

# KICASTER COUNTRY STORE & GRILL

2239 FM 3432 & 64 C.R. 324 Kicaster, TX 78101

## FOR SALE/LEASE: Popular Restaurant & C-Store available with adjacent house/office

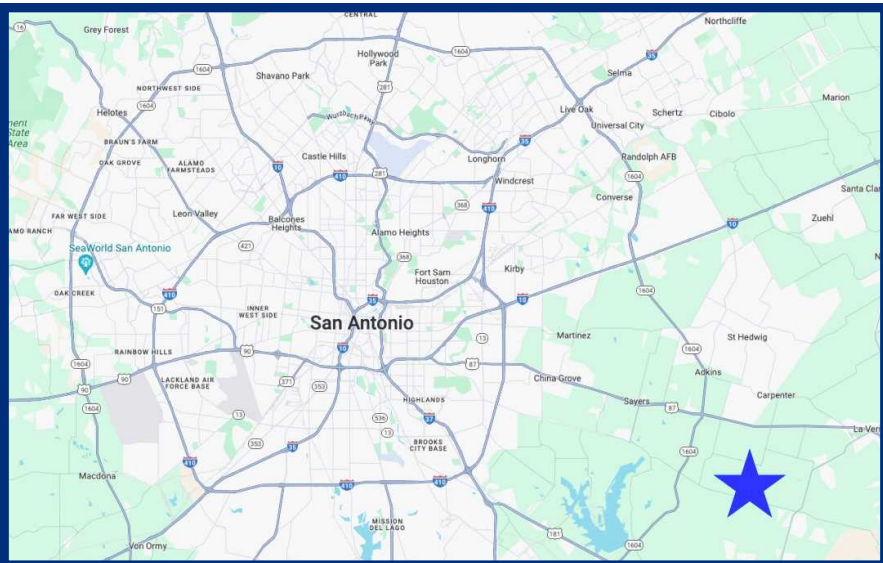


**Price/Rate: Call Broker**

**Lot Size: 2.407 Acres**  
**Main Building: 2,592 SF**  
**House/Office: 795 SF**

### Property Highlights

- Recent renovations including new exterior windows and doors, fresh exterior paint, and improved patio
- Two large lots with multiple improvements
- Currently operated as a bar & grill with a convenience store
- Located at intersection of New Sulphur Springs Road and C.R. 324 on SE side of San Antonio, with quick access to SA, La Vernia, Floresville, Elmendorf
- Commercial kitchen
- Call A.J. Murphy (512-640-9984) for more information



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# PROPERTY SUMMARY

Kicaster Country Store & Grill  
64 C.R. 324 | ADKINS, TX 78101



## Property Summary

Property Size:	2.407 Acres
Commercial Building Size:	2,592 SF
Sales Type:	Owner-Occupant or Investment
Zoning:	OCL
Use:	Retail/Commercial

## Property Overview

Multi-functional property offering a unique blend of family-friendly restaurant, neighborhood general store, bar, and live music venue. Fully operational commercial kitchen, indoor dining area, and bar. Huge outdoor area with large patio for additional dining, along with outdoor games and plenty of space for live entertainment and large gatherings. Fully fenced property with ample parking and excellent visibility and access from main roads make this a perfect dining and entertainment destination.

This versatile property offers multiple potential revenue streams, including the bar & grill, C-store, hosting private events, and residential lease income from house and RV hookup.

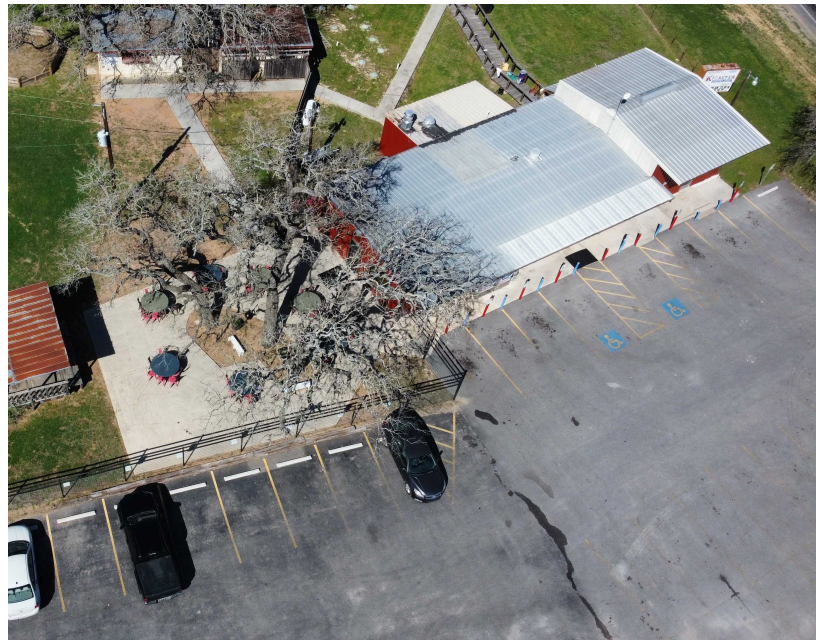
Recent renovations to the main building include new exterior windows and doors, fresh paint, refreshed interior, and overhauled outdoor patio area. The adjacent house also has refreshed interior; includes a large open area, a full kitchen, full bathroom, and two private bedrooms/offices.

## Location Overview

Conveniently located off of New Sulphur Springs Rd (FM 3432) just 3 miles outside of Loop 1604, this property provides excellent accessibility to all of SE San Antonio and surrounding area.

# PROPERTY PHOTOS

Kicaster Country Store & Grill  
64 C.R. 324 | ADKINS, TX 78101





# Executive Summary

Kicaster Country Store & Grill  
 2239 FM 3432, Adkins, Texas, 78101  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 29.31019  
 Longitude: -98.20783

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	194	4,337	13,467
2020 Population	247	5,573	16,441
2023 Population	284	5,887	17,066
2028 Population	308	6,261	17,786
2010-2020 Annual Rate	2.44%	2.54%	2.02%
2020-2023 Annual Rate	4.39%	1.70%	1.15%
2023-2028 Annual Rate	1.64%	1.24%	0.83%
2020 Male Population	49.4%	50.5%	50.3%
2020 Female Population	50.6%	49.5%	49.7%
2020 Median Age	45.0	43.7	44.3
2023 Male Population	49.3%	50.1%	50.0%
2023 Female Population	50.7%	49.9%	50.0%
2023 Median Age	43.1	42.4	43.6

In the identified area, the current year population is 17,066. In 2020, the Census count in the area was 16,441. The rate of change since 2020 was 1.15% annually. The five-year projection for the population in the area is 17,786 representing a change of 0.83% annually from 2023 to 2028. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 43.6, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	76.1%	72.7%	70.2%
2023 Black Alone	1.8%	2.4%	2.2%
2023 American Indian/Alaska Native Alone	1.4%	1.5%	1.2%
2023 Asian Alone	0.7%	0.6%	0.7%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	6.0%	6.5%	7.2%
2023 Two or More Races	14.1%	16.3%	18.4%
2023 Hispanic Origin (Any Race)	24.6%	28.5%	32.4%

Persons of Hispanic origin represent 32.4% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.0 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	105	140	139
2010 Households	69	1,467	4,649
2020 Households	87	1,851	5,651
2023 Households	94	1,976	5,910
2028 Households	103	2,125	6,227
2010-2020 Annual Rate	2.35%	2.35%	1.97%
2020-2023 Annual Rate	2.41%	2.03%	1.39%
2023-2028 Annual Rate	1.85%	1.46%	1.05%
2023 Average Household Size	2.96	2.96	2.88

The household count in this area has changed from 5,651 in 2020 to 5,910 in the current year, a change of 1.39% annually. The five-year projection of households is 6,227, a change of 1.05% annually from the current year total. Average household size is currently 2.88, compared to 2.90 in the year 2020. The number of families in the current year is 4,796 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	20.4%	18.7%	18.0%
<b>Median Household Income</b>			
2023 Median Household Income	\$106,342	\$110,537	\$105,272
2028 Median Household Income	\$112,915	\$116,520	\$111,862
2023-2028 Annual Rate	1.21%	1.06%	1.22%
<b>Average Household Income</b>			
2023 Average Household Income	\$113,828	\$130,655	\$129,698
2028 Average Household Income	\$126,769	\$144,290	\$144,117
2023-2028 Annual Rate	2.18%	2.01%	2.13%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$39,820	\$45,023	\$45,670
2028 Per Capita Income	\$44,643	\$50,278	\$51,281
2023-2028 Annual Rate	2.31%	2.23%	2.34%
<b>GINI Index</b>			
2023 Gini Index	34.5	32.1	34.4

### Households by Income

Current median household income is \$105,272 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$111,862 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$129,698 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$144,117 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$45,670 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$51,281 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	109	119	124
2010 Total Housing Units	71	1,545	4,909
2010 Owner Occupied Housing Units	61	1,346	4,213
2010 Renter Occupied Housing Units	8	119	435
2010 Vacant Housing Units	2	78	260
2020 Total Housing Units	90	1,917	5,928
2020 Owner Occupied Housing Units	75	1,716	5,143
2020 Renter Occupied Housing Units	12	135	508
2020 Vacant Housing Units	7	78	293
2023 Total Housing Units	97	2,030	6,171
2023 Owner Occupied Housing Units	84	1,861	5,426
2023 Renter Occupied Housing Units	10	115	484
2023 Vacant Housing Units	3	54	261
2028 Total Housing Units	105	2,169	6,466
2028 Owner Occupied Housing Units	93	2,006	5,738
2028 Renter Occupied Housing Units	10	119	489
2028 Vacant Housing Units	2	44	239

### Socioeconomic Status Index

2023 Socioeconomic Status Index	58.5	58.5	54.5
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Currently, 87.9% of the 6,171 housing units in the area are owner occupied; 7.8%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 5,928 housing units in the area and 4.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.24%. Median home value in the area is \$315,830, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.97% annually to \$365,570.

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**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

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Sean Ferris

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

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