

FOR SALE



984 Bandera Rd

San Antonio, TX 78228



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Property Summary

984 Bandera Rd, San Antonio, TX 78228

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PROPERTY DESCRIPTION

Rare opportunity to acquire a high-exposure commercial site along Bandera Road, one of San Antonio's most active retail corridors. This ±0.22-acre parcel offers exceptional frontage, strong traffic counts, and immediate proximity to national anchors including Walmart and McDonald's, driving consistent consumer activity to the area.

The property is zoned C-2 / C-3, allowing for a wide range of commercial uses including retail, restaurant, and service-oriented businesses. With existing driveway access and a flat, usable layout, the site is well-positioned for immediate development or repositioning.

Surrounded by established retail, dense residential neighborhoods, and ongoing commercial activity, this location provides a strategic opportunity for owner-users seeking visibility or investors targeting high-demand infill sites.

Additionally, the property presents potential upside through assemblage with adjacent parcels, creating a larger development footprint in a highly sought-after corridor.

High traffic, strong demographics, and limited available sites in the immediate area make this a compelling opportunity to secure a well-located commercial parcel in the San Antonio market.

PROPERTY HIGHLIGHTS

- Prime Bandera Rd frontage with high visibility and strong daily traffic counts
- Located adjacent to Walmart, McDonald's, and established national retail
- Zoned C-2 / C-3 allowing for a wide range of commercial uses
- ±0.22-acre infill site in a dense, high-demand retail corridor
- Existing driveway access in place for immediate usability
- Flat, usable lot with strong development potential
- Surrounded by dense residential growth and consistent consumer traffic
- Ideal for retail, quick-service restaurant, coffee concept, or service user
- Central San Antonio location with convenient access to major thoroughfares and downtown

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.22 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,427	25,067	54,894
Total Population	15,510	68,685	155,400
Average HH Income	\$60.239	\$63.182	\$61.324

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Additional Photos

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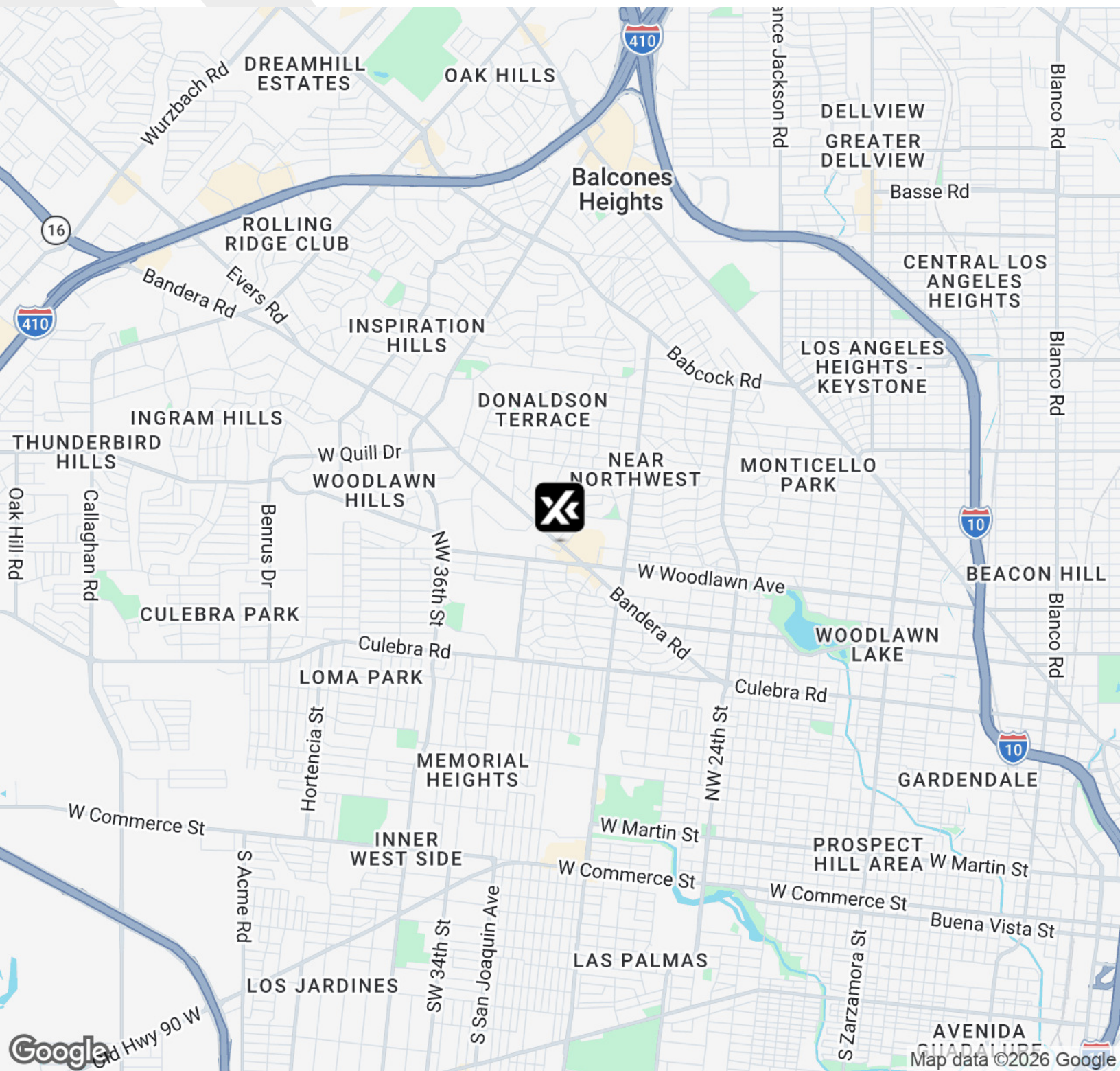


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Location Map

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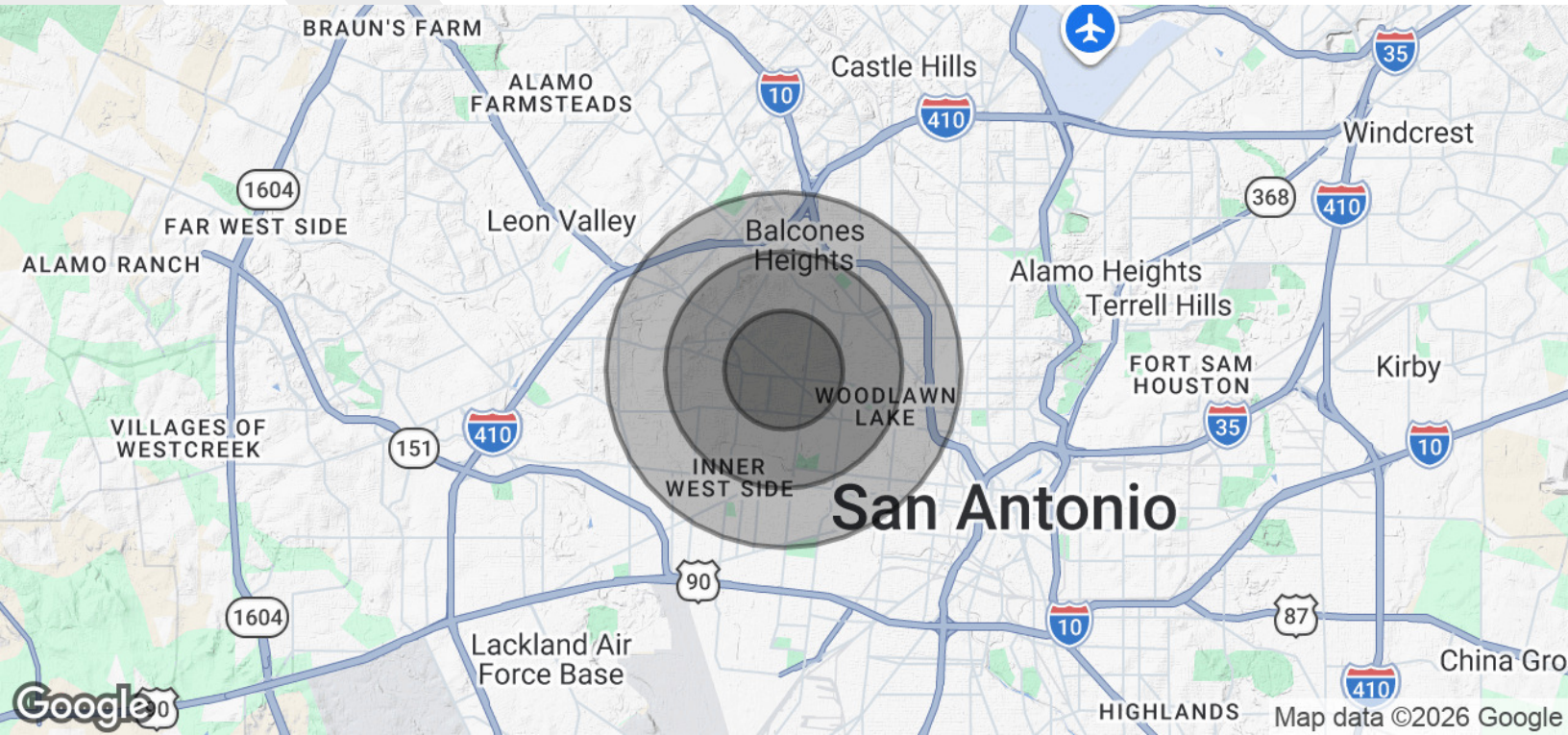


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Demographics Map & Report

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,510	68,685	155,400
Average Age	37.4	37.6	36.0
Average Age (Male)	36.7	36.5	34.7
Average Age (Female)	38.0	39.3	38.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,427	25,067	54,894
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$60,239	\$63,182	\$61,324
Average House Value	\$171,070	\$171,913	\$172,896

2023 American Community Survey (ACS)

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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.

2-10-2025



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.

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. **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.

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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Moreno	635079	James@lifebydesignrealty.com	512-669-6280
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date