

**PAD SITE OPPORTUNITY**

**5930 BANDERA ROAD  
SAN ANTONIO, TEXAS**

**LOCATION:** The property is located at the intersection of Loop 410 and Bandera Road in San Antonio, Texas.

**SIZE:** Approximately 5,220 square feet per BCAD. Land area is 1.436 Acres.

**UTILITIES:**

**Electric:** Available

**Water:** Available

**Sewer:** Available

**Gas:** Available

*Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.*

**ZONING:** B-3, Commercial, City of Leon Valley

*Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.*

**FLOOD PLAIN:** The Federal Emergency Management Agency maps do not indicate any floodplain on the site.

**EASEMENTS:** Property appears to have a deeded easement for access and parking onto the neighboring property in the rear. This could provide access out to Loop 410 and Ardisana Ave. if installed.

**DEED**

**RESTRICTIONS:** Contact Broker

**TRAFFIC COUNT:** Most recent (2024) Texas State Highway Department traffic count map indicates 210,486 vehicles per day on Loop 410 south of the property.

**DEMOGRAPHICS:**

	1.0 Miles	3.0 Miles	5.0 Miles
Population 2025 Estimate:	12,306	127,028	381,709
Average Household Income	\$56,376	\$56,759	\$62,994

*Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2025.*

**POTENTIAL  
USES:**

Restaurant, Car Wash, Bank, Bar, Office, Mixed Use, or other commercial uses

**PRICING:**

Contact Broker

**COMMENTS:**

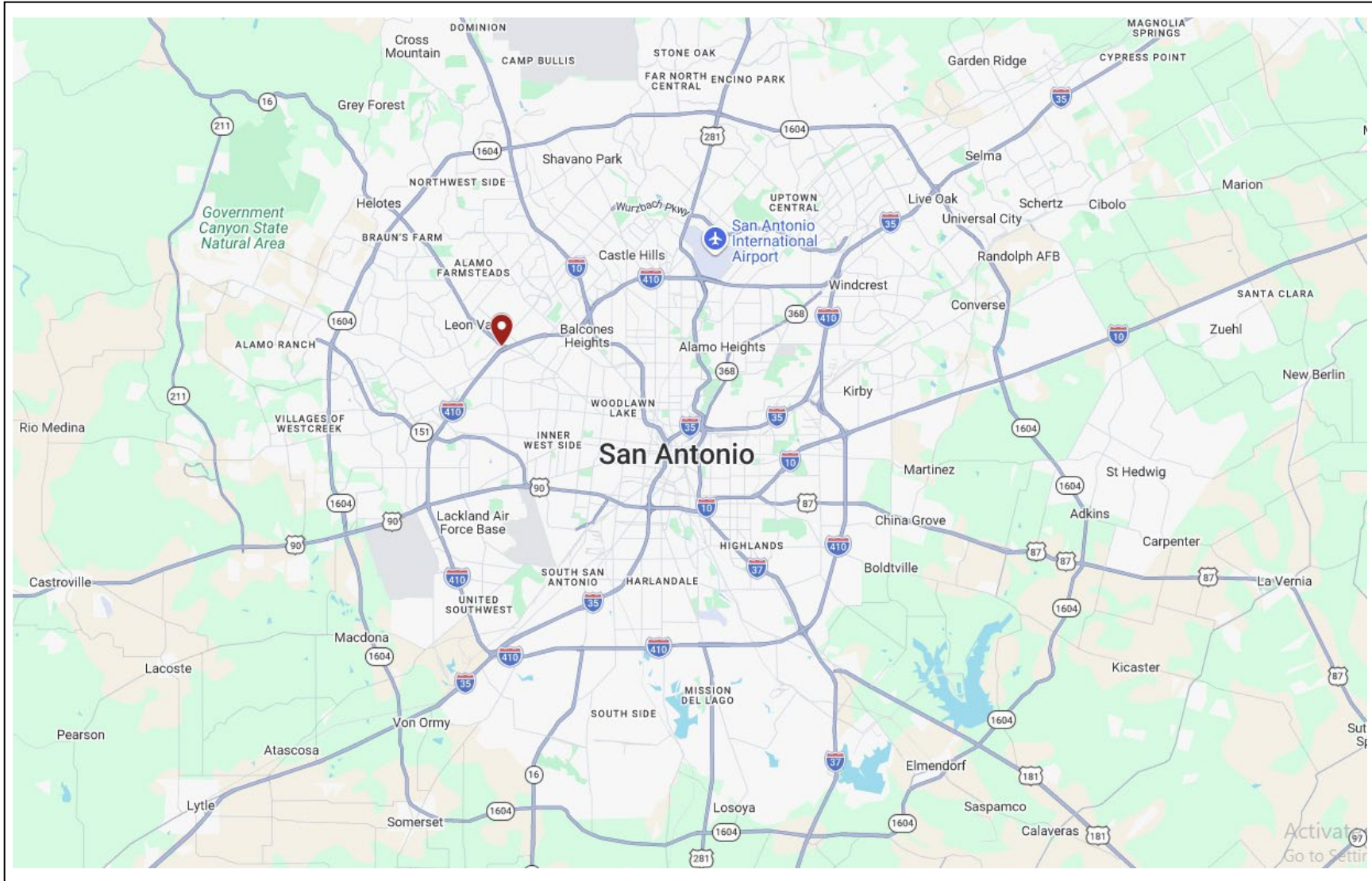
- Possible covered land play with 4 existing tenants with landlord options to terminate
- Excellent visibility with great access
- High traffic counts and strong daytime population
- Possible Loop 410 Signage opportunity

**FOR INFORMATION CONTACT: BART WILSON OR MATT HOWARD**

**Phone:** (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** [bwilson@roalson.com](mailto:bwilson@roalson.com) / [mhoward@roalson.com](mailto:mhoward@roalson.com)

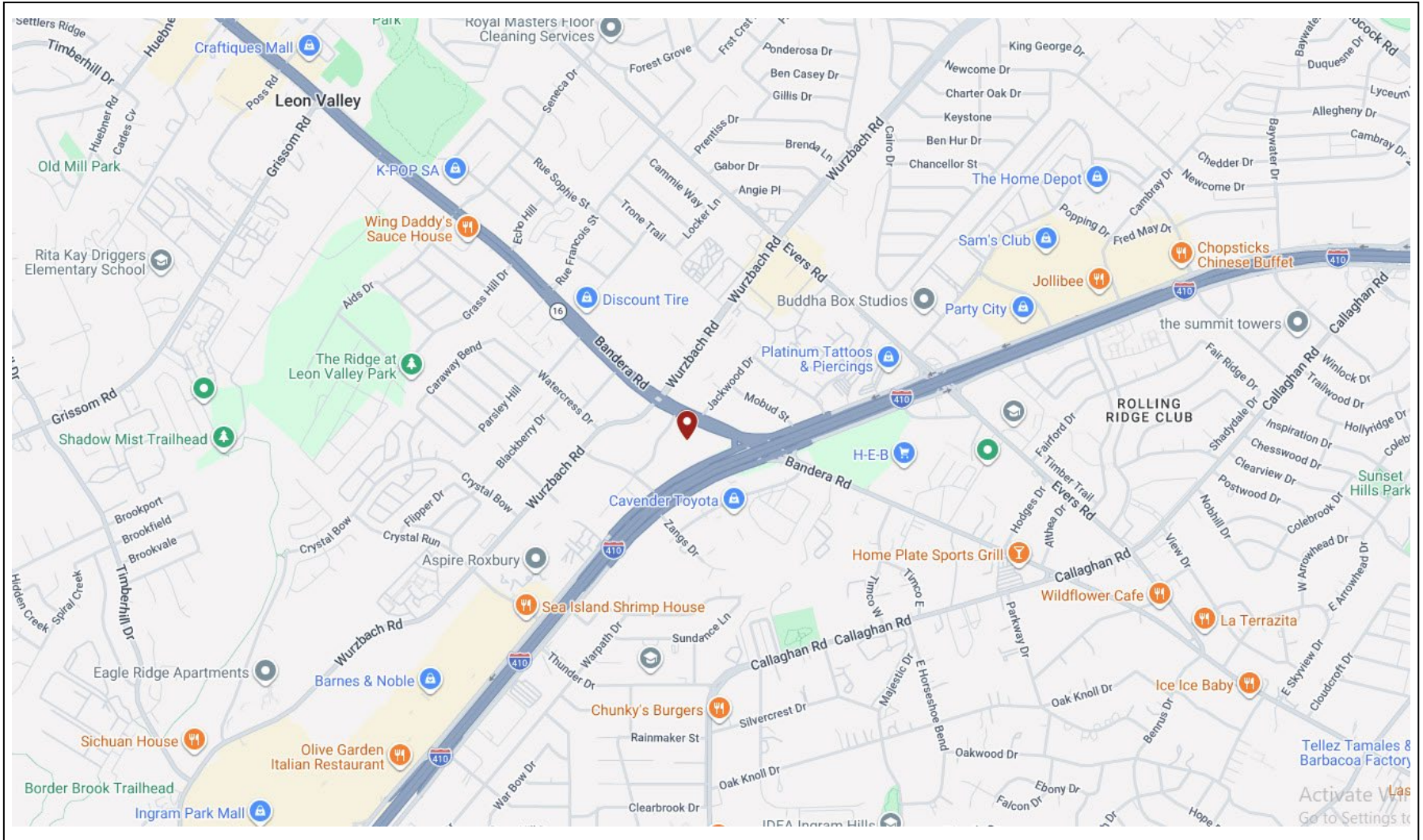
[www.roalson.com](http://www.roalson.com)

## Location Map



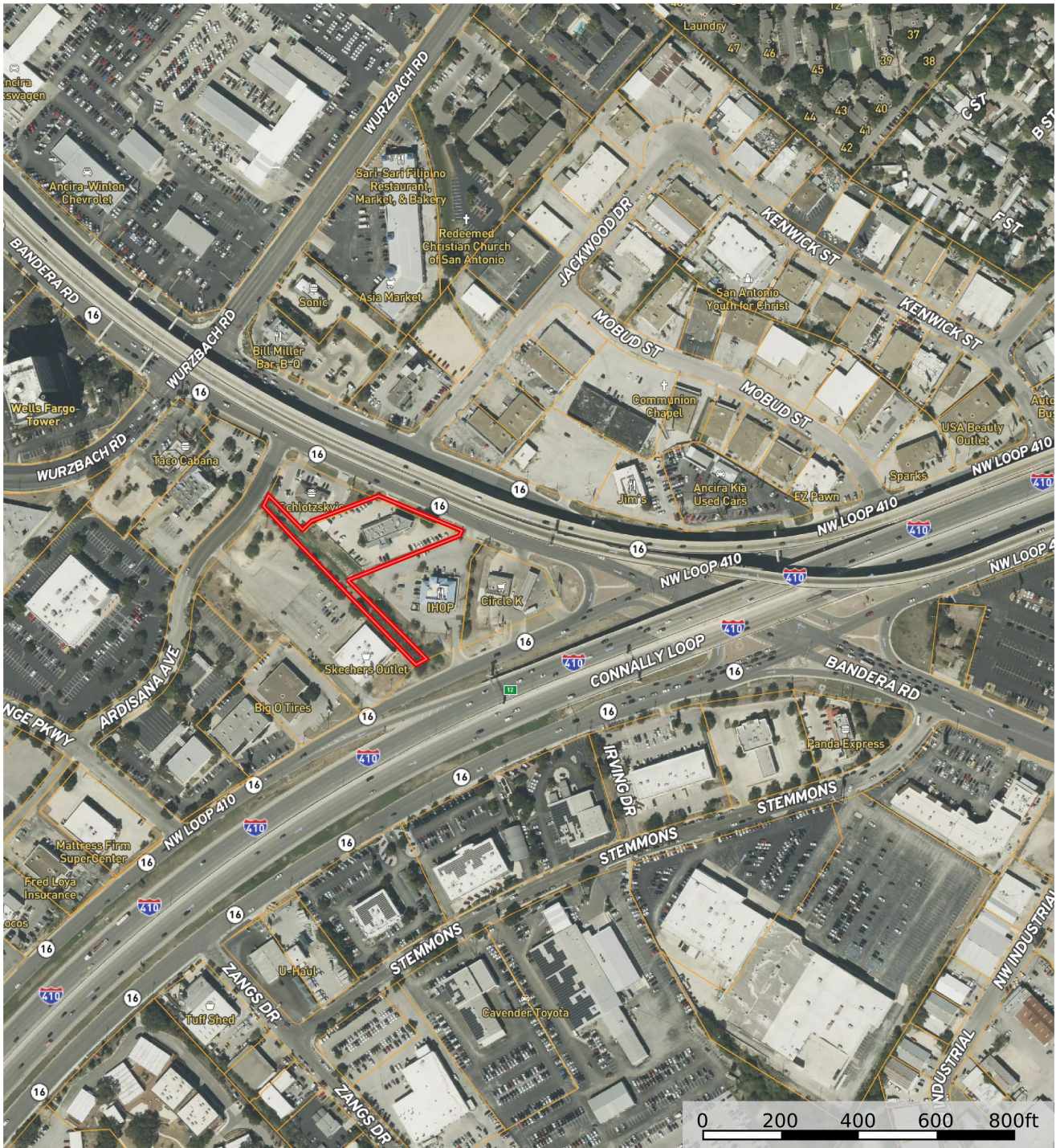
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**Area Map**




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**Loop 410 and Bandera Road - Sierra Motors**  
Texas, AC +/-



 Boundary

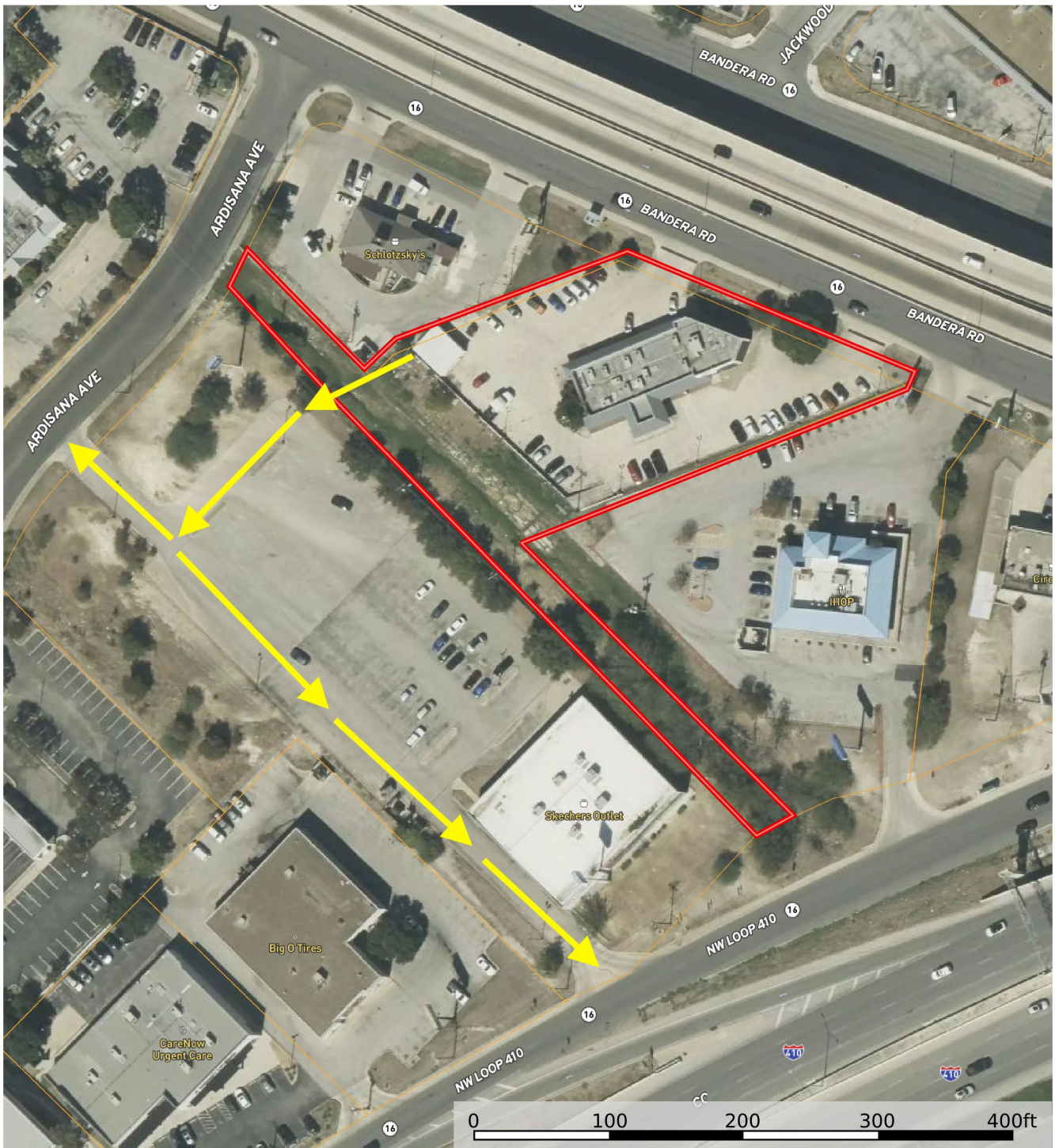
**Matt Howard**  
www.roalson.com

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**Loop 410 and Bandera Road - Sierra Motors**

Texas, AC +/-



 Boundary

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## DEMOGRAPHIC OVERVIEW

### **1 Mile Radius:**

Estimated Population  
12,306

Median Household Income  
\$56,376

Median Age  
36.7 years

### **Housing**

Total Housing Units  
5,667  
Median Home Value  
\$195,664  
Median Rent  
\$1,138  
Owner-Occupied  
33.0%  
Renter-Occupied  
58.0%

### **Education & Employment**

Bachelor's Degree+  
20.0%  
Labor Force Participation  
54.0%  
Unemployment Rate  
6.7%

### **3 Mile Radius:**

Estimated Population  
127,028

Median Household Income  
\$56,759

Median Age  
35.1 years

### **Housing**

Total Housing Units  
57,359  
Median Home Value  
\$181,552  
Median Rent  
\$1,155  
Owner-Occupied  
38.0%  
Renter-Occupied  
53.0%

### **Education & Employment**

Bachelor's Degree+  
25.0%  
Labor Force Participation  
52.0%  
Unemployment Rate  
6.3%

### **5 Mile Radius:**

Estimated Population  
381,709

Median Household Income  
\$62,994

Median Age  
35.1 years

### **Housing**

Total Housing Units  
159,053  
Median Home Value  
\$190,208  
Median Rent  
\$1,230  
Owner-Occupied  
44.0%  
Renter-Occupied  
48.0%

### **Education & Employment**

Bachelor's Degree+  
27.0%  
Labor Force Participation  
52.0%  
Unemployment Rate  
6.1%

## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS  
BUILDING 2, SUITE 206  
2338 NORTH LOOP 1604 W.  
SAN ANTONIO, TEXAS 78248**



# 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Roalson Interests	9016452-BB	bwilson@roalson.com	210-496-5800
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
James Bartlett Wilson	452080-B	bwilson@roalson.com	210-389-4444
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew William Howard	603462-SA	mhoward@roalson.com	210-865-4411
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date