonio, TX, 78245

### AVAILABLE

±2.08 Acres (~90,604 SF)

- » **Zoning:** OCL
- » **County:** Bexar
- » **Parcel ID:** 04332-000-0280
- » **Best Use:** Commercial (C-Store Deed Restricted)
- » **Utilities:** Verify with Engineer

### PRICE

Call Broker

### TRAFFIC COUNTS (TXDOT)

**Ray Ellison Blvd:** 9,231 VPD ('20)  
**Marbach Rd:** 22,101 VPD ('24)  
**Loop 1604:** 53,870 VPD ('24)

### HIGHLIGHTS

- » **Strategic Highway Convergence** — Positioned at the crossroads of Loop 1604, HWY 90, and I-410 — among the highest-traffic interchanges in Southwest San Antonio, providing maximum visibility and multi-directional access.
- » **9,231 VPD on Ray Ellison Blvd** — Consistent daily traffic volume drives strong pass-by capture potential for fuel, c-store, and liquor retail.
- » **OCL Zoning — Flexible Development** — Outside City Limits designation provides greater development flexibility, streamlined permitting, and lower regulatory burden versus in-city parcels.
- » **Lackland AFB Proximity** — One of San Antonio's largest employment centers anchors the immediate trade area, ensuring consistent demand from military personnel, contractors, and civilian workers.
- » **Rare Vacant Commercial Land** — 2.08 contiguous acres of unimproved commercial land at a major interchange — a site type increasingly difficult to find in the rapidly developing SW San Antonio submarket.
- » **Deed-Restricted Use** — Ideal for gas station, convenience store, liquor store and there convenience items.

### TRADE AREA

The Ray Ellison Blvd corridor sits at the gateway to San Antonio's most active southwest submarket. The site's position at Loop 1604, Highway 90, and I-410 places it within minutes of some of the region's largest employment and retail destinations.

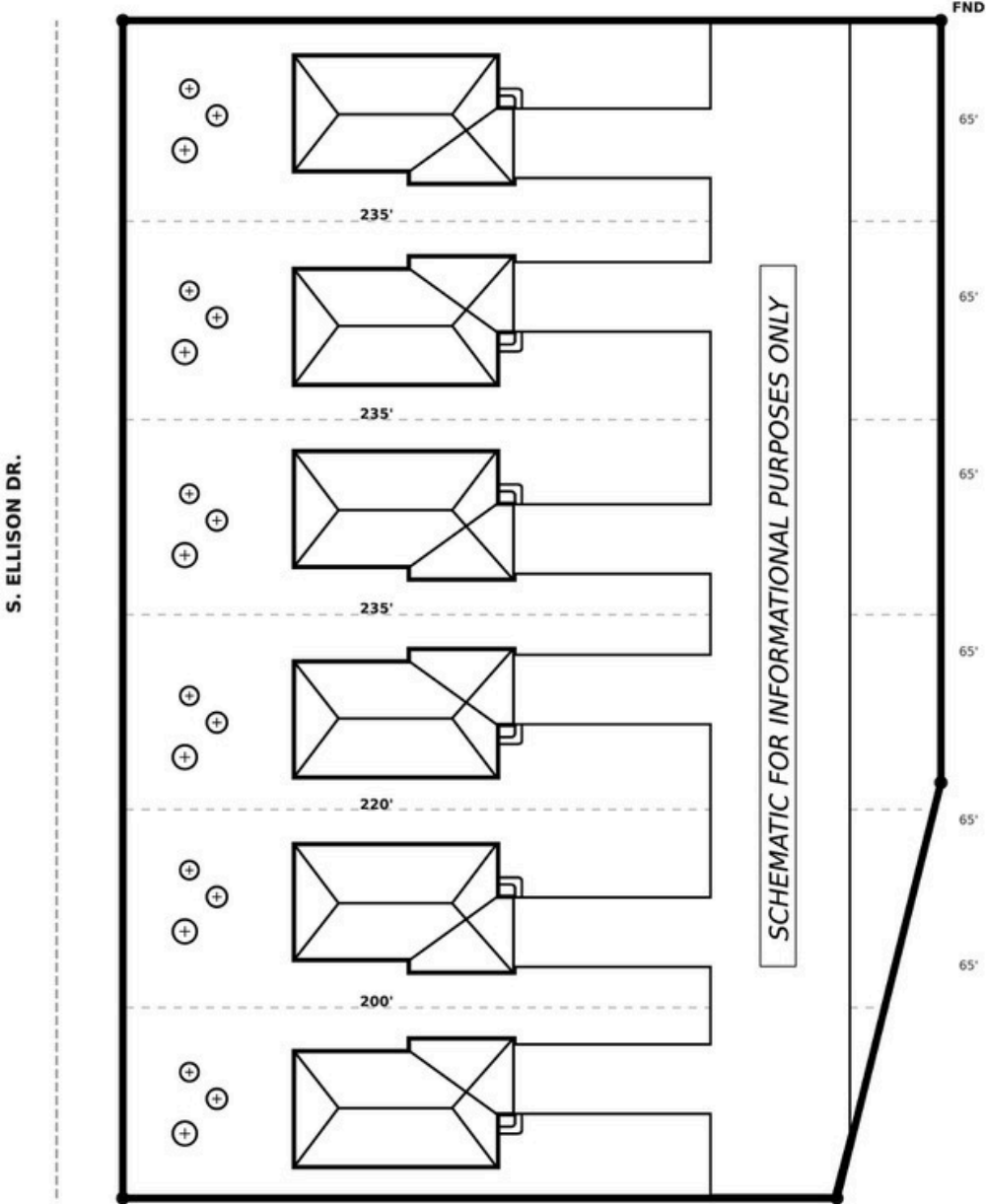
Lackland Air Force Base — the largest military installation in San Antonio with 50,000+ personnel — anchors the immediate trade area, generating sustained demand for lodging, dining, fuel, and daily convenience retail year-round.

The broader southwest submarket is experiencing rapid residential and commercial growth, driven by military expansion, healthcare corridors along Highway 90, and new residential communities expanding along Loop 1604.

# CONCEPTUAL DRAWING

COMMERCIAL DEVELOPMENT SITE WITH OWNER FINANCING AVAILABLE

Ray Ellison Blvd | San Antonio, TX, 78245



## Conceptual Drawing

*\* Buyer to do all due diligence*

**TOTAL SITE AREA  
2.08 Acres**



# DEMOGRAPHICS

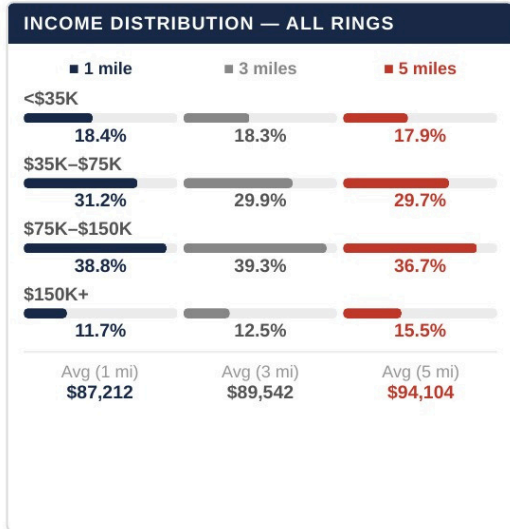
## COMMERCIAL DEVELOPMENT SITE WITH OWNER FINANCING AVAILABLE

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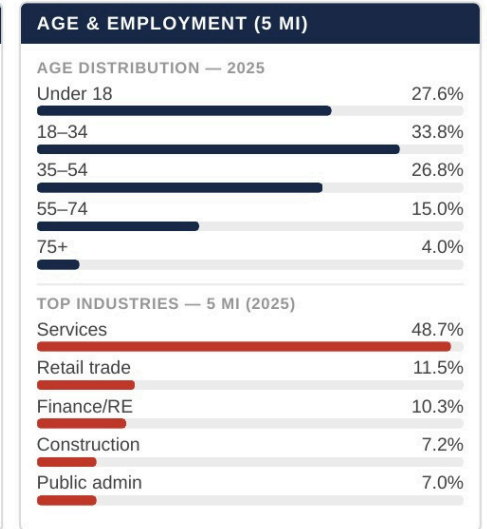
<b>POPULATION — 1 MILE</b> <b>15,149</b> <small>↑ 0.16%/yr → 2030</small>	<b>POPULATION — 3 MILES</b> <b>131,868</b> <small>↑ 0.82%/yr → 2030</small>	<b>POPULATION — 5 MILES</b> <b>259,317</b> <small>↑ 1.22%/yr → 2030</small>	<b>DAYTIME POP — 5 MILES</b> <b>212,065</b> <small>88,349 workers in area</small>
---	---	---	---

METRIC	1 MILE	3 MILES	5 MILES
Avg household income (2025)	\$87,212	\$89,542	\$94,104
Median household income (2025)	\$75,572	\$77,281	\$77,876
Per capita income (2025)	\$28,163	\$30,086	\$31,526
Avg household size	3.12	2.94	2.90
Owner occupied (2025)	71.2%	64.6%	62.8%
Median home value (2025)	\$218,317	\$245,023	\$265,683
Median home value (2030)	\$282,858	\$306,763	\$333,408
Median age (2025)	32.1	32.8	32.2
Hispanic origin (2025)	75.0%	70.0%	66.1%
Employment rate (2025)	94.3%	95.1%	95.0%

POPULATION GROWTH 2010–2030			
	2010	2025	2030
1 mile	13,300	15,149	15,270
3 miles	98,180	131,868	137,351
5 miles	183,217	259,317	275,482
1 MI/YR		<b>0.16%</b>	
3 MI/YR		<b>0.82%</b>	
5 MI/YR		<b>1.22%</b>	



HOUSING SNAPSHOT			
	1 MI	3 MI	5 MI
Owner occupied	71.2%	64.6%	62.8%
Renter occupied	28.8%	35.4%	37.3%
Vacant units	4.2%	6.1%	7.5%
Total HH (2025)	4,846	44,320	85,176
MEDIAN HOME VALUE 2025 → 2030			
1 mile	<b>\$218K</b>	3 miles	<b>\$245K</b>
	→ \$283K		→ \$307K
		5 miles	<b>\$266K</b>
			→ \$333K



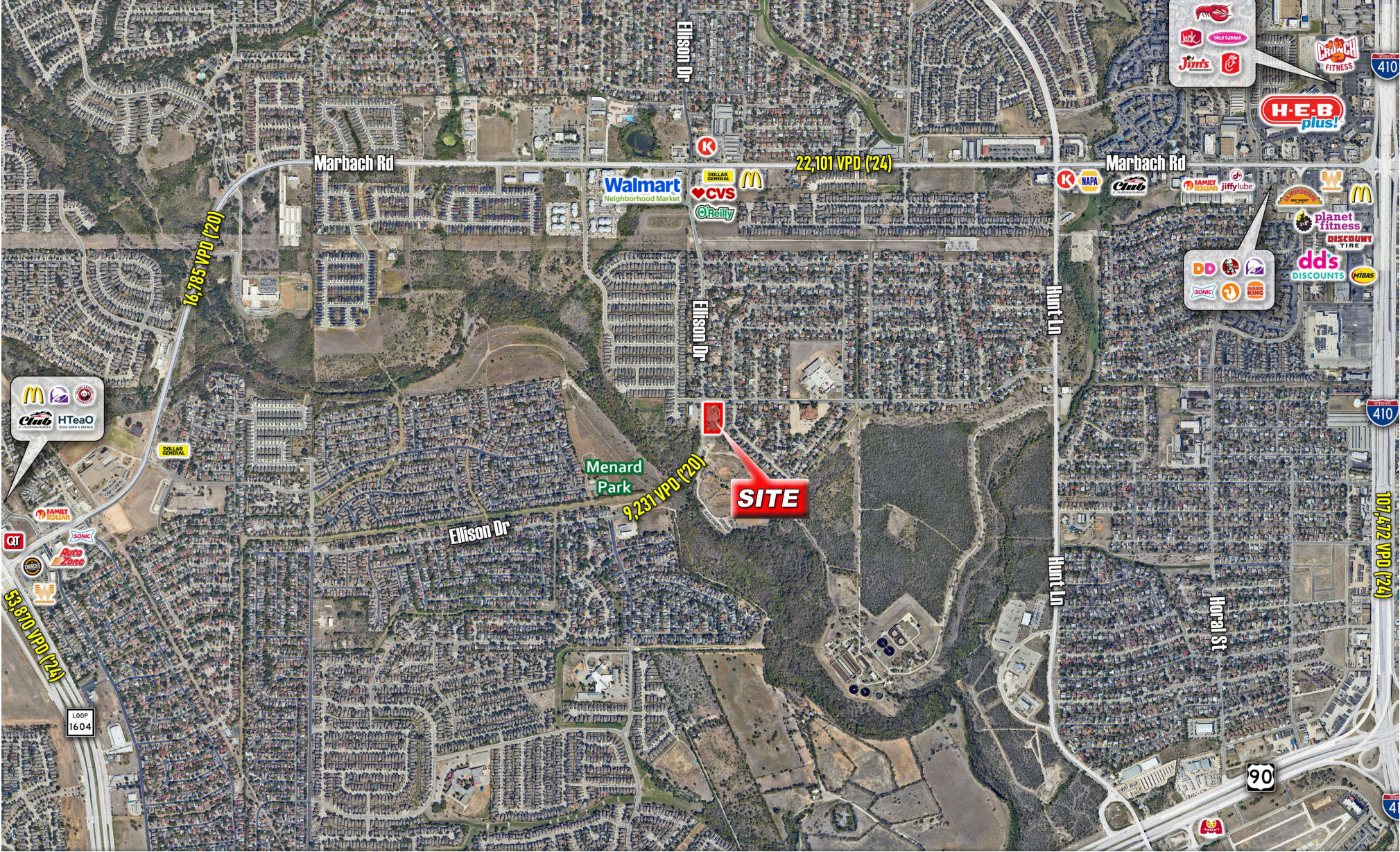
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau data. KW Commercial City View.



# SITE AERIAL

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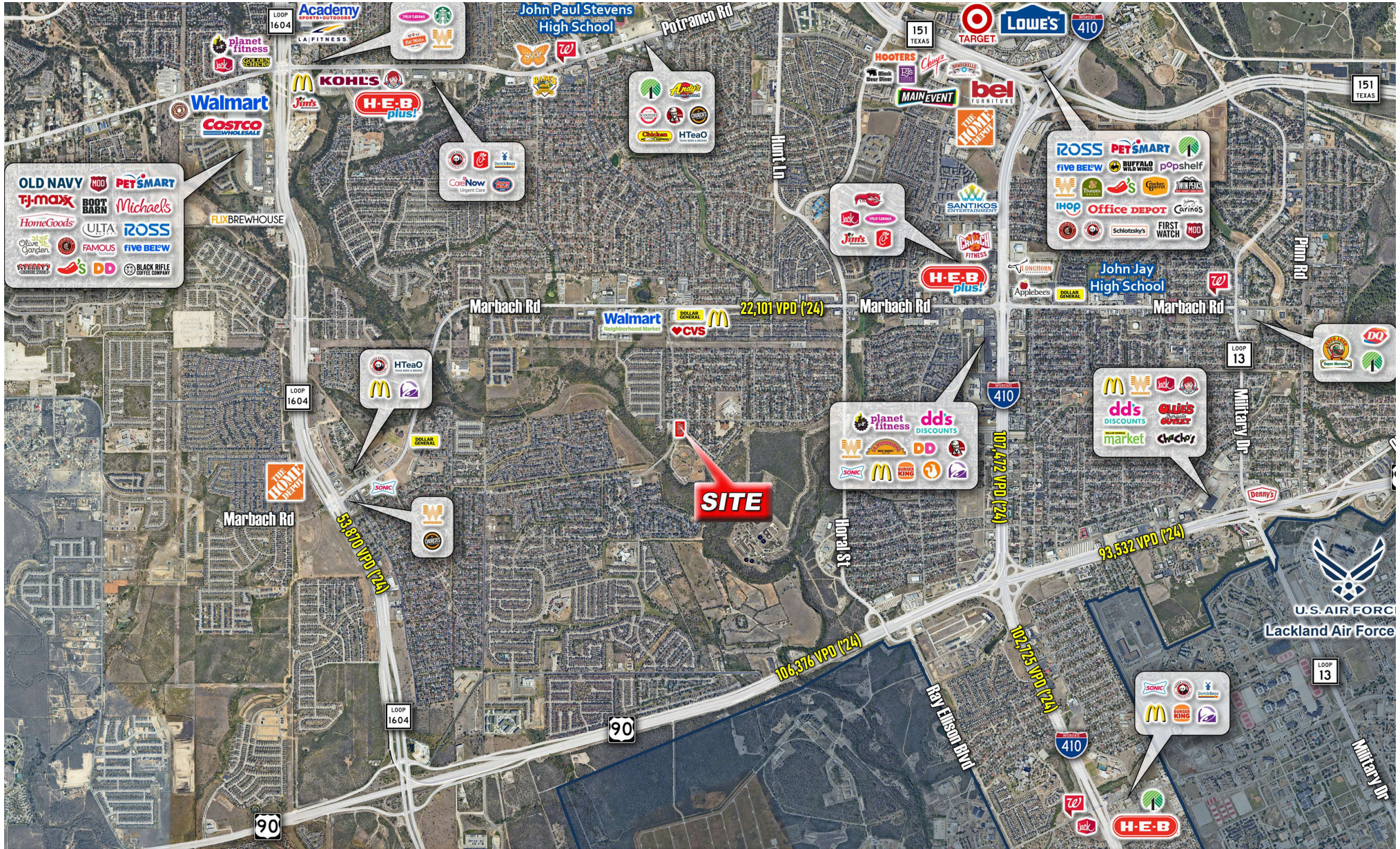
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# REGIONAL AERIAL

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**RAV SINGH**  
**CCIM DIRECTOR**  
**BROKER ASSOCIATE**

Rav@singhcommercialgroup.com

C: 210.849.2175  
0560351, Texas

### PROFESSIONAL BACKGROUND

Mr. Singh is a hotel and investment specialist focused on midscale and select-service hotels on the chain scale. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality and commercial land investments throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's PowerBroker award as the top sales broker in the market. He serves as a Commercial Director in the Keller Williams City View office and resides in San Antonio, Texas.

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the United States.

### AFFILIATIONS

**CCIM:** Certified Commercial Investment Member

**NAR:** National Association of Realtors

**CIPS:** Certified International Property Specialist

### EDUCATION

**Iowa State University**



**DONNIE WALKER**  
**DIRECTOR**  
**BROKER ASSOCIATE**

donnie@walkertexasre.com

**O:** 210.759.4550  
**C:** 210.378.0878  
0697847, Texas

### PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 125M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

### AFFILIATIONS

**RLI:** Realtors Land Institute

**NAR:** National Association of Realtors

**TAR:** Texas Association of Realtors

### EDUCATION

**Texas A&M Mays Business School**

BBA in Finance



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Keller Willis San Antonio, Inc</u>	<u>547594</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joseph H Sloan III</u>	<u>526284</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Heather Elizondo</u>	<u>680541</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Rav Singh / Donnie Walker</u>	<u>560351 / 697847</u>	<u>rav@singhcommercialgroup.com/donnie@walkertexasre.com</u>	<u>210.849.2175 / 210.378.0878</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)