

Former QSR with Drive-Thru

12834 I-10 | San Antonio, TX



WEBB SELLERS

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TX License No. 589055

DREW ALLEN

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TX License No. 656732



Former QSR with Drive-Thru

12834 I-10
San Antonio, TX

Property Specifications

BUILDING SIZE

± 3,330 SF

LAND SIZE

± 0.92 AC

RATE & NNN

Contact Broker

Traffic Counts

Interstate 10 233,078 VPD

De Zavala Road 38,972 VPD

Year: 2024 | Source: TxDot

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About the Property

- ±3,330 SF freestanding former Schlotzsky's with existing drive-thru infrastructure
- ±0.92 AC site with ample parking and easy site access
- Prime location just off I-10 with excellent access and visibility
- Positioned in close proximity to UTSA, serving 34,734 students
- Positioned within a dominant retail hub anchored by Sam's Club, Walmart, Costco, Home Depot, HEB, PetSmart, Five Below, and Marshalls
- Established Northwest San Antonio trade area with strong demographics and purchasing power

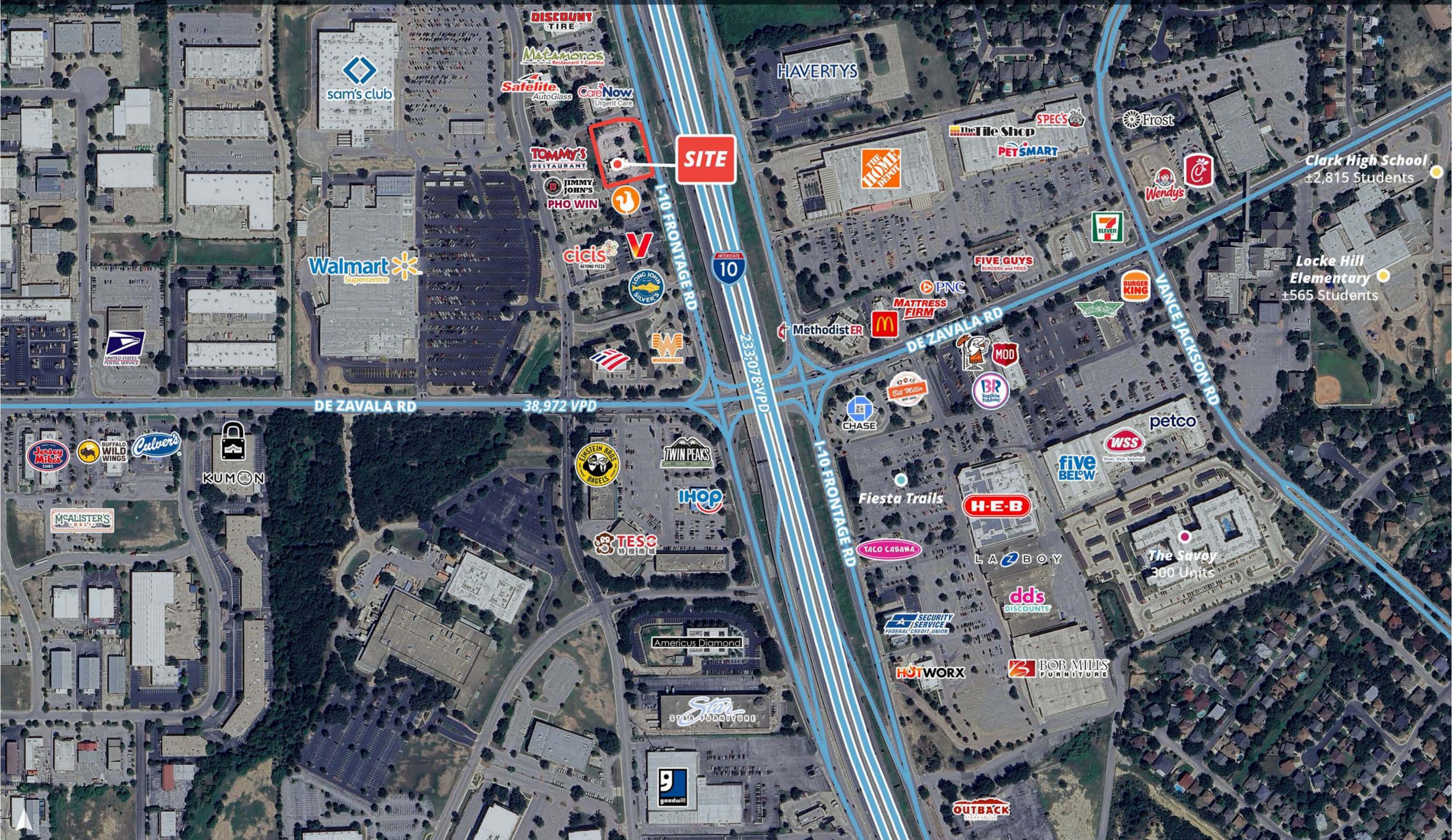
Join These Nearby Retailers





Site Aerial | 12834 Interstate 10

San Antonio, TX



sam's club

Walmart Supercentre

SITE

INTERSTATE 10

DE ZAVALA RD

38,972 VPD

I-10 FRONTAGE RD

23,310-78 VPD

DE ZAVALA RD

VANCE JACKSON RD

Clark High School
±2,815 Students

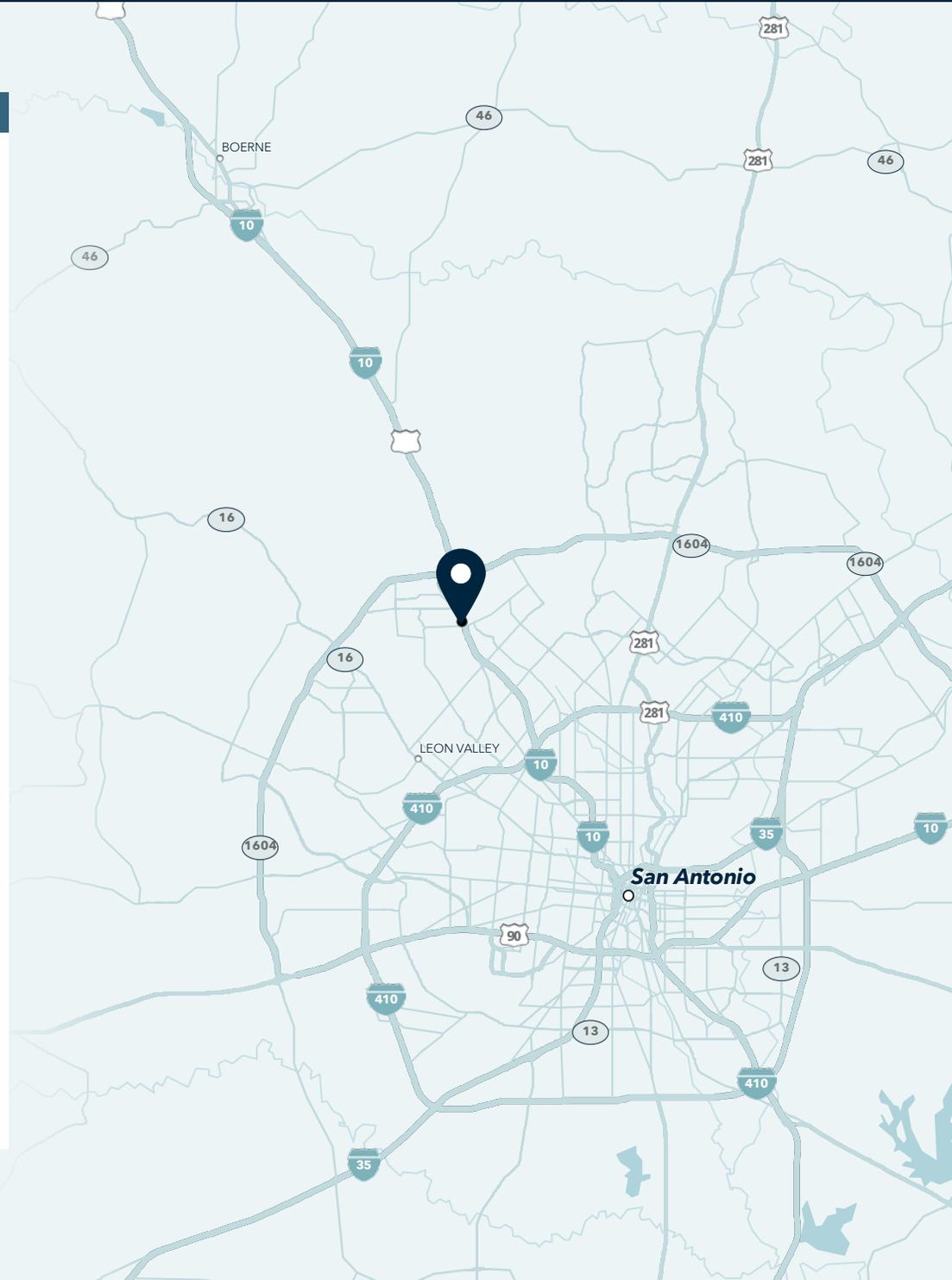
Locke Hill Elementary
±565 Students

The Savoy
300 Units



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	12,045	101,324	273,737
2030 Projected Population	12,806	103,761	274,203
Proj. Annual Growth 2025 to 2030	1.23%	0.48%	0.03%
Daytime Population			
2025 Daytime Population	19,064	121,156	338,412
Workers	14,973	79,589	222,000
Residents	4,091	41,567	116,412
Income			
2025 Est. Average Household Income	\$87,144	\$99,262	\$103,178
2025 Est. Median Household Income	\$69,671	\$73,384	\$73,920
Households & Growth			
2025 Estimated Households	5,886	45,120	121,769
2030 Estimated Households	6,447	47,566	125,051
Proj. Annual Growth 2025 to 2030	1.84%	1.06%	0.53%
Race & Ethnicity			
2025 Est. White	45%	46%	47%
2025 Est. Black or African American	7%	7%	7%
2025 Est. Asian or Pacific Islander	10%	10%	9%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	37%	36%	36%
2025 Est. Hispanic (Any Race)	50%	49%	49%

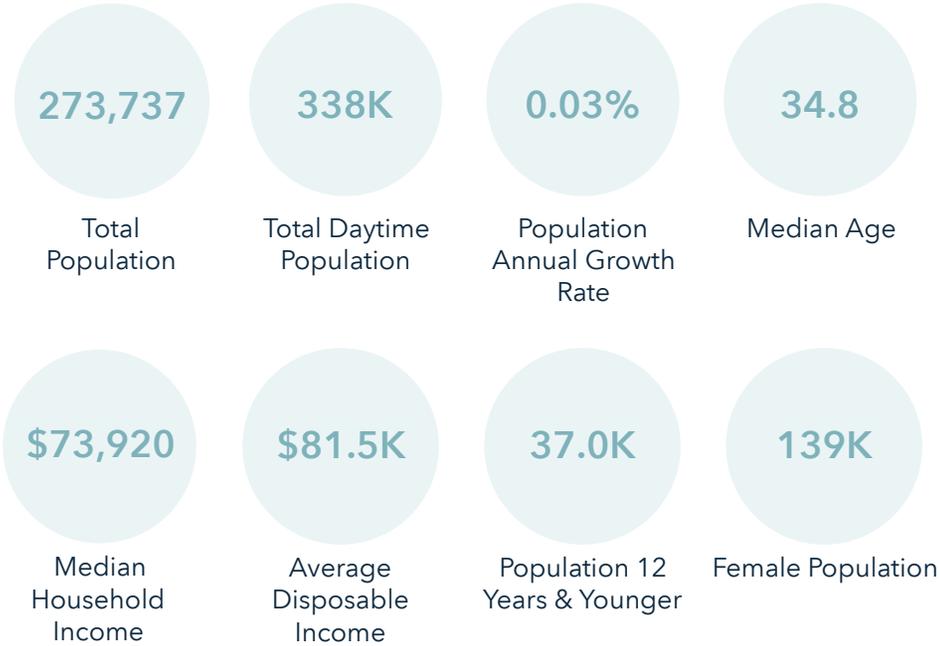


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

Key Facts

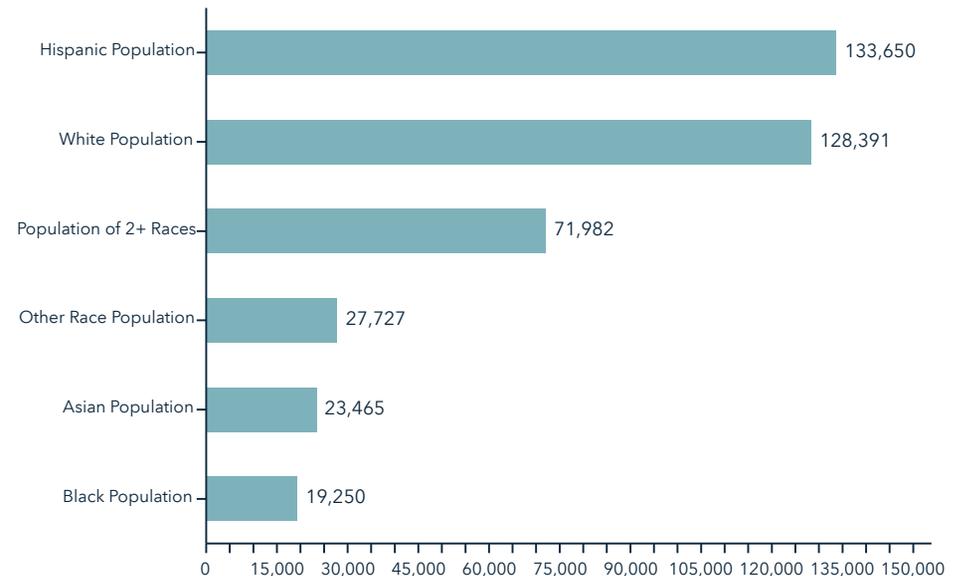


Annual Household Spending



Annual Lifestyle Spending

Business & Housing Stats





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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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Drew Allen	656732	drew.allen@srsre.com	210.504.1242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>
			<i>Date</i>



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