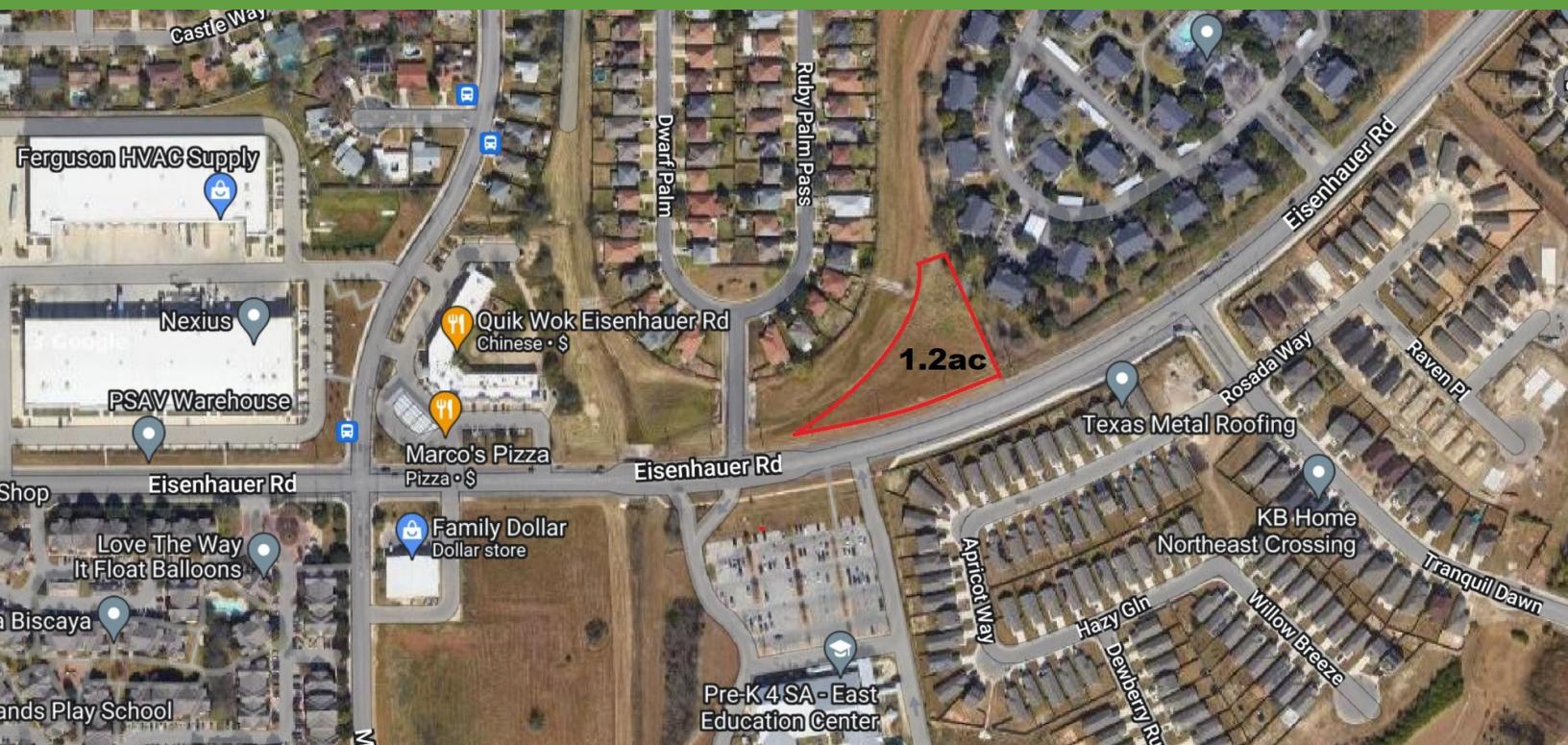


# 00 Eisenhauer Rd

SAN ANTONIO, TX 78218

LAND FOR SALE

\$470,000



## PROPERTY DESCRIPTION

1.2 ac of commercial land for sale in Northeast San Antonio. This lot is ready for your next retail/commercial project, level and cleared of trees, with utilities available. Traffic counts are upwards of 18000/day, and the lot has approximately 420 ft of frontage on Eisenhauer rd. This area is surrounded by homes but is lacking restaurants and could benefit from additional sit-down or drive-thru food establishments. Conceptual site plans for 7000sf retail center, for informational purposes only. Buyer to verify all information.

## PROPERTY HIGHLIGHTS

- Zoned c2
- Utilities available at street
- Level and cleared
- 420 ft of frontage on Eisenhauer

## OFFERING SUMMARY

Sale Price:	\$470,000
Lot Size:	1.2 Acres / 52,272SF
Price/SQFT	\$9/SF

## DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	313	1,323	4,384
Total Population	807	3,565	12,547
Average HH Income	\$43,187	\$46,145	\$48,644



**Mark Haynie**

BROKER

830.481.9533

mark.haynie@sperrycga.com

TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**FOR SALE**

\$470,000



CONCEPTUAL DRAWING FOR 7000SF RETAIL CENTER



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## Traffic Count Map

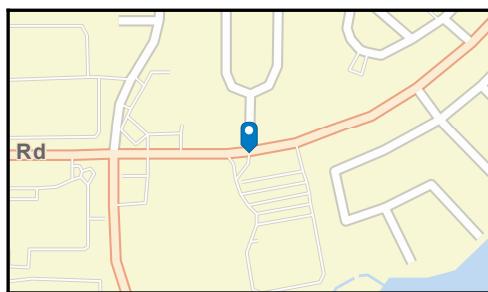
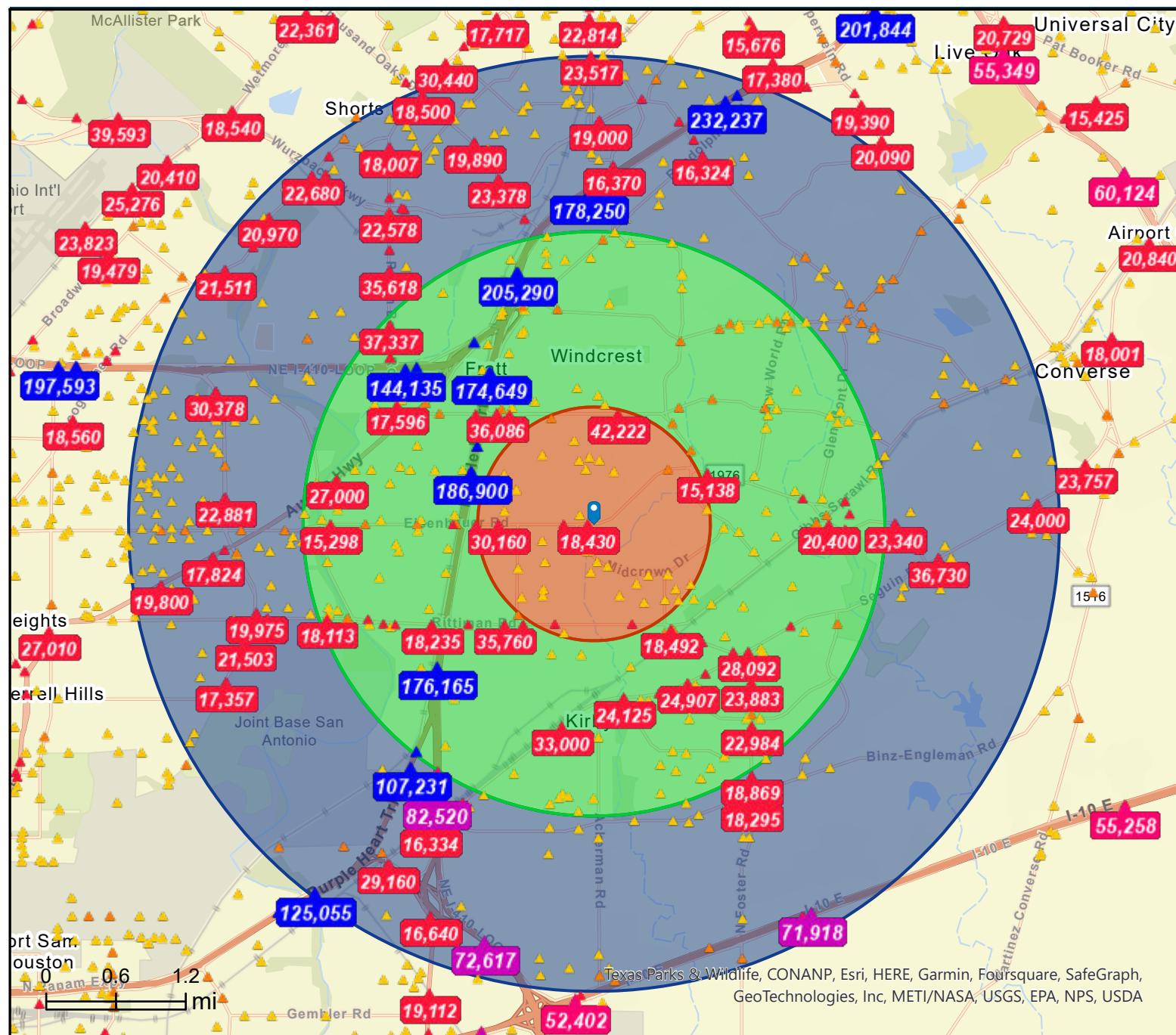
Eisenhauer Rd & Amber Palm, San Antonio, Texas, 78218

Ring Bands: 0-1, 1-2.5, 2.5-4 mile radii

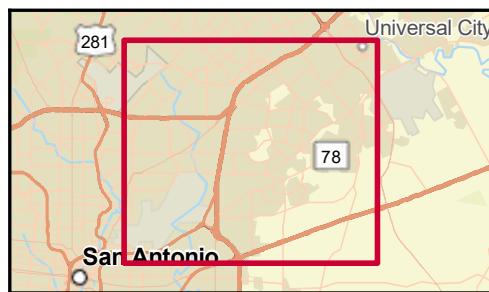
Prepared by Esri

Latitude: 29.49663

Longitude: -98.38182



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

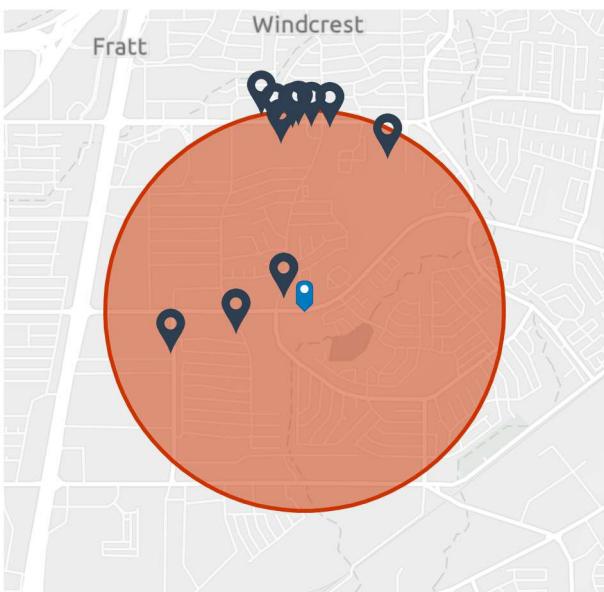
March 02, 2023



Ring band of 0 - 1 miles

Company/Business Name	Count	Street	City	State	Employees	Sales (\$000)
TAQUERIA	2	WALZEM RD	WINDCREST	TX	10	634
QUIK WOK	1	EISENHAUER RD	SAN ANTONIO	TX	5	264
EL CHILITO LINDO	1	EISENHAUER RD	SAN ANTONIO	TX	7	370
MORNING DONUTS	1	EISENHAUER RD	SAN ANTONIO	TX	2	124
CHILITO LINDO MEXICAN RSTRNT	1	EISENHAUER RD	SAN ANTONIO	TX	7	370
MARCO'S PIZZA	1	EISENHAUER RD	SAN ANTONIO	TX	20	0
J B'S KITCHEN	1	RAY BON DR	SAN ANTONIO	TX	7	370
PIZZA TACOS & MORE	1	RAY BON DR	SAN ANTONIO	TX	7	370
LIEN HUNG RESTAURANT	1	REMOUNT	SAN ANTONIO	TX	2	106
CHEF JOE	1	WALZEM RD	WINDCREST	TX	4	634
WALMART BAKERY	1	WALZEM RD	WINDCREST	TX	8	496
SUBWAY	1	WALZEM RD	WINDCREST	TX	7	370
LITTLE JAMAICA FOODS BAR-GRILL	1	WALZEM RD	WINDCREST	TX	6	317
DOMINO'S	1	WALZEM RD	WINDCREST	TX	20	1,056
WILD WING STATION	1	WALZEM RD	WINDCREST	TX	8	423
WINGSTOP	1	WALZEM RD	WINDCREST	TX	13	687
LONG JOHN SILVER'S	1	WALZEM RD	WINDCREST	TX	15	792
T-PIOCA	1	WALZEM RD	WINDCREST	TX	4	370
NOLA EATZ	1	WALZEM RD	WINDCREST	TX	9	634

Closest 20 locations



Average Annual Spend per Household on Eating Out



\$255

Breakfast



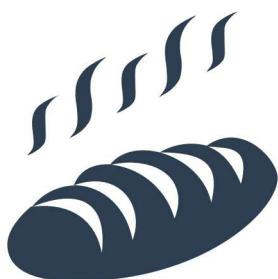
\$796

Lunch



\$1,166

Dinner



1

Bakers  
(Retail)

0

Bars and  
Pubs

2

Coffee  
Shops

0

Juice  
Bars

1

Doughnut  
Shops

0

Ice Cream  
Parlors

4

Pizza  
Restaurants

26

Other  
Restaurants

15,020

Population

5,410

Households

2.76

Avg Size  
Household

32.5

Median  
Age

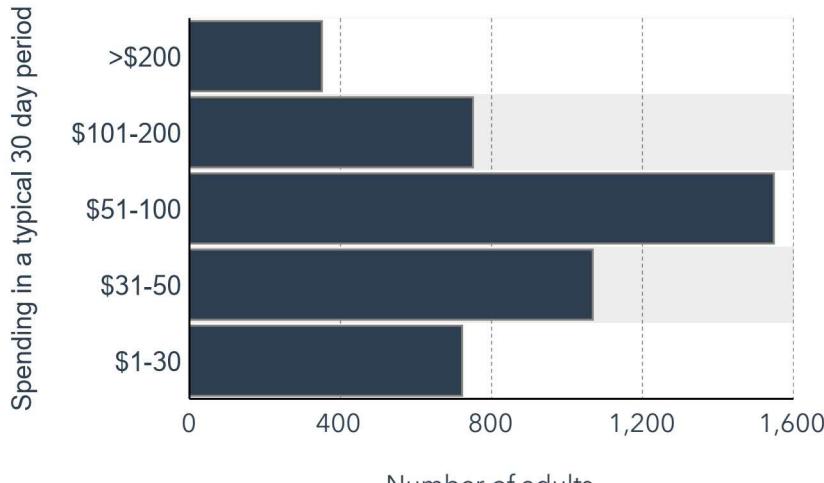
\$44,678

Median  
Household Income

\$160,535

Median  
Home Value

## Family Restaurants Market Potential



## Annual Household Spending

\$2,421

Meals at  
Restaurants

\$361

Food & Drink  
on Trips

## Local Business Summary

265

Total  
Businesses

3,774

Total  
Employees