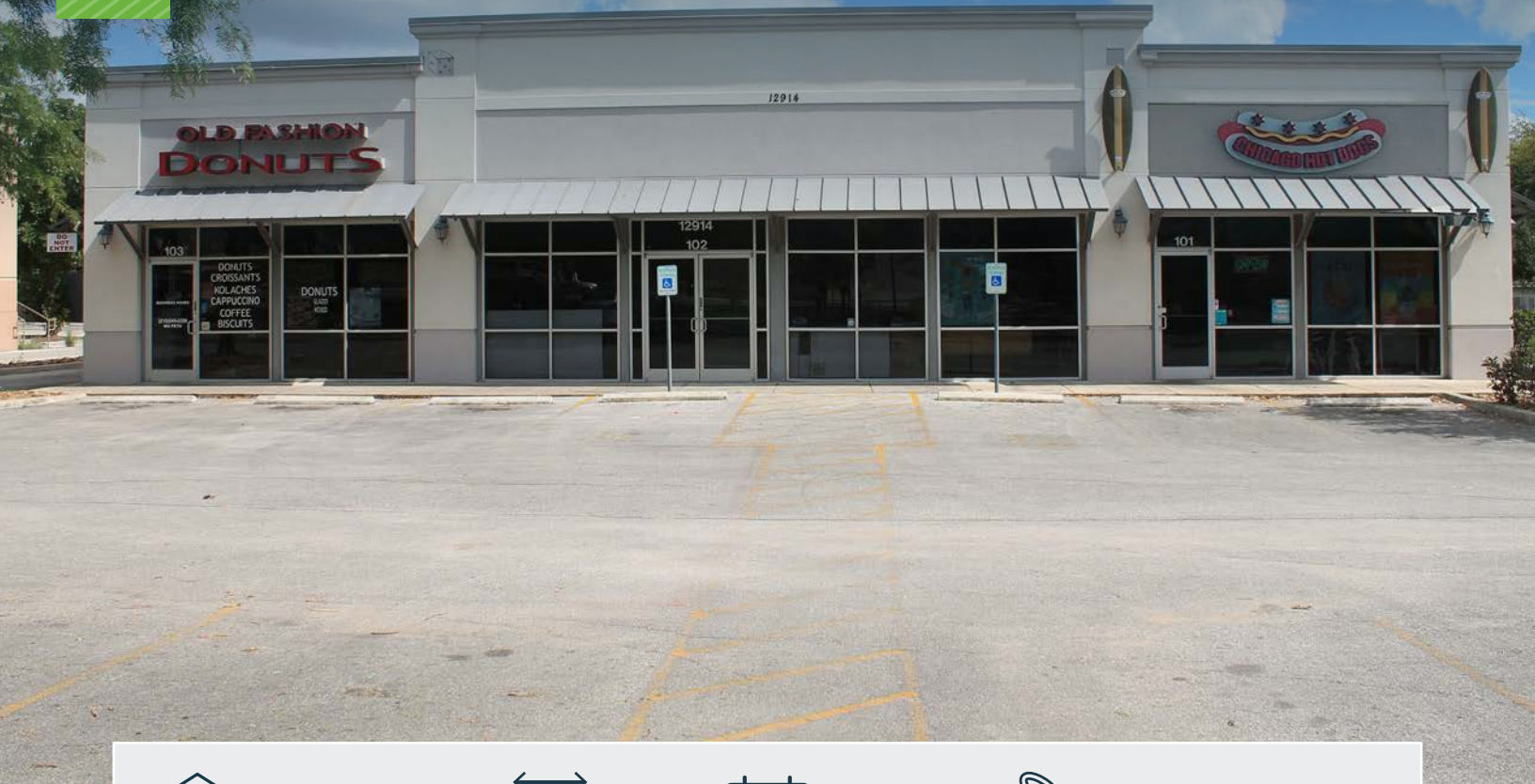


FOR LEASE

# JONES MALTSBERGER PLAZA

12914 JONES MALTSBERGER ROAD  
SAN ANTONIO, TEXAS 78247

Oldham  
Goodwin **OG**



**AVAILABILITY**  
SUITE 102 - 1,585 SF



**SITE**  
0.60 AC



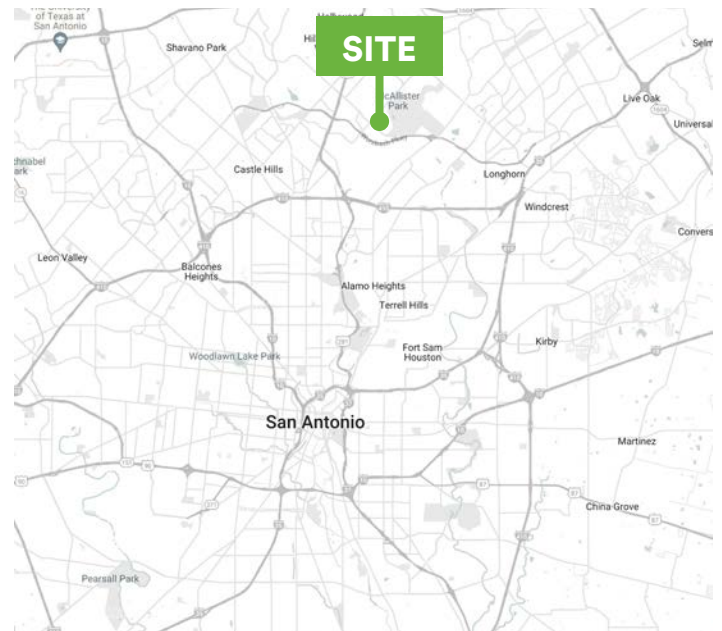
**YEAR BUILT**  
2005



**RENTAL RATE**  
\$20.00/SF/YR - NNN

## PROPERTY HIGHLIGHTS

- Easy access and excellent visibility to over 18,000 VPD from Jones Maltzberger Road
- Well established area with strong demographics, with average household income in excess of \$90,000
- Prominent building and monument signage available
- Close proximity to US 281, Wurzbach Parkway, and San Antonio International Airport
- Tenant incentives to include a new HVAC System to be installed at lease execution
- Parking Ratio: 9.66/1,000SF, 41 Spaces - Surface
- 9x10' roll up provides easy access for loading/unloading



FOR LEASE

# JONES MALTSBERGER PLAZA

12914 JONES MALTSBERGER ROAD  
SAN ANTONIO, TEXAS 78247



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	8,431	72,140	250,320
2028 Total Population	8,345	71,501	250,814
2023-2028 Growth Rate	-1.02%	-0.89%	0.20%
2023 Households	3,883	31,240	106,266
2028 Households	3,839	30,946	106,415
2023 Median Home Value	\$242,060	\$233,281	\$245,279
2023 Average Household Income	\$91,478	\$83,675	\$86,691
2023 Total Consumer Spending	\$120,725,886	\$905,899,284	\$3,088,433,041
2028 Total Consumer Spending	\$129,824,955	\$977,211,777	\$3,364,118,376



18,000 VPD  
Jones  
Maltzberger



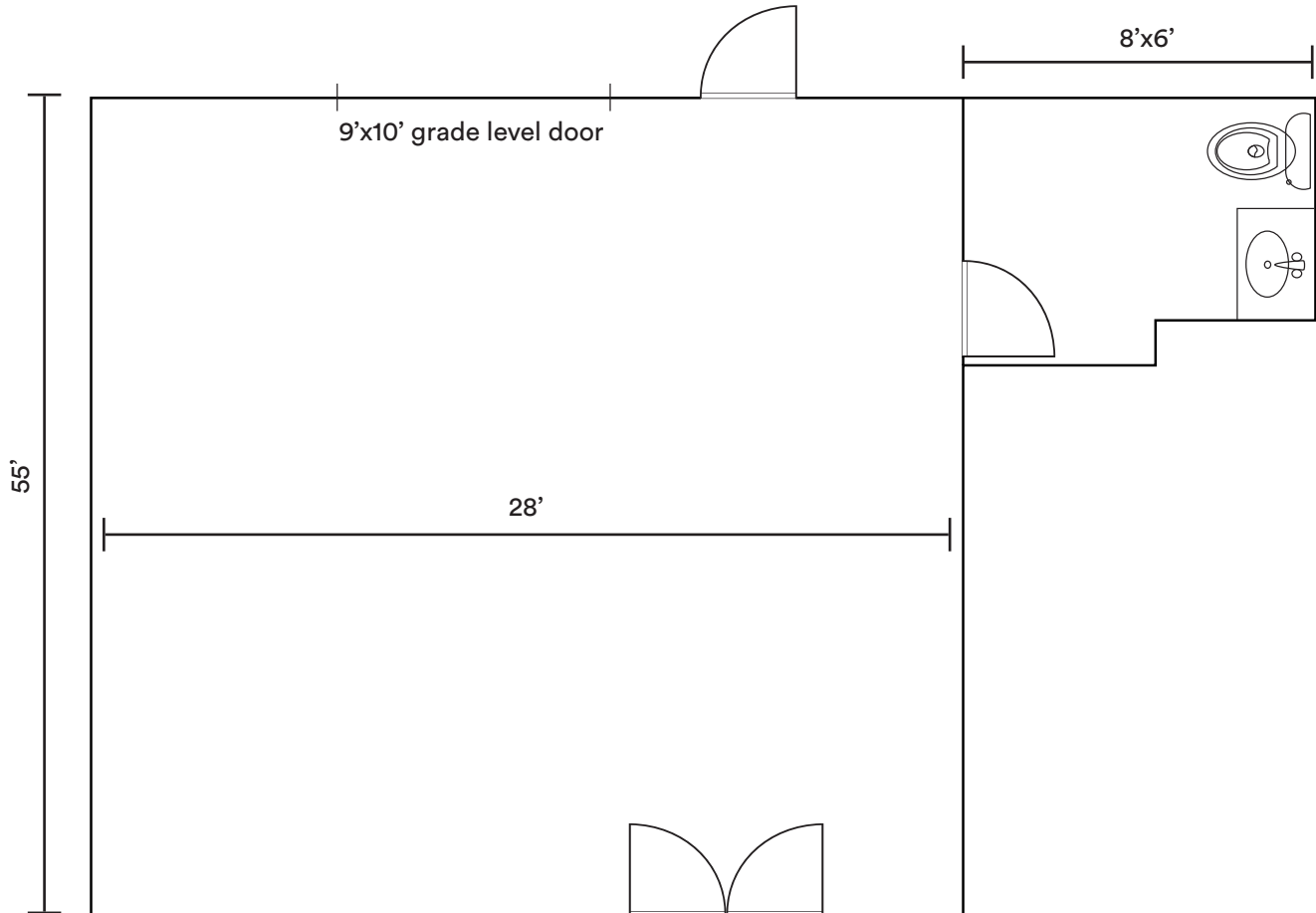
1,903  
Employees

FOR LEASE

# JONES MALTSBERGER PLAZA

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SAN ANTONIO, TEXAS 78247

## FLOOR PLAN - SUITE 102 1,585 SF



FOR LEASE

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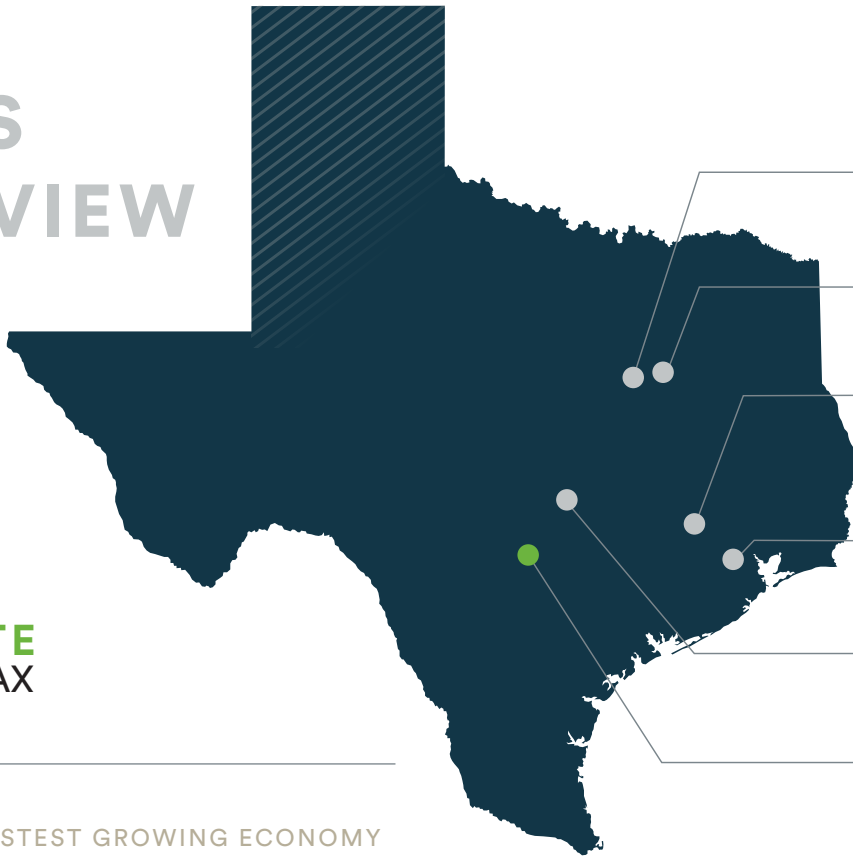


FOR LEASE

# JONES MALTSBERGER PLAZA

12914 JONES MALTSBERGER ROAD  
SAN ANTONIO, TEXAS 78247

## 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



**NO STATE  
INCOME TAX**

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

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



POPULATION  
**28,995,881**

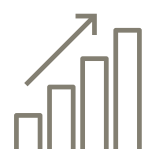
**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**

FOR LEASE

# JONES MALTSBERGER PLAZA

12914 JONES MALTSBERGER ROAD  
SAN ANTONIO, TEXAS 78247

## SAN ANTONIO, TEXAS



METRO AREA POPULATION  
**2,600,000**

**7<sup>TH</sup>**

LARGEST CITY IN THE UNITED STATES  
FASTEST GROWING CITY IN THE COUNTRY



### HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY

**4**

FORTUNE 500  
COMPANIES BASED  
IN SAN ANTONIO



### 31 INSTITUTIONS OF HIGHER LEARNING

HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT  
OVER 35,000 STUDENTS



### MILITARY CITY, USA

JOINT BASE SAN ANTONIO  
ENCOMPASSES FOUR  
MILITARY INSTALLATIONS  
ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION



### HOME OF THE ALAMO

#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR

### HOME TO H-E-B

THE 6TH LARGEST  
PRIVATE COMPANY IN  
THE UNITED STATES



### SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000

**JONES MALTSBERGER PLAZA**12914 JONES MALTSBERGER ROAD  
SAN ANTONIO, TEXAS 78247**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.

**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:
  - » 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.

**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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

\_\_\_\_\_  
Designated Broker of Firm

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

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Phone

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Licensed Supervisor of Sales Agent/Associate

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Licensed No.

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Phone

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Sales Agent/Associate's Name

\_\_\_\_\_  
Licensed No.

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Email

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Phone

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

\_\_\_\_\_  
Date

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

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Associate | Retail Services

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Vice President | Investment Sales

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Tyler.Bradfield@OldhamGoodwin.com

## San Antonio

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM