

FOR SALE

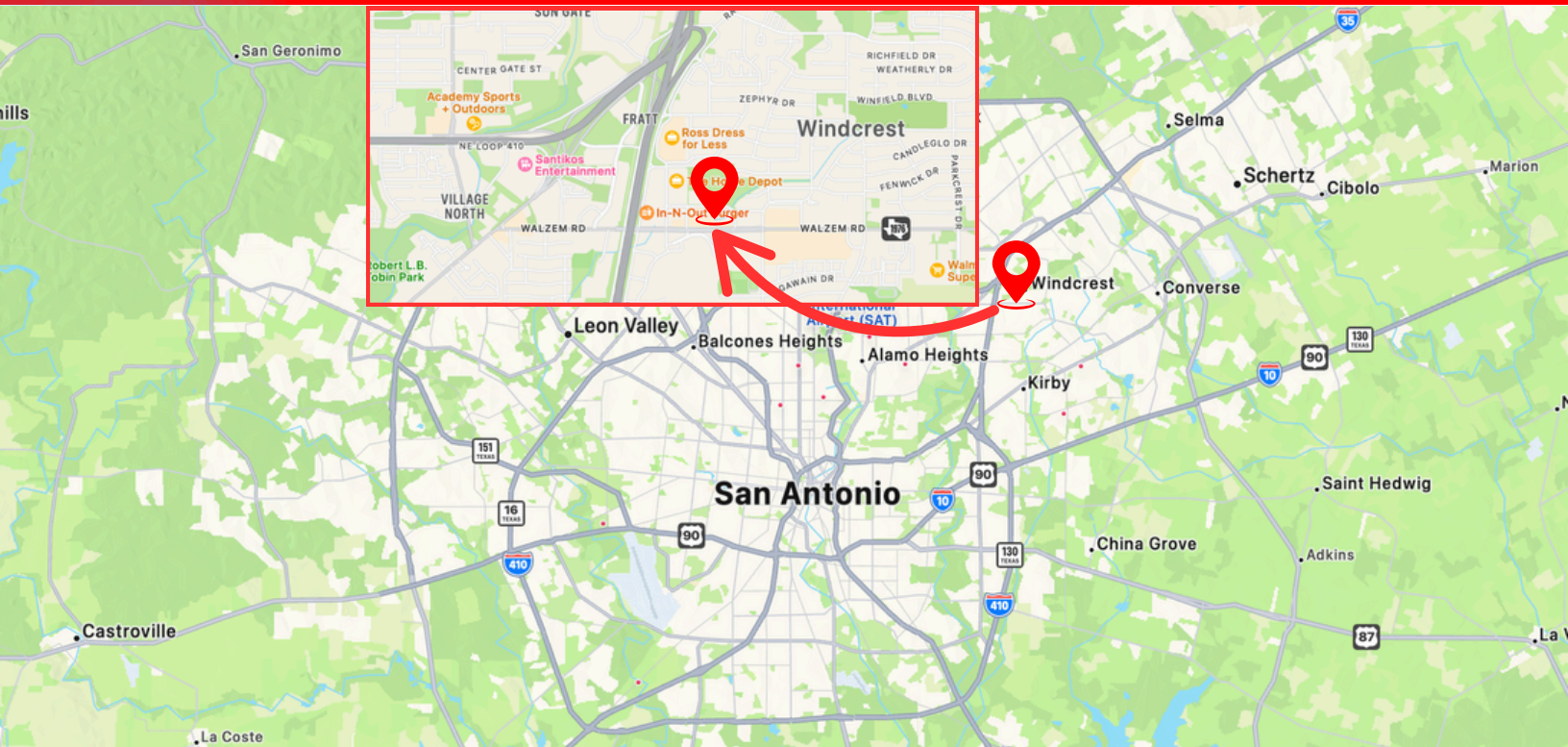
5009-5011 Walzem Rd

Asking \$1,325,000

Joey Gonzales

210.796.7997

Joey@kwcommercial.com



Notice

Joey Gonzales
210.796.7997
Joey@kwcommercial.com



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

FOR SALE

Multi Tenant Retail Center

Joey Gonzales
210.796.7997

Joey@kwcommercial.com



Current Tenants:

- EyeTX Vision Center (National Tenant)
- The Pad House
- Diamond Nails

Traffic Counts:

- Interstate 35 near Walzem Road experiences significant traffic volumes, making it a prime location for commercial activity. Here are the approximate traffic counts:
- North of Walzem Road: 202,556 VPD
- South of Walzem Road: 194,518 VPD

These high traffic counts reflect the heavy usage of I-35 as a major corridor connecting San Antonio to Austin and other regions.

Highlights:

- Approx. 6119 square feet
- Year built- 1979
- Parking- 3.4:1000
- Approx. .4591 acre lot
- B1 Zoning
- Long term tenants with ability to set new leases for all
- Pylon sign with Walzem Frontage

Photos

Joey Gonzales
210.796.7997
Joey@kwcommercial.com



Zoning

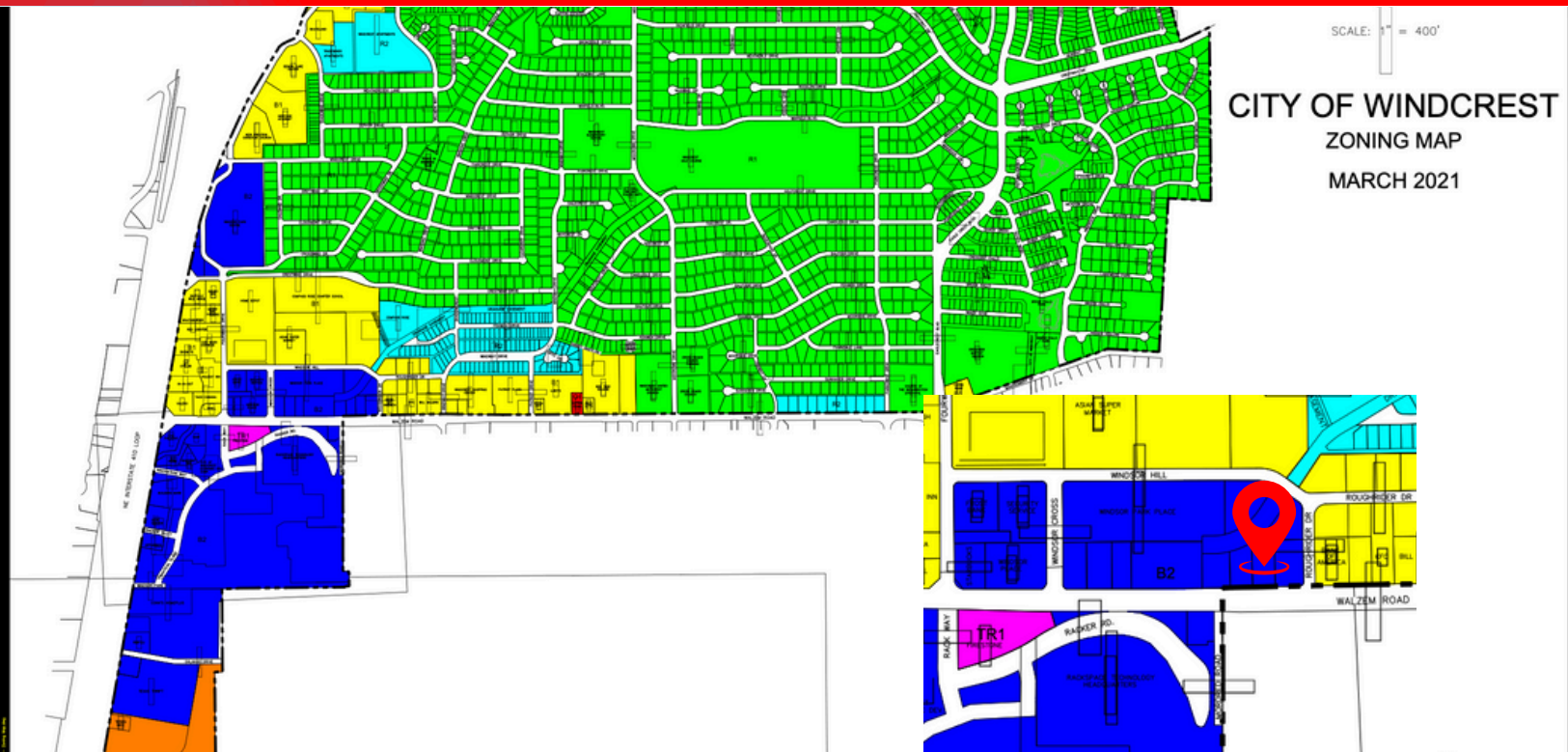
Joey Gonzales
210.796.7997

Joey@kwcommercial.com



SCALE: 1" = 400'

CITY OF WINDCREST ZONING MAP MARCH 2021



Rent Roll

Joey Gonzales
210.796.7997

Joey@kwcommercial.com



Leases		Sf	Pro rata	Term						
AE Vision	NNN	2780	45.4%	3 year	Oct 1, 2025	Sept 30, 2028	\$50,512.60	\$4,209.38	\$13.00	\$5.17
Pad House	NNN	2076	33.9%	5 year	Jan 1, 2026	May 31, 2028	\$35,997.84	\$2,999.82	\$12.17	\$5.17
Diamond nails	NNN	1263	20.6%	3 year	May 1, 2025	Apr 30, 2028	\$15,484.38	\$1,290.37	\$7.09	\$5.17
Averages/Totals		6119					101,994.82			
Expenses(T&I)							31,903			
NOI							70,091.82			

Information about Brokerage Services

Joey Gonzales
210.796.7997
Joey@kwcommercial.com



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Keller Williams Legacy	504634	stevengragg@kw.com	(210)482-3200
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Steven Gragg	315971	stevengragg@kw.com	(210)482-3200
Designated Broker of Firm	License No.	Email	Phone
John Cannon	618816	jcannon@johncannon.net	(210)386-6410
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Joey Gonzales	638974	joey@kwcommercial.com	(210)557-2830
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

Tue, 10/10/2025

Printed with Love: Wolf Transactions (pdf form) 717 N. Highway 36, Suite 2000, Dallas, TX 75201

Phone: 214-442-0299

Fax:

www.joejoe.com

JAES 1-1
* Commercial