

CENTURY 21

Judge Fite Company



13838 JONES MALTSBERGER

SAN ANTONIO, TX 78247



\$2,200,000



0 sqft

DESCRIPTION

13838 Jones Maltsberger, San Antonio, TX presents a compelling value-add commercial real estate opportunity featuring an existing restaurant and bar build-out in a high-visibility corridor. Constructed in 2006 and well maintained, the property offers 5,213 square feet of improvements on a 1.11-acre lot with 57 dedicated parking spaces, supporting high-capacity operations and strong traffic flow. The site was previously home to a successful restaurant and bar and is now offered as restaurant-ready real estate, allowing a new owner to capitalize on existing infrastructure while repositioning the asset with a new concept or tenant. The layout and site configuration support a wide range of food, beverage, and entertainment uses, minimizing upfront capital expenditures and reducing time to market. A unique differentiator of the property is the inclusion of two on-site pickleball courts, creating additional revenue potential through experiential concepts, event-driven traffic, or complementary uses that enhance dwell time and customer engagement. This offering is well suited for investors seeking an owner-operator opportunity in a proven location, with multiple paths to value creation including re-tenanting, concept repositioning, or long-term hold. The combination of existing improvements, ample parking, and recreational amenities positions this asset as a versatile investment with strong upside potential.

PROPERTY TYPE: Commercial - Restaurant/Bar

MLS STATUS: Active

MLS: 1949692

YEAR BUILT: 2005

COUNTY: Bexar

TRACT OR SUBDIVISION:

LIST DATE: 03/19/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 1400

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.11

LOT SIZE (SQFT): 48,177

ADDITIONAL PROPERTY DETAILS

LISTED BY: Timothy Warlow

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BROKERED BY: Keller Williams Boerne