

MF-33 LAND FOR SALE

## 4927 WOODSTONE

4927 WOODSTONE DRIVE, SAN ANTONIO, TX 78230



4.25 AC FOR SALE

**KW COMMERCIAL | HERITAGE**

1717 N Loop 1604 E  
San Antonio, Texas 78232



Each Office Independently Owned and Operated

**PRESENTED BY:**

**MARCELINO GARCIA, CRE**

Broker Associate  
O: (210) 381-3722  
C: (210) 381-3722  
marcelino.kwcommercial@gmail.com  
59919, Texas

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.

# TABLE OF CONTENTS

4927 WOODSTONE DRIVE



**MARCELINO GARCIA, CRE**

BROKER ASSOCIATE

O: (210) 381-3722

C: (210) 381-3722

marcelino.kwcommercial@gmail.com

59919, Texas

Executive Summary	3
Property Photos	4
Conceptual Rendering	5
Survey & Site plan	6
Location Maps	7
Demographics	8
Disclaimer	9

**KW COMMERCIAL | HERITAGE**

1717 N Loop 1604 E

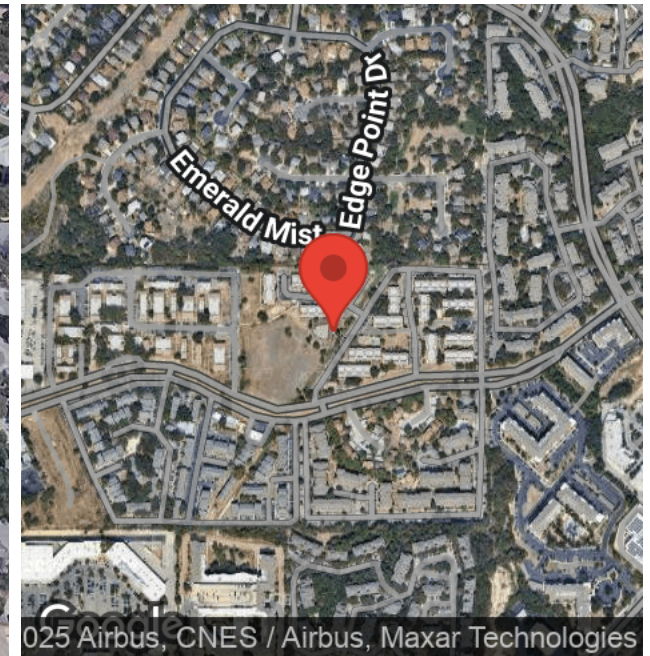
San Antonio, Texas 78232



Each Office Independently Owned and Operated

## EXECUTIVE SUMMARY

4927 WOODSTONE DRIVE



### OFFERING SUMMARY

<b>PRICE:</b>	UNDISCLOSED
<b>LOT SIZE:</b>	4.25 Acres
<b>PRICE / ACRE:</b>	\$11.88
<b>FRONTAGE:</b>	≈ 300' on Woodstone
<b>ZONING:</b>	MF-33
<b>PERMITTED USES:</b>	Multi Family

### PROPERTY OVERVIEW

4.25-acre shovel-ready tract located on Woodstone Dr, near Vance Jackson with convenient access to IH-10. Zoned MF-33, this entitled land is primed for immediate construction. Pre-development work completed, including comprehensive engineering studies and detailed plans.

#### Highlights:

- Shovel Ready & Entitled
- Engineering Studies & Plans available
- Prime Location
- Close Proximity to Huebner Rd & IH-10
- 4 Miles to Medical Center
- 4 Miles to 1604 & IH-10
- 6.5 Miles to Crossroads (410 & IH-10)
- 12 Miles to Downtown SA

## PROPERTY PHOTOS

4927 WOODSTONE DRIVE



## CONCEPTUAL RENDERING

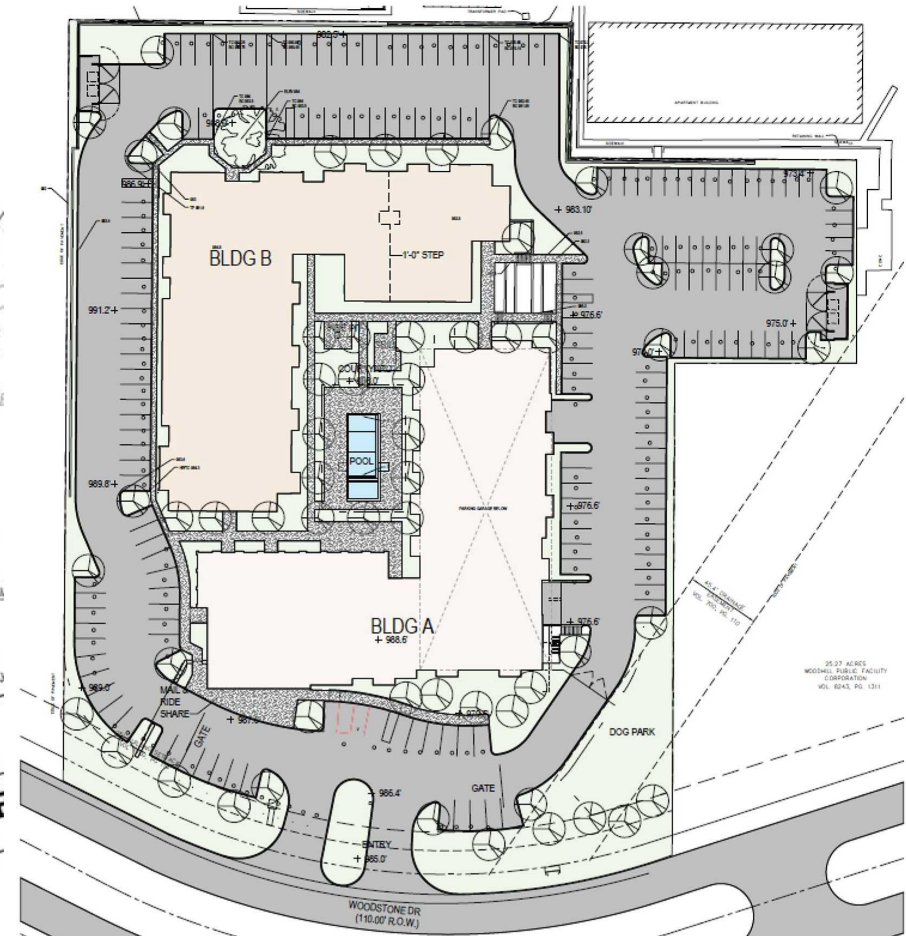
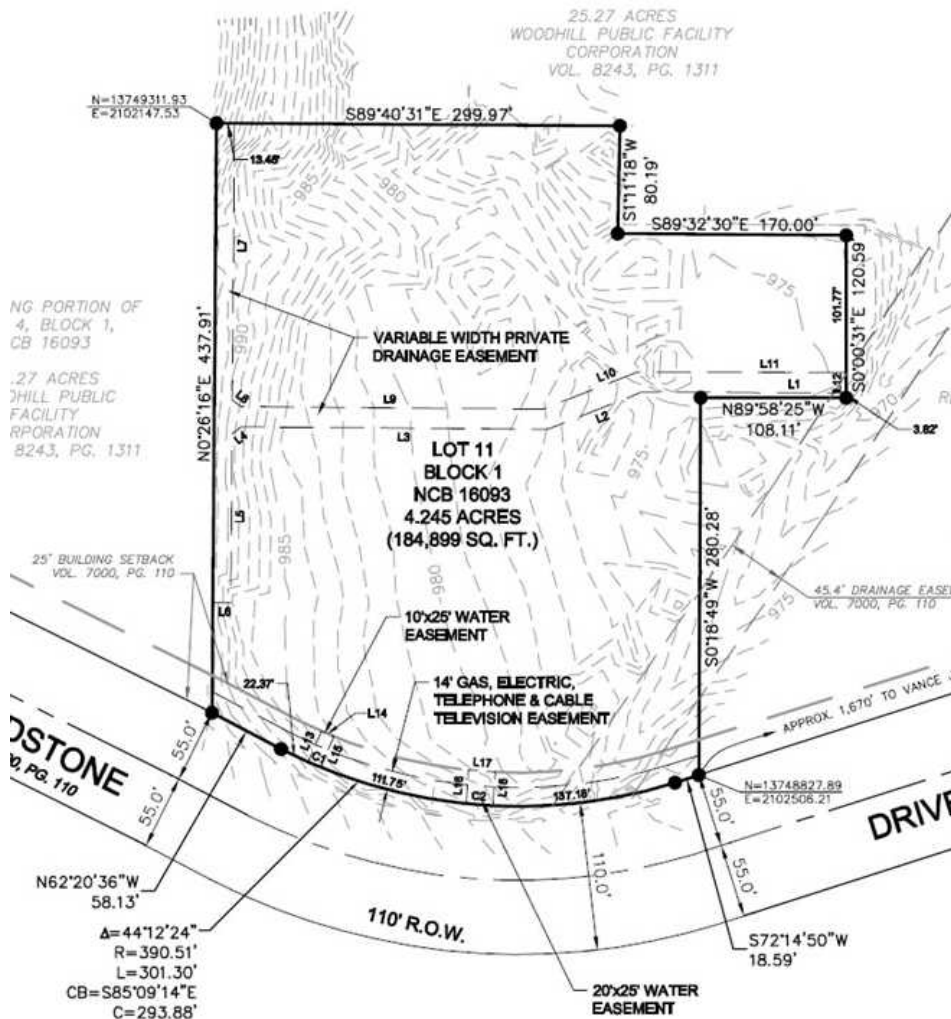
4927 WOODSTONE DRIVE



Building A - View Southwest

# SURVEY & SITE PLAN

4927 WOODSTONE DRIVE

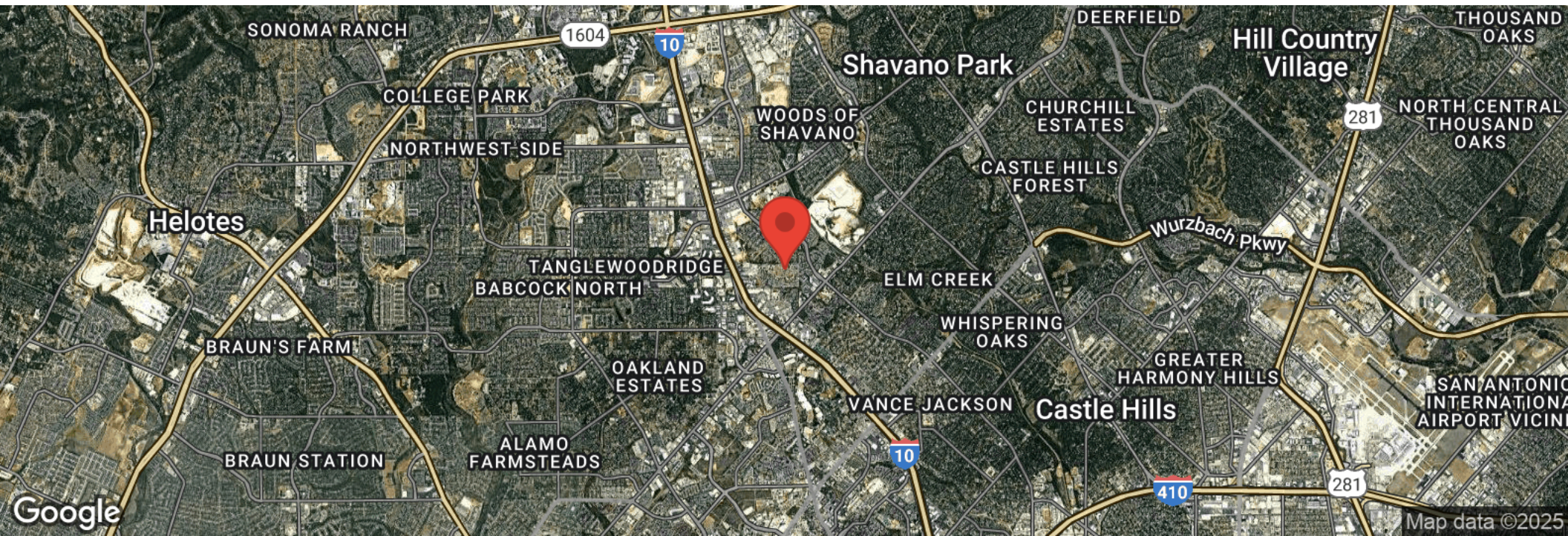


n

ALAMO  
ARCHITECTS

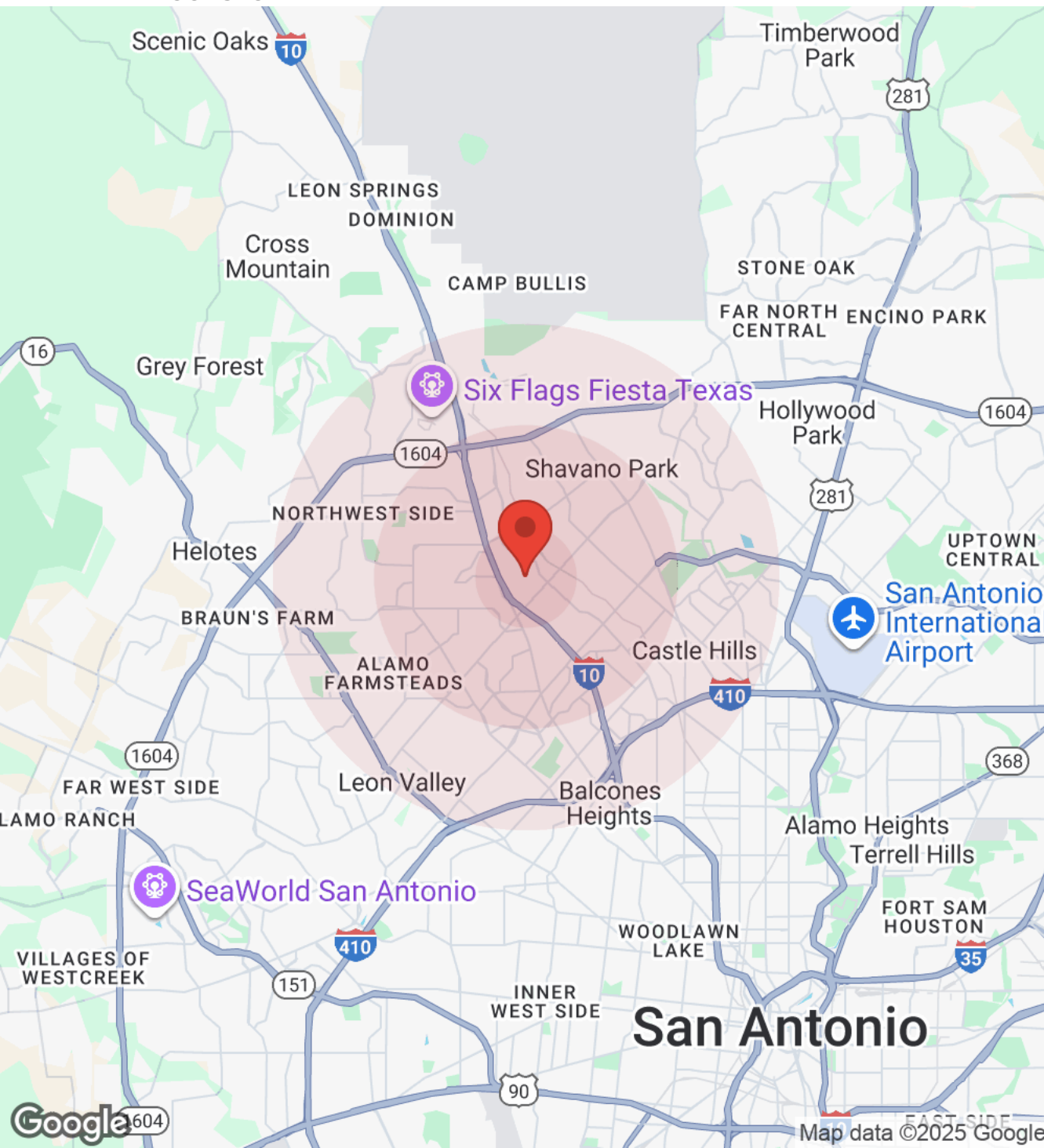
## LOCATION MAPS

4927 WOODSTONE DRIVE



## DEMOGRAPHICS

4927 WOODSTONE DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	7,305	59,860	154,358
Female	7,490	61,701	157,147
Total Population	14,795	121,561	311,505

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,471	21,540	55,324
Ages 15-24	2,209	17,499	47,011
Ages 25-54	7,388	53,925	134,514
Ages 55-64	1,269	11,460	31,209
Ages 65+	1,458	17,136	43,445

Race	1 Mile	3 Miles	5 Miles
White	4,196	37,976	96,317
Black	1,349	10,053	24,765
Am In/AK Nat	18	170	436
Hawaiian	4	97	218
Hispanic	7,717	59,225	161,951
Asian	1,164	11,342	21,400
Multi-Racial	286	2,395	5,763
Other	61	304	716

Income	1 Mile	3 Miles	5 Miles
Median	\$56,738	\$69,834	\$68,242
< \$15,000	654	4,429	12,301
\$15,000-\$24,999	595	3,529	8,865
\$25,000-\$34,999	624	4,211	10,377
\$35,000-\$49,999	1,192	6,768	16,854
\$50,000-\$74,999	1,463	10,865	26,367
\$75,000-\$99,999	1,098	6,869	15,482
\$100,000-\$149,999	1,034	9,393	22,317
\$150,000-\$199,999	318	3,821	9,977
> \$200,000	466	5,871	14,422

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,143	60,908	149,672
Occupied	7,445	55,757	136,961
Owner Occupied	1,456	20,138	54,399
Renter Occupied	5,989	35,619	82,562
Vacant	698	5,151	12,710

## DISCLAIMER

4927 WOODSTONE DRIVE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

### KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E  
San Antonio, Texas 78232



Each Office Independently Owned and Operated

### PRESENTED BY:

#### MARCELINO GARCIA, CRE

Broker Associate

O: (210) 381-3722

C: (210) 381-3722

marcelino.kwcommercial@gmail.com

59919, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.