

1916 AUSTIN HWY

SAN ANTONIO, TX 78218

FOR LEASE

FEDERICO VOLKMER | (210) 880-7360
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KW COMMERCIAL™

INVESTMENT OVERVIEW

LEASE PRICE: \$9,000.00 + NNN

Executive Summary

Introducing an exceptional opportunity to lease a fully operational entertainment-driven food truck park located at 1916 Austin Hwy, San Antonio, Texas. Strategically positioned along one of San Antonio's most-traveled corridors, this unique hospitality property combines a modern food-truck-venue atmosphere with entertainment-focused amenities designed to create a true destination experience.

The property features 10 fully built food truck hook-up spaces, a dedicated full-service mobile bar trailer, an expansive 2,000 SF covered canopy seating area, and a modern enclosed indoor/outdoor seating pavilion equipped with roll-up glass garage doors, TVs, and flexible lounge seating. Additional improvements include a dedicated live music stage, professionally designed gathering spaces, outdoor lighting, and substantial parking to support high customer volume and event traffic.

Located minutes from Alamo Heights, Terrell Hills, Fort Sam Houston, and Downtown San Antonio, the property benefits from strong surrounding demographics, dense residential populations, and excellent visibility along Austin Highway. The venue's flexible layout supports a wide range of uses, including food truck operations, concerts, sporting-event watch parties, private events, pop-up markets, brewery concepts, and community entertainment programming.

This is a rare opportunity for owner/operators, hospitality groups, entertainment concepts, or investors seeking a turnkey outdoor dining and entertainment venue in one of San Antonio's rapidly growing urban corridors.

BUILDING SIZE: +-2,000 SQFT

CANOPY: +-1,800 SQFT

LOT SIZE: 3 ACRES

YEAR BUILT: 2025

PROPERTY TYPE: HOSPITALITY





PROPERTY HIGHLIGHTS

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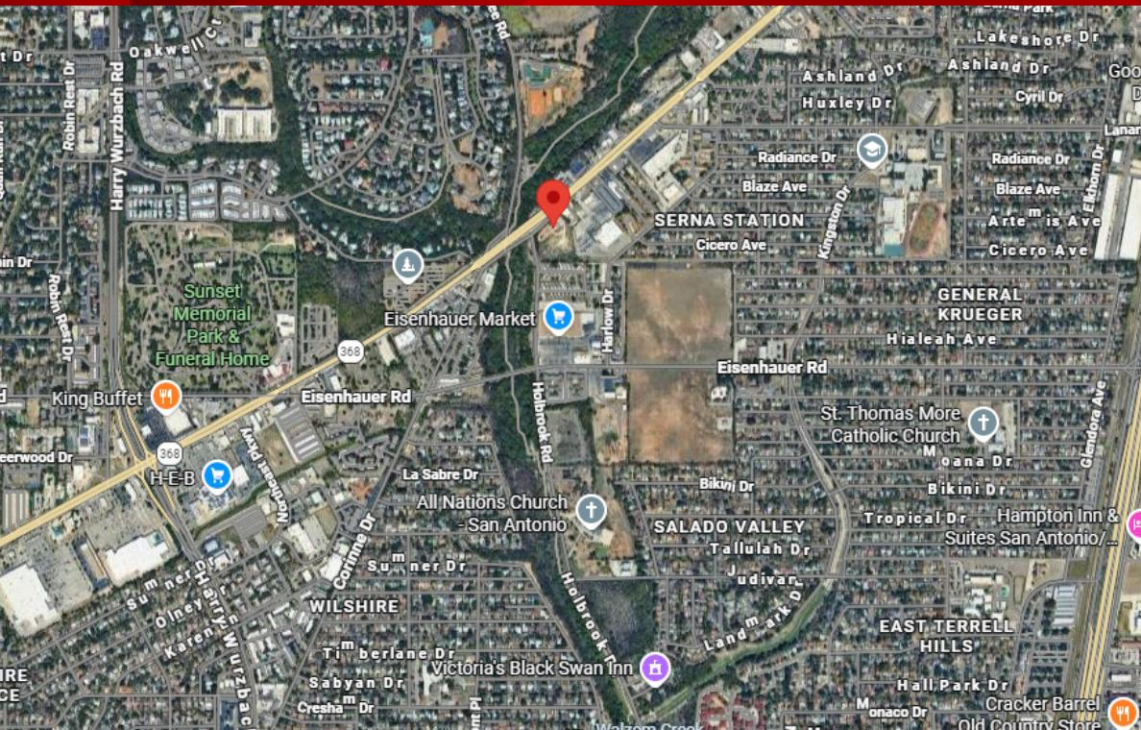


- Fully operational food truck park located at 1916 Austin Hwy, San Antonio, TX.
- Property features 10 fully built food-truck hook-up spaces with existing utility infrastructure in place.
- Turn-key entertainment and hospitality concept with modern improvements already constructed.
- Large 2,000 SF covered canopy seating area designed for high-capacity outdoor dining and customer gatherings.
- Dedicated live music stage ideal for concerts, entertainment nights, sporting events, private parties, and community gatherings.
- Unique enclosed indoor/outdoor seating pavilion featuring modern design, roll-up glass garage doors, TVs, and flexible lounge seating.
- Separate full-service mobile bar trailer fully built out with draft beer taps, refrigeration, prep space, and service windows.
- Large parking area accommodating significant customer and event traffic.
- Centrally located near Alamo Heights, Terrell Hills, Fort Sam Houston, and Downtown San Antonio.
- Flexible vendor mix opportunity including food trucks, bars, dessert concepts, coffee vendors, breweries, and specialty operators.
- Strong surrounding demographics with dense residential and commercial population nearby.
- Excellent opportunity for owner/operators, hospitality groups, entertainment concepts, or investors seeking an established venue-style property.



BUSINESS MAP

1916 AUSTIN HWY, SAN ANTONIO, TX 78218





SITE PLAN

1916 AUSTIN HWY, SAN ANTONIO, TX 78218



PROPERTY PHOTOS

1916 AUSTIN HWY, SAN ANTONIO, TX 78218



PROPERTY PHOTOS

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PROPERTY PHOTOS

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SAN ANTONIO, TEXAS



METRO AREA POPULATION
2.76 MILLION



HOME OF THE ALAMO
MOST VISITED ATTRACTION
IN THE STATE OF TEXAS



**UNIVERSITY OF TEXAS
AT SAN ANTONIO**

OVER 229 UNDERGRAD AND GRADUATE DEGREES
38,200 STUDENTS ENROLLED FOR FALL 2025



RIVERWALK & TOURISM
LARGEST URBAN ECOSYSTEM IN THE NATION
UNITED NATIONS NAMED WORLD HERITAGE SITES
MORE THAN 11.5 MILLION VISITORS ANNUALLY



SAN ANTONIO INTERNATIONAL AIRPORT
AVERAGE NUMBER OF PASSENGERS
MORE THAN 11,094,278

#2 MOST VISITED
CITY IN TEXAS

3 FORTUNE 500
COMPANIES BASED
IN SAN ANTONIO

7TH LARGEST CITY
IN THE UNITED STATES



TEXAS OVERVIEW

#1 STATE IN AMERICA
TO START A BUSINESS

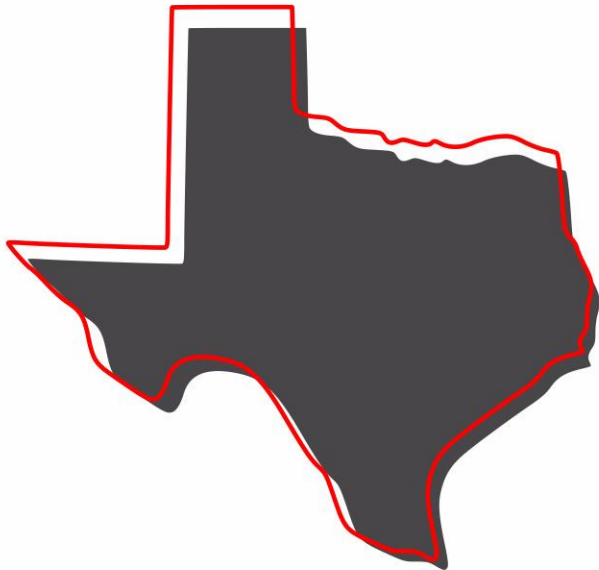
LARGEST
MEDICAL CENTER



POPULATION
31,290,831

2ND LARGEST LABOR WORKFORCE
14+ MILLION WORKERS

54 FORTUNE 500 COMPANIES
CALL TEXAS HOME



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

DEMOGRAPHICS

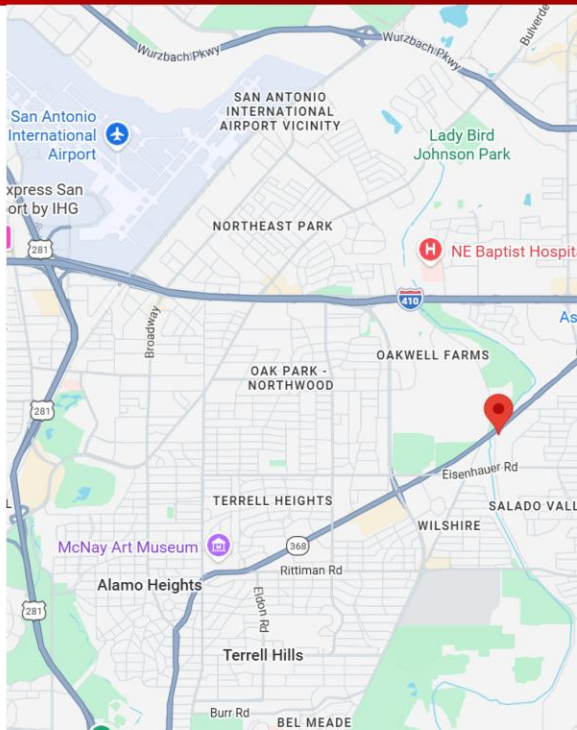
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POPULATION

	1 MILE	3 MILE	5 MILE
Total population	14,511	92,321	256,882
Median Age	39	38	38
Median Age (Male)	37	36	35
Median Age (Female)	40	41	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILE	5 MILE
Total households	6,013	37,648	98,513
# of persons per HH	2.3	2.3	2.5
Average HH Income	\$47,358	\$53,791	\$58,087
Average house value	\$168,137	\$237,791	\$198,228





FOR MORE INFORMATION ABOUT THIS PROPERTY OR KW COMMERCIAL
REAL ESTATE SERVICES, PLEASE CONTACT



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SAN ANTONIO

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams City View	547594	Legal@kwcityview.com	(210)696-9996
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	(210)696-9996
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Heather Elizondo	680541	Legal@kwcityview.com	(210)696-9996
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Federico Volkmer	670481	fvolkmer@kw.com	210.880.7360
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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