

368

H-E-B

410

Garner Middle School



St. Plus X Catholic School



Harry Wurzbach Rd

O'Reilly Auto Parts, jiffy lube, TAKE 5, Advance Auto Parts, Little Caesars Pizza, U-HAUL, boost mobile

Eisenhauer Rd

Sema Elementary



150,737 VPD

Chachos, Schlottsky's, Cash America, Sherwin Williams, Academy

Clear Spring Elementary



MIDAS

FAMILY DOLLAR

Auto Zone



Arbys

Jim's Restaurants

U-HAUL

Firestone Complete Auto Care, EZPAWN, Discount Tire, Las Palapas

Krueger Middle School



FUTURE Eisenhauer Business Park

FUTURE Eisenhauer Point Business Park Bldg 10 & 11

Eisenhauer Rd

SITE 0.77 AC

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

410

202,265 VPD

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

410

Walzem Rd

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Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Windsor Park Center, SKECHERS OUTLET, burkes OUTLET, PETSMART, Office DEPOT, MATTRESS FIRM, Ross, Urban Air

50,287 VPD

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

SECURITY SERVICE FEDERAL CREDIT UNION, RED LOBSTER, UPS, IN-N-OUT BURGER, TACO CABANA, Starbucks, SUBWAY, BUFFALO WILD WINGS, Frost

Bill Miller Bar-B-Q, KFC, BR, BANK OF AMERICA

DOLLAR TREE

BURGER KING, RBC, PIZZA HUT

Auto Zone, Cane's, McDonald's, Wal-Mart, H-E-B

HARBOR FREIGHT, Habitat for Humanity, 99c ONLY

T-Mobile, LONG JOHN SILVER'S, GameStop

DUTCH BROS, my melrose, TRU-FIT ATHLETIC CLUBS

NTW, Millennium DISTRIBUTION

Exxon, QuikTrip, AMERICAN HOME EXPRESS FURNITURE OUTLET

FAMILY DOLLAR

Walmart

S Weidner Rd

Randolph Blvd

Crestway Dr

Eagle Crest Blvd

Eisenhauer Rd

Walzem Rd

Walzem Rd

Walzem Rd



# 3D Site Aerial

4681 Walzem Rd | San Antonio, TX



Windsor Park Centre  
**SKECHERS** **PETSMART**  
OUTLET  
burkes OUTLET **MATTRESS FIRM**  
Training Center **urbanAr** **ROSS** **Office DEPOT**  
DRESS FOR LESS

**THE HOME DEPOT**

**COMPASS ROSE**  
PUBLIC SCHOOLS

**Asia**  
SUPER MARKET

**DN KN**

FUTURE REDEVELOPMENT  
WINDCREST INTERNATIONAL BUSINESS PARK



**BUFFALO WILD WINGS**

**SUBWAY**

**BURGER KING**

**Bill Miller**  
EST. 1985



**Hart Lumber**  
Established 1939  
A Division of **US METRO**  
WHOLESALE FLOORING & DESIGN CENTER

**RED LOBSTER**  
FRESH FOR LIVE COASTERS

**CHIPOTE**  
MEXICAN BURI

**eyelab**

**IN-N-OUT**  
BURGER

**Frost**

**SECURITY SERVICE**  
FEDERAL CREDIT UNION

**SMOOTHIE KING**

**Firestone**  
COMPLETE AUTO CARE

202,265 VPD

**TRIDOM**

NE Interstate Loop 410

**SITE**  
0.77 AC

**K**

**TACO CABANA**

**Las Palapas**

**POLOS ASADOR**  
LOS BORBONES

50,287 VPD

**moxie**  
PEST CONTROL

**SUPERIOR**  
MOBILE HEALTH

**SONIC**

**MIRACLE**  
BODY & PAINT

NE Interstate 410 Loop/I-35 Frontage Rd



NE Interstate Loop 410

**Workforce Solutions**  
ALAMO  
BUILDING BUSINESS • BUILDING CAREERS

**Walzem Elementary**

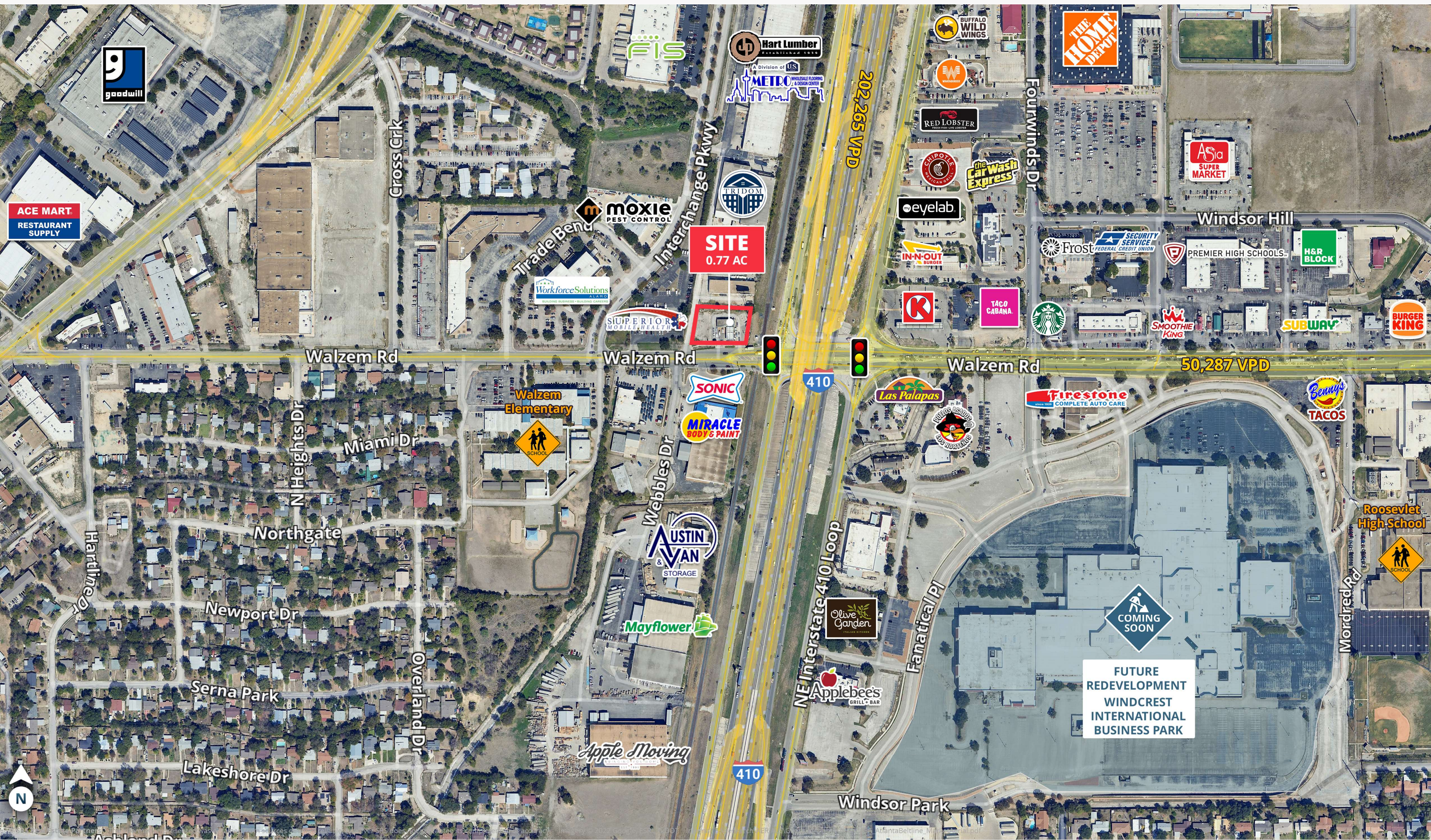
**AUSTIN VAN & STORAGE**





# Site Aerial

4681 Walzem Rd | San Antonio, TX



**SITE**  
0.77 AC

**FUTURE REDEVELOPMENT**  
WINDCREST  
INTERNATIONAL  
BUSINESS PARK

COMING  
SOON



202,265 VPD

50,287 VPD

410

410



**ACE MART**  
RESTAURANT  
SUPPLY

**SITE**  
0.77 AC

**moxie**  
PEST CONTROL

**Hart Lumber**  
ESTABLISHED 1910

**METRO**  
WHOLESALE FLOORING

**BUFFALO WILD WINGS**

**THE HOME DEPOT**

**RED LOBSTER**

**CHIPOTLE**  
MEXICAN BURGERS

**the Car Wash Express**

**eyelab**

**IN-N-OUT**  
BURGER

**K**

**TACO CABANA**



**Frost**  
FEDERAL CREDIT UNION

**SECURITY SERVICE**  
FEDERAL CREDIT UNION

**Asa**  
SUPER MARKET

**PREMIER HIGH SCHOOLS**

**H&R BLOCK**

**SUBWAY**

**BURGER KING**

**SMOOTHIE KING**

Walzem Rd

Walzem Rd

Walzem Rd

Walzem Rd

**Walzem Elementary**

**SONIC**

**MIRACLE**  
BODY & PAINT

**Las Palapas**

**Firestone**  
COMPLETE AUTO CARE

**Benny's**  
TACOS

Northgate

**AUSTIN VAN**  
& STORAGE

**Mayflower**

**Olive Garden**  
ITALIAN KITCHEN

**Applebee's**  
GRILL & BAR

**Apple Moving**  
COMMERCIAL & RESIDENTIAL

Windsor Park

**Roosevelt High School**



Mordred Rd

Serna Park

Lakeshore Dr

Overland Dr

Newport Dr

Miami Dr

N Heights Dr

Hartline Dr

**Workforce Solutions**  
SOLUTIONS BUSINESS + BUSINESS CAREERS

**SUPERIOR**  
MOBILE HEALTH

**TRIDOM**

Cross Crk

**Tirade Bend**

Interchange Pkwy

Fourwinds Dr





# Hard Corner Site Available

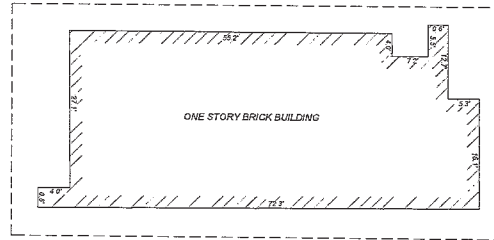
4681 Walzem Rd | San Antonio, TX



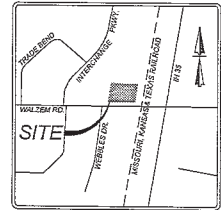
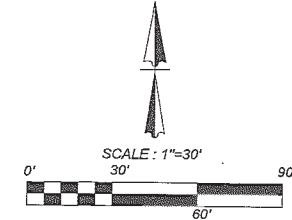
- NOTES**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
  - TITLE COMMITMENT PROVIDED BY \_\_\_\_\_ COMPANY, OF NO \_\_\_\_\_ EFFECTIVE DATE \_\_\_\_\_ ISSUED DATE \_\_\_\_\_ SCHEDULE B
  - REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 270 G OF 785, COMMUNITY PANEL NO. 480001070, DATED SEPTEMBER 29, 2010
  - THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS
  - METES AND BOUNDS WERE PREPARED FOR THIS SURVEY
  - SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING"
  - UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAP RECEIVED FROM SAWS AND CPS AND PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD
  - THE PIN FOR THE SOUTHWEST CORNER OF THE SITE WAS UNABLE TO BE SET DUE TO IT LANDING WITHIN A CONCRETE STRUCTURE WHICH WAS FILLED WITH TRASH

### EASEMENT LEGEND

- 10' ELECTRIC EASEMENT (VOL. 9502 PG. 41 D.P.R.)
- 28' BUILDING SETBACK LINE EASEMENT (VOL. 5140 PG. 33 D.P.R.)
- 20' ELECTRIC EASEMENT (VOL. 9502 PG. 41 D.P.R.)
- 12' TELEPHONE EASEMENT (VOL. 9502 PG. 41 D.P.R.)



BUILDING DETAIL: NOT TO SCALE



**FIELD NOTES**

A 0.7688 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, BEING ALL OF A 0.779 OF AN ACRE, TRACT OF LAND CONVEYED BY NEW WALZEM LAND, L.L.C. OF RECORD IN VOLUME 16588 PAGE 1348 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, WHICH CONSISTS OF A PORTION OF LOT 28, NEW CITY BLOCK 12179 OF THE MOBIL OIL CORPORATION SUBDIVISION A PLAT OF RECORD IN VOLUME 9502 PAGE 41 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI, KANSAS & TEXAS RAILROAD, A 100 FOOT WIDE RIGHT-OF-WAY, THE EAST LINE OF LOT 28, FOR THE SOUTHWEST CORNER OF TRACT II, A 0.090 OF AN ACRE TRACT OF LAND OF RECORD IN VOLUME 1552 PAGE 51 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND THE NORTH-EAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF TRACT II, THE SOUTHWEST CORNER OF TRACT I, A ROD FOR THE NORTHEAST CORNER OF TRACT II, THE SOUTHWEST CORNER OF TRACT I, A PORTION OF AN ACRE TRACT OF LAND OF RECORD IN VOLUME 1552 PAGE 51 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND IN THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI, KANSAS & TEXAS RAILROAD BEARS 89° 57' 55" W, A DISTANCE OF 24.81 FEET;

THENCE S 89° 57' 55" W, ALONG AND WITH THE COMMON LINE OF LOT 28 AND THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI, KANSAS & TEXAS RAILROAD, A DISTANCE OF 150.11 FEET TO A FOUND 1/2" IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF WALZEM ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, THE SOUTHWEST CORNER OF LOT 28 AND OF THE TRACT DESCRIBED HEREIN.

THENCE S 89° 58' 48" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF THE MISSOURI, KANSAS & TEXAS RAILROAD, ALONG AND WITH THE NORTH RIGHT-OF-WAY LINE OF WALZEM ROAD AND LOT 28, A DISTANCE OF 225.48 FEET TO A SET PK NAIL WITH WASHER STAMPED "KFW SURVEYING" FOR THE SOUTHWEST CORNER OF TRACT 28 CONVEYED TO LIPAN TRANSFER AND STORAGE, L.L.C. OF RECORD IN VOLUME 16588 PAGE 1348 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE SOUTHWEST CORNER OF LOT 28 AND THE TRACT DESCRIBED HEREIN, FROM WHICH THE SOUTHWEST CORNER OF TRACT 28 AND THE SOUTHWEST CORNER OF LOT 22, NEW CITY BLOCK 12179 OF THE INTERCHANGE PARK SUBDIVISION, UNIT 1 OF RECORD IN VOLUME 9200 PAGE 163 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS BEARS S 89° 58' 49" W, A DISTANCE OF 30.45 FEET, FROM WHICH A FOUND 1/2" IRON ROD BEARS N 89° 57' 55" W, A DISTANCE OF 12.91 FEET;

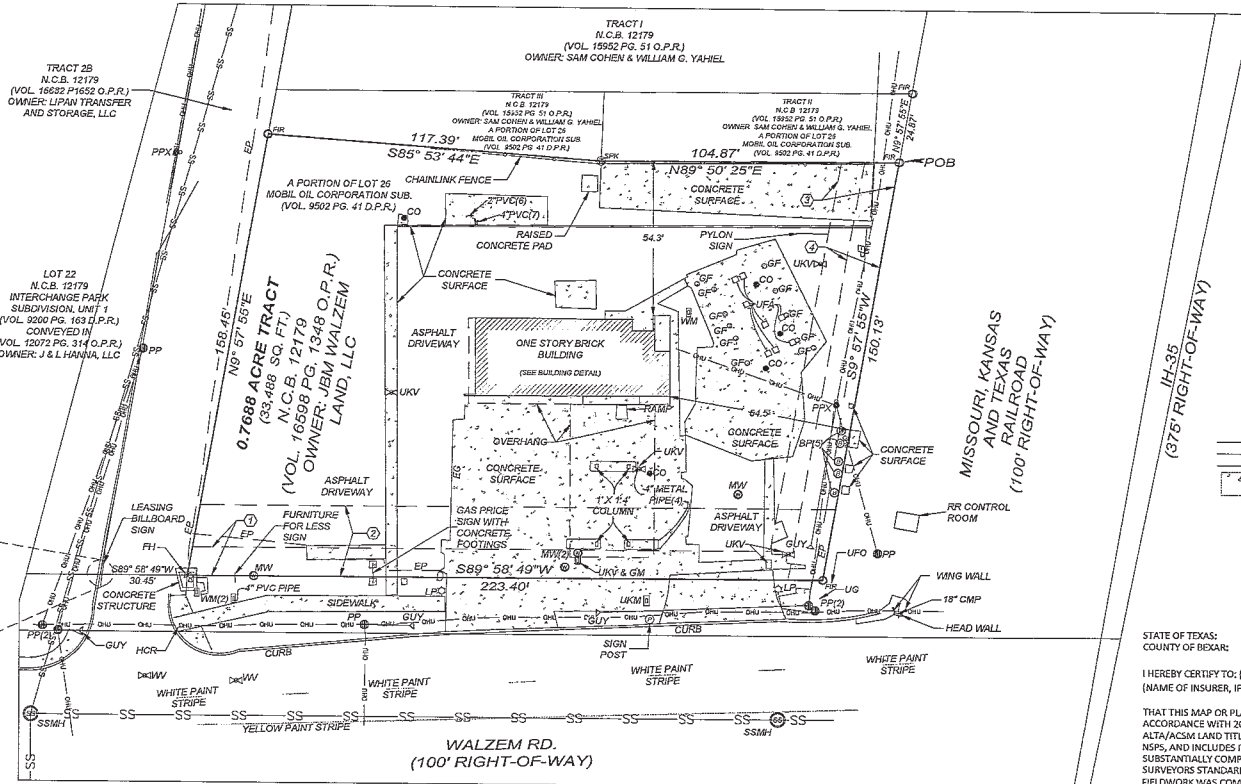
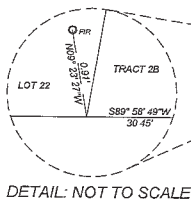
THENCE N 89° 57' 55" E, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF WALZEM ROAD AND ALONG AND WITH THE COMMON LINE OF LOT 28 AND LOT 28, A DISTANCE OF 158.45 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF TRACT III, A PORTION OF AN ACRE TRACT OF LAND OF RECORD IN VOLUME 1552 PAGE 51 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN.

THENCE S 89° 53' 44" E, ALONG AND WITH THE COMMON LINE OF TRACT II, A DISTANCE OF 117.39 FEET TO A SET PK NAIL WITH WASHER STAMPED "KFW SURVEYING" FOR THE SOUTHWEST CORNER OF TRACT II, THE SOUTHWEST CORNER OF TRACT III, AND AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN.

THENCE N 89° 58' 48" E, ALONG AND WITH THE COMMON LINE OF TRACT II, A DISTANCE OF 104.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7688 OF AN ACRE OR 33,468 SQUARE FEET, MORE OR LESS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY NEW SURVEYING BEARINGS ARE BASED ON (IA092011) TEXAS STATE PLANE, SOUTH CENTRAL ZONE 4204

\*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT\*

JOB NO 14-171  
PREPARED BY KFW SURVEYING  
DATE JANUARY 8, 2015  
FILE S:\DRAW\2014\14-171 7-11 WALZEM\DOCS\FN - 07688.AC





# Hard Corner Site Available

4681 Walzem Rd | San Antonio, TX



## DEMOGRAPHIC HIGHLIGHTS

| Population                                  | 1 mile   | 3 miles  | 5 miles  |
|---------------------------------------------|----------|----------|----------|
| 2023 Estimated Population                   | 10,607   | 100,597  | 283,140  |
| 2028 Projected Population                   | 10,418   | 101,650  | 284,942  |
| Projected Annual Growth Rate 2023 to 2028   | -0.36%   | 0.21%    | 0.13%    |
| <b>Daytime Population</b>                   |          |          |          |
| 2023 Daytime Population                     | 20,110   | 115,391  | 305,347  |
| Workers                                     | 14,295   | 63,474   | 162,035  |
| Residents                                   | 5,815    | 51,917   | 143,312  |
| <b>Income</b>                               |          |          |          |
| 2023 Est. Average Household Income          | \$62,837 | \$74,704 | \$91,645 |
| 2023 Est. Median Household Income           | \$45,539 | \$52,029 | \$61,806 |
| <b>Households &amp; Growth</b>              |          |          |          |
| 2023 Estimated Households                   | 4,232    | 40,214   | 106,999  |
| 2028 Estimated Households                   | 4,203    | 41,182   | 109,172  |
| Projected Annual Growth Rate 2023 to 2028   | -0.14%   | 0.48%    | 0.40%    |
| <b>Race &amp; Ethnicity</b>                 |          |          |          |
| 2023 Est. White                             | 38%      | 42%      | 44%      |
| 2023 Est. Black or African American         | 17%      | 15%      | 15%      |
| 2023 Est. Asian or Pacific Islander         | 4%       | 4%       | 4%       |
| 2023 Est. American Indian or Native Alaskan | 1%       | 1%       | 1%       |
| 2023 Est. Other Races                       | 20%      | 16%      | 14%      |
| 2023 Est. Hispanic                          | 55%      | 51%      | 48%      |



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





# Information About Brokerage Services

Texas Real Estate Commission (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.

|                                                                   |             |                    |              |
|-------------------------------------------------------------------|-------------|--------------------|--------------|
| SRS Real Estate Partners                                          | 9005621     | wes.babb@srsre.com | 512.236.4600 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email              | Phone        |
| Wes Babb                                                          | 349786      | wes.babb@srsre.com | 512.236.4646 |
| Designated Broker of Firm                                         | License No. | Email              | Phone        |

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

|                                              |                 |                        |                   |      |
|----------------------------------------------|-----------------|------------------------|-------------------|------|
| Webb Sellers                                 | 589055          | webb.sellers@srsre.com | 210.504.2781      |      |
| Licensed Supervisor of Sales Agent/Associate | License No.     | Email                  | Phone             |      |
| Drew Allen                                   | 656732          | drew.allen@srsre.com   | 210.504.1242      |      |
| Sales Agent/Associate's Name                 | License No.     | Email                  | Phone             |      |
| Buyer Initials                               | Tenant Initials | Seller Initials        | Landlord Initials | Date |





**SRS Real Estate Partners**  
2101 McCullough Ave  
San Antonio, TX 78212

**Webb Sellers**  
210.504.2781  
webb.sellers@srsre.com

**Drew Allen**  
210.504.1242  
drew.allen@srsre.com

**SRSRE.COM**

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