

## REDEVELOPED COMMERCIAL SPACE | EXCELLENT HIGHWAY VISIBILITY

4475-4485 Walzem Rd, San Antonio, TX 78218

**410 and I-35 Value Add Property**  
**176,000 Square Feet on 13 Acres**



### For Lease Suites:

- 103,000 SF Suite, Fully HVAC, Can Be Split Up
- 25,500 SF Flex Suite
- 12,500 SF Flex Suite

### Property Highlights

- Easy access to 410 and I-35
- Undergoing full rehab from the roof down to the parking lot (modernized inside & out)
- Ideal Warehouse, Distribution, Industrial use, or large retail user
- 2 pylon signs and 1 additional foot for signage
- I-1 Zoning
- Dock and Grade level doors
- Ample truck and car parking
- Parking ratio 10/1000
- Call Sean Ferris (210) 428-0204
- For Sale, Please Call Broker



**Sean Ferris, CCIM**  
210-824-3323  
sferris@pfproperties.net

# TABLE OF CONTENTS

Property Summary	3
Aerial Map	4
Floor Plans	5
Demographic Info	7
Executive Summary	13
IABS	15

## **SEAN FERRIS, CCIM**

O: 210-824-3323

C: 210-428-0204

[sferris@pfproperties.net](mailto:sferris@pfproperties.net)



# PROPERTY SUMMARY

Walzem Rd

4475 - 4485 Walzem Road | San Antonio, TX 78218

03



## Property Summary

Building SF:	176,000
Price:	Please Call
Rentable SF:	176,000
Type:	Retail
Space Sizes	3,525 SF - 141,000 SF
Suites	103,000 SF Flex 100% HVAC, Can Be Subdivided
Flex/Industrial	12,500 SF flex
Flex/Industrial	25,500 SF flex
Retail	3,525 SF
Call for Pricing	

## Property Overview

This 13-acre property is undergoing a full redevelopment beginning June 2025 and will feature approximately 176,000 SF of rentable space ideal for distribution, storage, retail, charter school, or education uses. Spaces can start at 10,000 SF and can be subdivided, leased, or sold, allowing flexibility for both tenants and investors. The entire property is currently undergoing a complete rehab, including brand-new roofs, upgraded electrical and plumbing systems, a fully resurfaced parking lot, and exterior façade and structural improvements to modernize the buildings and infrastructure. The site offers ample parking, high visibility with two existing pylon signs and footings in place for a third, and improved access from multiple entry points. Ideally located near the 410/I-35 interchange with direct access to major roadways, this property represents one of the best value-add opportunities in the market.

## Location Overview

The property offers easy access from I-35, Loop 410, Walzem Road, and Austin Highway. Located at the corner of Austin Highway and Walzem Road, it's just minutes from the I-35 and 410 exits. High-visibility signage is available on multiple corners of the site.

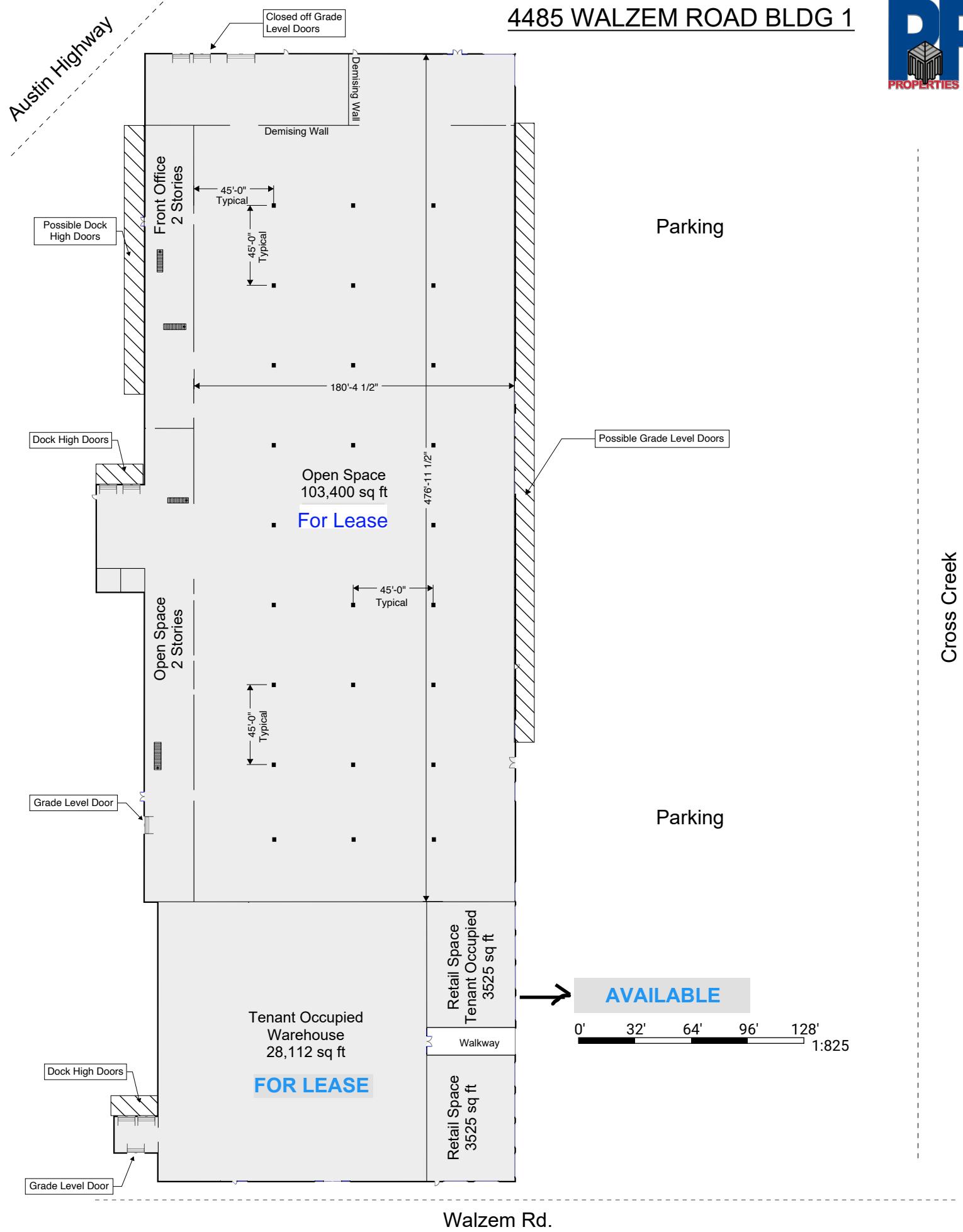
# AERIAL MAP

Walzem Rd

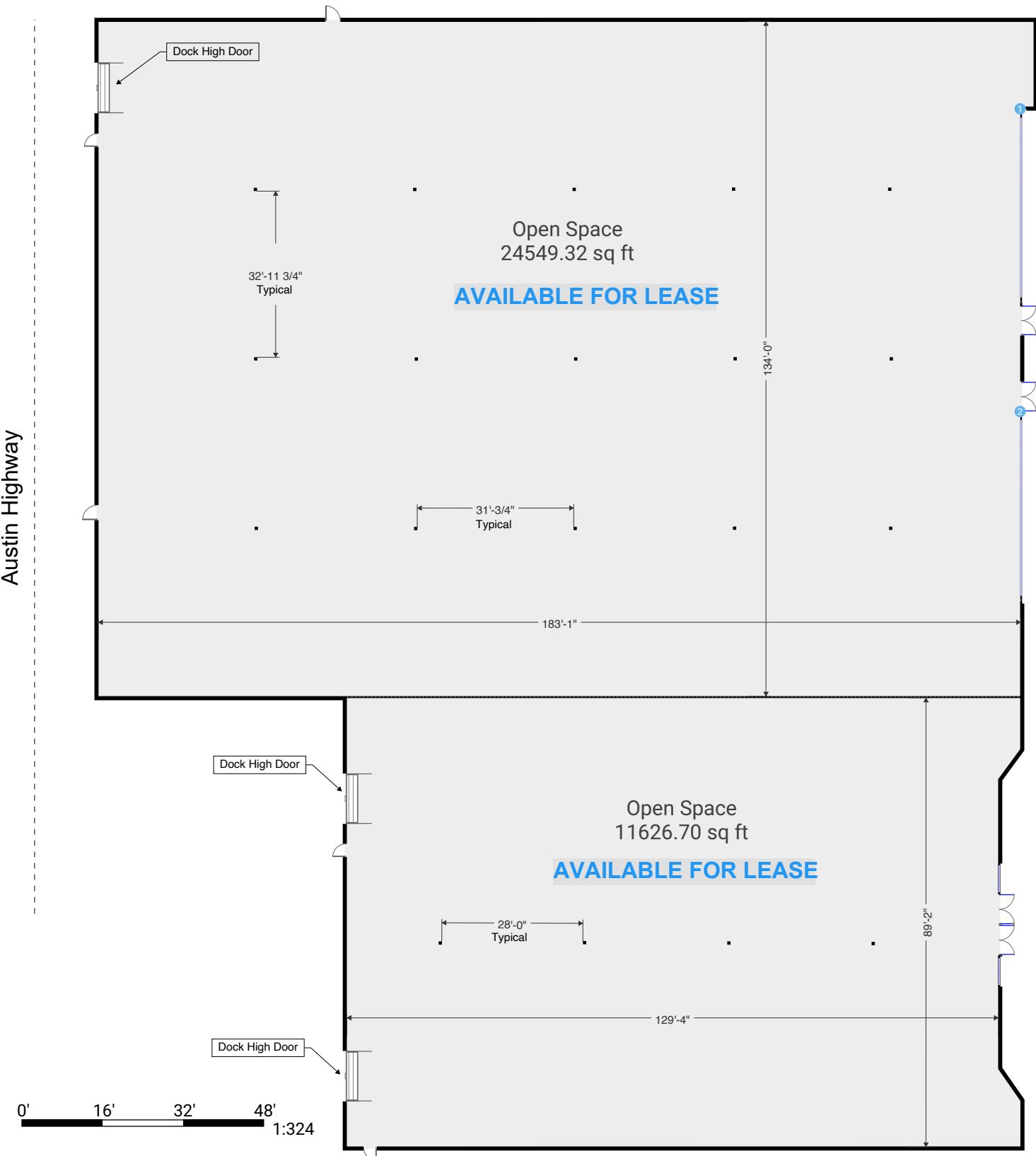
4475 - 4485 Walzem Road | San Antonio, TX 78218

04





## Cross Creek





# Demographic and Income Profile

4475 Walzem Rd, San Antonio, Texas, 78218

Ring: 1 mile radius

Prepared by Esri

Latitude: 29.51079

Longitude: -98.40424

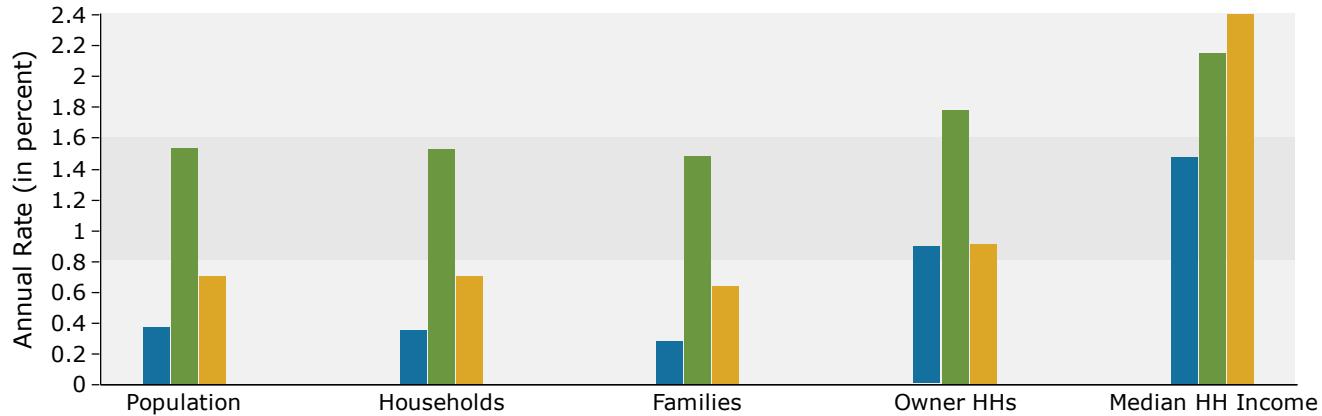
Summary	Census 2010	2021	2026
Population	10,299	10,389	10,585
Households	4,054	4,070	4,144
Families	2,443	2,390	2,424
Average Household Size	2.52	2.53	2.53
Owner Occupied Housing Units	1,928	1,873	1,959
Renter Occupied Housing Units	2,126	2,197	2,185
Median Age	34.1	35.8	36.1
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.37%	1.54%	0.71%
Households	0.36%	1.53%	0.71%
Families	0.28%	1.49%	0.64%
Owner HHs	0.90%	1.79%	0.91%
Median Household Income	1.48%	2.15%	2.41%
Households by Income	Number	Percent	Number
<\$15,000	647	15.9%	568
\$15,000 - \$24,999	560	13.8%	498
\$25,000 - \$34,999	510	12.5%	508
\$35,000 - \$49,999	838	20.6%	852
\$50,000 - \$74,999	780	19.2%	862
\$75,000 - \$99,999	321	7.9%	366
\$100,000 - \$149,999	319	7.8%	376
\$150,000 - \$199,999	62	1.5%	79
\$200,000+	32	0.8%	35
Median Household Income	\$39,361		\$42,356
Average Household Income	\$49,702		\$55,111
Per Capita Income	\$19,846		\$22,002
Population by Age	Census 2010	2021	2026
0 - 4	Number	Percent	Number
0 - 4	824	8.0%	747
5 - 9	773	7.5%	725
10 - 14	702	6.8%	661
15 - 19	684	6.6%	656
20 - 24	759	7.4%	722
25 - 34	1,531	14.9%	1,573
35 - 44	1,294	12.6%	1,358
45 - 54	1,360	13.2%	1,133
55 - 64	1,041	10.1%	1,196
65 - 74	657	6.4%	888
75 - 84	504	4.9%	502
85+	170	1.7%	230
Race and Ethnicity	Census 2010	2021	2026
White Alone	Number	Percent	Number
White Alone	7,001	68.0%	6,731
Black Alone	1,559	15.1%	1,674
American Indian Alone	91	0.9%	92
Asian Alone	245	2.4%	295
Pacific Islander Alone	14	0.1%	16
Some Other Race Alone	1,046	10.2%	1,189
Two or More Races	343	3.3%	392
Hispanic Origin (Any Race)	5,214	50.6%	5,763

**Data Note:** Income is expressed in current dollars.

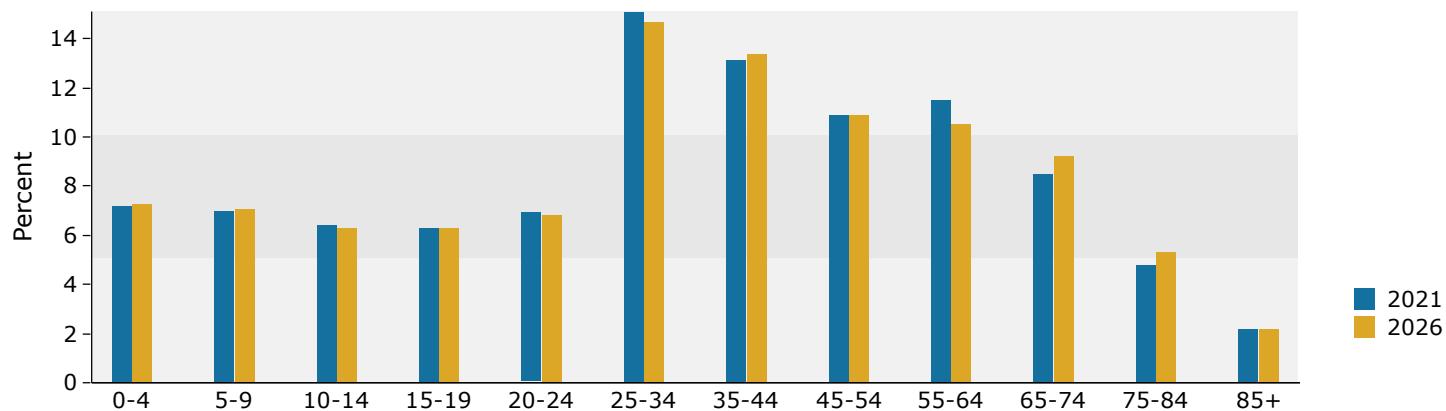
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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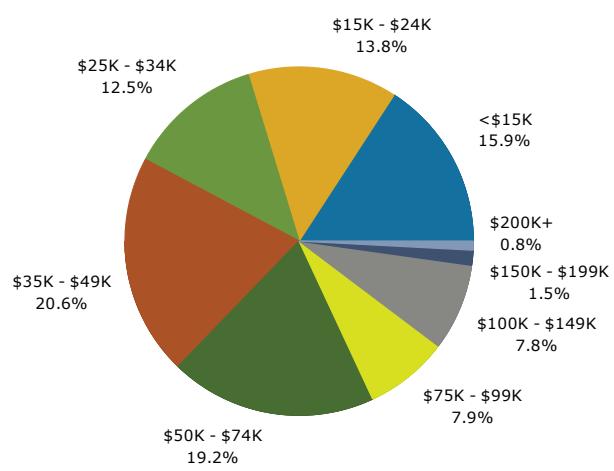
## Trends 2021-2026



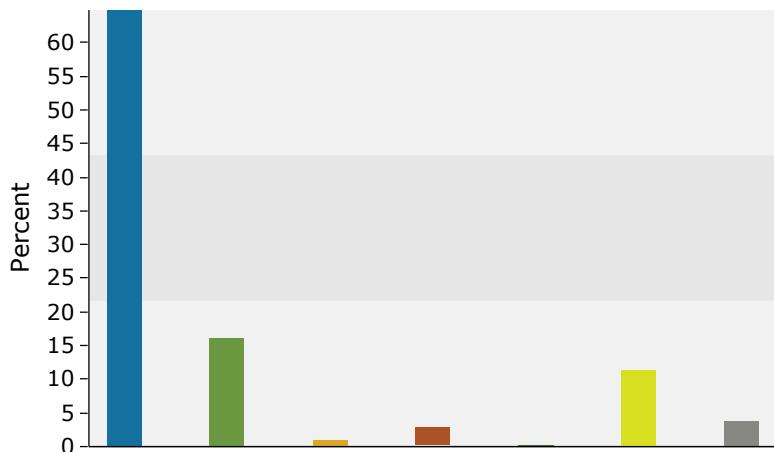
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 55.5%



# Demographic and Income Profile

4475 Walzem Rd, San Antonio, Texas, 78218

Ring: 3 mile radius

Prepared by Esri

Latitude: 29.51079

Longitude: -98.40424

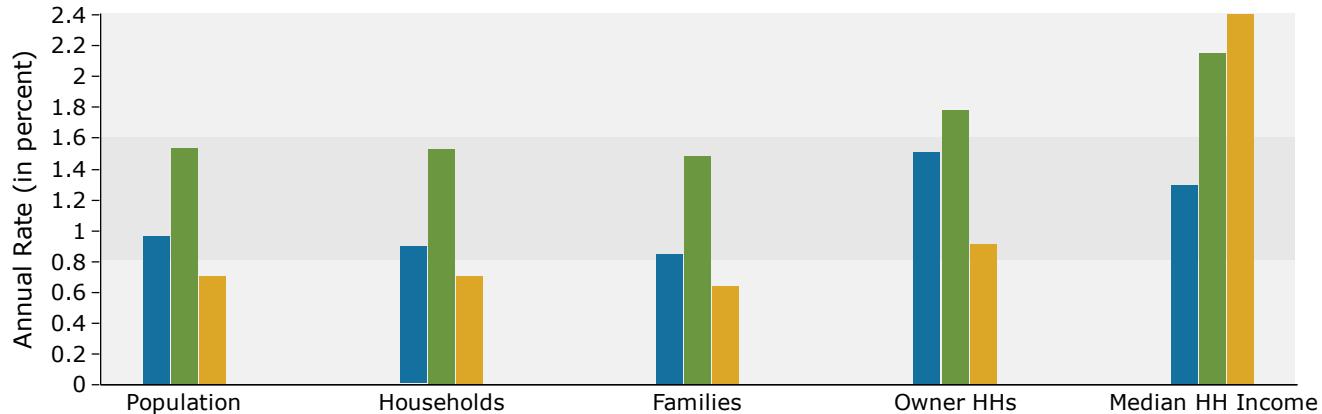
Summary	Census 2010	2021	2026
Population	88,586	95,349	100,013
Households	36,167	38,484	40,255
Families	21,851	22,870	23,858
Average Household Size	2.41	2.44	2.45
Owner Occupied Housing Units	18,477	19,435	20,945
Renter Occupied Housing Units	17,690	19,049	19,310
Median Age	35.6	36.9	37.5
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.96%	1.54%	0.71%
Households	0.90%	1.53%	0.71%
Families	0.85%	1.49%	0.64%
Owner HHs	1.51%	1.79%	0.91%
Median Household Income	1.30%	2.15%	2.41%
Households by Income	2021	2026	
	Number	Percent	Number
<\$15,000	4,674	12.1%	4,173
\$15,000 - \$24,999	4,016	10.4%	3,736
\$25,000 - \$34,999	4,698	12.2%	4,583
\$35,000 - \$49,999	5,881	15.3%	5,888
\$50,000 - \$74,999	8,397	21.8%	9,103
\$75,000 - \$99,999	4,412	11.5%	5,114
\$100,000 - \$149,999	3,675	9.5%	4,426
\$150,000 - \$199,999	1,289	3.3%	1,628
\$200,000+	1,441	3.7%	1,603
Median Household Income	\$49,905		\$53,236
Average Household Income	\$66,765		\$73,785
Per Capita Income	\$26,809		\$29,543
Population by Age	Census 2010	2021	2026
	Number	Percent	Number
0 - 4	6,648	7.5%	6,488
5 - 9	6,130	6.9%	6,321
10 - 14	5,757	6.5%	6,068
15 - 19	5,850	6.6%	5,866
20 - 24	6,542	7.4%	6,453
25 - 34	12,724	14.4%	14,023
35 - 44	10,956	12.4%	11,914
45 - 54	11,722	13.2%	10,477
55 - 64	9,835	11.1%	11,009
65 - 74	6,176	7.0%	9,173
75 - 84	4,401	5.0%	5,185
85+	1,845	2.1%	2,372
Race and Ethnicity	Census 2010	2021	2026
	Number	Percent	Number
White Alone	59,301	66.9%	60,096
Black Alone	13,034	14.7%	15,100
American Indian Alone	789	0.9%	890
Asian Alone	2,371	2.7%	3,175
Pacific Islander Alone	209	0.2%	279
Some Other Race Alone	9,354	10.6%	11,429
Two or More Races	3,528	4.0%	4,380
Hispanic Origin (Any Race)	38,850	43.9%	46,663

**Data Note:** Income is expressed in current dollars.

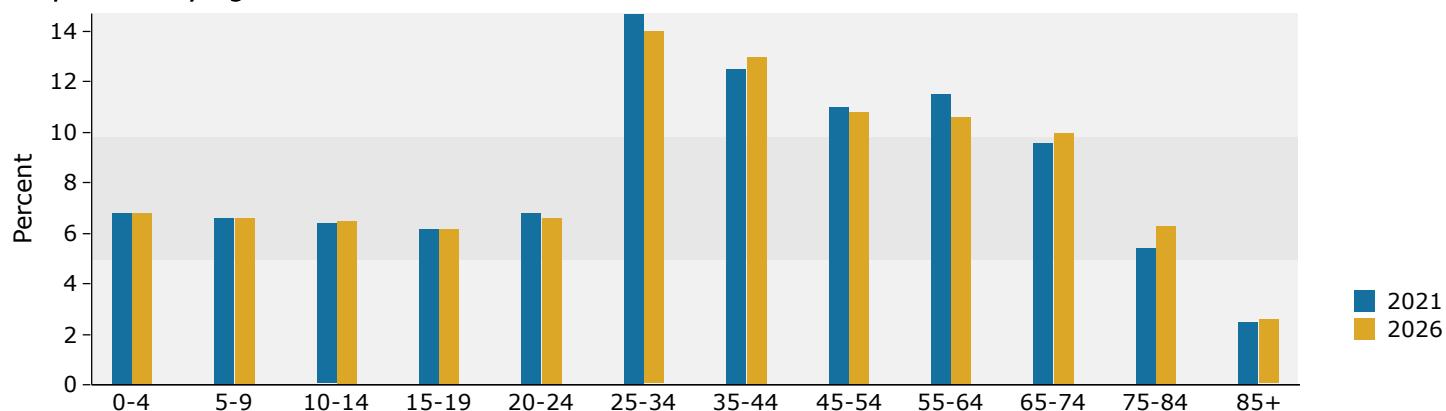
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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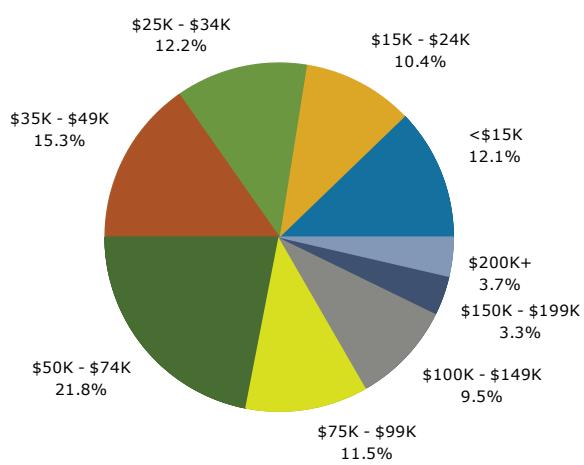
## Trends 2021-2026



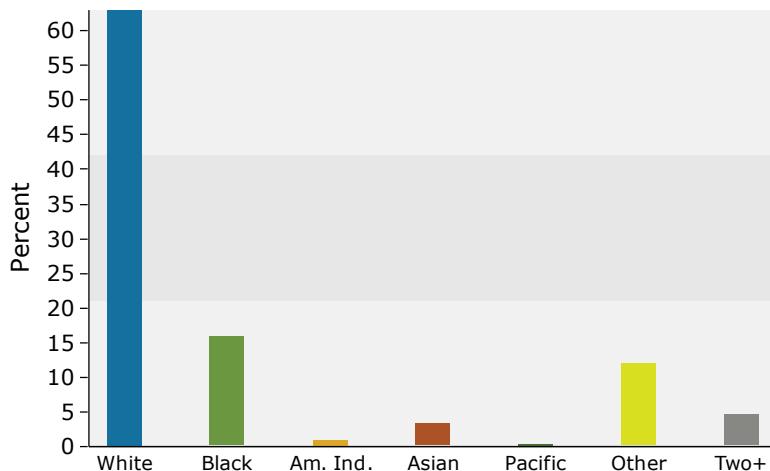
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 48.9%



# Demographic and Income Profile

4475 Walzem Rd, San Antonio, Texas, 78218

Ring: 5 mile radius

Prepared by Esri

Latitude: 29.51079

Longitude: -98.40424

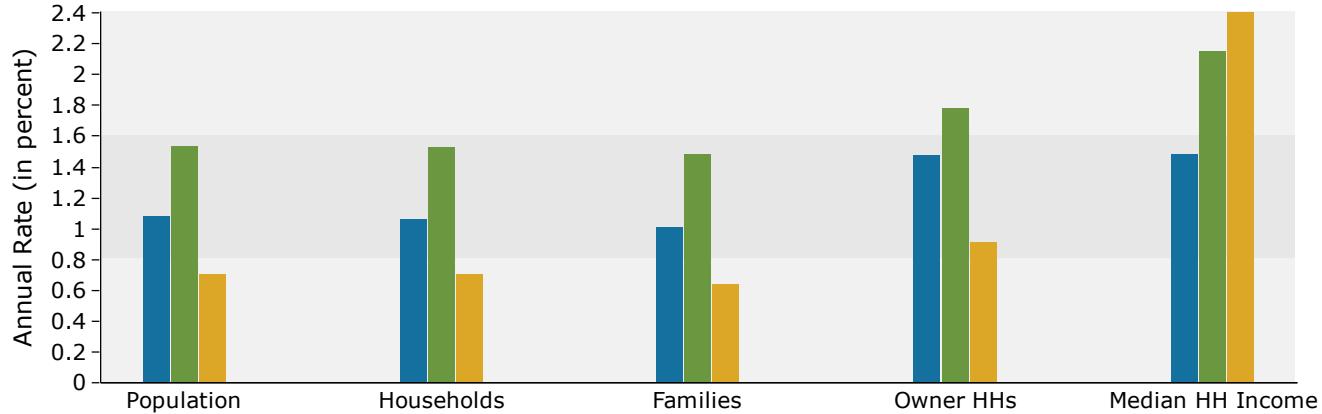
Summary	Census 2010	2021	2026	
Population	246,766	270,638	285,636	
Households	92,993	101,213	106,694	
Families	61,187	65,740	69,121	
Average Household Size	2.58	2.61	2.61	
Owner Occupied Housing Units	56,816	61,289	65,952	
Renter Occupied Housing Units	36,177	39,924	40,742	
Median Age	35.0	36.6	37.0	
Trends: 2021-2026 Annual Rate	Area	State	National	
Population	1.08%	1.54%	0.71%	
Households	1.06%	1.53%	0.71%	
Families	1.01%	1.49%	0.64%	
Owner HHs	1.48%	1.79%	0.91%	
Median Household Income	1.49%	2.15%	2.41%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	9,092	9.0%	8,125	7.6%
\$15,000 - \$24,999	8,472	8.4%	7,793	7.3%
\$25,000 - \$34,999	10,279	10.2%	9,851	9.2%
\$35,000 - \$49,999	13,612	13.4%	13,487	12.6%
\$50,000 - \$74,999	22,682	22.4%	24,094	22.6%
\$75,000 - \$99,999	14,021	13.9%	15,890	14.9%
\$100,000 - \$149,999	12,897	12.7%	15,391	14.4%
\$150,000 - \$199,999	4,864	4.8%	6,172	5.8%
\$200,000+	5,294	5.2%	5,889	5.5%
Median Household Income	\$57,583		\$61,992	
Average Household Income	\$79,486		\$87,282	
Per Capita Income	\$29,967		\$32,820	
Population by Age	Census 2010	2021	2026	
0 - 4	17,719	7.2%	17,571	6.5%
5 - 9	17,769	7.2%	17,874	6.6%
10 - 14	17,766	7.2%	17,819	6.6%
15 - 19	17,894	7.3%	17,424	6.4%
20 - 24	17,116	6.9%	18,418	6.8%
25 - 34	35,262	14.3%	40,080	14.8%
35 - 44	32,256	13.1%	35,143	13.0%
45 - 54	34,075	13.8%	30,397	11.2%
55 - 64	27,125	11.0%	31,979	11.8%
65 - 74	15,346	6.2%	25,119	9.3%
75 - 84	9,702	3.9%	12,838	4.7%
85+	4,737	1.9%	5,975	2.2%
Race and Ethnicity	Census 2010	2021	2026	
White Alone	167,969	68.1%	172,219	63.6%
Black Alone	35,557	14.4%	43,138	15.9%
American Indian Alone	1,935	0.8%	2,217	0.8%
Asian Alone	6,375	2.6%	8,857	3.3%
Pacific Islander Alone	583	0.2%	794	0.3%
Some Other Race Alone	24,683	10.0%	30,994	11.5%
Two or More Races	9,664	3.9%	12,419	4.6%
Hispanic Origin (Any Race)	101,824	41.3%	124,925	46.2%

**Data Note:** Income is expressed in current dollars.

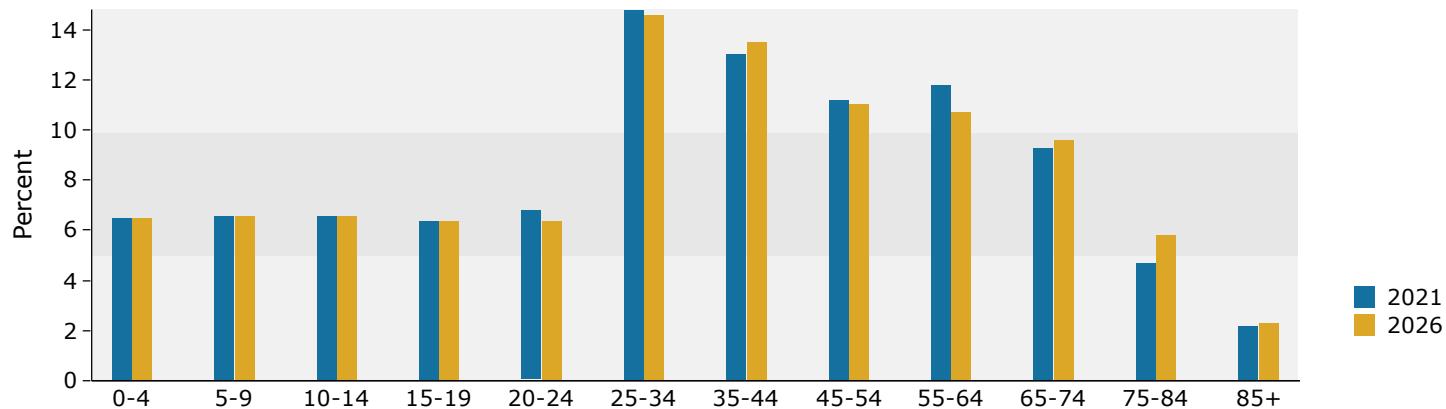
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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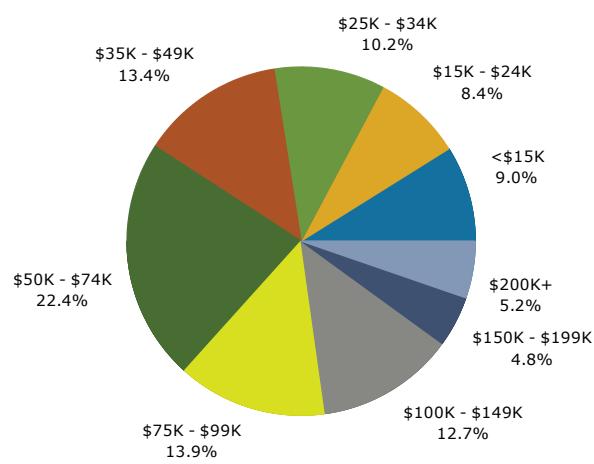
## Trends 2021-2026



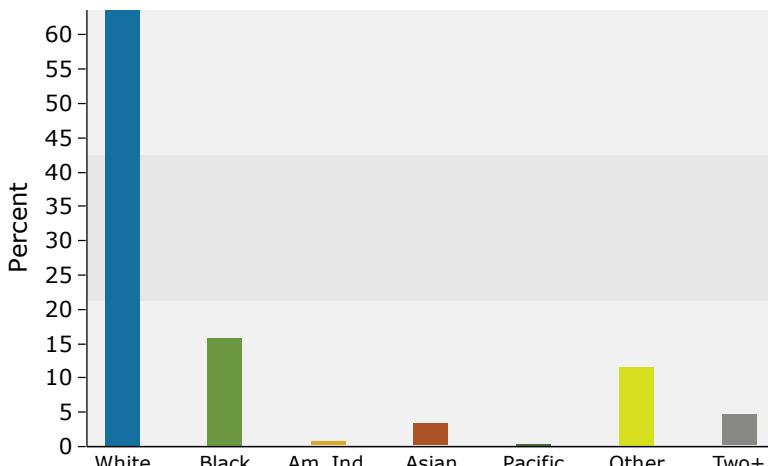
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 46.2%

## Executive Summary

4475 Walzem Rd, San Antonio, Texas, 78218

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 29.51079

Longitude: -98.40424

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,117	82,207	220,454
2010 Population	10,299	88,586	246,766
2021 Population	10,389	95,349	270,638
2026 Population	10,585	100,013	285,636
2000-2010 Annual Rate	-0.76%	0.75%	1.13%
2010-2021 Annual Rate	0.08%	0.66%	0.82%
2021-2026 Annual Rate	0.37%	0.96%	1.08%
2021 Male Population	48.4%	48.4%	48.1%
2021 Female Population	51.6%	51.6%	51.9%
2021 Median Age	35.8	36.9	36.6

In the identified area, the current year population is 270,638. In 2010, the Census count in the area was 246,766. The rate of change since 2010 was 0.82% annually. The five-year projection for the population in the area is 285,636 representing a change of 1.08% annually from 2021 to 2026. Currently, the population is 48.1% male and 51.9% female.

### Median Age

The median age in this area is 35.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	64.8%	63.0%	63.6%
2021 Black Alone	16.1%	15.8%	15.9%
2021 American Indian/Alaska Native Alone	0.9%	0.9%	0.8%
2021 Asian Alone	2.8%	3.3%	3.3%
2021 Pacific Islander Alone	0.2%	0.3%	0.3%
2021 Other Race	11.4%	12.0%	11.5%
2021 Two or More Races	3.8%	4.6%	4.6%
2021 Hispanic Origin (Any Race)	55.5%	48.9%	46.2%

Persons of Hispanic origin represent 46.2% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.3 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	38	63	78
2000 Households	4,510	34,206	83,983
2010 Households	4,054	36,167	92,993
2021 Total Households	4,070	38,484	101,213
2026 Total Households	4,144	40,255	106,694
2000-2010 Annual Rate	-1.06%	0.56%	1.02%
2010-2021 Annual Rate	0.04%	0.55%	0.76%
2021-2026 Annual Rate	0.36%	0.90%	1.06%
2021 Average Household Size	2.53	2.44	2.61

The household count in this area has changed from 92,993 in 2010 to 101,213 in the current year, a change of 0.76% annually. The five-year projection of households is 106,694, a change of 1.06% annually from the current year total. Average household size is currently 2.61, compared to 2.58 in the year 2010. The number of families in the current year is 65,740 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

November 04, 2021

## Executive Summary

4475 Walzem Rd, San Antonio, Texas, 78218

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 29.51079

Longitude: -98.40424

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	15.4%	15.4%	13.7%
<b>Median Household Income</b>			
2021 Median Household Income	\$39,361	\$49,905	\$57,583
2026 Median Household Income	\$42,356	\$53,236	\$61,992
2021-2026 Annual Rate	1.48%	1.30%	1.49%
<b>Average Household Income</b>			
2021 Average Household Income	\$49,702	\$66,765	\$79,486
2026 Average Household Income	\$55,111	\$73,785	\$87,282
2021-2026 Annual Rate	2.09%	2.02%	1.89%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$19,846	\$26,809	\$29,967
2026 Per Capita Income	\$22,002	\$29,543	\$32,820
2021-2026 Annual Rate	2.08%	1.96%	1.84%
<b>Households by Income</b>			
Current median household income is \$57,583 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$61,992 in five years, compared to \$72,932 for all U.S. households			
Current average household income is \$79,486 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$87,282 in five years, compared to \$103,679 for all U.S. households			
Current per capita income is \$29,967 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,820 in five years, compared to \$39,378 for all U.S. households			
<b>Housing</b>			
2021 Housing Affordability Index	129	127	141
2000 Total Housing Units	4,774	36,923	89,287
2000 Owner Occupied Housing Units	2,048	18,149	52,247
2000 Renter Occupied Housing Units	2,463	16,057	31,736
2000 Vacant Housing Units	263	2,717	5,304
2010 Total Housing Units	4,707	40,527	101,710
2010 Owner Occupied Housing Units	1,928	18,477	56,816
2010 Renter Occupied Housing Units	2,126	17,690	36,177
2010 Vacant Housing Units	653	4,360	8,717
2021 Total Housing Units	4,805	42,779	109,452
2021 Owner Occupied Housing Units	1,873	19,435	61,289
2021 Renter Occupied Housing Units	2,197	19,049	39,924
2021 Vacant Housing Units	735	4,295	8,239
2026 Total Housing Units	4,902	44,603	114,929
2026 Owner Occupied Housing Units	1,959	20,945	65,952
2026 Renter Occupied Housing Units	2,185	19,310	40,742
2026 Vacant Housing Units	758	4,348	8,235

Currently, 56.0% of the 109,452 housing units in the area are owner occupied; 36.5%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 101,710 housing units in the area - 55.9% owner occupied, 35.6% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 3.31%. Median home value in the area is \$187,475, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.54% annually to \$245,478.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

November 04, 2021



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>PF Properties</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>592395</b> License No.	<b>sferris@pfproperties.net</b> Email	<b>(210)824-3323</b> Phone
<b>Sean Ferris</b> Designated Broker of Firm	<b>671522</b> License No.	<b>sferris@pfproperties.net</b> Email	<b>(210)428-0204</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<b>Sean Ferris</b> Sales Agent/Associate's Name	<b>671522</b> License No.	<b>sferris@pfproperties.net</b> Email	<b>(210)428-0204</b> Phone
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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)