

Now Available!

0.5-1.0 Acre Pad Site

with visibility to 200,000+ VPD at Windsor Park Centre

Pad Site Available

I-35 Frontage Road (25,800+ VPD)

8460-8600 Fourwinds Drive | San Antonio, Texas

- Available for **Ground Lease** or **Build-to-Suit**
- Ideal for **QSR** users
- I-35 expansion project **will increase traffic and visibility** and provide more convenient ingress & egress to the center
- **Easy connectivity** to utilities on the site

Demographics*	5 Min DT	10 Min DT	15 Min DT
Population	8,785	149,350	506,661
Daytime Population	19,607	193,568	653,675
Avg. HH Income	\$75,598	\$82,574	\$92,329
Avg. Home Value	\$289,743	\$297,285	\$323,444
Median Age	38.3	37.0	36.80

* Source: 2024 ACS - US Census

- **Directly in front of new EOS Fitness.** An EOS gym averages 439.1K visits per year (source: Placer.ai)



Windsor Park Centre Mall

ICP Redevelopment

SUBJECT

410 137,000 VPD

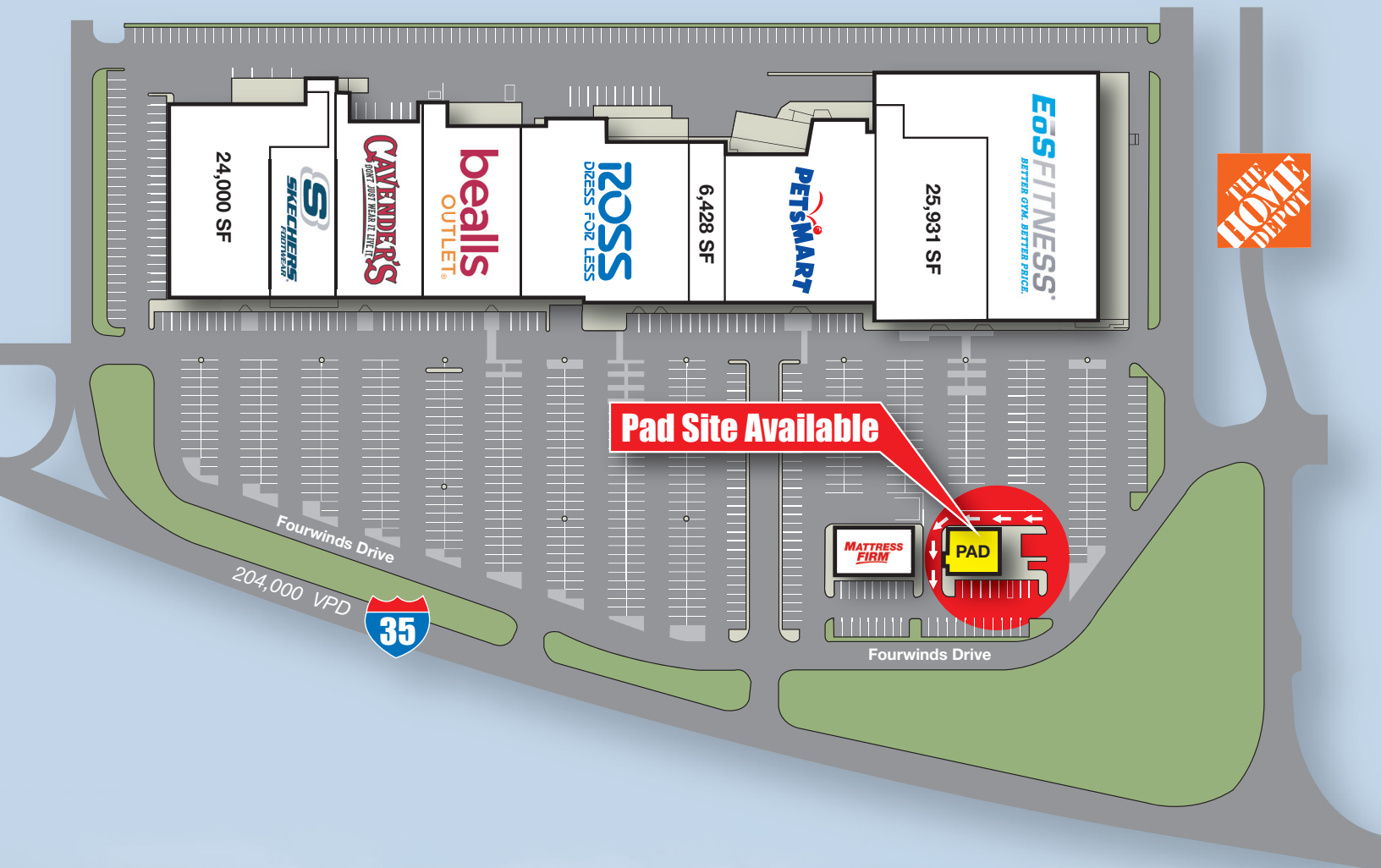
35 204,000 VPD

for further information, please contact:
Richard Jackson
512.948.2472 cell
rjackson@whitestonereit.com



WHITESTONE REIT
Creating Communities in Our Properties™

Regional Office
3801 North Capital of Texas Highway, Suite E-205
Austin, Texas 78746
whitestonereit.com



for further information, please contact:

Richard Jackson
512.948.2472 cell
rjackson@whitestonereit.com

Regional Office
3801 North Capital of Texas Highway, Suite E-205
Austin, Texas 78746
whitestonereit.com



WHITESTONE REIT
Creating Communities in Our Properties™