

# FOR SALE

2769 NACOGDOCHES RD  
SAN ANTONIO, TX 78217





## 2769 Nacogdoches Rd | \$1,900,000.00

Now available for acquisition, this former Bandit BBQ site offers a rare turnkey asset on a one-acre parcel in Northeast San Antonio. With prime visibility, strong traffic counts, and proximity to Loop 410, the property is well-positioned for sustained commercial demand within a dense residential and retail corridor.

The sale includes a complete FF&E package, providing an immediate operational pathway for a restaurant, bar, or retail concept. Assets include a fully equipped commercial kitchen, bar systems, indoor and outdoor dining sets, AV/tech infrastructure, and entertainment-ready exterior improvements—all professionally maintained and ready for deployment.

The property offers ample parking, green space, and covered outdoor seating, bringing total usable restaurant space to approximately 5,788 SF. This is an ideal opportunity for investors seeking a plug-and-play operation, value-add repositioning, or a strong cash-flowing asset within a proven trade area.

## Highlights

- Complete dining setup including indoor/outdoor tables, chairs, bar seating, booths, and umbrellas
- Commercial kitchen package: BBQ smoker, griddle, fryers, gas & electric ranges, cold and prep tables, walk-in cooler with Cool Bot, freezers, sinks, and stainless prep stations
- Bar equipment: Beer wall, keg stackers, glycol chiller, beer/drink coolers, and glass-door refrigeration
- Technology & operations: POS systems with handhelds and kitchen display, camera surveillance system (16ch & 12ch DVRs), A/V matrix, sound system, TVs, and lighting
- Customer amenities: Playscape with shade sail, misting system, stage lights, and high chairs
- Additional assets: Custom sauce dispensers, butcher block tables, storage shed, racks, utensils, and smallwares



# MASTER ASSET LIST



Item	Qty	Description
Dining Tables - 2 Top	3	36" Square
Dining Tables - 4 Top	14	48" Rectangle
Outdoor Picnic Tables	14	Plastic
Outdoor Tables - 8 Top	10	Wooden
Outdoor Tables - 4 Top	20	Aluminum 48" Rectangle
Outdoor Umbrellas	24	72"
High boy 4 Top Bar Tables	4	36" Round
Outdoor chairs	80	Aluminum
Bar Chairs	28	Metal
Dining Chairs	41	Metal Base
Booths	7	(1) Custom Length (6) 60"
Custom Sauce Dispensers	10	"Udder" Style
Ice cream machine	1	Dual Screw
Griddle	1	48" Gas
Low Boy Refrigerator	1	84" Under griddle / Range top
Gas Range Top	1	36"
Electric Range	1	30"
Fryers	3	14"
Steam table	1	60"
Cold tables	1	72"
Stainless tables - Prep	5	(2) 72" with upper Shelf (3) 60"
3 Compartment Sink	1	120" total 24" Basins with 24" Side Tables
2 Compartment Sink	2	48" with 24" Basins, 24" with 12" Basins
Single Compartment Sink	1	30"
Security Gate	1	10' Custom Aluminum Security gate
Butcher Block Tables	2	72" and 60"
Bread rack	2	24"
Column Freezer	3	30"
Chest Freezer	1	5'
Residential Refrigerator/Freezer	2	30"
Walk-in Cooler	1	12' x 14'
Walk-in Cooler Cool Bot	1	10' x 12'

# MASTER ASSET LIST



Item	Qty	Description
Electric Range	1	30"
Microwave	1	1000w
Fryer Timer	1	8 Channel
Salamander	1	20" Electric
Food Warmer	2	48" Infared
All cooking utensils, buckets trays pots & pans	MISC	MISC
Walkie system	12	Handheld Walkie Talkies
POS systems and cash drawers	4	Toast
Kitchen POS Display	3	(2) 12" Toast (1) 14" Toast
Handheld POS	3	Toast
Beer Wall	1	15 Tap With FOBS
Keg Stackers	6	Half Keg Style
Glycol Chiller	1	7250 BTU
Beer well cooler	4	(2) 30" with built in cold plate (2) 30" standard
Slide Back Top Cooler	1	60"
Bar Beer/Drink Cooler - Glass Doors	1	60"
Playscape	1	Custom 15' x 25'
Playscape Shade Sail	1	Freestanding 20' x 30'
High chairs	6	Wood Table Top size
Bar Freezer	1	Under counter 24"
Camera system 1 16ch DVR, 1 12ch DVR	1	16 CH Avy Con
Audio/Video Matrix	1	24 CH
Ipad	1	10" Ipad that runs the Audio Video Matrix
Subwoofer	1	400w
Outdoor Speakers	3	150w
Indoor Speakers	9	100w
Misting System	1	100' Cool Off High Pressure Stainless System
Stage Lights	6	12" Round Multi colored
BBQ Smoker	1	Big M 15' (4) Door with extended chimney
Food/BBQ Warmer	5	(1) undercounter Alto Sham, (2) Advantco 24" (2) Webstruant 24"
Storage Shed (Dimensions)	2	(1) 8'x16' (1) 8'x10'
TV's	13	(6) 43", (7) 55"
Storage Rack	24	MISC Sizes



# Photos



# Photos



# Location Maps



# San Antonio Metropolitan Area



## SAN ANTONIO STATISTICS

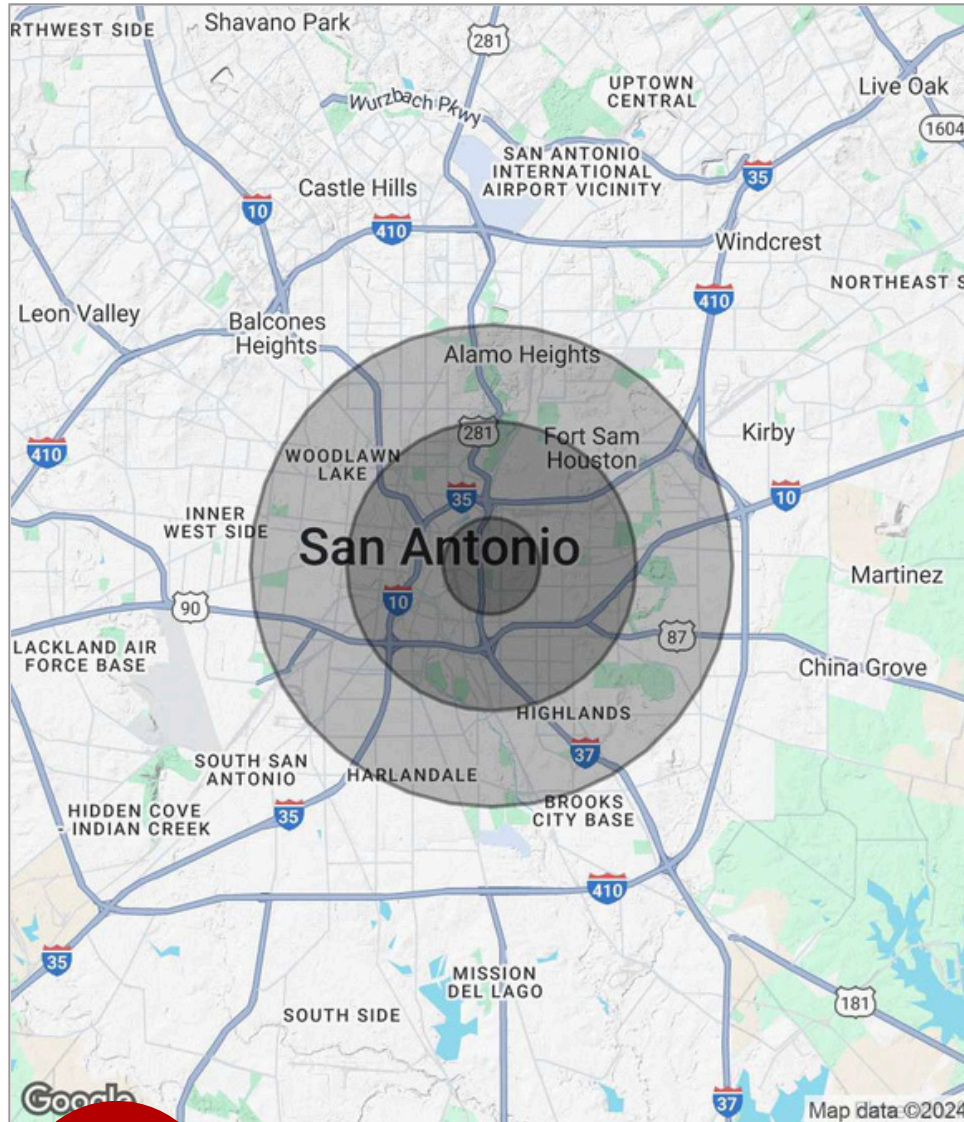
- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.

## SAN ANTONIO RANKINGS

- #1 America's Next Boom Town - Forbes
- 120 New Residents Added Daily
- 2nd Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,099	122,815	338,668
Median age	36.2	33.7	33.6
Median age (Male)	34.9	32.3	31.9
Median age (Female)	39.0	36.2	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,515	41,500	113,682
# of persons per HH	2.7	3.0	3.0
Average HH income	\$38,714	\$40,478	\$47,362
Average house value	\$65,568	\$98,743	\$106,343

\* Demographic data derived from 2020 ACS - US Census



# Broker's Info



## TIMOTHY WARLOW JR.

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### PROFESSIONAL BACKGROUND

Timothy Warlow Jr. is a versatile real estate professional with deep ties to the Hill Country, strong experience in both residential and commercial markets, and a reputation for client-focused service. Whether you're a first-time homebuyer or an investor, he offers valuable local insight, responsive communication, and a forward-looking vision.

