

**±1.78 ACRES
FOR SALE**

**PLATTED
COMMERCIAL
DEVELOPMENT
PARCEL**

**ONLY ONE
PAD SITE
REMAINING**

COME JOIN!



**QT, Zaxby's,
Texas MedClinic
and over 1,000
industrial tenants**

± 1.78 ACRES
NEC of IH-35 &
Eisenhower Rd

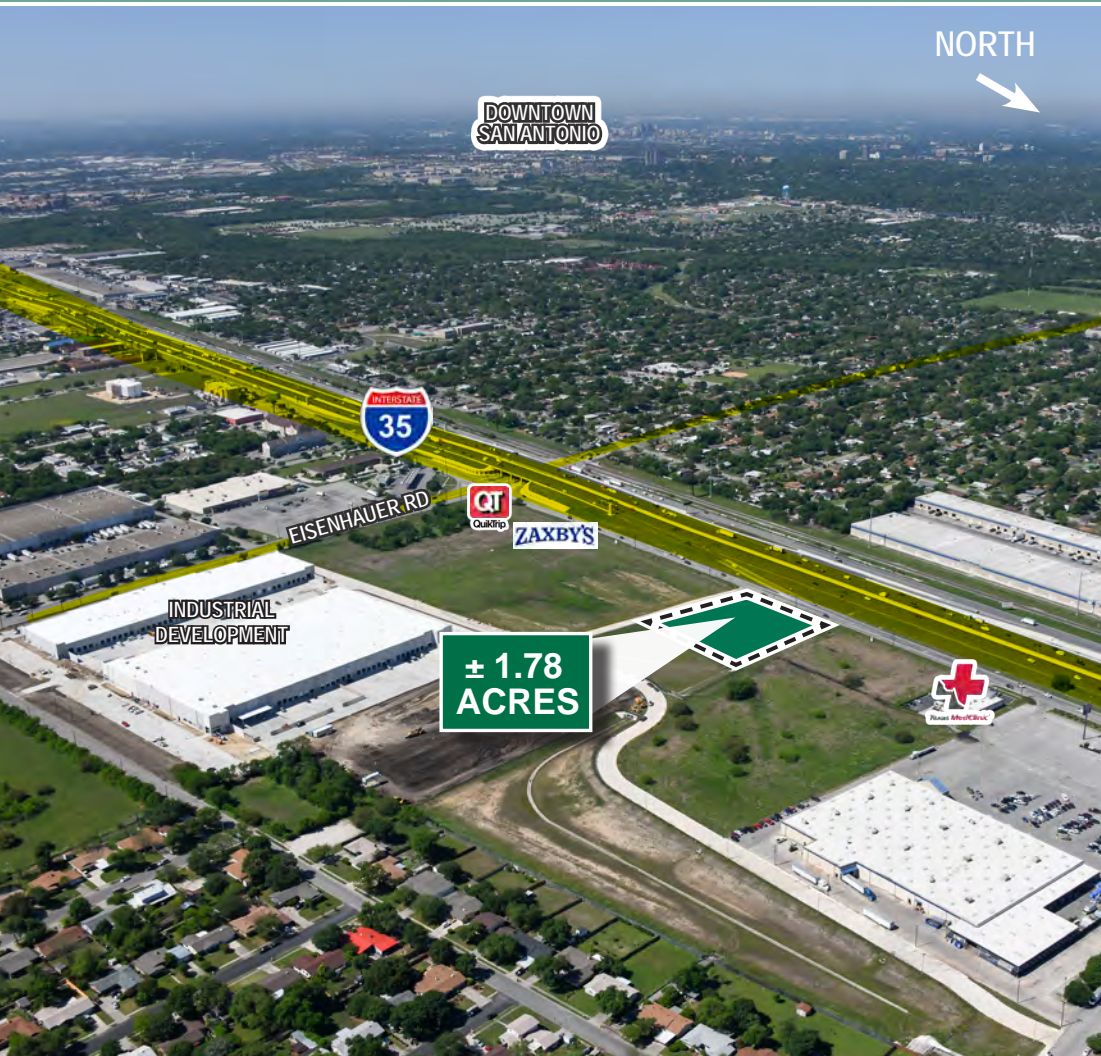
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HIGHLIGHTS

- Situated on the highly visible corner of IH-35 & Eisenhauer Road (NEC)
- On-site retention already in place
- Close to major daytime population, including Rackspace and Fort Sam
- Located within City of Windcrest, a pro-development municipality
- Excellent ingress/egress and circulation created by new, recently opened on/off ramps from the freeway
- Zoned B-3 (Business District) City of Windcrest
- Great visibility from IH-35 & Eisenhauer Rd intersection, which has traffic counts of ±200,000 vehicles per day

PROPOSED USES

- Office / Retail
- Restaurant site
- Special events center
- Hotel
- Showroom location

AREA EMPLOYERS AND NUMBER OF EMPLOYEES

• Halfen USA	42	• Wayfair LLC	29
• Xylem Dewatering	24	• Nexius Solutions	32
• Crane Payment Innovations	45	• Ferguson Enterprises	12
• Fresenius USA	2	• Mygrant Glass Co	30
• Stanley Steemer	40	• Online Retailer	110
• Bret Broussard	40	• Millennium Distribution	50
• Merge Works	25	• Builders First Source	80
• Boral IP Holdings	13	• NTW	110
• Consolidated Electric	14	• Total	752
• US Autoforce	31		
• Audio Visual Service	23		

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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CONCEPTUAL SITE PLAN

EISENHAUER BUSINESS PARK BUILDINGS 10-11-12

BUILDING AREA:

BUILDING 10:	48,582 SF
BUILDING 11:	57,721 SF
BUILDING 12:	116,562 SF
TOTAL:	222,865 SF

PARKING:

BUILDING 10:	114 SPACES 6 ADA
BUILDING 11:	100 SPACES 4 ADA
BUILDING 12:	86 SPACES 4 ADA



1.13.25

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9311 San Pedro Ave., Ste. 850
 San Antonio, Texas 78216
 210.366.2222 office
 www.endurasa.com

ERIC LUNDBLAD
 210.918.6402 direct
 210.273.2946 mobile
 elundblad@endurasa.com

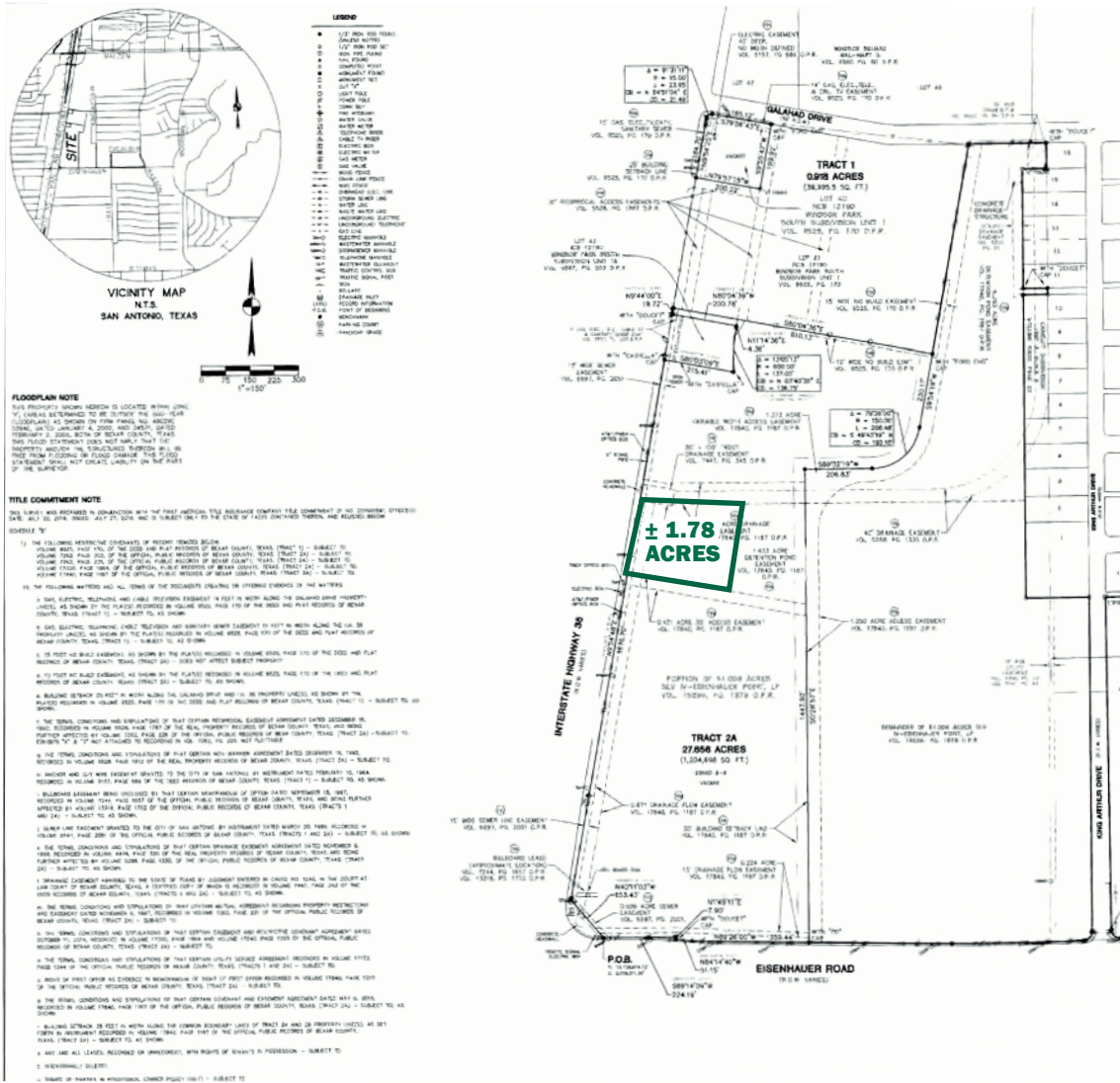
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SURVEY



NOTES

- 1) THE TRACT OF LAND SHOWN HEREON WAS NOT ABSTRACTED BY THE SURVEYOR.
- 2) BOUNDARY MARKERS HEREON ARE BASED ON THE 1983 STATE COORDINATE SYSTEM SOUTH CENTRAL ZONE, UTILIZING THE TEXAS STATE COORDINATE NETWORK AND THE FACTOR OF 1.000.
- 3) THE SURVEYOR HAS MADE AN ATTEMPT TO LOCATE OR DEFINE METERS, MEASURED WASTE AREAS, METERS, MEASURED WASTE AREAS, OR ANY OTHER ENVIRONMENTALLY SENSITIVE AREAS ON THE TRACT OF LAND SHOWN HEREON. THE SURVEYOR HAS MADE AN ATTEMPT TO LOCATE OR DEFINE METERS, MEASURED WASTE AREAS, METERS, MEASURED WASTE AREAS, OR ANY OTHER ENVIRONMENTALLY SENSITIVE AREAS ON THE TRACT OF LAND SHOWN HEREON. THE SURVEYOR HAS MADE AN ATTEMPT TO LOCATE OR DEFINE METERS, MEASURED WASTE AREAS, METERS, MEASURED WASTE AREAS, OR ANY OTHER ENVIRONMENTALLY SENSITIVE AREAS ON THE TRACT OF LAND SHOWN HEREON.

LEGAL DESCRIPTION - TRACT 1

THE S.W. 1/4 SEC. 16, T.13N. R.10E. S. 22E. OF RANGE 10E, PLAT 12345678, BEARING COUNTY, TEXAS.

LEGAL DESCRIPTION - TRACT 2A

THE S.W. 1/4 SEC. 16, T.13N. R.10E. S. 22E. OF RANGE 10E, PLAT 12345678, BEARING COUNTY, TEXAS.

TITLE COMMENT NOTE

THIS SURVEY WAS MADE IN CONNECTION WITH THE FIRST FEDERAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 123456789.

FLOORPLAN NOTE

THIS FLOORPLAN SHOWS THE LOCATION OF THE BUILDING ON THE TRACT OF LAND SHOWN HEREON.

LEGEND

- 1" = 100'
- 2" = 200'
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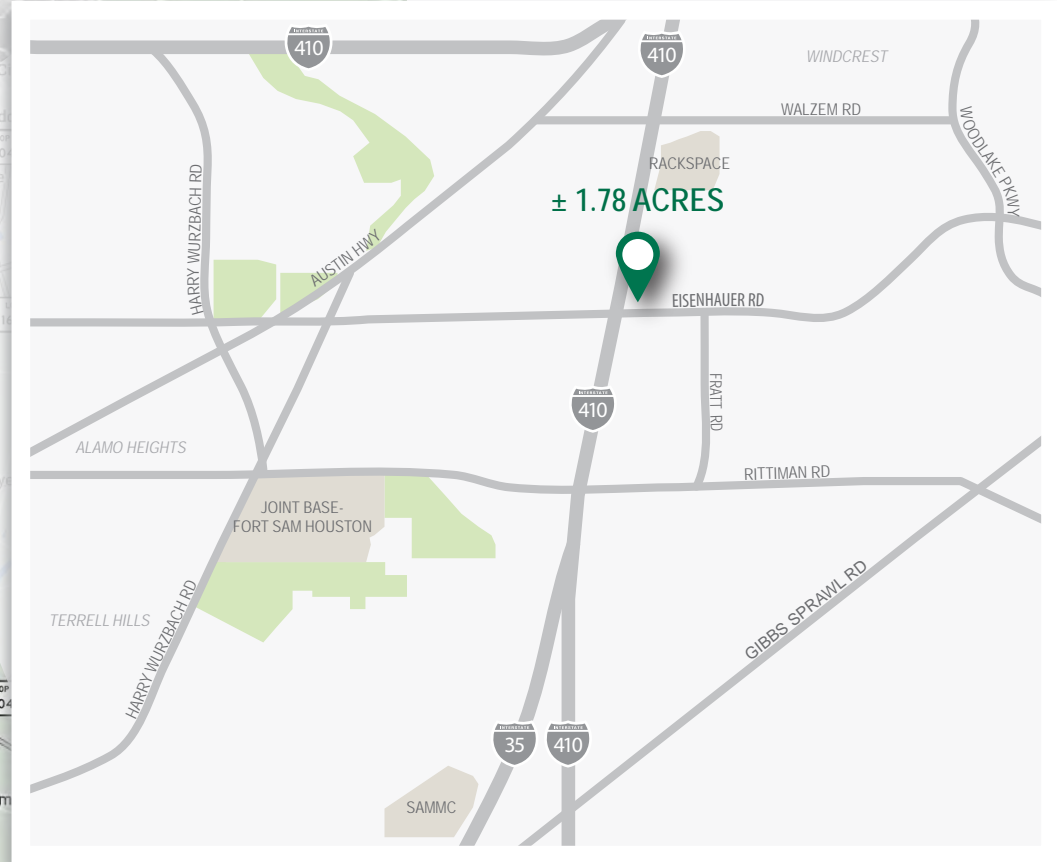
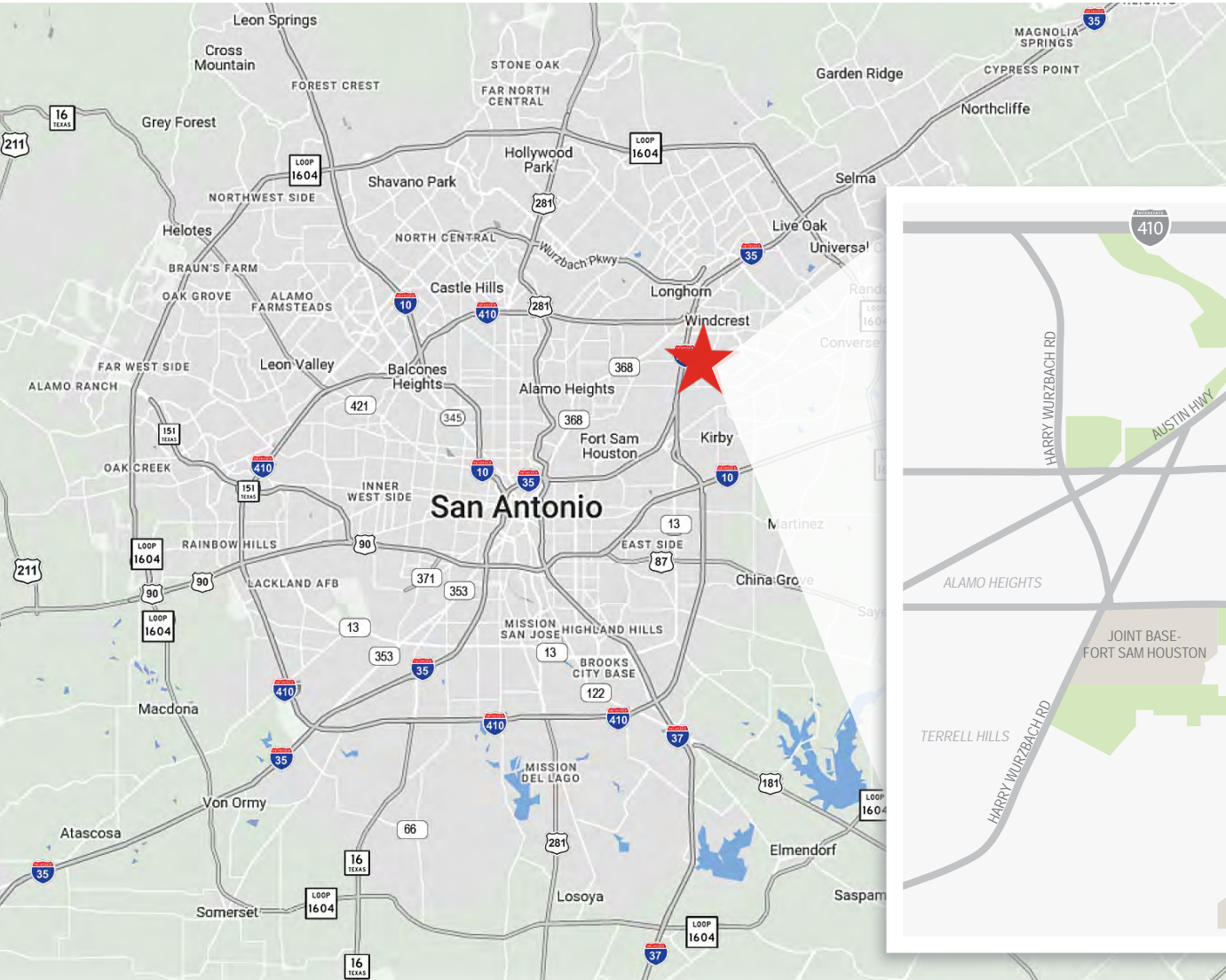
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LOCATION MAP



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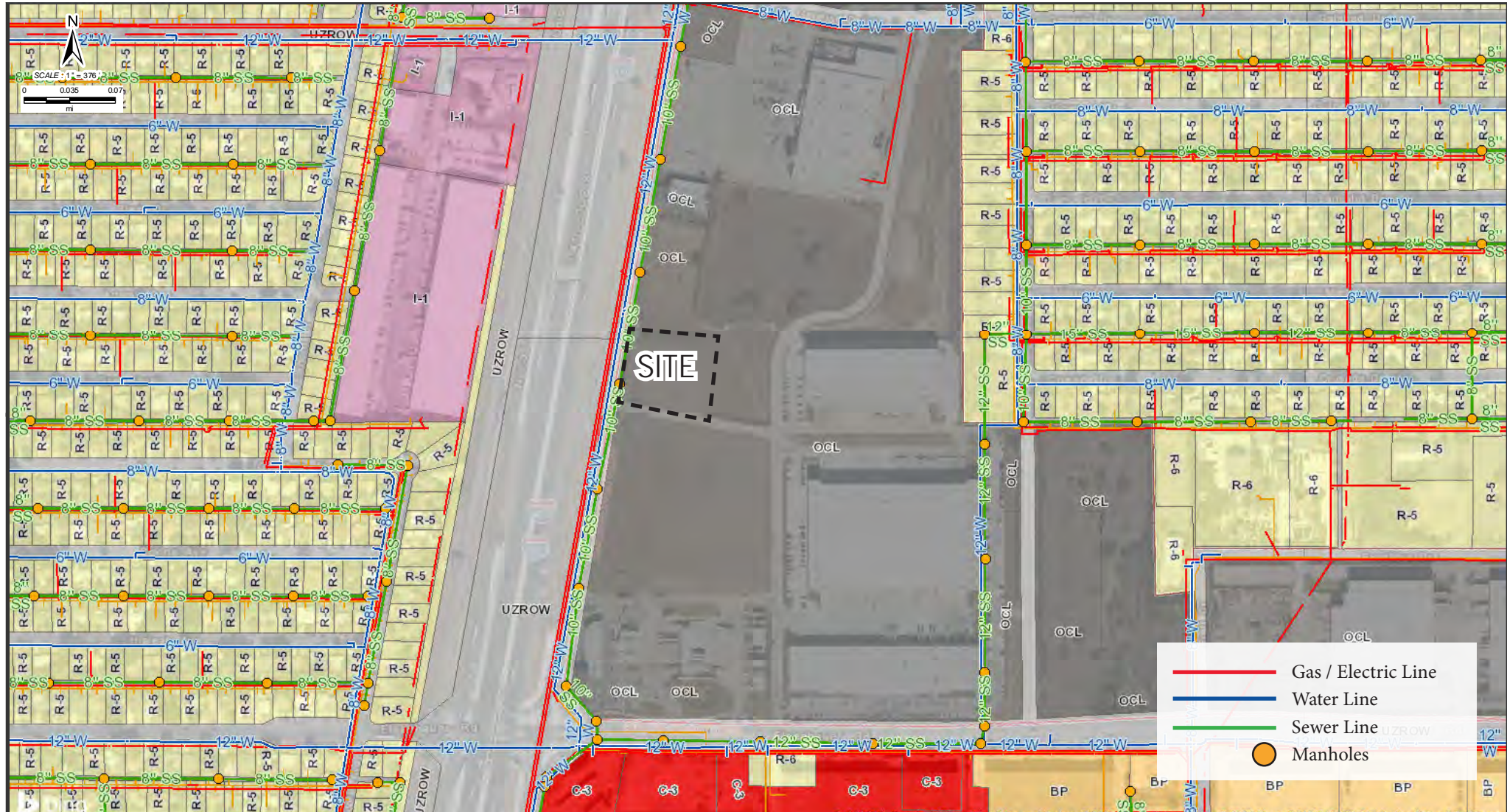
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UTILITIES



- Gas / Electric Line
- Water Line
- Sewer Line
- Manholes

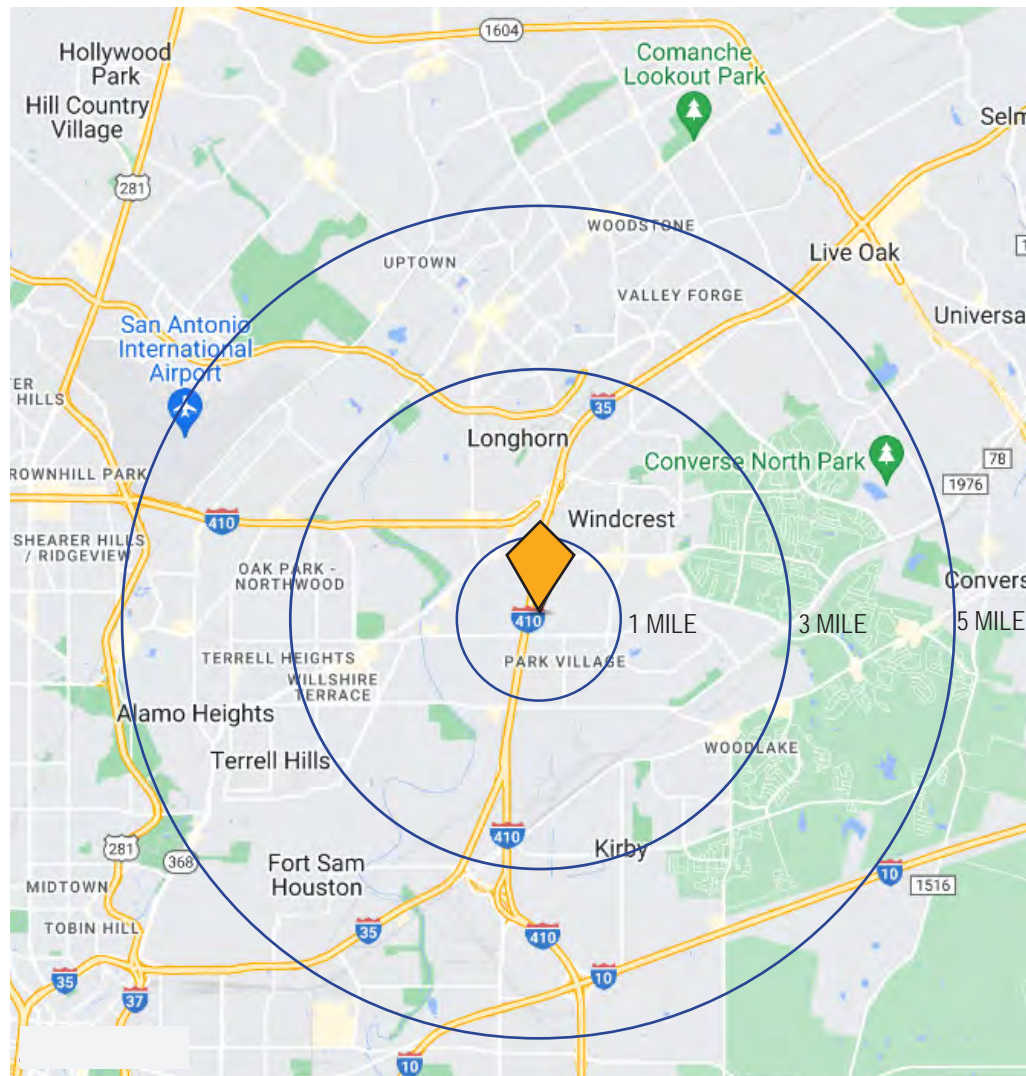
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Demographics	1 Mile	3 Mile	5 Mile
Population			
2023 Total Population:	12,652	101,920	261,663
2028 Population Projection:	12,639	103,493	265,516
Population Growth 2023-2028:	0%	0.3%	0.3%
Median Age:	34.3	35.6	36
Households			
2023 Total Households:	4,734	38,795	97,474
Household Growth 2023-2028:	0%	0.3%	0.3%
Median Household Income:	\$38,227	\$49,340	\$57,753
Average Household Size:	2.6	2.6	2.6
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$116,615	\$156,296	\$164,544
Median Year Built:	1969	1978	1983
Daytime Employment			
Total Businesses:	520	6,102	13,908
Total Employees:	6,038	45,399	115,501
Vehicle Traffic			
N Panam Expy @ IH-35 access Rd:	186,900 vpd		
Eisenhauer Rd @ King Arthur Dr:	30,509 vpd		

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Source: 2023 Costar



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.

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.

Endura Advisory Group, GP, LLC 581037 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Designated Broker of Firm Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Supervisor of Sales Agent/ Associate Email

Eric Lundblad 584796 License No. elundblad@endurasa.com (210) 366-2222 Phone
 Sales Agent/Associate's Name Email

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date