



LOCATION

Walzem Rd & Gibbs Sprawl Rd San Antonio, Texas 78252

TRAFFIC COUNTS

Walzem Rd: 22,189 VPD

Gibbs Sprawl Rd: 12,636 VPD

PROPERTY TYPE

Convenience Store / Liquor Store QSR Pads / Storage / Tire Repair Auto & Light Truck Lube & Tune Up

AVAILABLE

±4.83 ac.

PRICE

Contact Broker for Pricing

HIGHLIGHTS

- · Opportunity for Storage / QSR / Retail
- · Can Subdivide
- Highly visibile site with over 42K households within a 5-mile radius
- 950 ft fronting Walzem Rd
- C2 Zoning



2023 DEMOGRAPHICS

Total 1 Mile 16,816

Population 3 Mile 133,062

5 Mile 250,772

Daytime Population

3 Mile 5 Mile

1 Mile 11,170 3 Mile 102,516 5 Mile 235,659

Avg HH Income 1 Mile \$84,675 3 Mile \$84,173

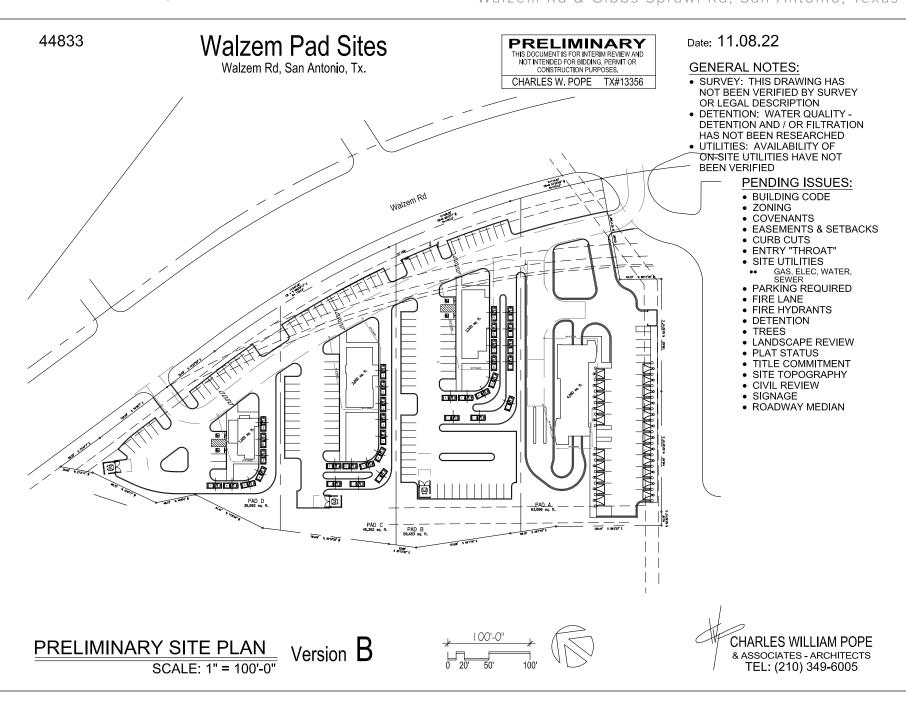


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5 Mile \$80,939



PRELIMINARY SITE PLAN



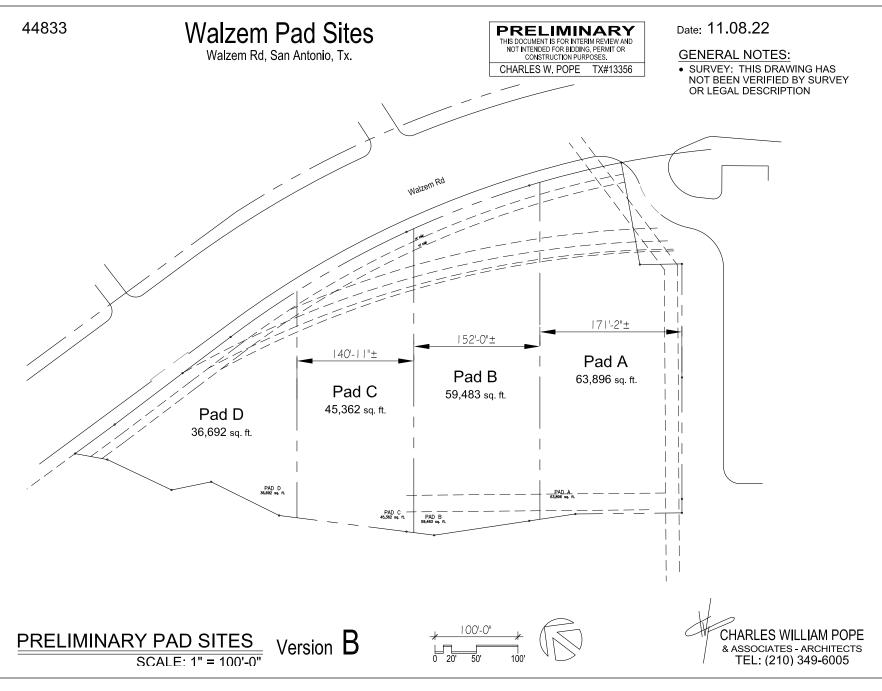
DARYL LANGE

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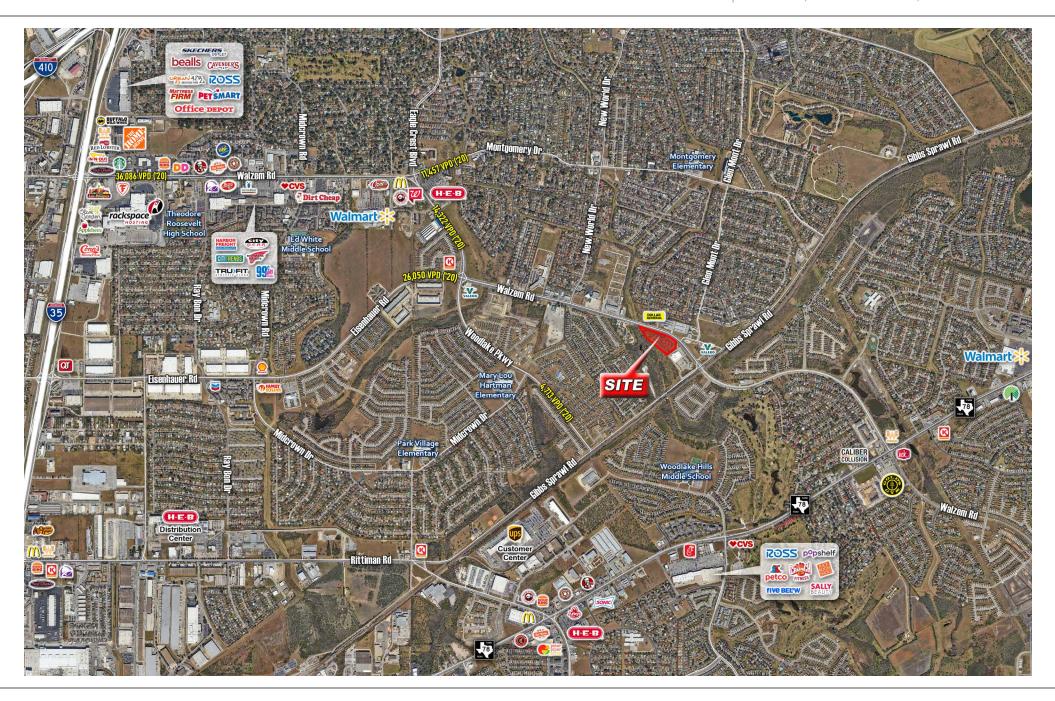
bitter blue

PRELIMINARY PAD SITES

Walzem Rd & Gibbs Sprawl Rd, San Antonio, Texas 78252









DEMOGRAPHIC SUMMARY

Walzem Rd & Gibbs Sprawl Rd, San Antonio, Texas 78252

| | 1 mi | ile 3 miles | 5 miles |
|------------------------|--------|-------------|---------|
| Population | | | |
| 2010 Population | 12,197 | 103,498 | 200,110 |
| 2020 Population | 15,632 | 124,240 | 237,427 |
| 2023 Population | 16,816 | 133,062 | 250,772 |
| 2028 Population | 16,907 | 136,262 | 257,144 |
| 2010-2020 Annual Rate | 2.51% | 1.84% | 1.72% |
| 2020-2023 Annual Rate | 2.27% | 2.13% | 1.70% |
| 2023-2028 Annual Rate | 0.11% | 0.48% | 0.50% |
| 2020 Male Population | 48.5% | 48.0% | 48.3% |
| 2020 Female Population | 51.5% | 52.0% | 51.7% |
| 2020 Median Age | 32.7 | 34.4 | 34.5 |
| 2023 Male Population | 48.9% | 48.1% | 48.6% |
| 2023 Female Population | 51.1% | 51.9% | 51.4% |
| 2023 Median Age | 33.8 | 34.7 | 34.9 |
| | | | |

In the identified area, the current year population is 250,772. In 2020, the Census count in the area was 237,427. The rate of change since 2020 was 1.70% annually. The five-year projection for the population in the area is 257,144 representing a change of 0.50% annually from 2023 to 2028. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 34.9, compared to U.S. median age of 39.1.

| Race and Ethnicity | | | |
|--|-------|-------|-------|
| 2023 White Alone | 33.0% | 35.3% | 38.4% |
| 2023 Black Alone | 22.5% | 21.7% | 19.0% |
| 2023 American Indian/Alaska Native Alone | 1.2% | 1.2% | 1.2% |
| 2023 Asian Alone | 4.3% | 3.7% | 3.5% |
| 2023 Pacific Islander Alone | 0.4% | 0.3% | 0.3% |
| 2023 Other Race | 17.6% | 15.4% | 15.1% |
| 2023 Two or More Races | 21.1% | 22.4% | 22.5% |
| 2023 Hispanic Origin (Any Race) | 53.9% | 50.1% | 49.9% |

Persons of Hispanic origin represent 49.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.1 in the identified area, compared to 72.1 for the U.S. as a whole.

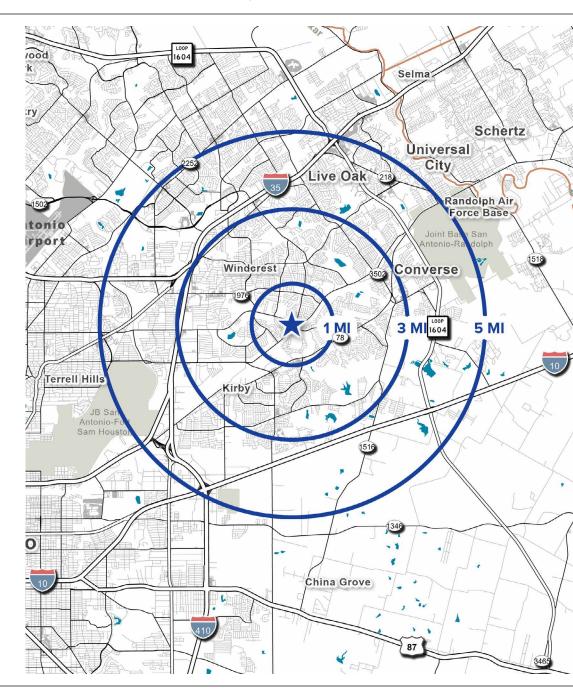
| Households | | | |
|-------------------------------|----------|----------|----------|
| 2023 Wealth Index | 66 | 64 | 61 |
| 2010 Households | 3,877 | 34,951 | 72,081 |
| 2020 Households | 5,023 | 42,552 | 85,455 |
| 2023 Households | 5,482 | 45,579 | 90,734 |
| 2028 Households | 5,600 | 47,391 | 94,304 |
| 2010-2020 Annual Rate | 2.62% | 1.99% | 1.72% |
| 2020-2023 Annual Rate | 2.73% | 2.14% | 1.86% |
| 2023-2028 Annual Rate | 0.43% | 0.78% | 0.77% |
| 2023 Average Household Size | 3.07 | 2.90 | 2.74 |
| Median Household Income | | | |
| 2023 Median Household Income | \$62,819 | \$64,737 | \$60,206 |
| 2028 Median Household Income | \$69,971 | \$74,394 | \$67,841 |
| 2023-2028 Annual Rate | 2.18% | 2.82% | 2.42% |
| Average Household Income | | | |
| 2023 Average Household Income | \$84,675 | \$84,173 | \$80,939 |
| 2028 Average Household Income | \$95,431 | \$95,366 | \$91,759 |
| 2023-2028 Annual Rate | 2.42% | 2.53% | 2.54% |
| Per Capita Income | | | |
| 2023 Per Capita Income | \$27,651 | \$28,861 | \$29,345 |
| 2028 Per Capita Income | \$31,653 | \$33,211 | \$33,714 |
| 2023-2028 Annual Rate | 2.74% | 2.85% | 2.81% |
| | | | |

Households by Income

Current median household income is \$60,206 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$67,841 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$80,939 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$91,759 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$29,345 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$33,714 in five years, compared to \$47,525 for all U.S. households



DARYL LANGE





Information About Brokerage Services

11-2-2015

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 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:
 - 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.

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|---|---------------------|----------------------|--------------|
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Te | nant/Seller/Landlor | rd Initials Date | |