

FOR SALE



PRIME 5-ACRE HARD-CORNER-ADJACENT OPPORTUNITY

3948 S Jett Rd | San Antonio, TX 78264

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KW COMMERCIAL CITY VIEW
15110 Vance Jackson, Suite 101, San Antonio, TX 78249



SUMMARY

PRIME 5-ACRE HARD-CORNER-ADJACENT OPPORTUNITY

3948 S Jett Rd | San Antonio, TX 78264

LOCATION

Hwy 16 and Jett Rd
3948 S Jett Rd | San Antonio, TX 78264

AVAILABLE

±5 Acres (To be subdivided from ±16.35 Acres at Buyer's expense prior to closing)

- » **Zoning:** OCL – Outside City Limits
- » **County:** Bexar
- » **Parcel ID:** 04198-000-0080

PRICE

Call Broker

TRAFFIC COUNTS (TXDOT)

Hwy 16: 14,838 VPD ('24)

STRATEGIC ADVANTAGES

- » Frontage at HWY 16 & Jett Rd – a major state-highway commuter corridor into south San Antonio
- » Adjacent to a new gas station development on the northern hard corner – built-in traffic synergy and consumer draw
- » Superior positioning vs. hard-corner pricing for additional retail, pad sites, or complementary commercial concepts
- » Excellent fit for convenience retail, QSR, coffee, drive-thru, strip retail, automotive services, or neighborhood- serving businesses
- » Potential to create multiple commercial pad sites with flexible platting strategy
- » OCL zoning may allow for broader development flexibility and streamlined Bexar County permitting (no City of San Antonio entitlement process)
- » Strong frontage and visibility for daily-needs retail concepts targeting AM commuter traffic into San Antonio

Capitalize on a rare opportunity to secure ±5 acres at the HWY 16 & Jett Road intersection in the path of South Bexar's expanding commercial growth. Positioned on the high-traffic *going-to-work side*, this strategically located site offers exceptional visibility, accessibility, and frontage along a major state-highway corridor primed for increasing commuter and consumer demand. Located adjacent to a new gas station development on the northern hard corner of HWY 16 & Jett Rd, this property stands to benefit from the corner's traffic generator while offering superior positioning for complementary commercial uses, additional pad sites, retail frontage, or service-oriented development. An ideal opportunity for developers, investors, or owner-users seeking to establish a strong foothold in an emerging corridor before surrounding growth fully matures.

IDEAL USES

Convenience Store	Fuel / C-Store Outparcel	QSR Drive-Thru
Coffee Drive-Thru	Multi-Tenant Retail	Pad Site Development
Automotive Services	Medical / Urgent Care	Dollar Store / Daily Needs

DEVELOPMENT VISION

This site is particularly compelling as a retail hub or pad-site strategy at the HWY 16 & Jett Rd intersection – whether for a flagship convenience store, complementary gas-station outparcel, coffee concept, or multi-pad retail environment. Buyers can capitalize on surrounding infrastructure growth by creating a destination for daily commuter needs while leveraging the adjacent hard-corner gas station as the traffic generator.

INVESTMENT PERSPECTIVE

As South Bexar continues to expand, well-positioned commercial tracts with visibility, flexibility, and pad-site potential are becoming increasingly scarce. The HWY 16 & Jett Rd corner offers investors and developers the chance to control a highly strategic state-highway corridor location with multiple value-creation paths – from convenience retail to phased pad-site monetization.

DEMOGRAPHICS

PRIME 5-ACRE HARD-CORNER-ADJACENT OPPORTUNITY

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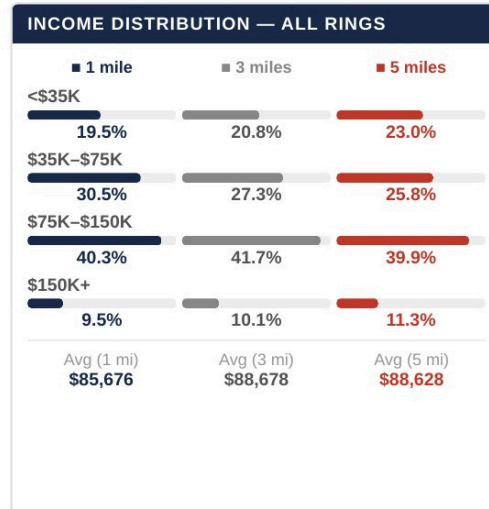
POPULATION — 1 MILE 1,523 ↑ 0.42%/yr → 2030	POPULATION — 3 MILES 7,633 ↑ 0.84%/yr → 2030	POPULATION — 5 MILES 16,179 ↑ 2.27%/yr → 2030	TRAFFIC — HWY 16 14,838 Vehicles per day (2024)
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METRIC	1 MILE	3 MILES	5 MILES
Avg household income (2025)	\$85,676	\$88,678	\$88,628
Median household income (2025)	\$74,471	\$76,509	\$76,077
Per capita income (2025)	\$25,016	\$26,326	\$27,355
Avg household size	3.69	3.31	3.28
Owner occupied (2025)	72.5%	75.8%	72.6%
Median home value (2025)	\$254,521	\$194,196	\$208,034
Median home value (2030)	\$314,655	\$285,982	\$283,974
Median age (2025)	33.5	34.8	35.5
Hispanic origin (2025)	83.1%	80.9%	79.7%
Employment rate (2025)	96.5%	96.4%	96.2%

POPULATION GROWTH 2010–2030

	2010	2025	2030
1 mile	1,361	1,523	1,555
3 miles	6,467	7,633	7,958
5 miles	12,605	16,179	18,103

	1 MI/YR	3 MI/YR	5 MI/YR
	0.42%	0.84%	2.27%

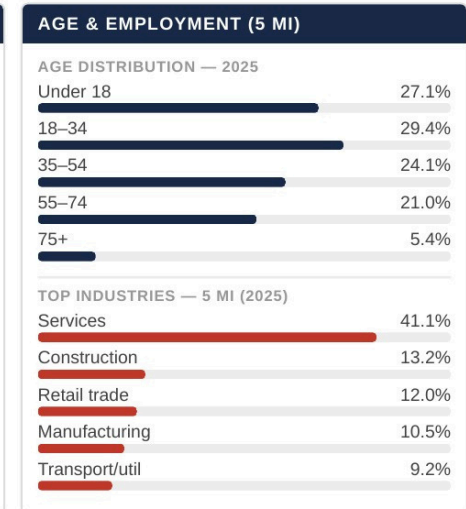


HOUSING SNAPSHOT

	1 MI	3 MI	5 MI
Owner occupied	72.5%	75.8%	72.6%
Renter occupied	12.9%	15.7%	15.2%
Vacant units	14.6%	8.5%	12.2%
Total HH (2025)	410	2,289	4,918

MEDIAN HOME VALUE 2025 → 2030

1 mile	3 miles	5 miles
\$255K → \$315K	\$194K → \$286K	\$208K → \$284K



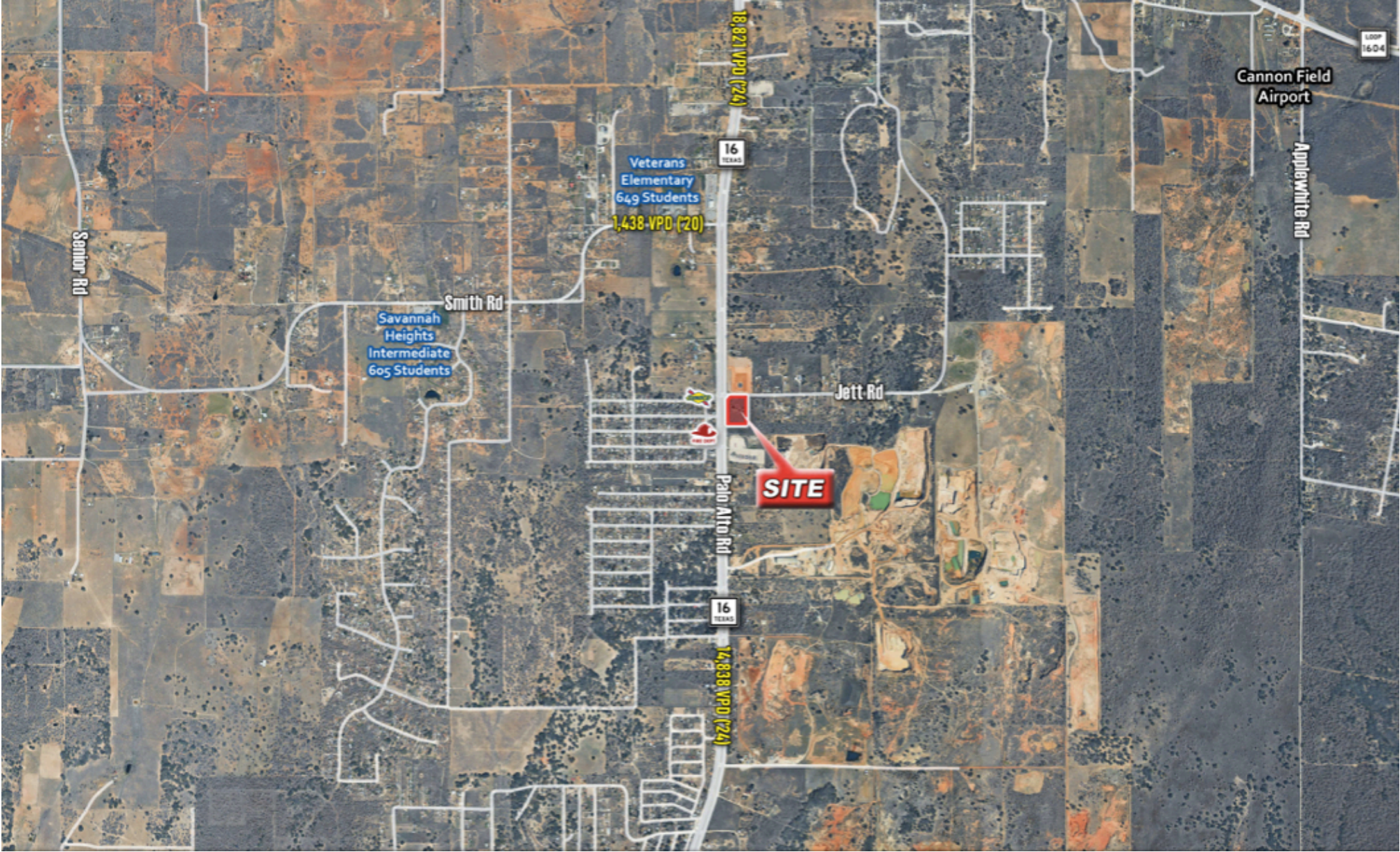
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau data. Traffic: TxDOT 2024. KW Commercial City View.



SITE AERIAL

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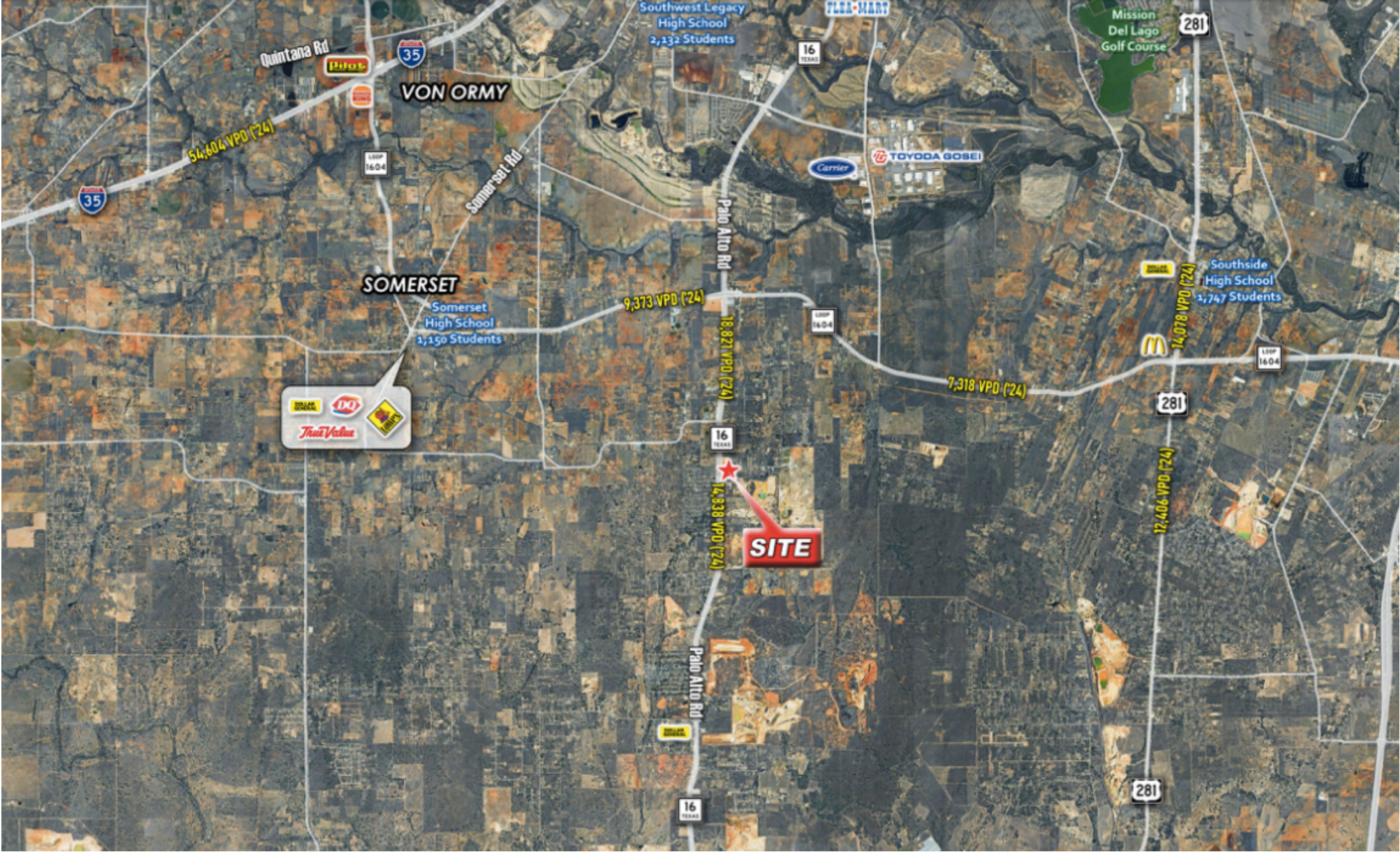
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REGIONAL AERIAL

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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



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



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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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