

FOR SALE OR LEASE

13838 JONES MALTSBERGER RD
SAN ANTONIO, TX 78247



FOR SALE \$2,200,000 | FOR LEASE \$12,000 PER MONTH + NNN



EXECUTIVE SUMMARY

13838 Jones Maltzberger, San Antonio, TX presents a compelling value-add commercial real estate opportunity featuring an existing restaurant and bar build-out in a high-visibility corridor. Constructed in 2006 and well maintained, the property offers 5,213 square feet of improvements on a 1.11-acre lot with 57 dedicated parking spaces, supporting high-capacity operations and strong traffic flow.

The site was previously home to a successful restaurant and bar and is now offered as restaurant-ready real estate, allowing a new owner to capitalize on existing infrastructure while repositioning the asset with a new concept or tenant. The layout and site configuration support a wide range of food, beverage, and entertainment uses, minimizing upfront capital expenditures and reducing time to market.

A unique differentiator of the property is the inclusion of two on-site pickleball courts, creating additional revenue potential through experiential concepts, event-driven traffic, or complementary uses that enhance dwell time and customer engagement.

This offering is well suited for investors seeking an owner-operator opportunity in a proven location, with multiple paths to value creation including re-tenanting, concept repositioning, or long-term hold. The combination of existing improvements, ample parking, and recreational amenities positions this asset as a versatile investment with strong upside potential.

HIGHLIGHTS

- Value-add commercial real estate opportunity in a high-visibility San Antonio corridor
- 5,213 SF restaurant and bar build-out on a 1.11-acre lot
- Constructed in 2006 and well maintained
- 57 dedicated parking spaces, supporting high-capacity operations
- Restaurant-ready infrastructure reduces upfront capital and speeds time to market
- Flexible layout suitable for food, beverage, and entertainment concepts
- Two on-site pickleball courts provide unique revenue and experiential upside
- Previously operated as a successful restaurant and bar
- Ideal for adaptive reuse, re-tenanting, or owner-operator repositioning
- Multiple paths to value creation with strong upside potential



PHOTOS



PHOTOS



PHOTOS



LOCATION MAPS



SAN ANTONIO METROPOLITAN AREA



SAN ANTONIO STATISTICS

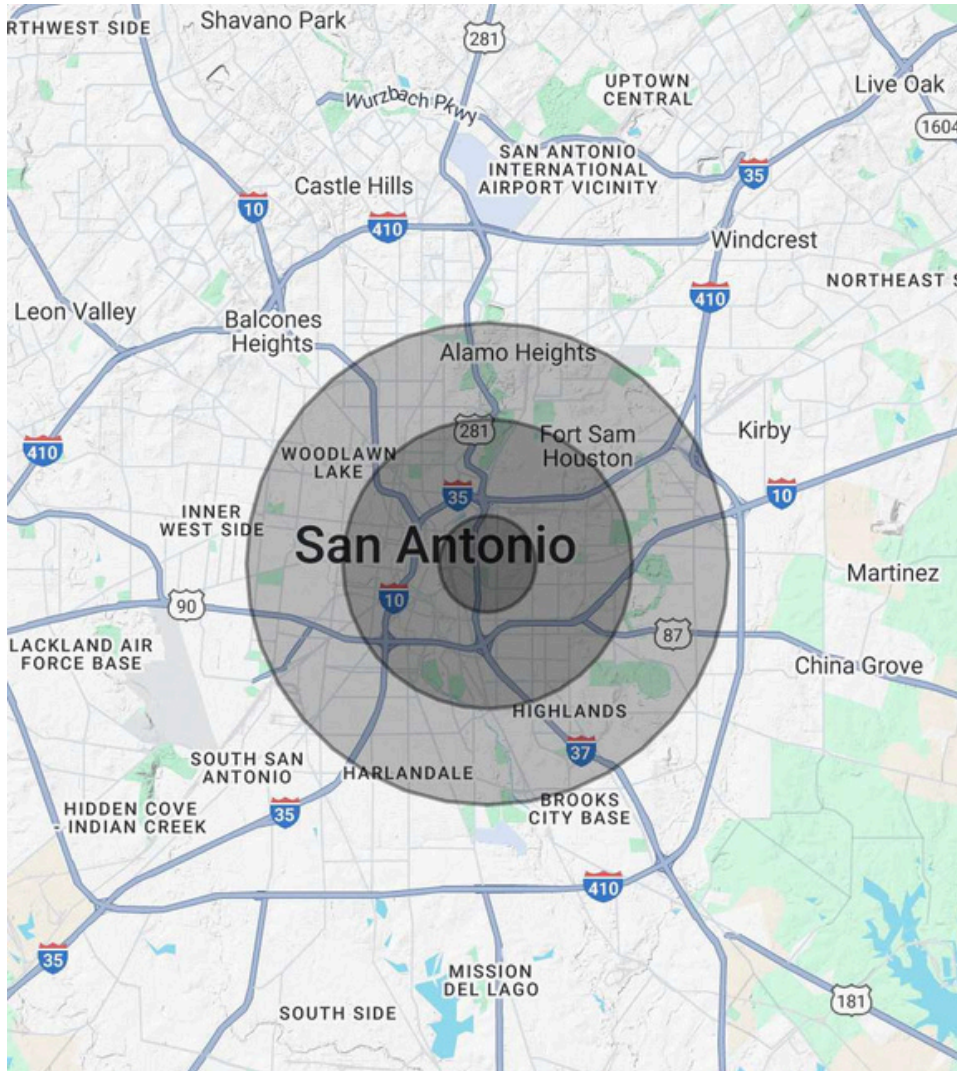
- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Features a vibrant downtown celebrated for its rich culture, history, and iconic landmarks.
- Host to eight universities, including 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



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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.

