

Pads & Future Shop Space

7615 Jones Maltsberger
San Antonio, TX

Property Specifications

LAND SIZE OR FUTURE SHOP SPACE NEGOTIABLE

± 1.0 - 2.5 AC

RATE

Contact Broker

Traffic Counts

US 281	142,244 VPD
Loop 410	279,901 VPD
Jones Maltsberger	22,930 VPD

Year: 2024 | Source: TxDot

WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

DREW ALLEN

210.504.1242 | drew.allen@srsre.com



About the Property

- Prime location in the heart of San Antonio's Airport/ Quarry Market trade area
- Excellent accessibility with immediate proximity to US-281, Loop 410, and Wurzbach Parkway
- Minutes from San Antonio International Airport and major business corridors
- Positioned near high-performing retail destinations including Quarry Market and North Star Mall
- High visibility along Jones Maltsberger Rd with strong traffic counts
- Surrounded by national retailers, hotels, restaurants, and office users driving consistent consumer activity

Join These Nearby Retailers



TRADER JOE'S



SITE



**RUTH'S
CHRIS
STEAK HOUSE**

American Bank

**WHATABURGER
Corporate
Office**

**CHRISTUS
Health
Alamo Heights**

**The Quarry
Golf Course**



281

22,930 VPD

142,244 VPD

JONES MALTSBERGER RD

Coming from Off Ramp



Site Aerial | 7615 Jones Maltzberger

San Antonio, TX



SITE

OBLATE DR 10,240 VPD

281

Corporate Office

RUTH'S CHRIS STEAK HOUSE

American Bank

CHRISTUS Health Alamo Heights

NOAH Apartments 224 Units

The Quarry Alamo Heights 306 Units

Villa Dijon 104 Units

The Quarry Townhomes 150 Units

Quarry Crossing

- FLEET FEET Sports
- GAP
- sunglass hut
- YARDBIRD
- IDA CLAIRE LOFT

The Quarry Golf Course

PRINCIPLE AUTO GROUP

MEXICO

Pigtails & Crewcuts

paesano's LINCOLN HEIGHTS

E BASSE RD

The Meridian 146 Units

IDA CLAIRE

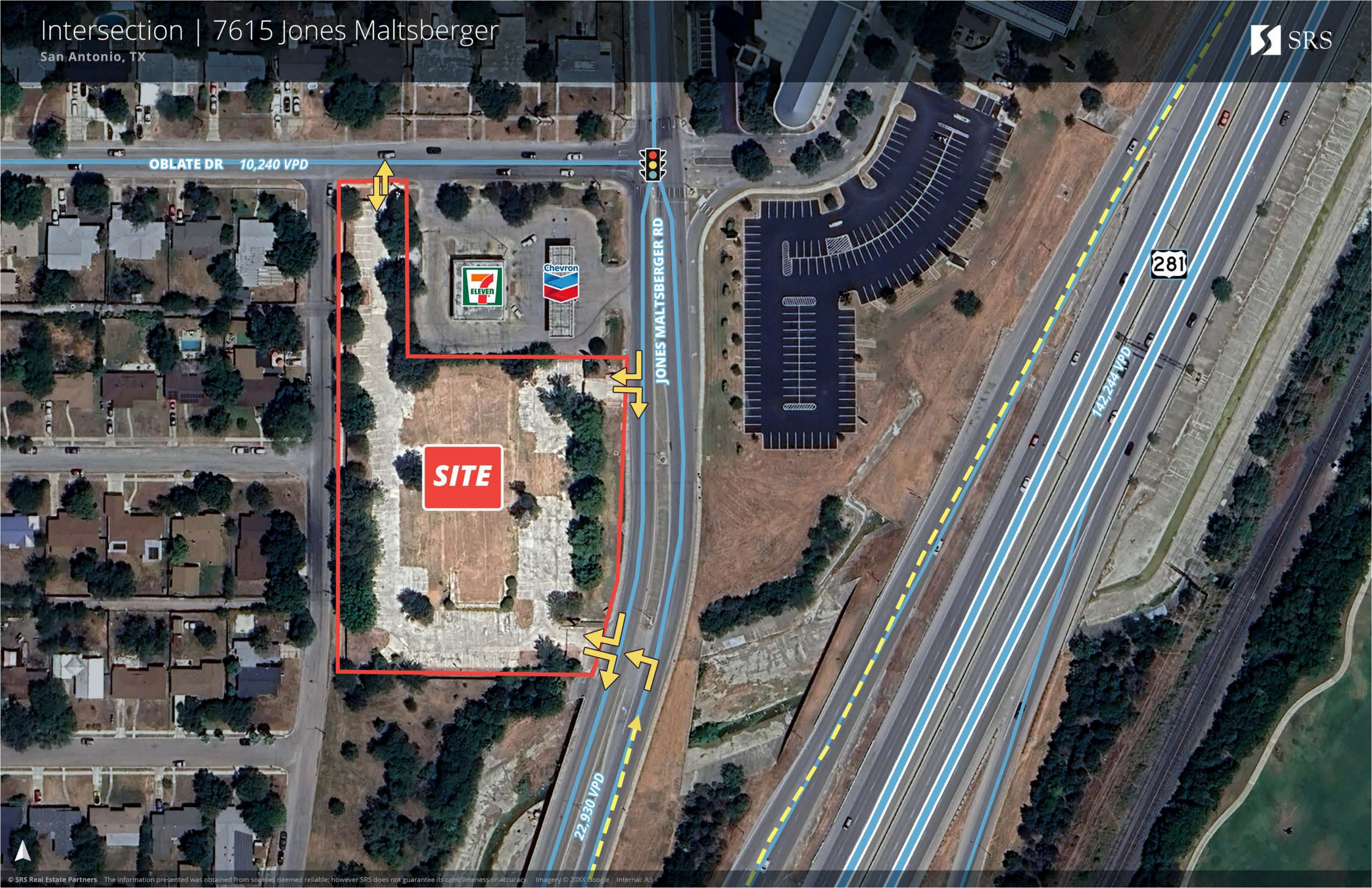
HAND & STONE MASSAGE AND FACIALS

Alamo Quarry Market

- SEPHORA
- Michaels
- OLD NAVY
- ULTA
- PB
- Office DEPOT
- OfficeMax
- NIKE
- J.CREW
- rack
- EVERYTHING BUT WATER
- P.F. CHANG'S
- ALEXANDER'S RESTAURANT
- Starbucks
- Whole Earth Provision Co.
- Soma
- Fleming's

Intersection | 7615 Jones Maltsberger

San Antonio, TX



OBLATE DR 10,240 VPD



JONES MALTSBERGER RD

SITE

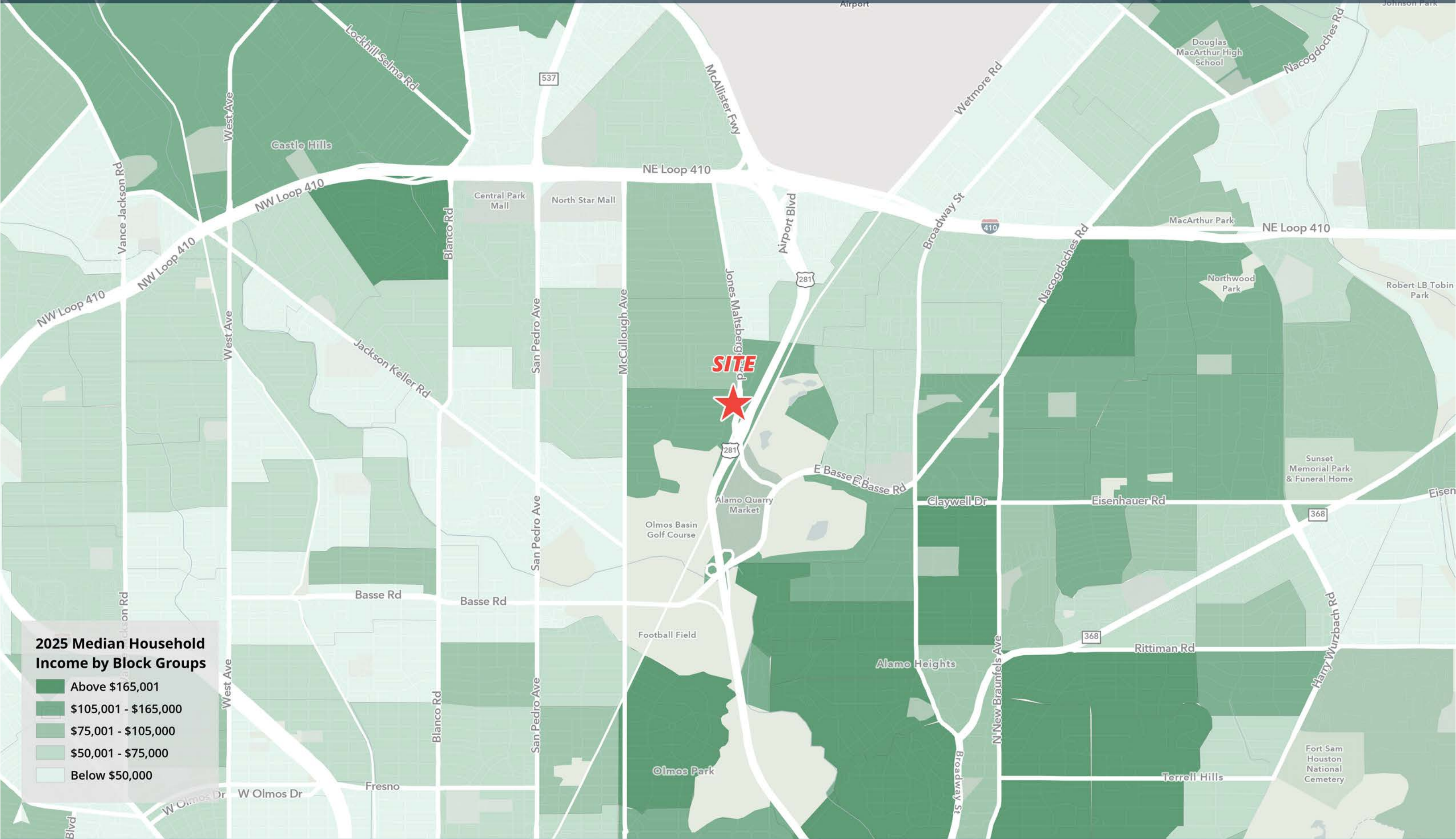
281

142,244 VPD

22,930 VPD

7615 Jones Maltzberger Road | Median HH Income

San Antonio, TX



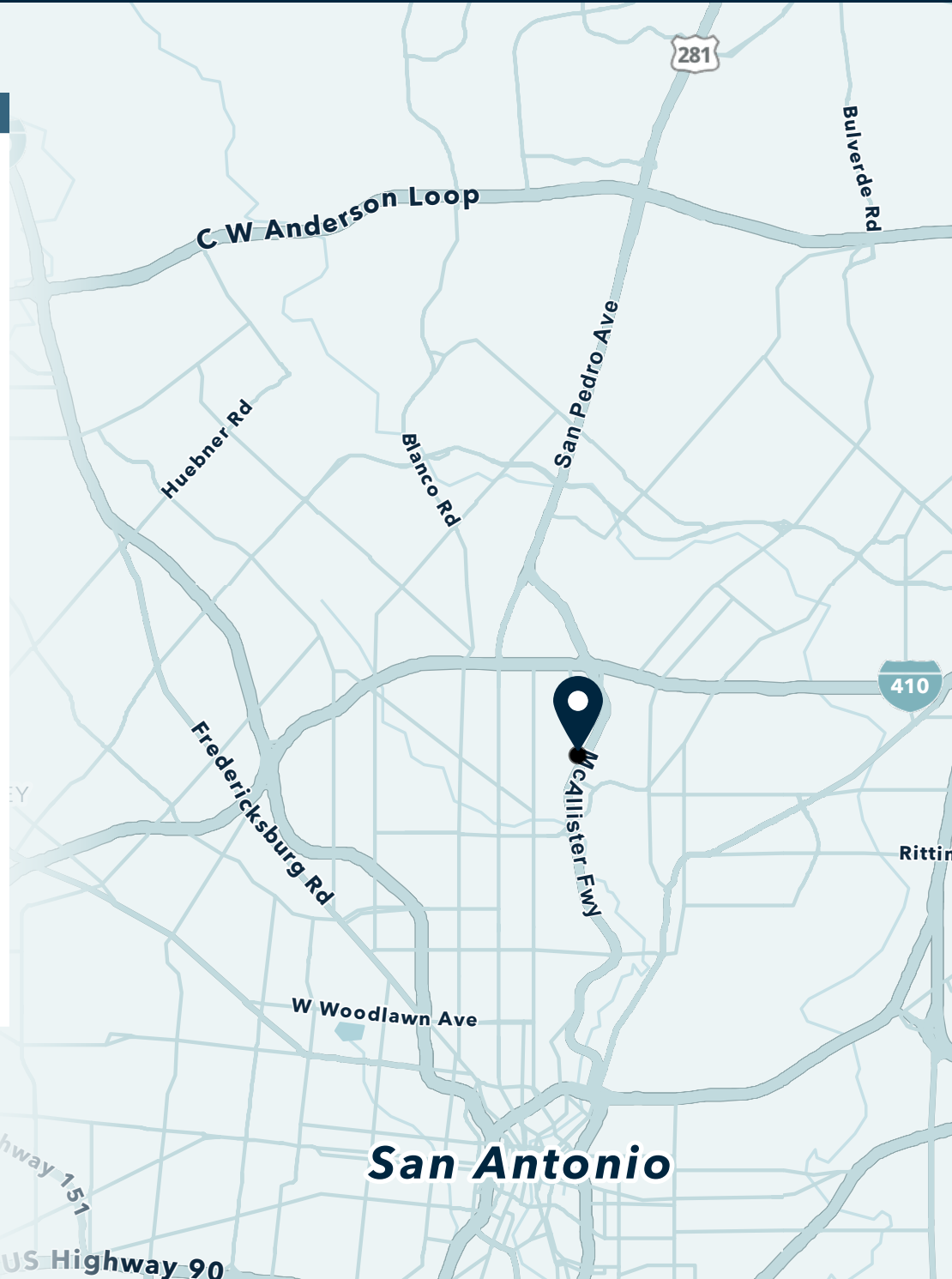
2025 Median Household Income by Block Groups

- Above \$165,001
- \$105,001 - \$165,000
- \$75,001 - \$105,000
- \$50,001 - \$75,000
- Below \$50,000



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	10,804	100,121	291,257
Daytime Population			
2025 Daytime Population	19,023	159,865	422,796
Workers	13,887	112,586	287,399
Residents	5,136	47,279	135,397
Income			
2025 Est. Average Household Income	\$113,147	\$123,475	\$95,827
2025 Est. Median Household Income	\$72,321	\$71,197	\$61,718
Households & Growth			
2025 Estimated Households	5,206	41,403	127,578
2030 Estimated Households	5,247	41,677	128,747
Proj. Annual Growth 2025 to 2030	0.16%	0.13%	0.18%
Race & Ethnicity			
2025 Est. White	52%	51%	47%
2025 Est. Black or African American	4%	4%	7%
2025 Est. Asian or Pacific Islander	3%	2%	3%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	40%	42%	42%



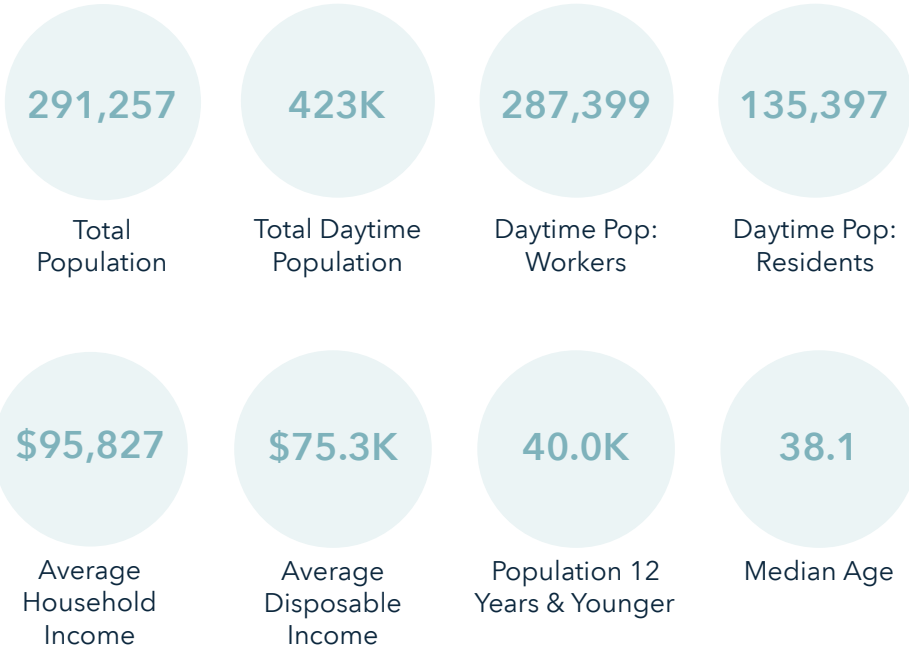
Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

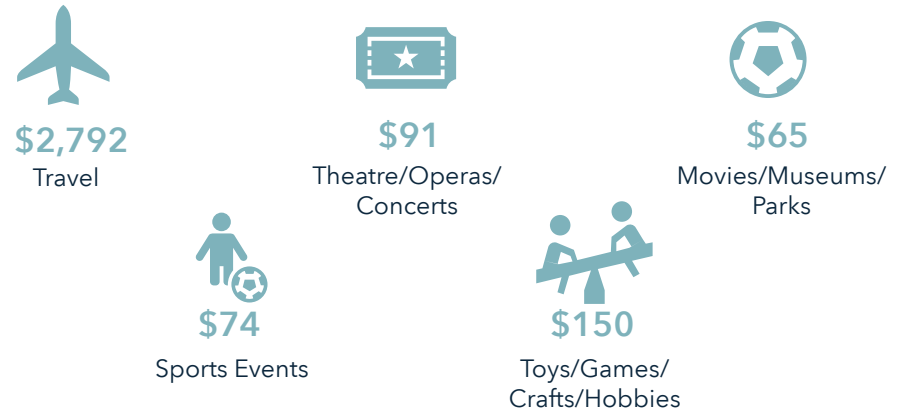


Ring of 5 Miles

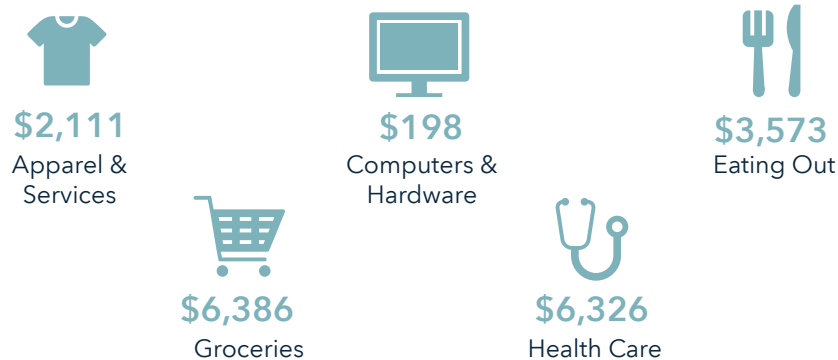
Key Facts



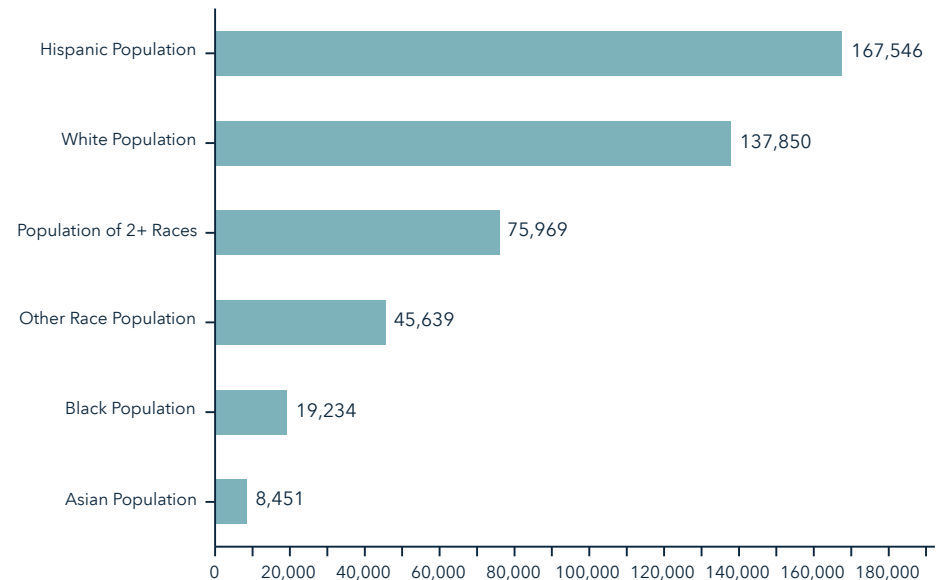
Annual Lifestyle Spending



Annual Household Spending



Race & Ethnicity





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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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Louie Tijerina	655302	louie.tijerina@srsre.com	956.455.7807
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>	<i>Date</i>
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SRS REAL ESTATE PARTNERS

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