



OPERATING RESTAURANT - DO NOT DISTURB TENANT

FREESTANDING RESTAURANT FOR SALE

5539 UTSA Blvd, San Antonio, Texas 78249



Rick Carduner

O: 210.402.3500

C: 210.488.1201

rick@cardunercommercial.com

Carduner Commercial Inc

2161 NW Military Hwy., Ste. 402

San Antonio, Texas 78213



The information contained herein was obtained from sources deemed reliable; however, Carduner Commercial Inc makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

LOCATION

 5539 UTSA Blvd
 San Antonio, Texas 78249

AVAILABLE

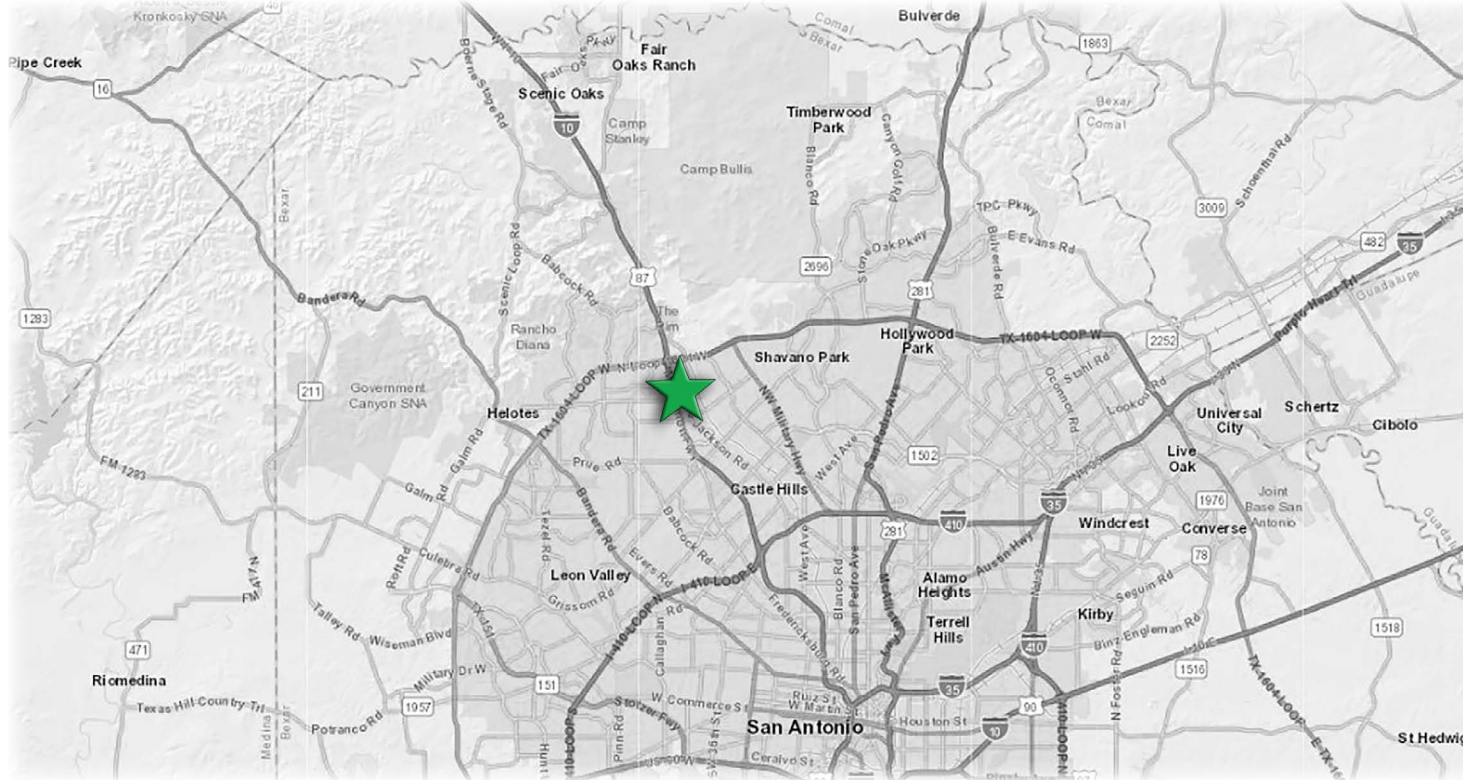
16,780 SF Building on 3.30 Acres


PRICE


Call Broker for Pricing


HIGHLIGHTS

- 📍 38,200 USTA students within 2 miles
- 📍 Average household income within 5 miles approx \$107,000
- 📍 Total employees within 5 miles: 100,000 which includes USAA, and Security Service Credit Union headquarters
- 📍 195 parking spaces
- 📍 Easy access to I-10 & Loop 1604


2025 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	13,945
	3 mile	88,445
	5 mile	240,782

Daytime Population	1 mile	25,059
	3 mile	116,815
	5 mile	278,630

Avg. HH Income	1 mile	\$87,683
	3 mile	\$101,337
	5 mile	\$107,647

TRAFFIC COUNTS

 I-10/McDermott Fwy
 193,624 VPD (~24)

 UTSA Boulevard
 26,828 VPD (~22)

FOR MORE INFORMATION:
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PARTY ROOM



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Total
Population
(5 mi Radius)
240,782

Total
Households
(5 mi Radius)
106,942

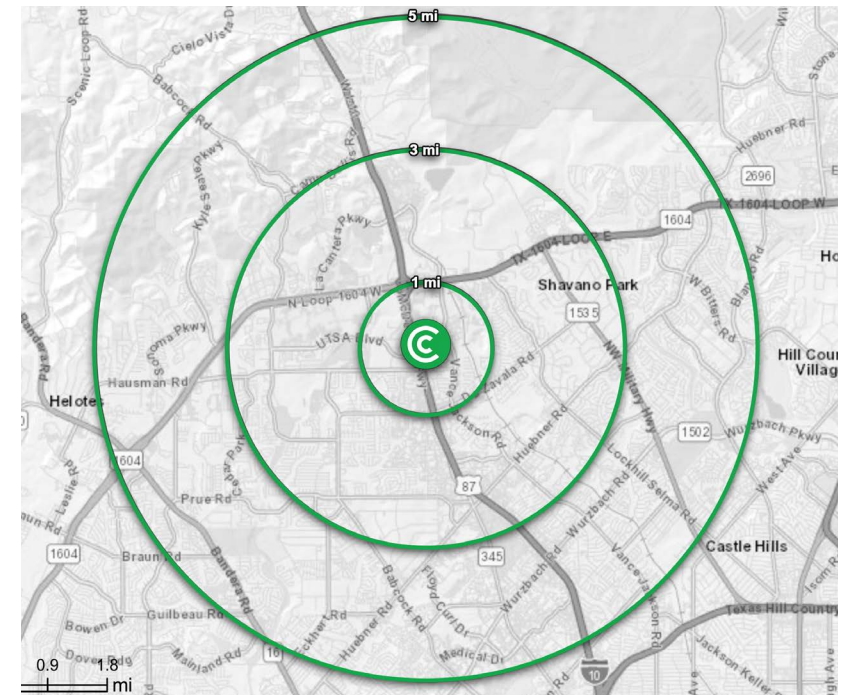
Daytime
Population
(5 mi Radius)
278,630

Average
HH Income
(5 mi Radius)
\$107,647

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	9,696	68,668	203,927
2020 Total Population	12,648	85,164	240,780
2020 Group Quarters	408	3,334	4,483
2025 Total Population	13,945	88,445	240,782
2025 Group Quarters	384	3,482	4,688
2030 Total Population	14,765	91,695	242,354
2025-2030 Annual Rate	1.15%	0.72%	0.13%
2025 Total Daytime Population	25,059	116,815	278,630
Workers	20,597	81,701	177,393
Residents	4,462	35,114	101,237

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	4,486	28,183	85,473
2010 Average Household Size	2.07	2.31	2.33
2020 Total Households	6,317	36,782	102,975
2020 Average Household Size	1.94	2.22	2.29
2025 Total Households	7,371	40,029	106,942
2025 Average Household Size	1.84	2.12	2.21
2030 Total Households	8,062	42,791	110,364
2030 Average Household Size	1.78	2.06	2.15
2025-2030 Annual Rate	1.81%	1.34%	0.63%
2025 Families	2,790	19,354	56,178
2025 Average Family Size	2.63	2.89	3.00
2030 Families	2,935	20,121	56,745
2030 Average Family Size	2.59	2.85	2.96
2025-2030 Growth Rate	1.0%	0.8%	0.2%

Median Household Income	1 mile	3 miles	5 miles
2025	\$70,168	\$75,754	\$77,275
2030	\$71,982	\$78,801	\$82,079



2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	9,078	57,272	164,987
Less than 9th Grade	1.7%	2.0%	2.4%
9th - 12th Grade, No Diploma	1.2%	2.1%	2.5%
High School Graduate	9.1%	12.7%	13.1%
GED/Alternative Credential	2.5%	3.2%	2.6%
Some College, No Degree	16.0%	17.1%	18.1%
Associate Degree	9.6%	8.8%	9.0%
Bachelor's Degree	34.5%	31.8%	29.7%
Graduate/Professional Degree	25.4%	22.4%	22.5%

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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.



11-3-25

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 partners 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 written 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 written 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.

Carduner Commercial

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Richard Carduner

Designated Broker of Firm

Richard Carduner

Licensed Supervisor of Sales Agent / Associate

9008529

License No.

349911

License No.

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License No.

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Phone

Phone

Sales Agent / Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov