



For Sale

±1.543 Acres / UTSA Blvd

UTSA Blvd & Valero Way, San Antonio, TX 78249



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office / 210.366.2231 fax
www.endurasa.com

ERIC LUNDBLAD
210.918.6402 direct
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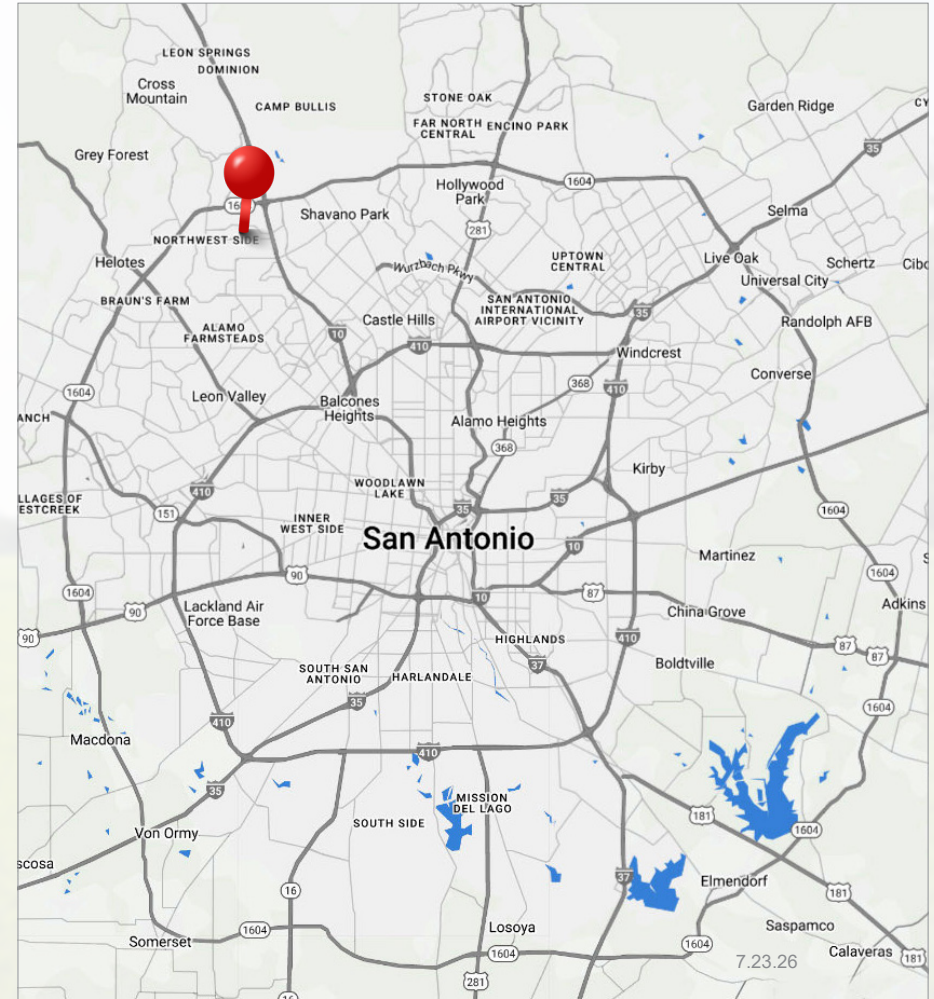
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Overview

- LOT SIZE:** ±1.543 Acres
- PRICE:** Contact Broker
- ZONING:** C-2 (commercial district)
- FRONTAGE:** ±210 ft. on UTSA Blvd.
- UTILITIES*:** Available to site

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

- Strategically located on UTSA Boulevard with excellent visibility and accessibility
- Just minutes from The University of Texas at San Antonio (UTSA) main campus
- Surrounded by major employers: Valero Energy, Security Service Federal Credit Union, and Solventum
- Near national retailers, restaurants, hotels, and entertainment with a *future Golf Venue behind pad site*



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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Adjacent Retail - Roadrunner Creek



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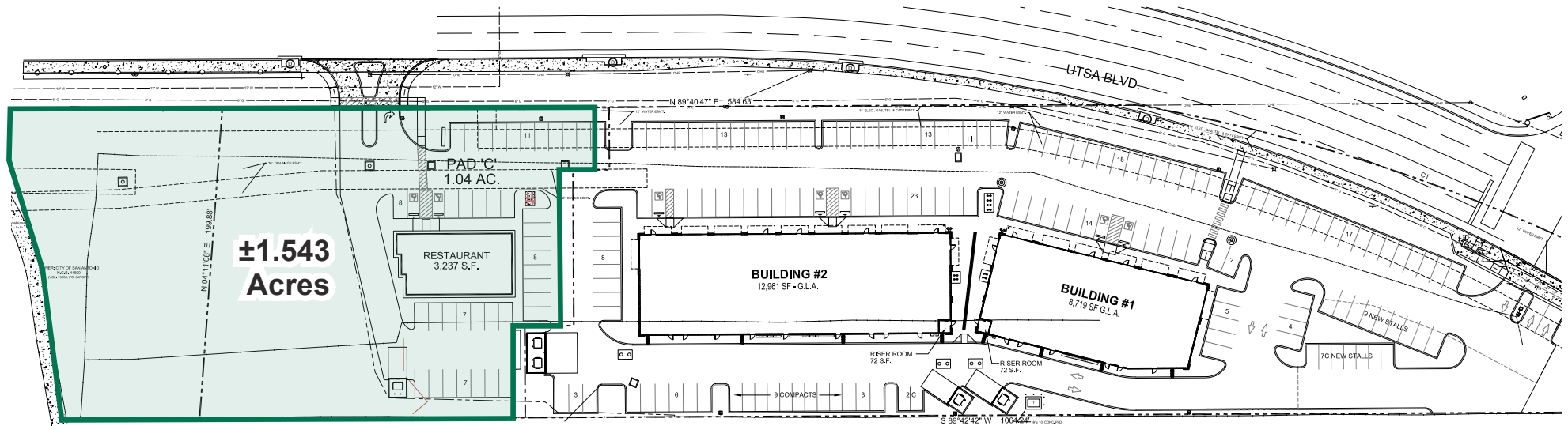
Rendering of Future Golf Venue
Behind Pad Site & Roadrunner Creek



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Site Plan



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THE SHOPS AT LA CANTERA
 Dillard's NORDSTROM
 The Style of Your Life.
 GAP BARNES & NOBLE BOOKSELLERS H&M
 ANN TAYLOR FOREVER 21 Brighton.
 Neiman Marcus Apple KENDRA SCOTT

La Cantera Golf Club

FiestaTexas
 A SIX FLAGS THEME PARK
 SAN ANTONIO

LONGHORN STEAKHOUSE
Red Lobster
Olive Garden

TOPGOLF
ANDRETTI
IFLY
Kerbey Lane CAFE
CARVANA

THE RIM
 Michaels PETSMART for the love of pets TARGET
 LOWE'S TJ-maxx DSW
 Bass Pro Shops Stone Island BEST BUY
 OLD NAVY WHATABurger Bob's Steak & Chop House
 DICK'S SPORTING GOODS ULTA
 rack LIFETIME FITNESS HOBBY LOBBY

The University of Texas at San Antonio (UTSA)

Synergy FCU

DRURY INN & SUITES

EMBASSY SUITES

PAPADEAUX

Chuy's

Cheddar's

TACO PALLENQUE

CHICKEN N PICKLE
 SAN ANTONIO

bigz
 burger joint

SECURITY SERVICE
 FEDERAL CREDIT UNION

ROOMS TO GO

COSTCO WHOLESALE

Sam's Club

Walmart

Valero Way

Utex Blvd

UTSA Blvd

W. Hausman Rd

Vance Jackson Rd

Lockhill Selma Rd

De Zavala Rd

De Zavala Rd



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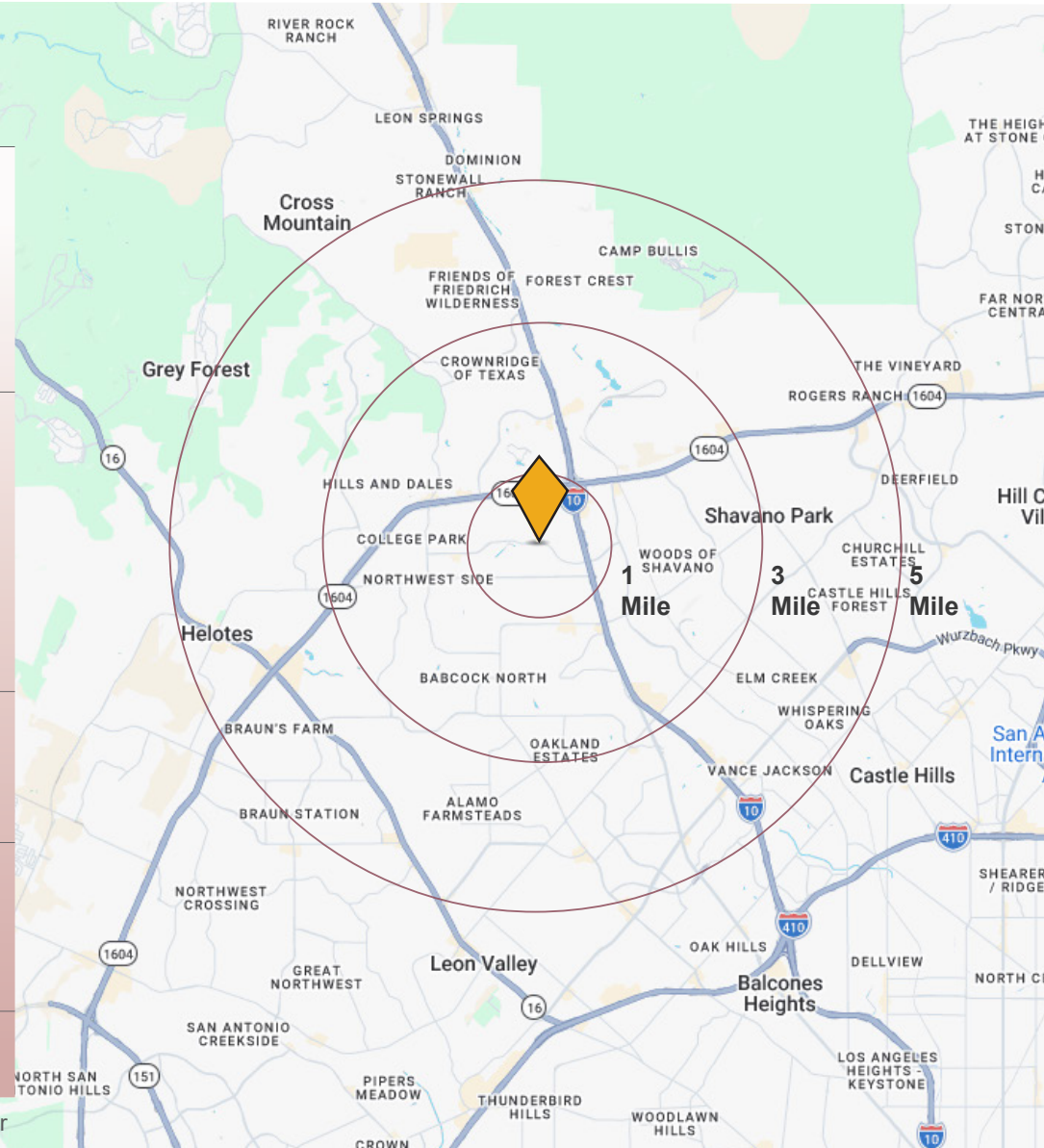
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Demographics

Population	1 Mile	3 Mile	5 Mile
2025 Total Population:	12,175	90,826	238,004
2030 Population Projection:	12,985	95,893	250,297
Population Growth 2025-2030:	1.3%	1.1%	1.0%
Median Age:	28	33.3	35.6
Households			
2025 Total Households:	4,475	38,004	100,562
Household Growth 2025-2030:	1.5%	1.2%	1.1%
Median Household Income:	\$67,851	\$74,671	\$75,946
Average Household Size:	2.1	2.3	2.3
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$337,417	\$330,833	\$350,134
Median Year Built:	2008	2001	1996
Daytime Employment			
Total Businesses:	455	3,967	12,960
Total Employees:	8,066	53,347	109,413
Vehicle Traffic			
UTSA Blvd @ Utex Blvd:	24,766 vpd		

Source: CoStar





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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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