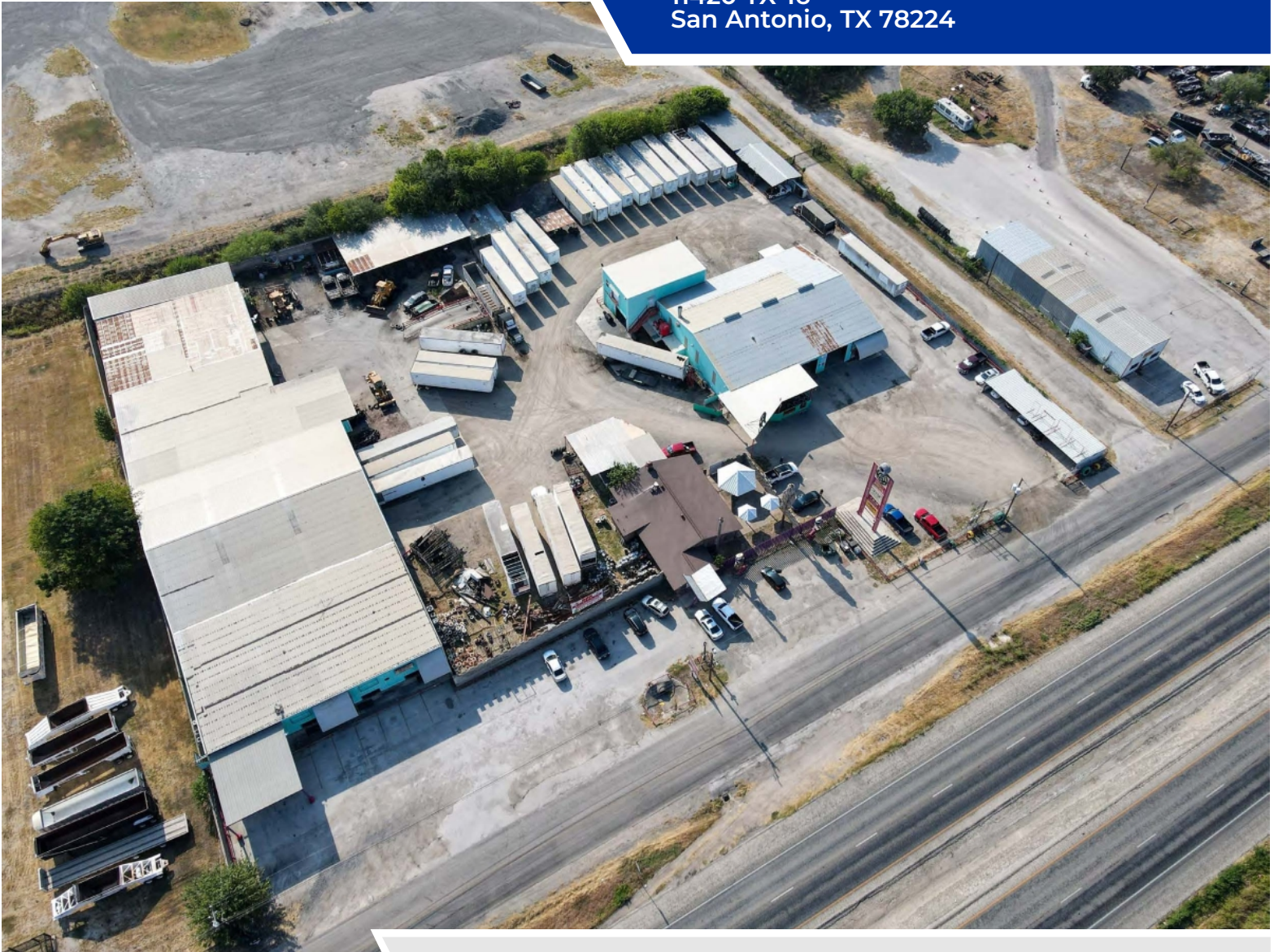


COMMERCIAL
PROPERTIES

J&M

Truck Tire Shop, Inc.

11420 TX-16
San Antonio, TX 78224



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J&M Truck Tire Shop, Inc.

11420 TX-16
San Antonio, TX 78224



J&M Truck Tire Shop, Inc.

PROPERTY INFORMATION

Purchase Price
\$3,250,000.00

Property Address
11420 TX-16
San Antonio, TX 78224

Property Size
8,000 Sq. Ft.

Land Size
3.76 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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PROPERTY OVERVIEW

Rare opportunity to own a well-established truck tire sales, repair, and disposal business with prime commercial real estate in South San Antonio. The 3.76± acre site along TX-16 includes a 66K SF tire and service center with recap shop, 21K SF disposal facility, multi-tenant flex building with apartment, restaurant, and warehouse. Zoned MI-1 for light industrial and retail uses, the property offers excellent visibility, heavy truck access, and room for future growth or redevelopment. Buyers may purchase the turnkey business and property together or acquire them separately.

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PROPERTY PHOTOS



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J&M TRUCK TIRE SHOP, Inc
BUSINESS & REAL ESTATE FOR SALE 11420 TX-16 S, San Antonio, TX 78224

Buy the operating business and the property together—or purchase separately.

Investment Highlights

- Established since 1985 - trusted regional provider of commercial truck tires, tire repair, and tire disposal
- Prime 3.76± acre commercial site on TX-16 S with high visibility & heavy truck access
- Multiple purpose-built improvements:
- 66,160± SF truck tire & service center with recap shop
- 21,245± SF tire disposal facility
- 2,980± SF multi-tenant building with mezzanine apartment
- 2,234± SF restaurant
- 2,486± SF warehouse
- Flexible zoning (MI-1 Mixed Light Industrial) - industrial, retail & special-purpose potential

2024 gross revenue exceeded \$1.5M with healthy margins 2024 P&L Statement

Excellent access to I-35 & Loop 410, ideal for trucking and logistics

Offering Options Complete

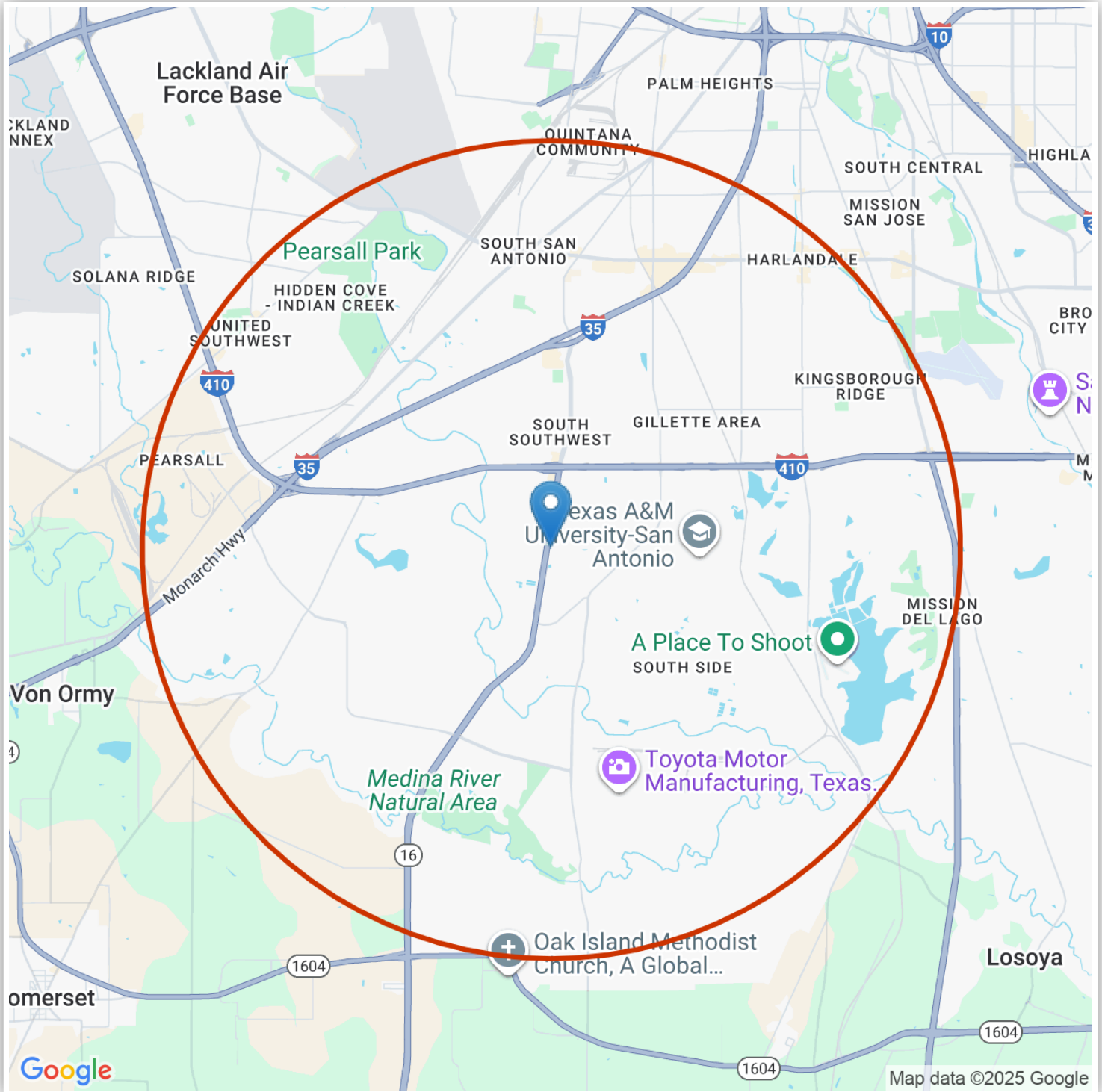
- Turnkey Package - Own both the business and real estate for seamless transition
- Business Only - Purchase J&M's established operations and lease the real estate
- Real Estate Only - Acquire a versatile commercial/industrial site with income potential

Why Invest Nearly 40 years of operating history and loyal customer base

Multiple revenue streams: tire sales (new & used), repair, disposal/waste fees, related services
Strategic location in fast-growing South San Antonio corridor
Expansion potential or opportunity to redevelop under MI-1 zoning

Contact us for financials, valuation details, and to schedule a site visit: · (214) 612-6300

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

107,887

Population

33.8 Median Age



3.16

Average Household Size

31,795

Total Households

EDUCATION



13.39%

No High School Diploma



3.36%

High School Graduate



18.59%

Some College



8.31%

Bachelor's/ Grad

BUSINESS



2,269

Total Businesses



28,251

Total Employees

EMPLOYMENT

9,478

Retail Trade Employees

2,743

Manufacturing Employees

3,445

Eating & Drinking Employees

923

Finance/Ins/Real Estate Emp

5.5%

Unemployment Rate

INCOME



\$54,216

Median Household Income



\$20,738

Per Capita Income



\$107,335

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (21.62%) ■

The smallest group : \$200,000+ (1.34%) ■

Indicator	Value(%)	
< \$15,000	12.35	■
\$15,000 - \$24,999	9.82	■
\$25,000 - \$34,999	8.53	■
\$35,000 - \$49,999	14.09	■
\$50,000 - \$74,999	21.62	■
\$75,000 - \$99,999	14.99	■
\$100,000 - \$149,999	12.94	■
\$150,000 - \$199,999	4.33	■
\$200,000+	1.34	■

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

107,887

Population

33,749

Households

33.8

Median Age

3.16

Avg Size Household

\$54,216

Median Household
Income

\$162,219

Median Home Value

44

Wealth Index

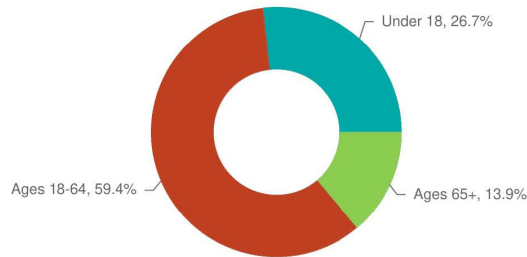
118

Housing Affordability

73

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



3.58%

Greatest Gen: Born
1945/Earlier



15.19%

Baby Boomer: Born
1946 to 1964



18.01%

Generation X: Born
1965 to 1980



23.8%

Millennial: Born 1981
to 1998



28.36%

Generation Z: Born
1999 to 2016



11.06%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.05%



2024-2029
Forecasted
Growth Rate

2.3%



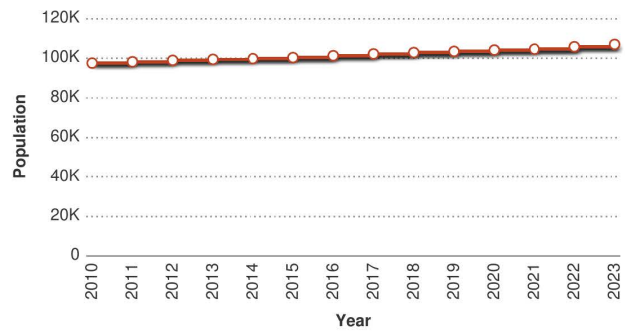
Household
Population

120,062



Population
Density

1,543



DAYTIME POPULATION



95,146

2024 Total Daytime Population



60,228

2024 Daytime Pop: Residents



34,918

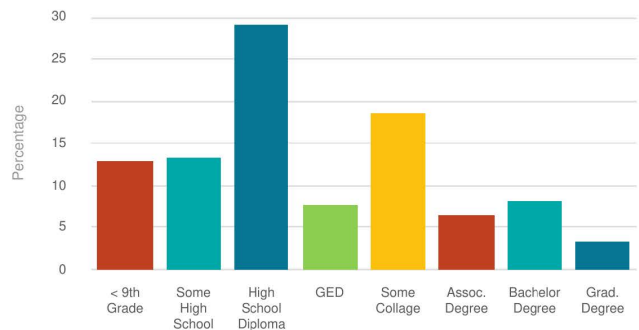
2024 Daytime Pop: Workers



1,212

2024 Daytime Pop Density

POPULATION BY EDUCATION



J&M TIRE SHOP

11420 TX-16, SAN ANTONIO, TX, 78224

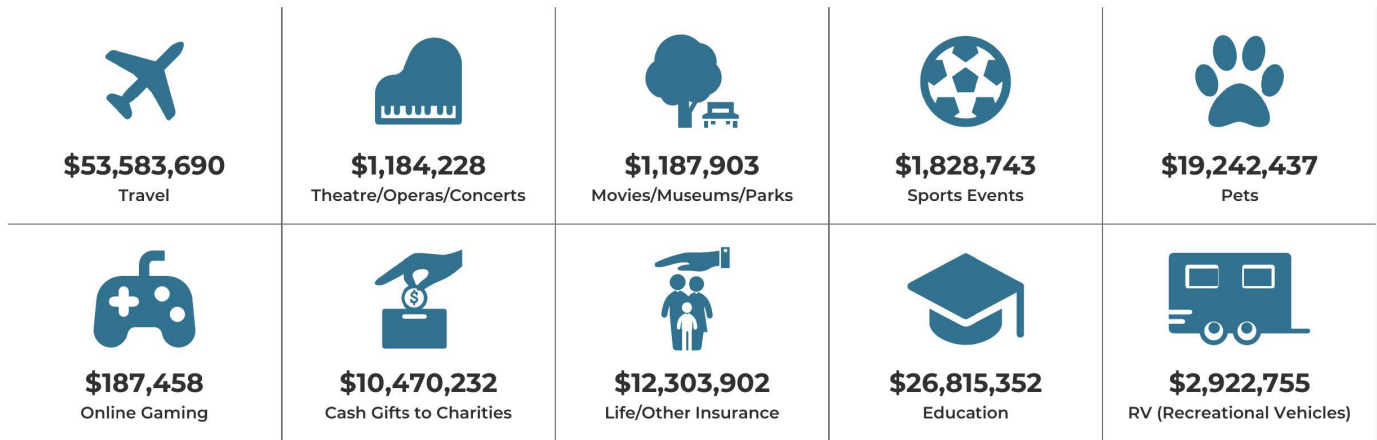
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



J&M TIRE SHOP

11420 TX-16, SAN ANTONIO, TX, 78224

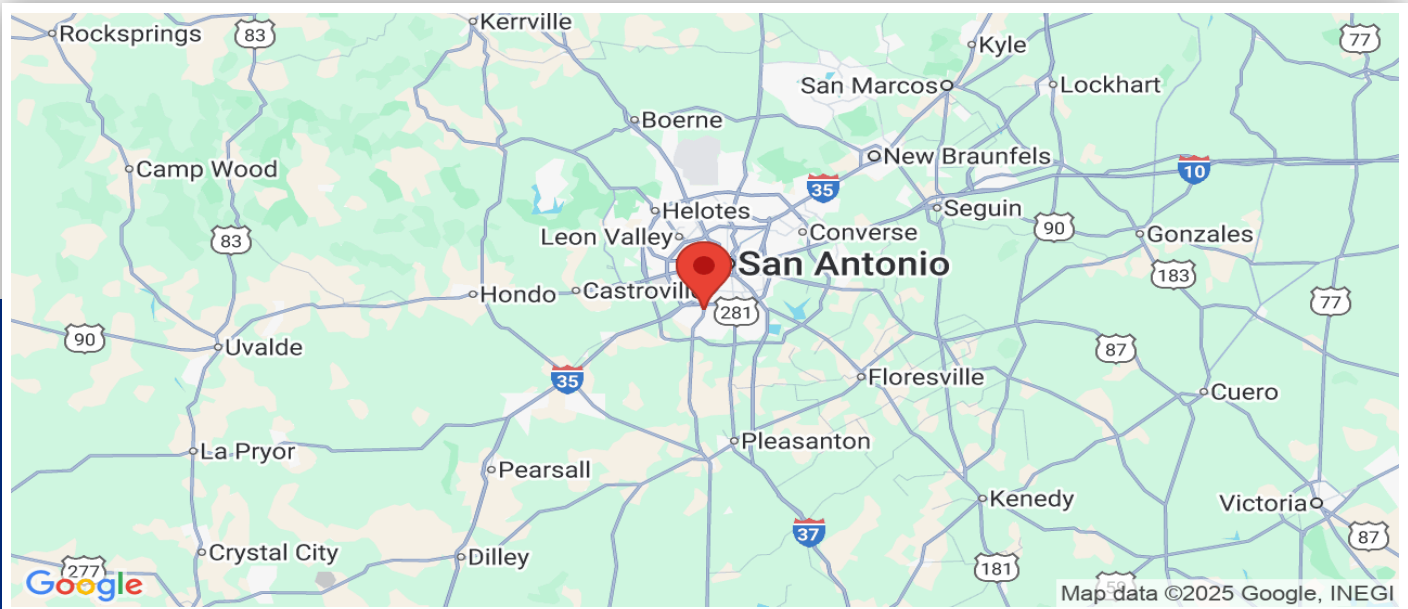
INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

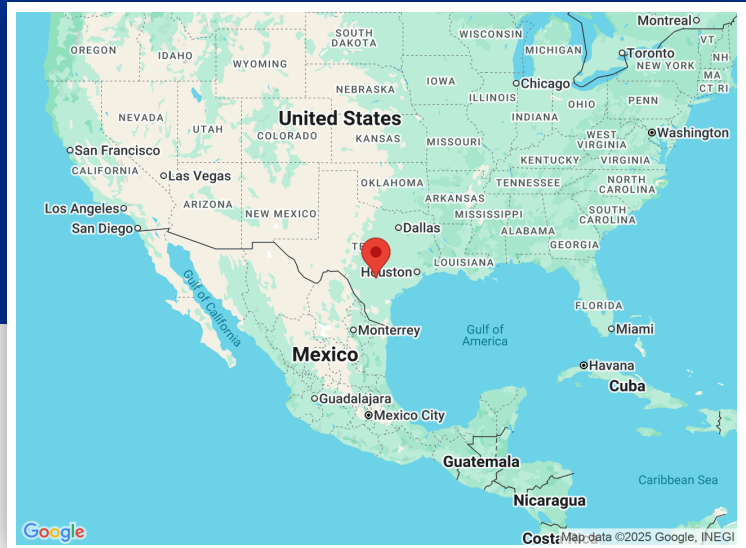
AREA LOCATION MAP



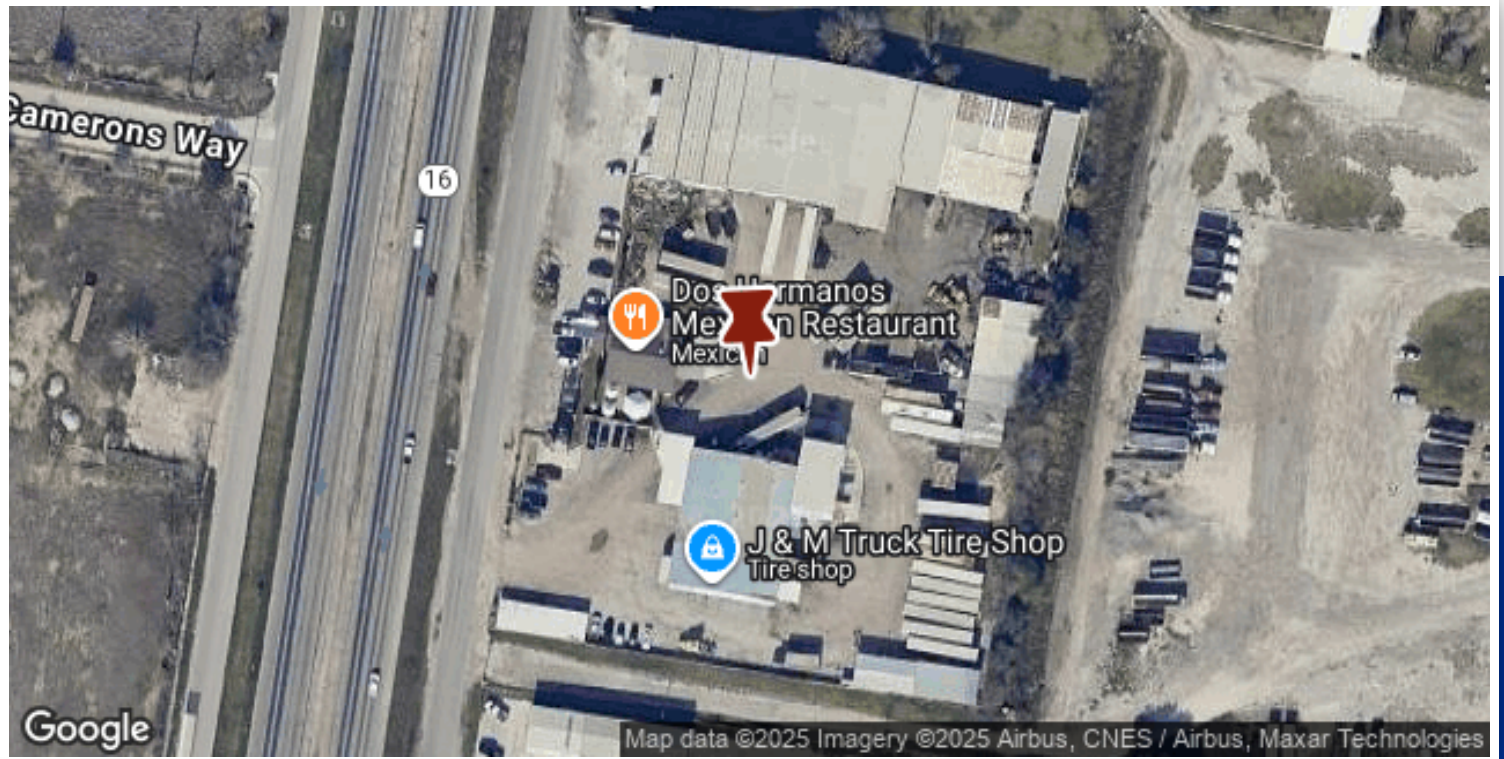
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San Antonio, TX, 78224**



AERIAL ANNOTATION MAP



J&M

Truck Tire Shop, Inc.

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San Antonio, TX, 78224



COMMERCIAL
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