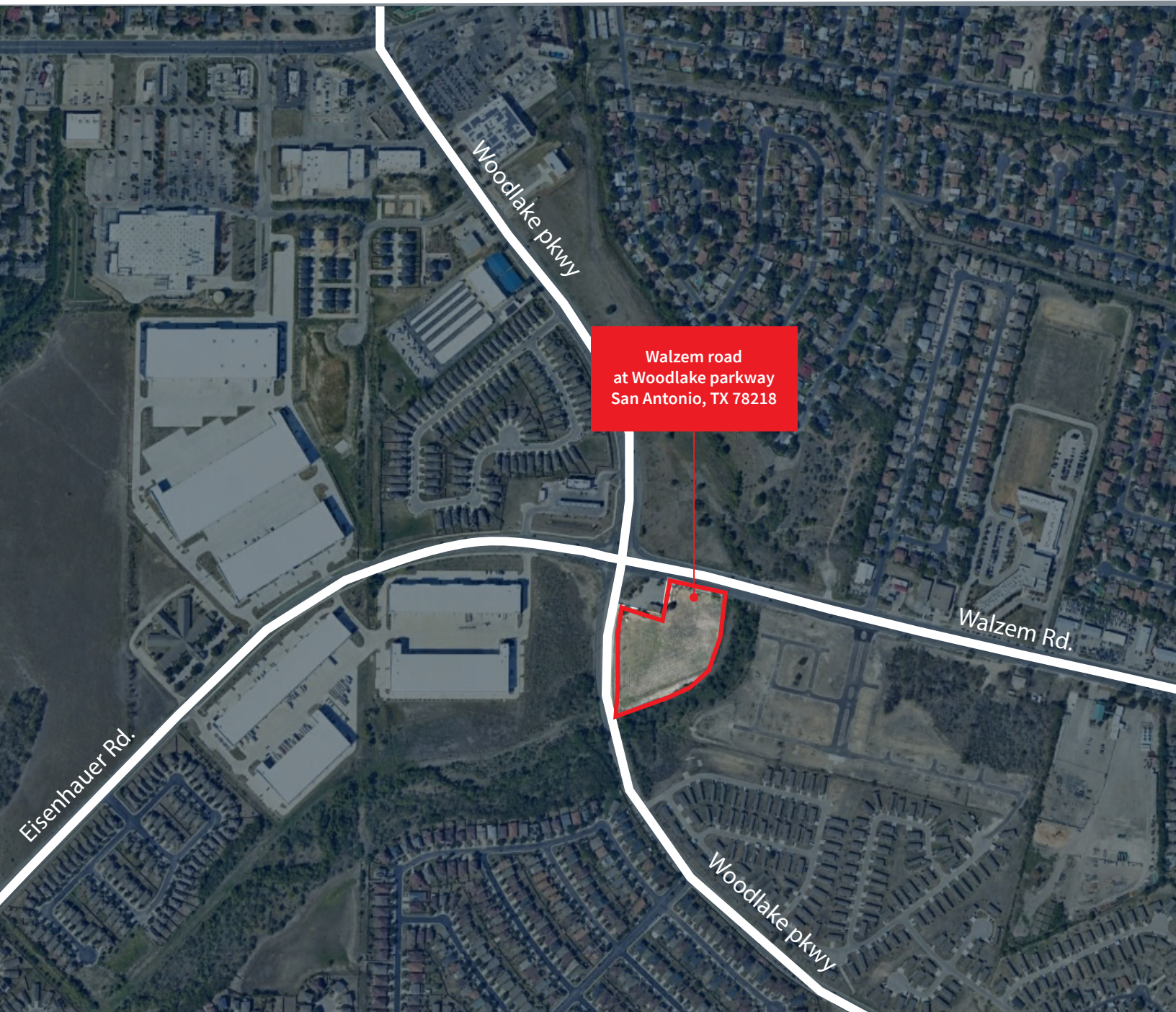


For Sale

±4.6 Acres at Walzem Rd. at Woodlake Pkwy
San Antonio, TX 78218



Property snapshot



4.6 Acres



4-way
signalized intersection



Utilities available
to the property



Contact
broker for pricing

For sale

±4.6 Acres

Zoning

C-3

Location

Located in Northeast San Antonio at the intersection of Walzem Rd., Eisenhower Rd. and Woodlake Parkway.

Signalized intersection

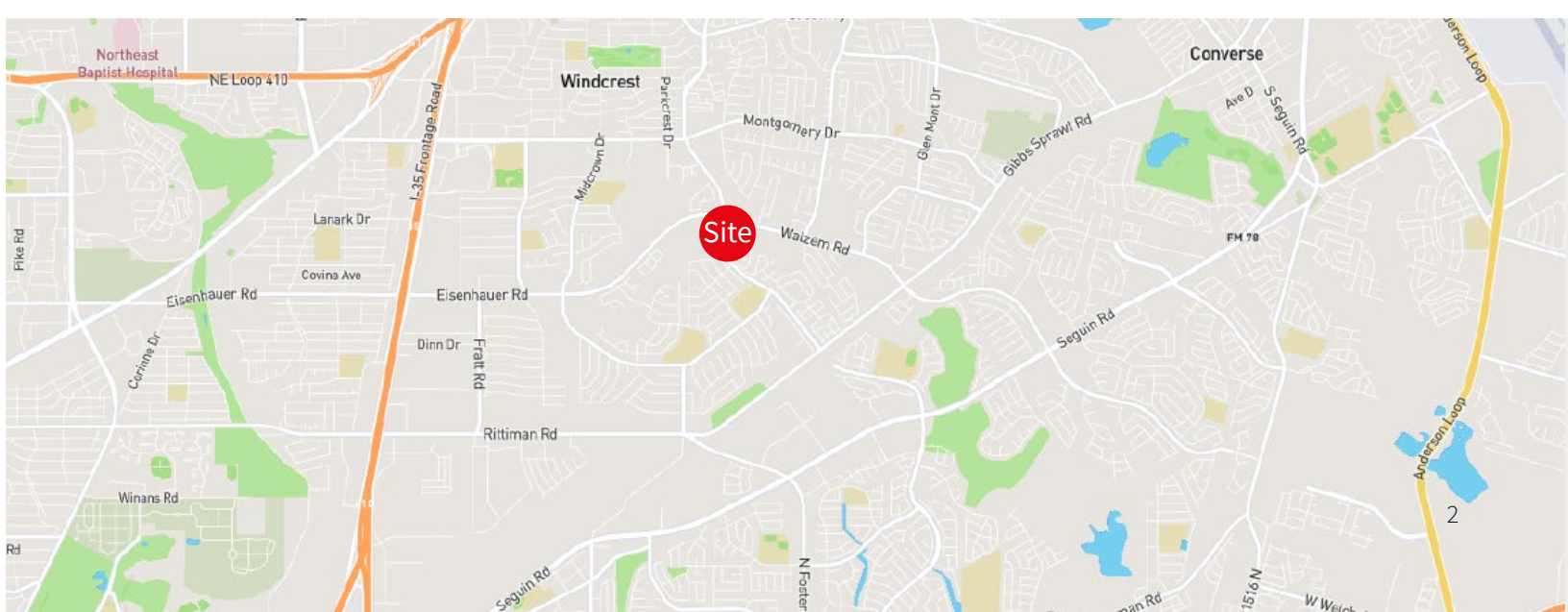
Located at a 4-way signalized intersection

Property highlights

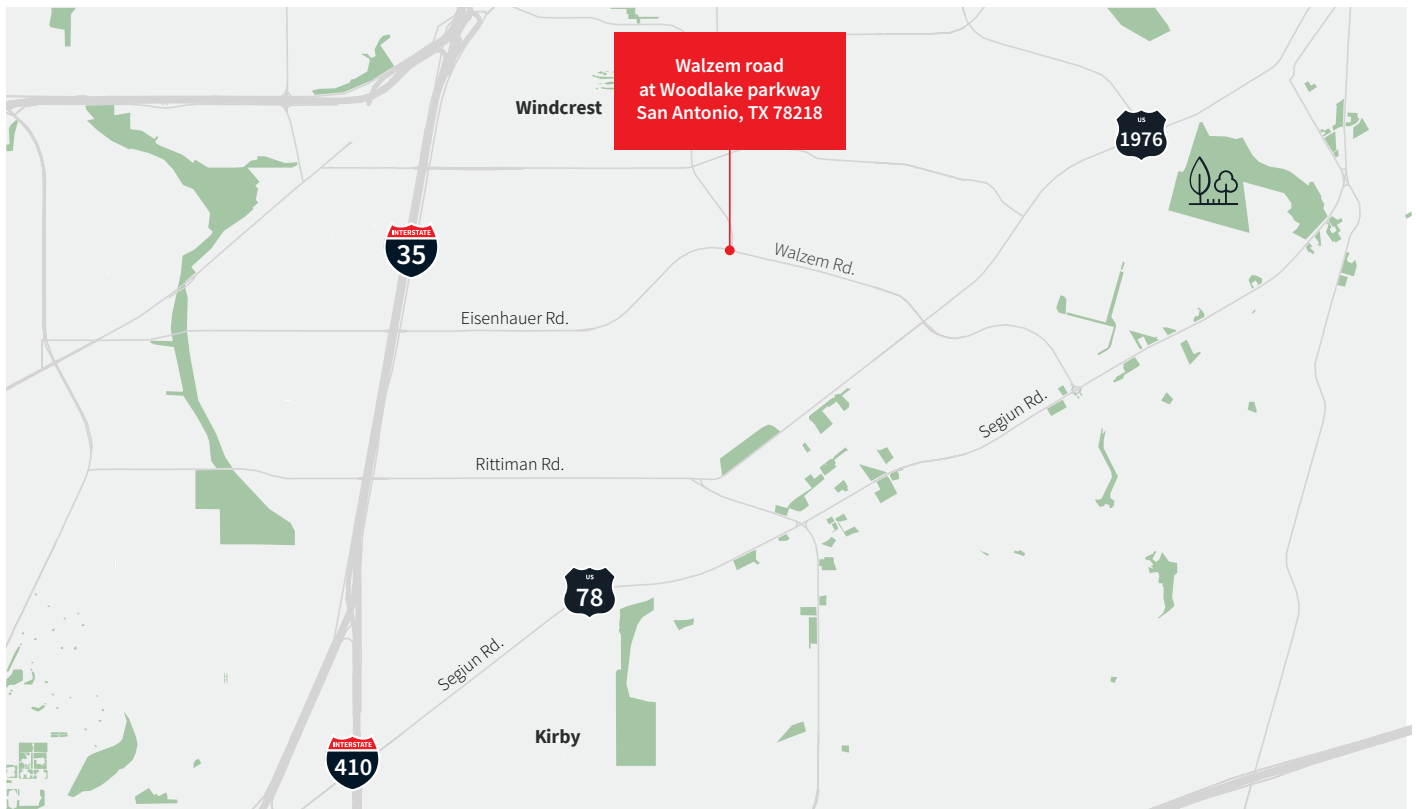
- Site is zoned C-3 for commercial use
- Convenient access to IH-35 and Loop 410
- All utilities available to site: Water, sewer, electricity & gas
- A portion of the East & South part of the property is in the 100 year flood plain
- The property is currently unplatted

Price

Contact broker for pricing



±4.6 Acres at Walzem Rd. at Woodlake Pkwy San Antonio, TX 78218



Drive times via major highways

- 19 minutes to San Antonio International Airport (8.6 miles)
- 15 minutes to Downtown (11.3 miles)
- 10 minutes to IH 10 (6.5 miles)
- 6 minutes to IH-35/410 (2.1 mile)

Traffic Counts

- Woodlake Pkwy at Walzem Rd. - 22,189 VPD
- Woodlake Pkwy North of Intersection. - 29,130 VPD

Contact:

Roger C. Hill III
+1 210 293 6832
roger.hill@jll.com

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JLL Demographic Summary (Esri 2024)

Walzem Rd & Woodlake Pkwy, San Antonio, Texas, 78218 Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,925	84,714	184,880
2010 Total Population	12,598	101,599	225,261
2024 Total Population	17,775	119,474	273,741
2029 Total Population	17,869	122,969	275,212
2019-2024 Annual Rate	.11%	0.00%	0.11%
Total Households	5,886	42,527	101,046
Data for all Businesses in Area			
Total Daytime Population	11,450	109,938	258,721
Daytime Population: Workers	2,519	48,553	1212,914
Daytime Population: Residents	8,931	61,385	136,807
Labor Force By Occupation - White Collar	40.4%	51.5%	56.5%
Labor Force By Occupation - Blue Collar	30.8%	26.1%	23.1%
Median Age			
2024 Median Age	34.0	35.9	35.4
Median Household Income			
2024 Median Household Income	\$73,593	\$63,886	\$65,656
2029 Median Household Income	\$81,493	\$73,328	\$75,076
2019-2024 Annual Rate	2.06%	2.80%	2.72%
Average Household Income			
2024 Average Household Income	\$88,502	\$83,404	\$85,695
2029 Average Household Income	\$102,253	\$96,499	\$98,276
2019-2024 Annual Rate	2.93%	2.96%	2.78%
Per Capita Income			
2024 Per Capita Income	\$29,295	\$29,788	\$31,690
2029 Per Capita Income	\$34,355	\$34,969	\$36,767
2019-2024 Annual Rate	3.24%	3.26%	3.02%



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.

11-2-2015



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:
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Roger Hill	530167	roger.hill@jll.com	210-293-6832
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date