

FOR SALE OR LEASE

13838 JONES MALTSBERGER RD
SAN ANTONIO, TX 78247



FOR SALE \$2,200,000**EXECUTIVE SUMMARY**

13838 Jones Maltzberger presents an opportunity to acquire a stabilized, income-producing commercial asset in a high-visibility San Antonio corridor. The property is 100% leased to an operating restaurant tenant and is offered at a 6.5% capitalization rate, providing investors with immediate cash flow from day one. The asset consists of a 5,213-square-foot freestanding building situated on 1.11 acres, with 57 dedicated parking spaces supporting high-volume restaurant operations. Originally constructed in 2006 and well maintained, the property offers durable improvements with minimal near-term capital expenditure requirements. Purpose-built for restaurant use, the property includes an established commercial kitchen, bar, dining areas, and existing infrastructure that create significant replacement value and enhance long-term tenant appeal. Should the current tenant vacate, the specialized improvements reduce downtime and leasing costs by making the property attractive to future restaurant, entertainment, or hospitality operators. Further distinguishing the asset are two on-site pickleball courts, providing an amenity that enhances the property's long-term value and creates opportunities for increased customer traffic, experiential programming, and additional revenue generation. Combining stabilized cash flow, a desirable location, quality improvements, and future leasing flexibility, 13838 Jones Maltzberger offers investors an attractive blend of current income, downside protection, and long-term appreciation potential.



PHOTOS



PHOTOS



PHOTOS



LOCATION MAPS



SAN ANTONIO METROPOLITAN AREA



SAN ANTONIO STATISTICS

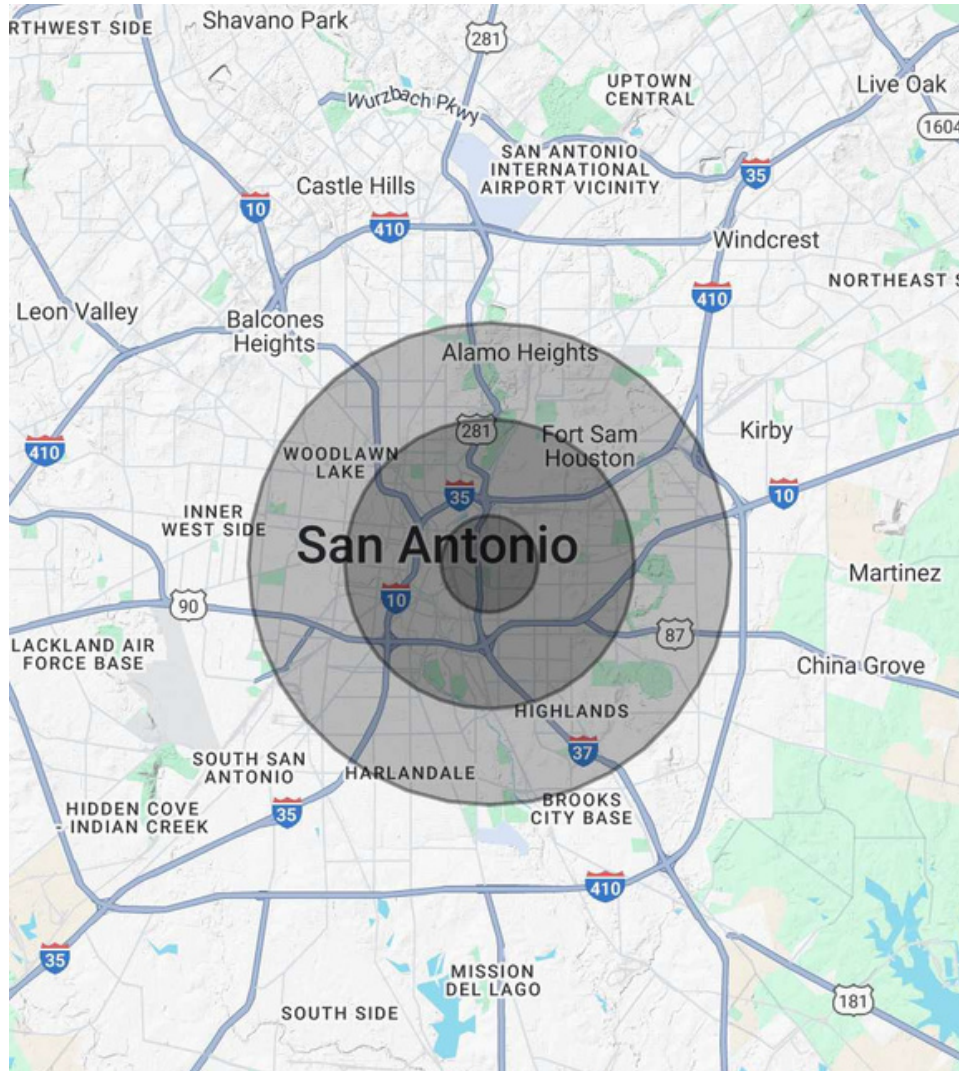
- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Features a vibrant downtown celebrated for its rich culture, history, and iconic landmarks.
- Host to eight universities, including 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	14,800	95,000	275,000
Median age	37.0	36.4	35.8
Median age (Male)	35.2	34.1	33.6
Median age (Female)	38.6	38.0	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,600	38,500	110,000
# of persons per HH	2.1	2.3	2.14
Average HH income	\$48,700	\$63,400	\$71,900
Average house value	\$198,500	\$235,400	\$262,800

** Demographic data derived from 2025 ACS - US Census*

BROKER'S INFORMATION



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.

