



HILDEBRAND CONVENIENCE
628 West Hildebrand Avenue, San Antonio, TX 78212

FOR SALE
RETAIL

FOR SALE

Convenience Store - Gas - Food Truck

628 W. Hildebrand Ave, San Antonio, TX

- Renovated in 2023.
- Turn-key operation.
- Multi-Income Asset - Gas - Convenience- Food Truck.
- High visibility corridor - 12,378 VPD- strong exposure.
- 2 MPDs (Gilbarco-2023- 5yr warranty).
- High performing Food Truck- Asian/Himalayan Cuisine.
- Growing customer base- Year over Year.
- Value-Add upside opportunities for high margin programs.
- Infrastructure upgrades to enhance longterm operational stability
- Population 1 mile: 17,605.
- Population 3 mile: 137,263.



Daniel Silvestre Garcia
TX LREA #554345
(210)880-1823
daniel@danielgarcia.us
www.danielgarcia.us
RE/MAX Associates

DANIEL GARCIA ACP CRS
Real Estate Advisor
danielgarcia@remax.net

RE/MAX ASSOCIATES
1862 W. Bitters Rd. #300
San Antonio, TX 78248
www.danielgarcia.us
(210)880-1823

Each Office Independently Owned and Operated.

PROPERTY SUMMARY

HILDEBRAND CONVENIENCE

628 W. Hildebrand Avenue
San Antonio, TX 78212



Property Summary

Building SF:	1,898
Lot Size:	0.41 Acres
Parking:	6
Price:	Call Broker
Year Built:	1975
Zoning:	C-3 NCD-5

Property Overview

This is a turnkey, multi-income commercial asset with fuel sales, retail sales, and food truck revenue. High visibility corridor with recent upgrades increasing revenue and decreasing CapEx for the next 5-10yrs. The property has seen a strong increase of revenue YoY since 2023 when the renovations were completed and implementing the Food Truck business that serve the residents 1-3 miles away. The property is experiencing growth, new clientele and presents opportunities for the new owner to implement more High Margin Add-Ons for faster ROI.

Location Overview

The property is located North Central area north of downtown, between IH10 & Hwy 281, at the hard corner of W. Hildebrand / Beacon Ave. It is surrounded by dense residential neighborhoods (1 mile: population 17,605; 3 mile: population 131,263), 10 minutes to airport, 12 minutes to downtown, minutes from colleges and historic neighborhoods.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

PROPERTY PHOTOS

HILDEBRAND CONVENIENCE

628 West Hildebrand Avenue
San Antonio, TX 78212

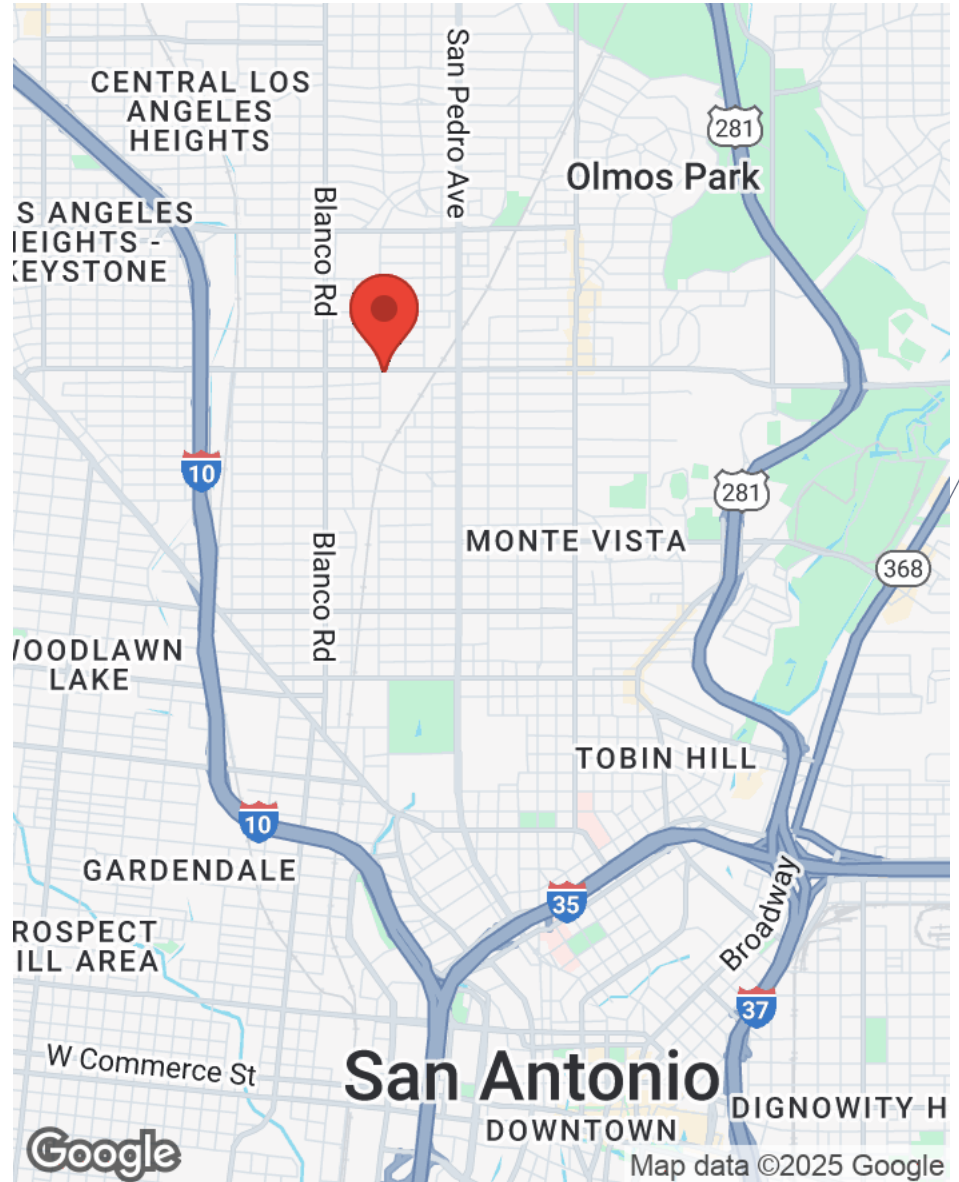
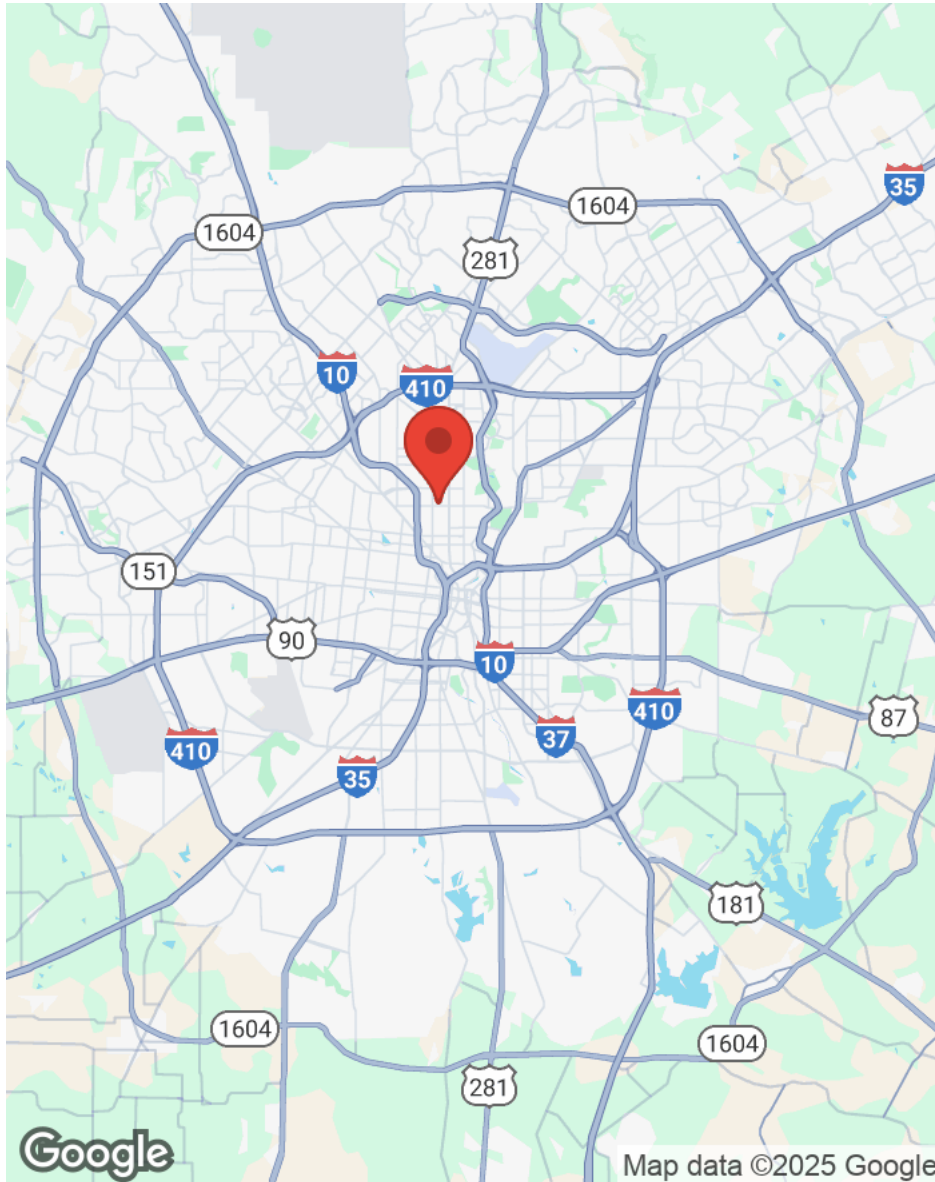


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

LOCATION MAPS

HILDEBRAND CONVENIENCE

628 West Hildebrand Avenue
San Antonio, TX 78212

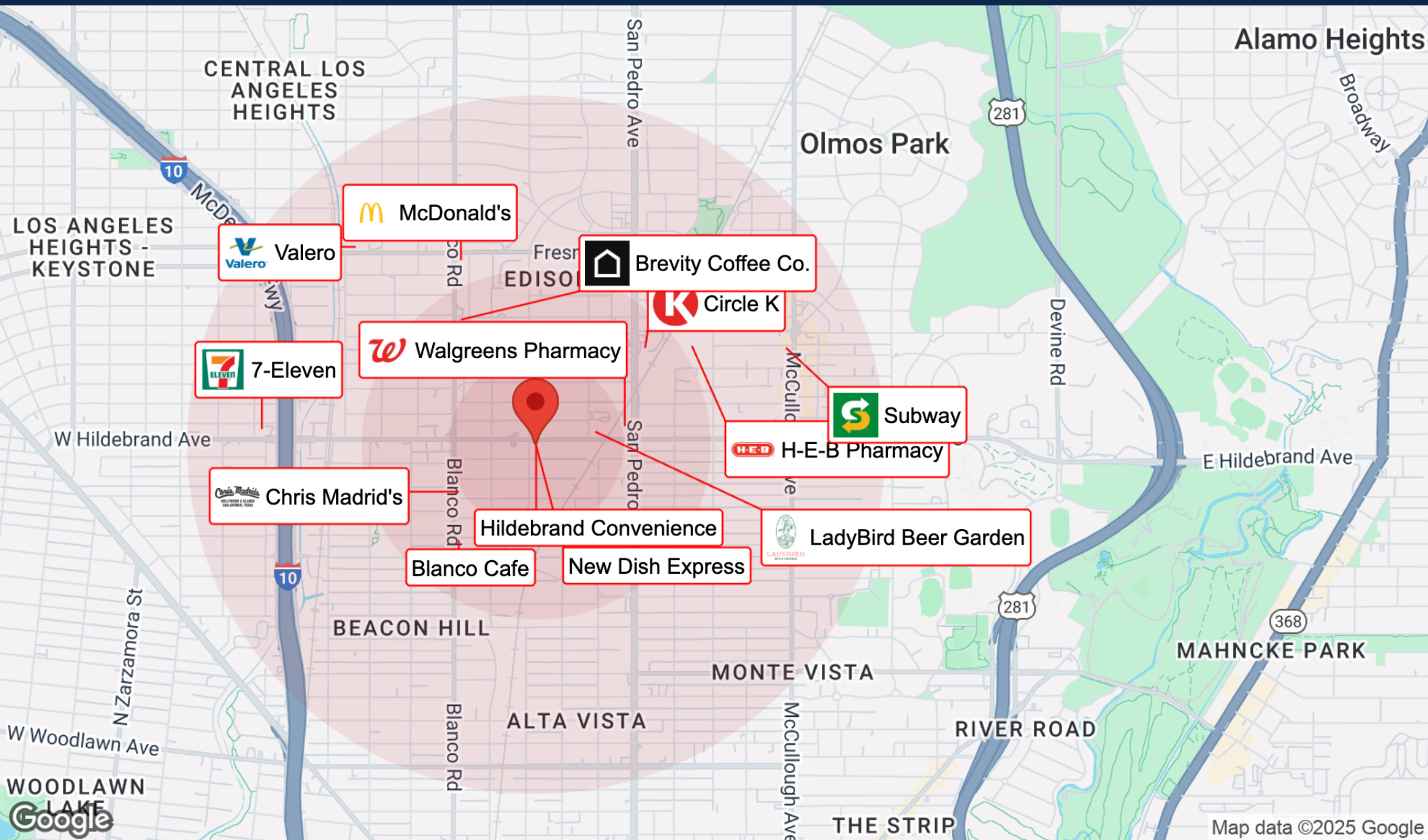


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

BUSINESS MAP

HILDEBRAND CONVENIENCE

628 West Hildebrand Avenue
San Antonio, TX 78212



Map data ©2025 Google

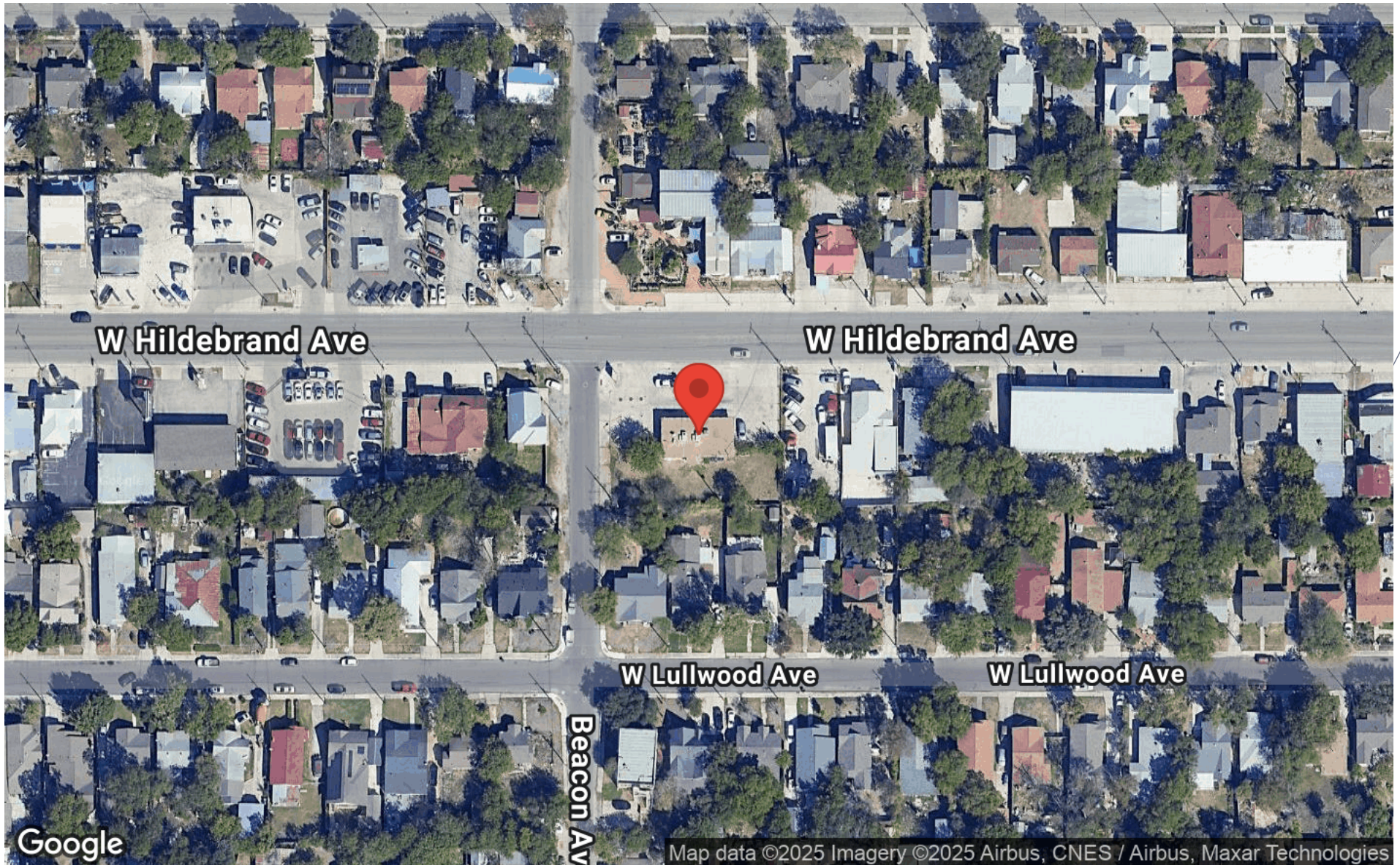


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

AERIAL MAP

HILDEBRAND CONVENIENCE

628 West Hildebrand Avenue
San Antonio, TX 78212



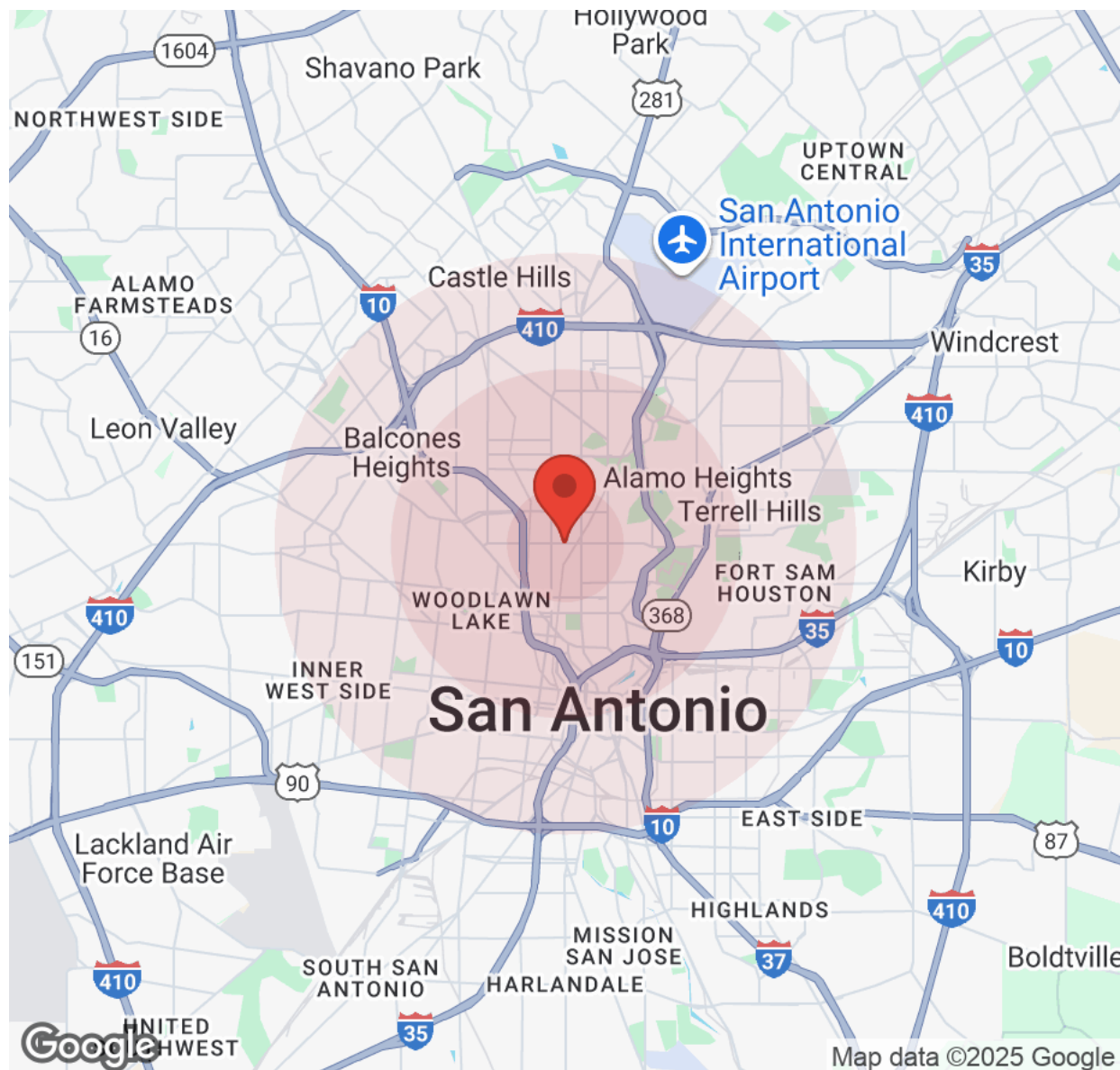
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

DEMOGRAPHICS

HILDEBRAND CONVENIENCE

628 West Hildebrand Avenue

San Antonio, TX 78212



Population	1 Mile	3 Miles	5 Miles
Male	9,122	73,628	180,813
Female	8,607	63,348	166,936
Total Population	17,729	136,976	347,749

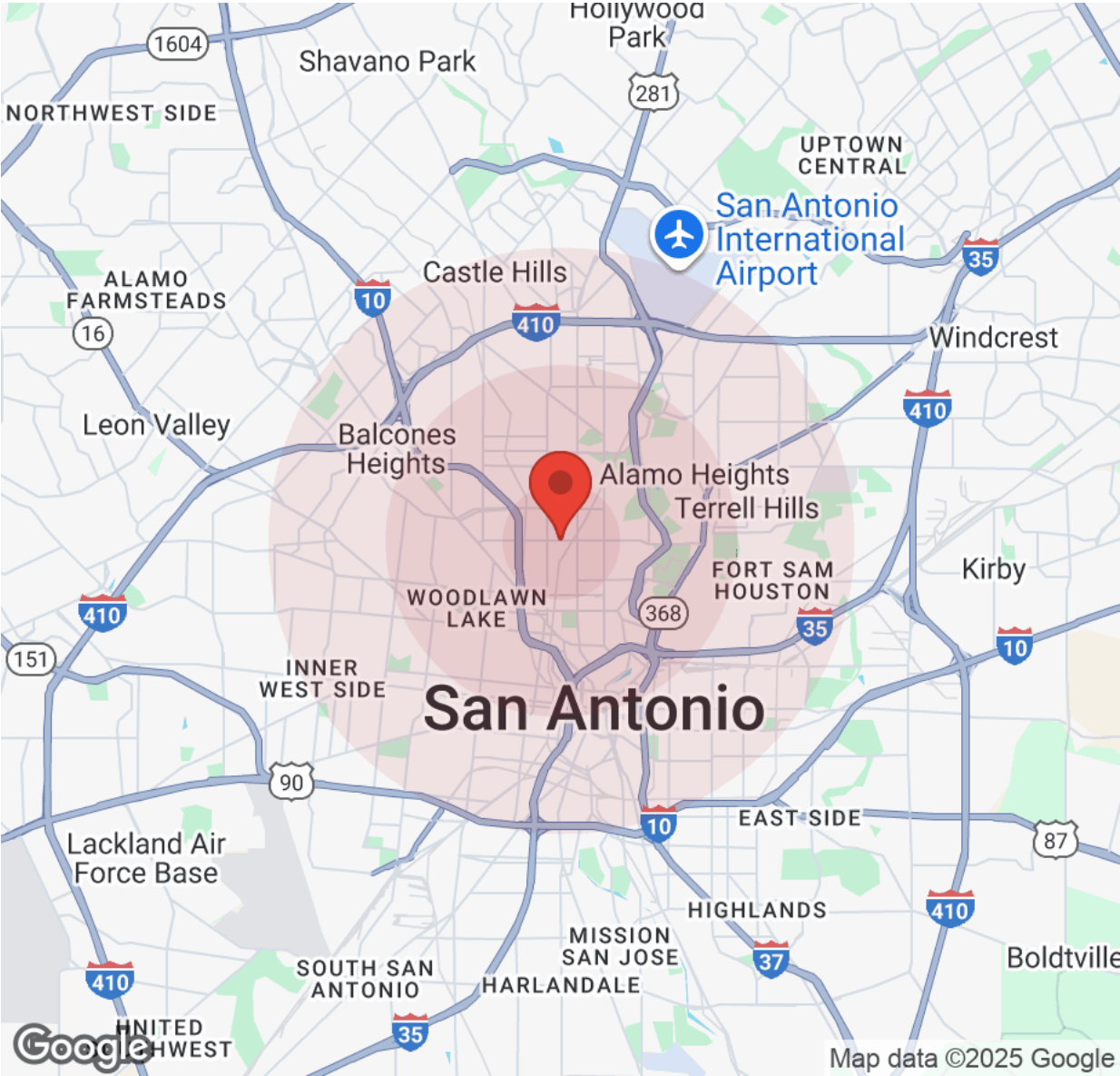
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,671	21,031	61,626
Ages 15-24	2,559	20,246	50,972
Ages 25-54	7,456	57,633	143,739
Ages 55-64	2,114	15,782	37,906
Ages 65+	2,928	22,282	53,503

Race	1 Mile	3 Miles	5 Miles
White	4,450	32,902	78,487
Black	344	5,000	18,535
Am In/AK Nat	27	260	626
Hawaiian	4	41	174
Hispanic	12,426	94,856	238,625
Asian	195	1,685	5,842
Multi-Racial	241	1,794	4,521
Other	44	425	939

Income	1 Mile	3 Miles	5 Miles
Median	\$65,542	\$58,829	\$56,803
< \$15,000	834	6,469	17,298
\$15,000-\$24,999	541	5,151	13,562
\$25,000-\$34,999	786	5,730	14,097
\$35,000-\$49,999	772	6,161	16,118
\$50,000-\$74,999	1,094	9,002	22,846
\$75,000-\$99,999	795	5,969	15,220
\$100,000-\$149,999	1,193	7,548	17,883
\$150,000-\$199,999	478	2,921	6,917
> \$200,000	826	5,598	12,629



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.



Housing	1 Mile	3 Miles	5 Miles
Total Units	8,237	61,088	152,961
Occupied	7,319	54,548	136,569
Owner Occupied	3,783	24,694	62,154
Renter Occupied	3,536	29,854	74,415
Vacant	919	6,540	16,391



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

DANIEL GARCIA ACP CRS CIPS

Real Estate Advisor



RE/MAX Associates
1862 W. Bitters Rd. #300
San Antonio, TX 78248
C: (210) 880-1823
danielgarcia@remax.net

All materials and information received or derived from RE/MAX Associates its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Associates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Associates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Associates does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

RE/MAX ASSOCIATES1862 W. Bitters Rd. #300
San Antonio, TX 78248

Each Office Independently Owned and Operated

PRESENTED BY:**DANIEL GARCIA ACP CRS CIPS**

Real Estate Advisor

C: (210) 880-1823

danielgarcia@remax.net



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.