



Oldham  
Goodwin

**FOR SALE | 1.19 AC HARD CORNER DEVELOPMENT SITE  
270' OF FRONTAGE ALONG JONES MALTSBERGER**

13002 Jones Maltzberger Road | San Antonio, TX 78247



**Cross Canyon**

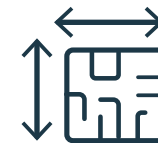
**Jones Maltzberger Road**

## PROPERTY HIGHLIGHTS

- Prime hard corner site located at the intersection of Jones Maltberger and Cross Canyon
- Ideal for retail, office, or medical development in a high-traffic, south-after area
- Development plans are available and were previously approved by the City with all utilities nearby
- Approximately 200' of frontage on Cross Canyon and 270' of frontage on Jones Maltberger
- Well established area with strong demographics, with average household income in excess of \$90,000
- Less than 6 miles to San Antonio International airport.



SALES PRICE  
**Call Broker**



LAND SIZE  
**1.19 AC**



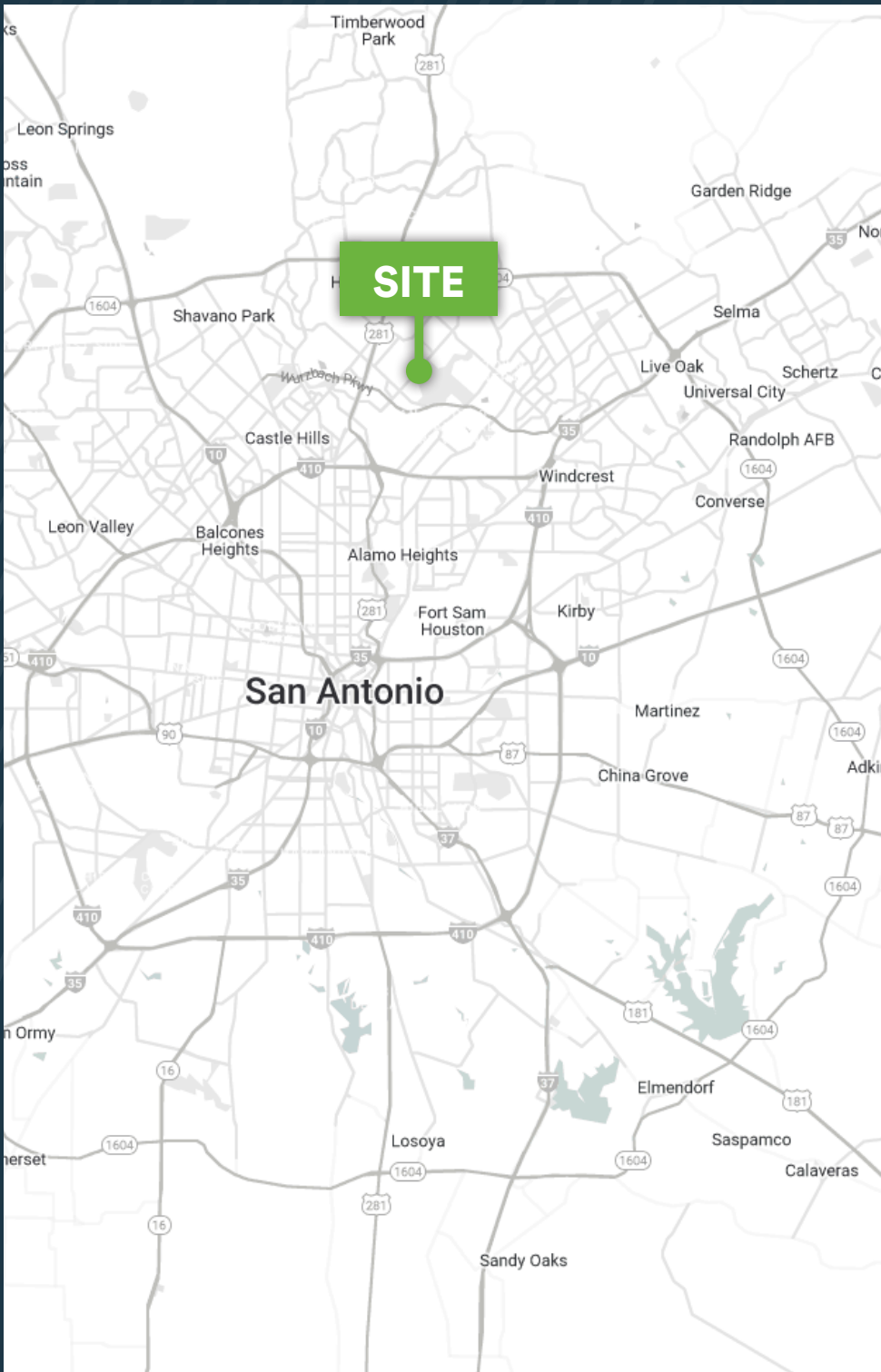
SAN ANTONIO  
INTERNATIONAL AIRPORT

Jones Maltberger  
Plaza

Cross Canyon

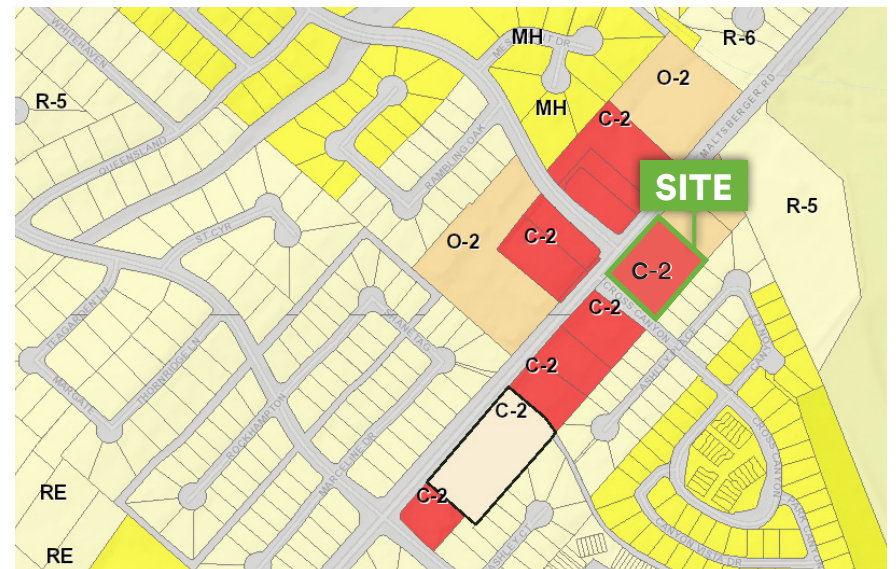
Jones Maltberger Road: 11,033 MPD

Fred Flores CPA



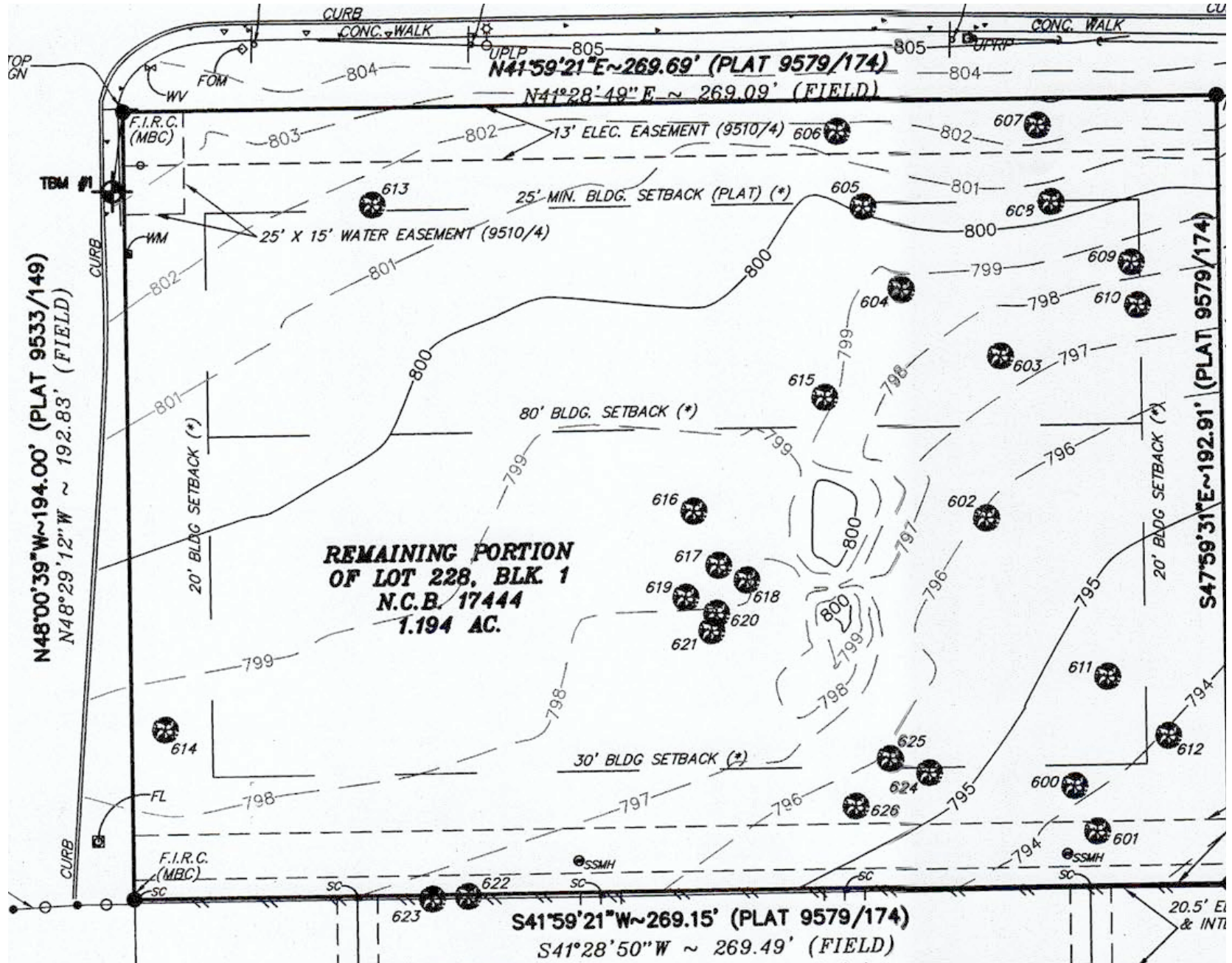
## PROPERTY INFORMATION

Size	1.19 AC
Legal Description	CB 17444 BLK 1 LOT SW IRR 267.34 FT OF LOT 228
ID Number	17444-001-2284
Frontage	129' on Jones Maltsberger Road
Zoning	C-2: General Commercial
Utilities	On Site
Traffic Counts	11,033



- C-2: Commercial
- MH: Multifamily
- O-2: Business Park, Office
- R-5: Residential





**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



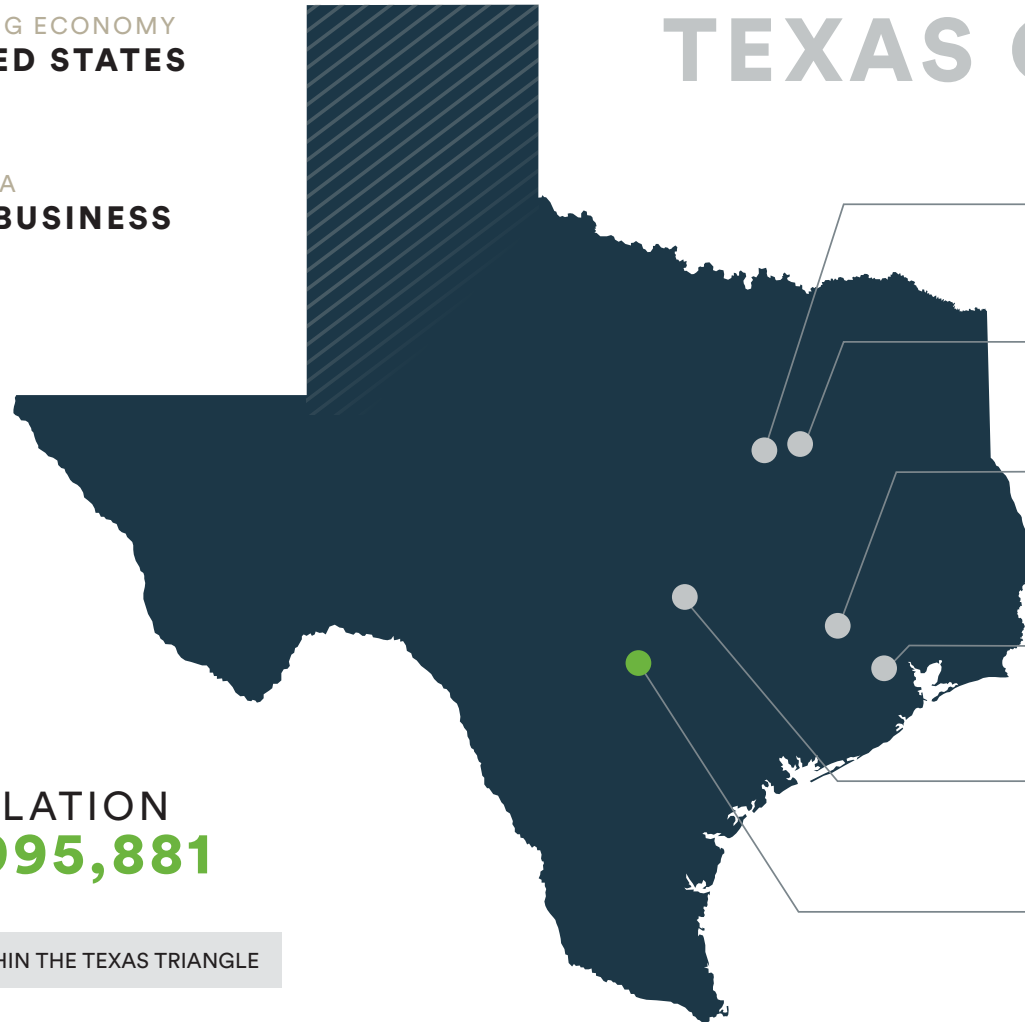
**LARGEST**  
MEDICAL CENTER



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

# TEXAS OVERVIEW



## Fort Worth

TOP CITY FOR SALES  
GROWTH IN 2018

## Dallas

TOP MSA FOR POPULATION  
GROWTH IN 2020

## Bryan/College Station

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

## Houston

4TH LARGEST POPULATION  
IN THE U.S.

## Austin

NAMED BEST CITY TO START A  
BUSINESS IN 2020

## San Antonio

2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS



**TOP STATE**  
FOR JOB GROWTH



**BEST STATE**  
FOR BUSINESS



**NO STATE**  
INCOME TAX

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# SAN ANTONIO, TEXAS



METRO AREA POPULATION  
**2,500,000**

**5**

FORTUNE 500  
COMPANIES BASED  
IN SAN ANTONIO

**#1**

MOST VISITED  
CITY IN TEXAS



**HOME OF THE ALAMO**  
THE MOST VISITED ATTRACTION  
IN THE STATE OF TEXAS



**UNIVERSITY OF TEXAS AT SAN ANTONIO**  
TOTAL NUMBER OF ACADEMIC DEGREES:

OVER 165 UNDERGRAD AND GRADUATE DEGREES  
34,734 STUDENTS ENROLLED FOR FALL 2021



**RIVERWALK & TOURISM**  
LARGEST URBAN ECOSYSTEM IN THE NATION  
UNITED NATIONS NAMED WORLD HERITAGE SITES

MORE THAN 11.5 MILLION VISITORS ANNUALLY

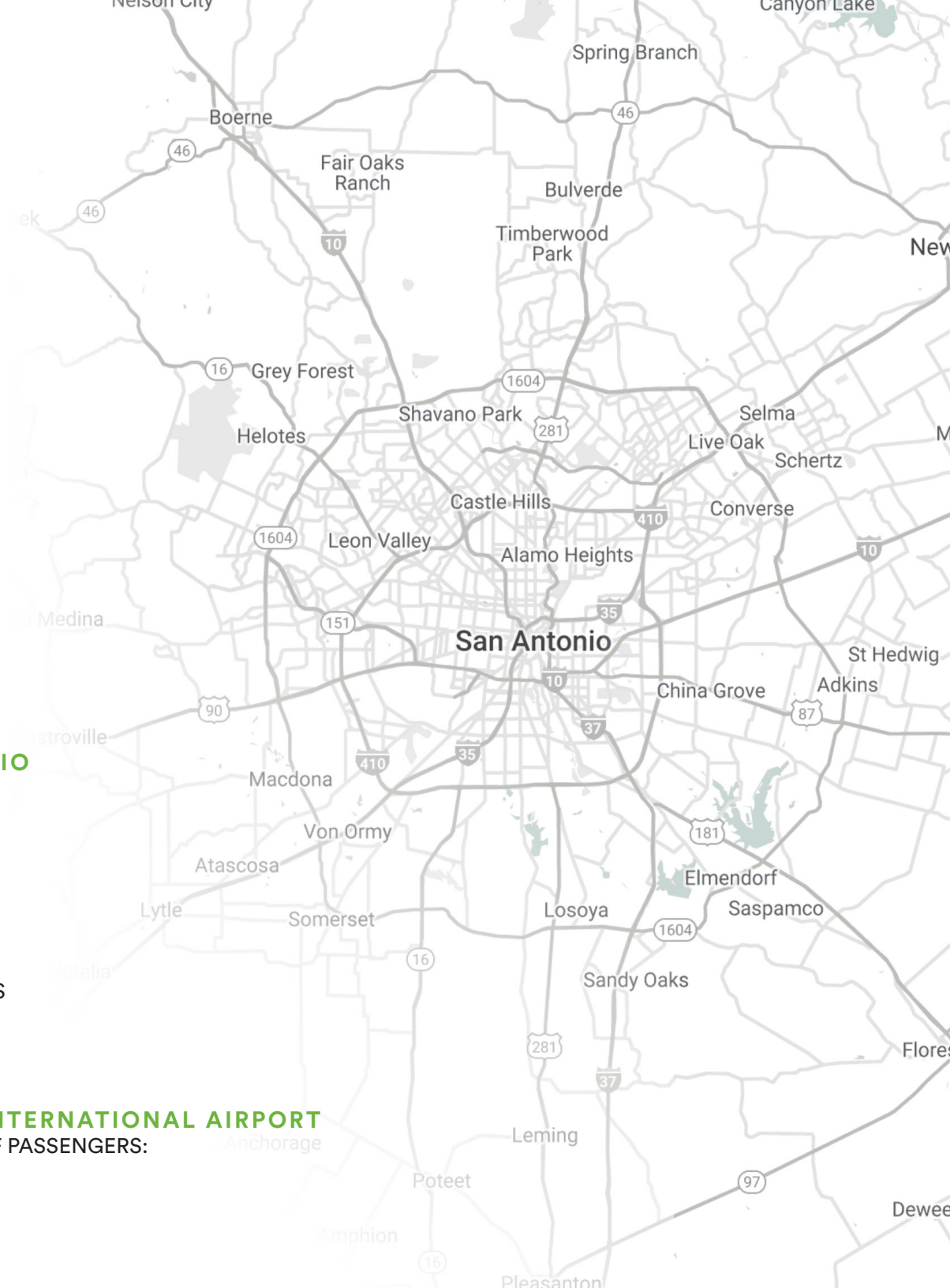
**7TH**

LARGEST CITY  
IN THE UNITED STATES



**SAN ANTONIO INTERNATIONAL AIRPORT**  
AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000



# DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

9K

HOUSEHOLD  
INCOME

\$73K

CONSUMER  
SPENDING

\$125M

3 MILE

ESTIMATED  
POPULATION

73K

HOUSEHOLD  
INCOME

\$67K

CONSUMER  
SPENDING

\$944M

5 MILE

ESTIMATED  
POPULATION

255K

HOUSEHOLD  
INCOME

\$65K

CONSUMER  
SPENDING

\$3.2B



# 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:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - 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.

_____	_____	_____	_____
Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
_____	_____	_____	_____
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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## **Fort Worth**

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Fort Worth, Texas 76164  
O: 817.512.2000

## **Houston**

14811 St. Mary's Lane, Suite 130  
Houston, Texas 77079  
O: 281.256.2300

## **San Antonio**

1901 NW Military Highway, Suite 201  
San Antonio, Texas 78213  
O: 210.404.4600

## **Waco/Temple**

O: 254.255.1111



[OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM)

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.