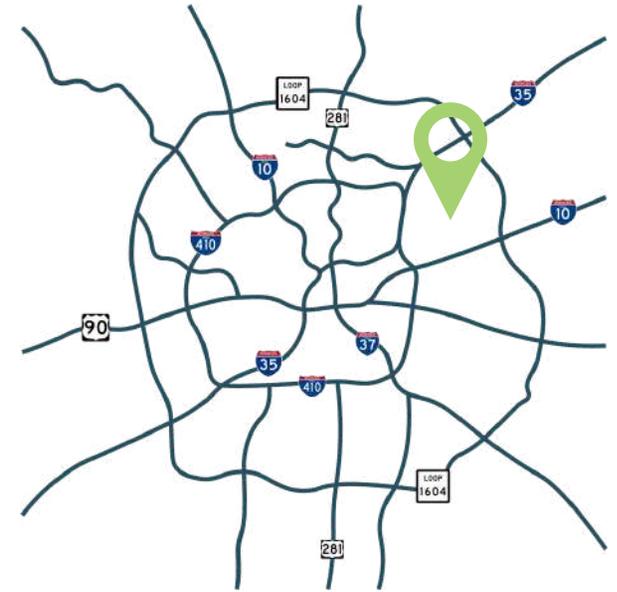


4.83 ac. Development Opportunity / Pads

# WALZEM CROSSING

NWC WALZEM RD & GIBBS SPRAWL RD, SAN ANTONIO, TX 78239, USA

Property Size: 4.83 Acres  
Price: \$800,000  
Zoning: COSA - C2  
Ideal Uses: QSR, C-Store, Flex, Medical



COMING SOON



**PAD B**  
+/- 1.36 AC.

**PAD C**  
+/- 1.04 AC.

**PAD D**  
+/- 0.84 AC.

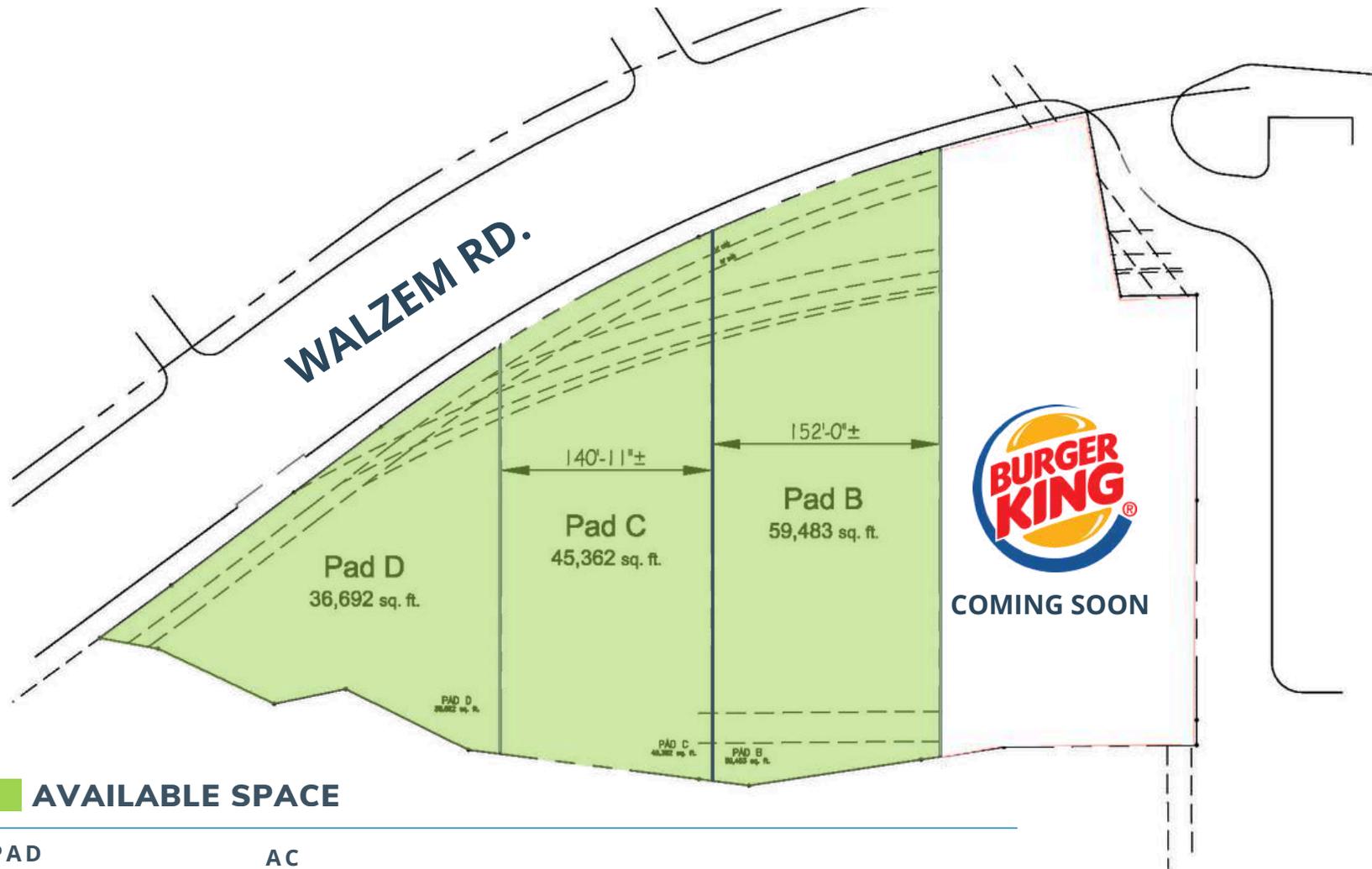
WALZEM RD (14,230 AADT)



**DARYL LANGE**  
SVP LAND SERVICES & BROKERAGE  
(210) 816-2734  
DLANGE@FORESITECRE.COM

# WALZEM CROSSING

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

PAD	AC
PAD B	1.36 AC
PAD C	1.04 AC
PAD D	0.84 AC

# WALZEM CROSSING

SAN ANTONIO, TEXAS

## PROPERTY HIGHLIGHTS

1

Walzem Crossing is an affordable commercial tract that has versatile C2 zoning. QSR pads / C-Store / Flex Office

2

Water and Sewer are available to this tract. Plus - this tract is NOT in the sensitive water recharge area of San Antonio.

3

The Seller says SELL! All offers will be expedited for immediate response

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,560	134,653	255,239
Household Income	\$85,839	\$89,702	\$87,749
Households	6,182	47,134	94,727
Median Age	34.0	35.3	35.5

## PERMITTED USES

- Storage
- Retail
- QSR
- Light Industrial

“

Burger King  
Coming Soon!

*D. Lange*

”



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# WALZEM CROSSING

SAN ANTONIO, TEXAS



Gibbs Sprawl Rd (19,361 AADT)



LENNAR



WALZEM RD (14,230 AADT)



# WALZEM CROSSING

SAN ANTONIO, TEXAS



Camelot  
(600 homes)

East San Antonio / East Village  
(300 homes)

Bradbury Court  
subdivision  
(200 homes)

Woodlake Estates  
(437 homes)

Fairways of Woodlake  
(131 homes)

Northeast  
Crossing  
(60  
homes)

Woodlake Meadows  
(600 homes)

Gibbs Sprawl Rd (19,361 AADT)

WALZEM RD (14,230 AADT)

JISD Judson ISD  
Producing Excellence

Coilplus

U-HAUL

Denny's

ABC  
Supply Co. inc.

UPS

O'Reilly  
AUTO PARTS

FORESITE  
COMMERCIAL REAL ESTATE

petco



