

FOR SALE OR LEASE!

VACANT - INTERIOR DEMO COMPLETE

Former Jack-in-the-Box

2319 FREDERICKSBURG ROAD

San Antonio, TX 78201

PRESENTED BY:

TRAVIS TAYLOR MAI, CCIM

Managing Director

C: 210.391.4514

travis.taylor@svn.com

TX #549653

PROPERTY OVERVIEW

| | |
|---------------|------------------------|
| BUILDING NAME | Former Jack-in-the-Box |
| PROPERTY TYPE | Retail QSR |
| APN | 381869 |
| BUILDING SIZE | 2,049 SF |
| LOT SIZE | 0.567 Acres |
| YEAR BUILT | 2002 |
| ASKING PRICE | CALL BROKER |

SVN | Traditions is pleased to offer the market this Former Jack-in-the-Box QSR building, where the interior demo has been completed and ready to be brought back to life. The property is positioned along a busy, densely developed corridor in the City’s inner northwest market. The site has 368,808 residents within a 5-mile radius, an average household income of \$70,207, and average home values of \$293,583.

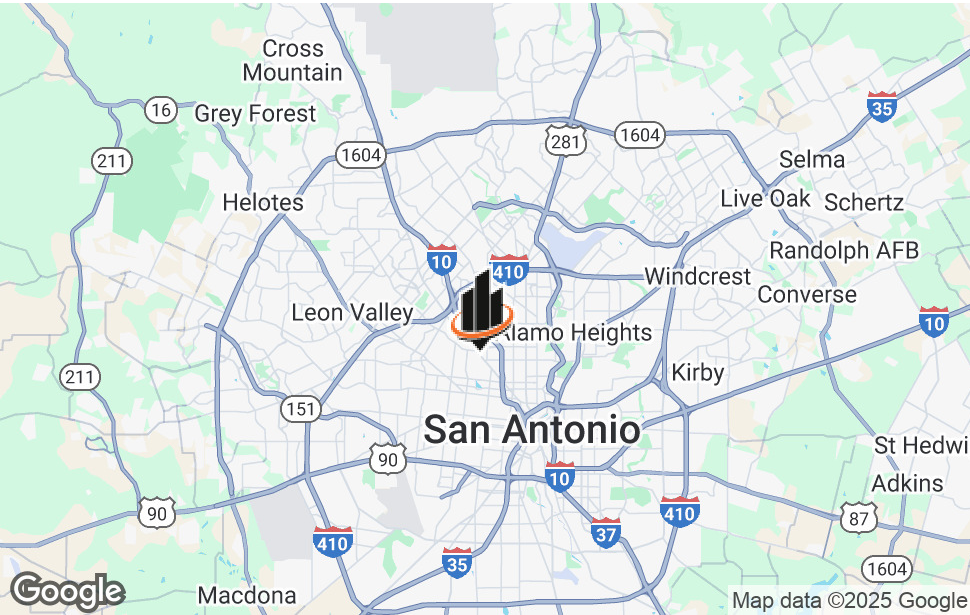
The property features a modern building design with a drive-thru and benefits from excellent visibility to more than 20,044 vehicles per day (TXDOT 2024). The site sits directly across from an H-E-B Grocery Store, in a well-established commercial corridor on San Antonio’s near northwest side, approximately five miles north of downtown. The surrounding area features a mix of long-standing neighborhoods, dense residential population, and a wide variety of retail and service uses.

The Fredericksburg Road corridor serves as a key connector between the central city and Loop 410, with strong visibility and accessibility. Nearby retail users include Walmart, H-E-B, Walgreens, AutoZone, and several national quick-service restaurant brands such as McDonald’s, Subway, Sonic, and Wingstop. The site benefits from consistent commuter and neighborhood traffic, proximity to both St. Mary’s University and Wonderland of the Americas Mall, and its location within a mature, high-density trade area that continues to attract service retail and food users seeking infill opportunities.



- Interior demo completed (ready for revitalization)
- New roof and HVAC units
- 20,000 VPD on Fredericksburg Rd (across from H-E-B)
- Excellent visibility in densely populated neighborhood

MARKET AREA OVERVIEW



SAN ANTONIO

San Antonio is one of the fastest-growing cities in the United States, combining a rich cultural history with a diverse and resilient economy. Founded in 1718, the city is home to world-renowned landmarks such as the Alamo and the River Walk, drawing more than 34 million visitors annually and supporting a thriving tourism and hospitality sector. Its strong military presence, anchored by Joint Base San Antonio—the largest joint base in the U.S.—provides both economic stability and a significant employment base.

Beyond its historic roots, San Antonio has emerged as a modern economic hub driven by healthcare, biosciences, cybersecurity, financial services, and energy. The city’s cost of living remains below national averages, and its pro-business environment continues to attract both companies and residents seeking affordability without sacrificing quality of life. Major employers such as USAA, H-E-B, Valero, and Rackspace underscore the strength and diversity of the local economy.

Population growth in San Antonio is fueled by its affordability, strong job market, and family-friendly environment. Over the past decade, the metropolitan area has consistently ranked among the top U.S. cities for net in-migration. People are drawn not only by jobs and education but also by the city’s vibrant culture, diverse neighborhoods, and access to Hill Country recreation. With an expanding labor force and a reputation for stability even during broader economic cycles, San Antonio continues to attract both residents and investors alike.

NORTHWEST SUBMARKET

The Inner Northwest San Antonio submarket is a mature, centrally located trade area characterized by established residential neighborhoods, significant commercial density, and strong connectivity to the broader metropolitan region.

Bounded by I-10 West to the east, W. Commerce to the south, and Loop 410 forming the northern and western edges, this submarket sits at the crossroads of major commuter routes serving both the Medical Center and Downtown employment centers. The area features a longstanding mix of single-family neighborhoods, older multifamily communities, and ongoing infill redevelopment, which together create a stable population base and steady demand for retail and service-oriented uses.

Commercial corridors throughout the submarket include a blend of national retailers, automotive services, grocers, discount anchors, and numerous QSR brands that benefit from dense surrounding rooftops and high traffic counts along arterials such as Culebra Road, Bandera Road, and General McMullen. Several legacy shopping centers in the area have undergone updates or tenant repositioning as operators seek well-located infill sites with consistent neighborhood traffic and strong daytime population drawn from nearby schools, medical facilities, and employment clusters. With its strategic central location, established residential density, and durable retail demand, the Inner Northwest submarket remains a reliable trade area for net-leased QSR and neighborhood retail investment.



ADDITIONAL PHOTOS



AREA MAP



AREA ANALYTICS

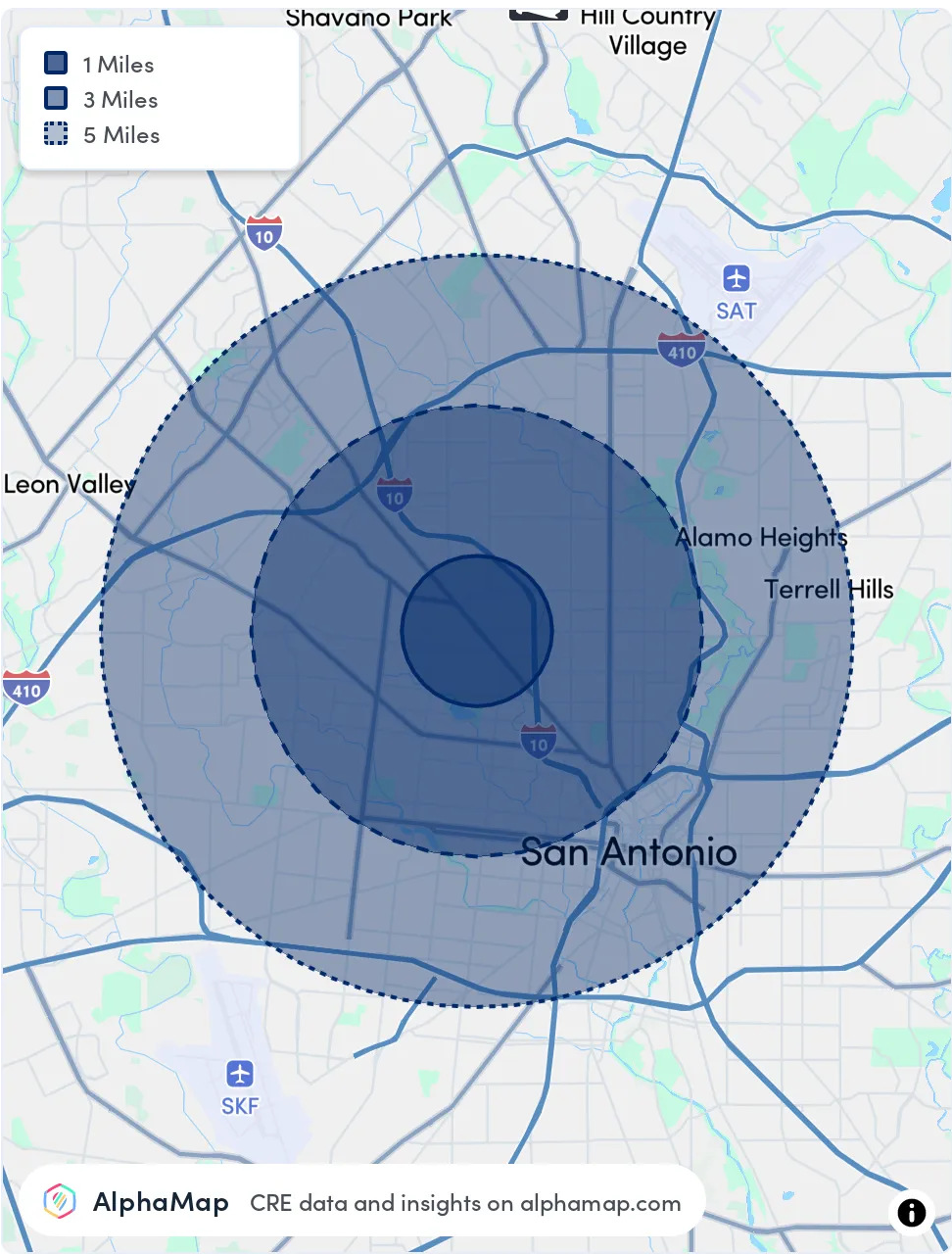
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 19,114 | 150,261 | 368,808 |
| AVERAGE AGE | 42 | 40 | 39 |
| AVERAGE AGE (MALE) | 41 | 39 | 38 |
| AVERAGE AGE (FEMALE) | 43 | 41 | 41 |

HOUSEHOLD & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 7,577 | 57,416 | 144,026 |
| PERSONS PER HH | 2.5 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$66,536 | \$63,279 | \$70,207 |
| AVERAGE HOUSE VALUE | \$238,269 | \$274,229 | \$293,583 |
| PER CAPITA INCOME | \$26,614 | \$24,338 | \$27,002 |

Map and demographics data derived from AlphaMap



ADVISOR BIO



TRAVIS TAYLOR MAI, CCIM

Managing Director

travis.taylor@svn.com

Direct: **830.500.3787** | Cell: **210.391.4514**

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PROFESSIONAL BACKGROUND

Travis Taylor is a Managing Director at SVN | Traditions, holding the CCIM Designation and also the MAI Designation through the Appraisal Institute. With over two decades in commercial real estate, he has built a career distinguished by deep market expertise, strategic vision, and an unwavering commitment to guiding clients toward achieving their goals. He began his career as a commercial appraiser. Travis opened his own valuation firm, which was acquired by a national firm in 2017.

Travis left the appraisal profession to open and co-own SVN | Traditions, bringing his analytical and valuation experience to the deal side. Travis brings a highly unique skill set to the table, with the ability to understand one of the most important aspects of any deal...value! He has worked on hundreds of assignments across all property types, from small commercial to institutional investment grade properties.

Travis has focused much of his time advising clients, not only from a buying and selling prospective, but also in a consulting capacity. When a sale may not be the right course of action for a certain client at a given time, he's able to help them maximize value by improving net revenues, so that they are strategically positioned to realize the highest possible outcome when the client decides it is time. On the other side of the deal, buyer-clients also rely heavily on his underwriting abilities, so that their eyes are wide open. He finds tremendous satisfaction in knowing he's earned the trust of his clients with his ability to quickly, carefully and accurately size a deal, measure risk and understand the nuances that drive pricing. His buyers have a competitive advantage to quickly act on a deal, or move on to the next.

EDUCATION

Texas A&M University; Bachelor of Business Administration - Finance

MEMBERSHIPS

CCIM Designation - CCIM Institute

MAI Designation - Appraisal Institute

NAR - National Association of Realtors

TAR - Texas Association of Realtors

SABOR - San Antonio Board of Realtors

Rotary Club of New Braunfels

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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.

11-2-2015



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.

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| Traditions Commercial Real Estate, LLC <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small> | 9011826 <small>License No.</small> | travis.taylor@svn.com <small>Email</small> | 830-500-3787 <small>Phone</small> |
| Steve Rodgers <small>Designated Broker of Firm</small> | 0510821 <small>License No.</small> | steve.rodgers@svn.com <small>Email</small> | 830-500-3787 <small>Phone</small> |
| Travis Taylor <small>Licensed Supervisor of Sales Agent/Associate</small> | 0549653 <small>License No.</small> | travis.taylor@svn.com <small>Email</small> | 830-500-3787 <small>Phone</small> |
| Travis Taylor <small>Sales Agent/Associate's Name</small> | 0549653 <small>License No.</small> | travis.taylor@svn.com <small>Email</small> | 830-500-3787 <small>Phone</small> |
| <div></div> <small>Buyer/Tenant/Seller/Landlord Initials</small> | | <div></div> <small>Date</small> | |