



FOR SALE



PRESCHOOL FACILITY | OWNER-USER OR INVESTMENT OPPORTUNITY

±15,372 SF Freestanding Building on ±3.44 Acres

10002 Camino Bandera | San Antonio, TX 78254

DONNIE WALKER *Director*

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



EXECUTIVE SUMMARY

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POSITIONING SUMMARY

10002 Camino Bandera offers a rare freestanding, multi-room facility suited for medical, behavioral health, physical therapy, or educational/community use in one of San Antonio's fastest-growing northwest corridors. The ±15,372 SF building features a layout that translates seamlessly to outpatient clinics, pediatric or autism therapy, adult day programs, vocational training, or children's enrichment use. Situated on a well-maintained ±3.44-acre site with a fenced yard, covered canopy entries, and ample paved parking, the property sits just off Bandera Road with convenient access to Loop 1604. The surrounding trade area offers strong demographics — including average household incomes exceeding \$130,000 within one mile — and a deep, established residential base to support a healthcare, therapy, education, or community-facility tenant.

LOCATION

10002 Camino Bandera
San Antonio, TX 78254

AVAILABLE

±15,372 SF Freestanding Building on ±3.44 AC

- » **Year Built:** 2008
- » **Zoning:** C-2
- » **County:** Bexar
- » **Parcel ID:** 19081-003-0030
- » **Legal:** NCB 19081 (CAMINO BANDERA COMMERCIAL), BLOCK 3 LOT 3
- » **Estimated Annual Property Taxes:** \$69,850.30
- » **Best Use:** Preschool, Medical / Behavioral Health / PT, Autism or Pediatric Therapy, Adult Day Program, Church or Nonprofit Facility, Vocational School, Children's Recreation/Enrichment

PRICE

Call Broker

TRAFFIC COUNTS (TXDOT)

Bandera Rd: 27,015 VPD ('25)

Braun Rd: 11,698 VPD ('25)

HIGHLIGHTS

- » **Purpose-Built, Turnkey Facility:** Built in 2008 as a licensed preschool facility, the ±15,372 SF freestanding building offers a functional classroom layout, reception and lobby area, and a full commercial kitchen — well-suited for clinical, therapy, or classroom-based uses with minimal retrofit.
- » **Substantial Site with Outdoor Amenities:** Sits on ±3.44 acres (.8128-acre easement) with a fenced outdoor play area and ±23,200 SF of paved parking/drive area.
- » **Flexible C-2 Commercial Zoning:** Supports medical, behavioral health, therapy, education, nonprofit/community, and childcare uses.
- » **High-Visibility, High-Growth Corridor:** Located on Camino Bandera just off Bandera Road, with traffic counts up to ±27,015 VPD and dense residential surroundings in far northwest San Antonio.
- » **Strong Surrounding Demand Drivers:** Minutes from Wanke and Braun Station Elementary, OP Schnabel Park, and retail anchors including H-E-B, Target, Lowe's, and Academy.
- » **Compelling Trade Area Demographics:** \$130,209 average household income and \$337,500 median home value within 1 mile; daytime population over 332,000 within 5 miles.
- » **Owner-User or Investment Opportunity:** Suited for a medical, therapy, education, or nonprofit operator seeking a turnkey facility, or an investor targeting a repositioning asset.

PHOTOS

PRESCHOOL FACILITY | OWNER-USER OR INVESTMENT OPPORTUNITY

10002 Camino Bandera | San Antonio, TX 78254



PHOTOS

PRESCHOOL FACILITY | OWNER-USER OR INVESTMENT OPPORTUNITY

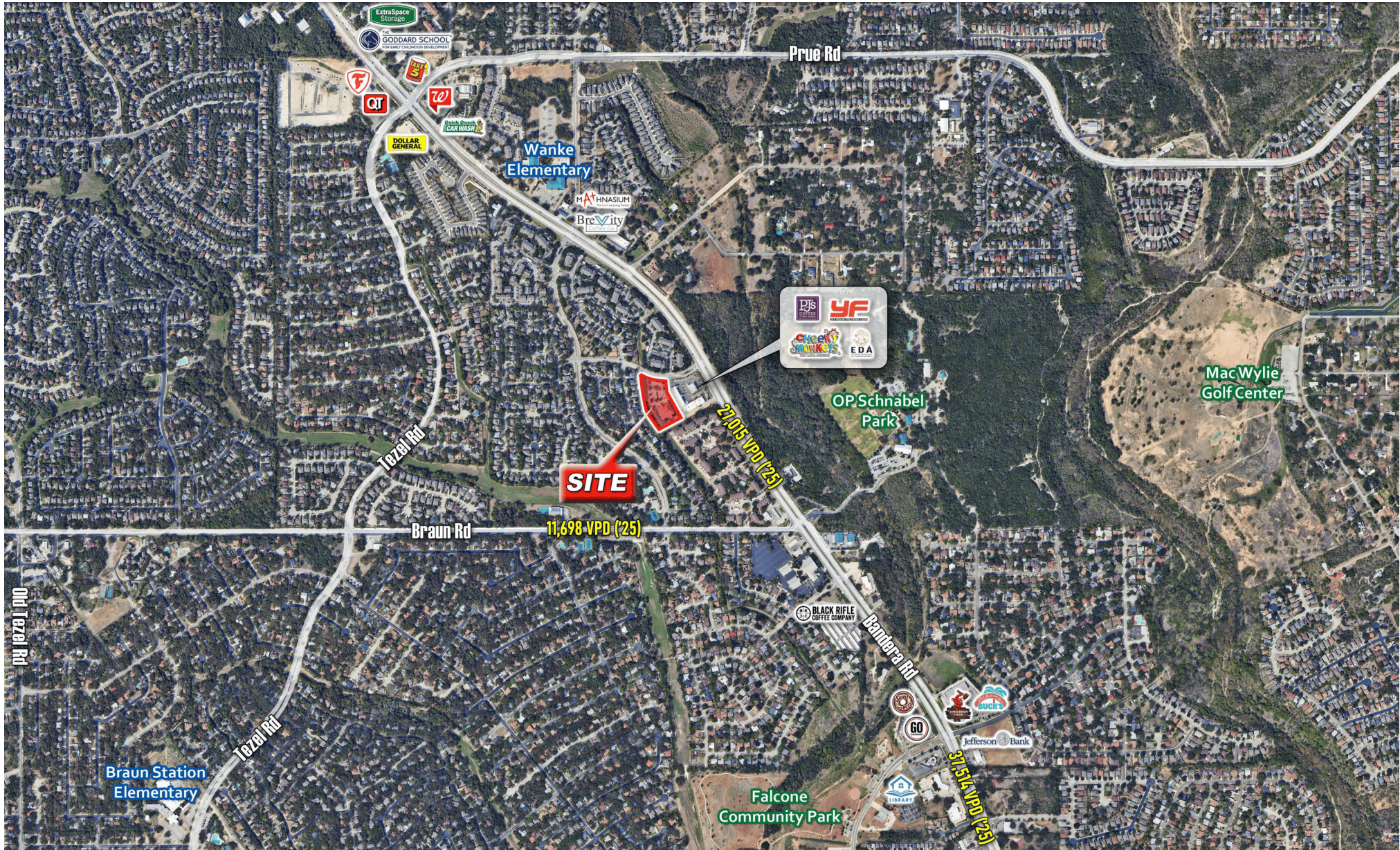
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SITE AERIAL

PRESCHOOL FACILITY | OWNER-USER OR INVESTMENT OPPORTUNITY

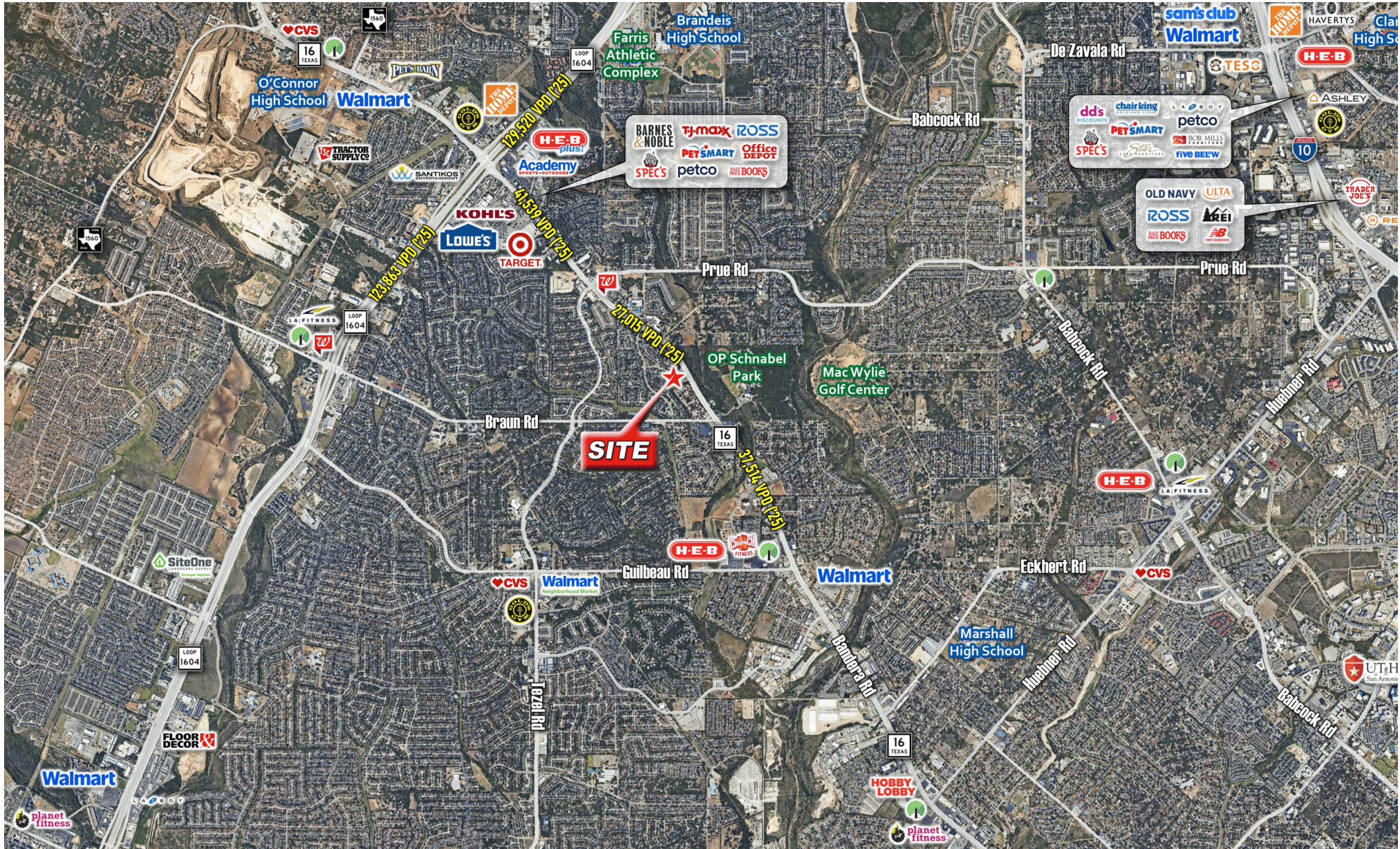
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REGIONAL AERIAL

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DEMOGRAPHICS

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POPULATION — 1 MILE	POPULATION — 3 MILES	POPULATION — 5 MILES	DAYTIME POP — 5 MILES
13,718	121,635	308,758	332,748
↑ 0.01%/yr → 2031	↑ 0.09%/yr → 2031	↑ 0.34%/yr → 2031	189,136 workers in area

METRIC	1 MILE	3 MILES	5 MILES
Avg household income	\$130,209	\$115,693	\$105,338
Median household income	\$108,390	\$96,788	\$81,536
Per capita income	\$50,502	\$44,757	\$42,454
Avg household size	2.57	2.57	2.45
Owner occupied	70.4%	68.9%	52.9%
Median home value (current)	\$337,500	\$299,686	\$299,078
Median home value (forecast)	\$376,491	\$361,105	\$365,837
Median age	39.1	37.9	34.7
Hispanic origin	50.4%	56.3%	55.8%
Employment rate	97.2%	95.9%	95.6%

POPULATION GROWTH 2010–2031			
	2010	2026	2031
1 mile	12,117	13,718	13,722
3 miles	118,201	121,635	122,154
5 miles	270,905	308,758	314,077
1 MI/YR	0.01%	0.09%	0.34%

INCOME DISTRIBUTION — ALL RINGS			
	1 mile	3 miles	5 miles
<\$35K	11.9%	15.7%	18.9%
\$35K–\$75K	21.8%	22.9%	26.8%
\$75K–\$150K	34.1%	36.0%	32.9%
\$150K+	32.4%	25.5%	21.5%
Avg (1 mi)	\$130,209	Avg (3 mi)	\$115,693
		Avg (5 mi)	\$105,338

HOUSING SNAPSHOT			
	1 MI	3 MI	5 MI
Owner occupied	70.4%	68.9%	52.9%
Renter occupied	29.6%	31.1%	47.1%
Vacant units	4.1%	6.4%	9.1%
Total HH (current)	5,295	47,223	123,904
MEDIAN HOME VALUE CURRENT – FORECAST			
1 mile	\$338K	3 miles	\$300K
	→ \$376K		→ \$361K
		5 miles	\$299K
			→ \$366K

AGE & EMPLOYMENT (5 MI)	
AGE DISTRIBUTION — CURRENT YEAR	
Under 18	21.9%
18–34	28.6%
35–54	26.6%
55–74	17.8%
75+	5.3%
TOP INDUSTRIES — 5 MI (CURRENT YEAR)	
Services	53.5%
Finance/Insurance/Real Estate	11.3%
Retail Trade	11.2%
Manufacturing	5.7%
Construction	5.4%

Source: Esri forecasts. U.S. Census Bureau data. KW Commercial City View.





DONNIE WALKER
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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.

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Designated Broker of Firm	License No.	Email	Phone
<u>Tony Zamora Jr.</u>	<u>537135</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Donnie Walker</u>	<u>697847</u>	<u>donnie@walkertexasre.com</u>	<u>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

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