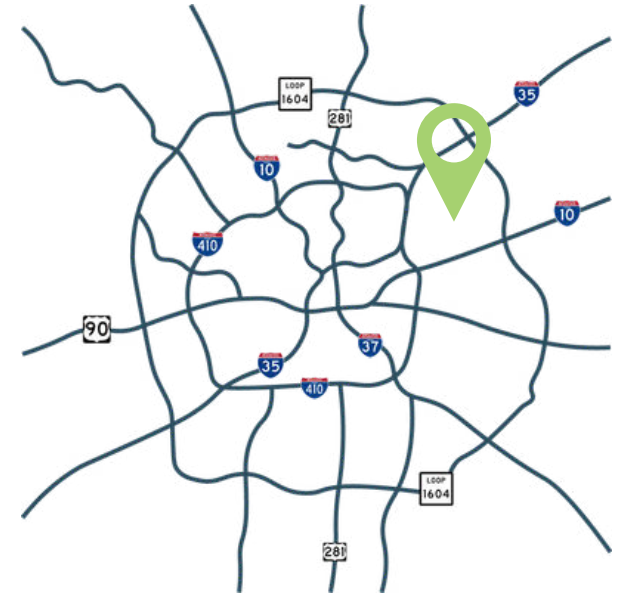


4.83 ac. Development Opportunity / Pads

# 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, Storage, Flex, Medical



WALZEM RD (14,230 AADT)

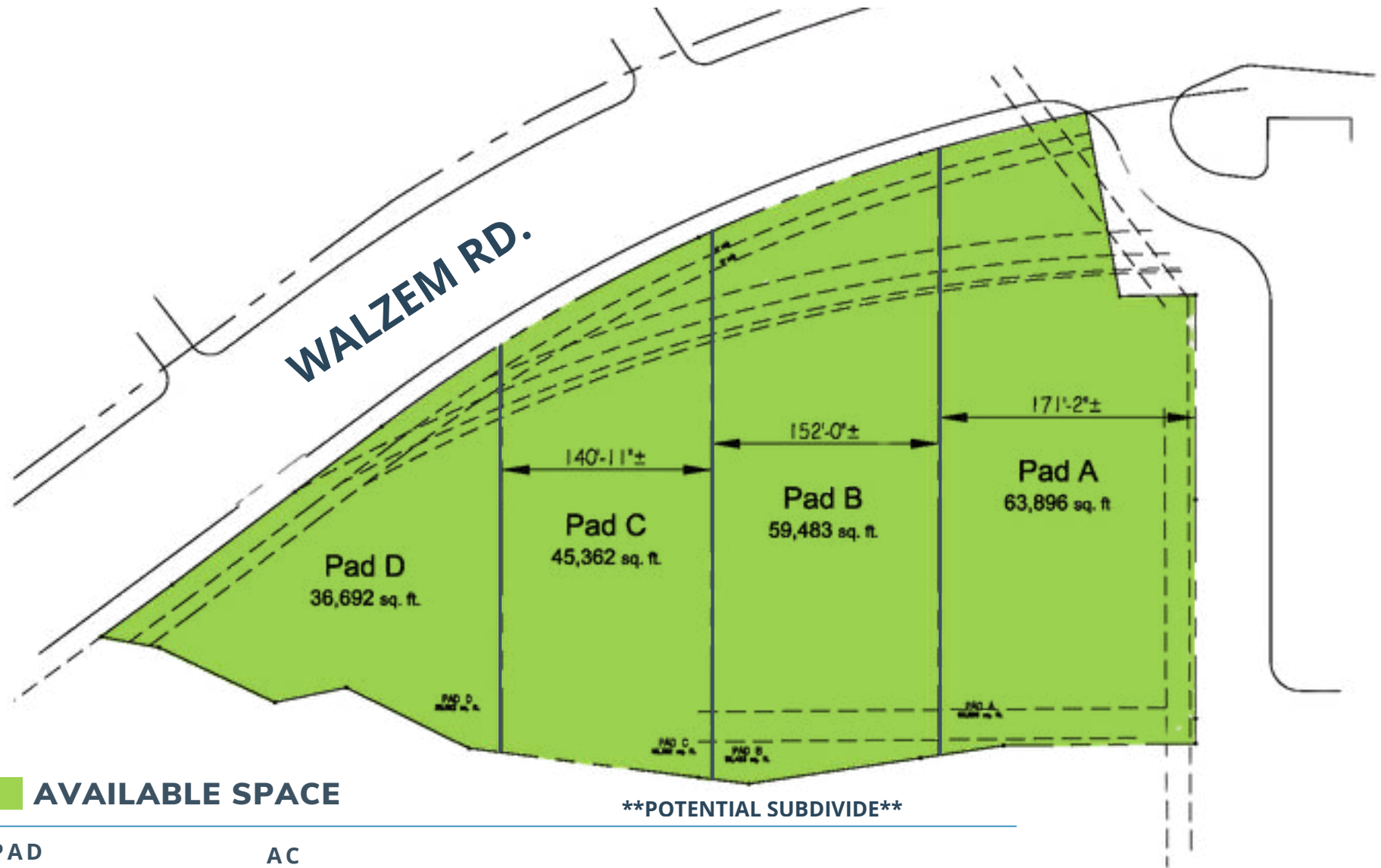


**FORESITE**  
COMMERCIAL REAL ESTATE

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

# WALZEM CROSSING

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

\*\*POTENTIAL SUBDIVIDE\*\*

PAD	AC
PAD A	1.46 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 / Storage / 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

“

Commercial land for \$3.80 PSF is an incredible investor / developer opportunity.

*D. Lange*

”

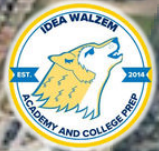


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# WALZEM CROSSING

SAN ANTONIO, TEXAS

Camelot  
(600 homes)



East San Antonio / East Village  
(300 homes)

WALZEM RD (14,230 AADT)



Bradbury Court  
subdivision  
(200 homes)

Woodlake Estates  
(437 homes)



Fairways of Woodlake  
(131 homes)

Northeast  
Crossing  
(60  
homes)

Gibbs Sprawl Rd (19,361 AADT)

Woodlake Meadows  
(600 homes)



# WALZEM CROSSING

SAN ANTONIO, TEXAS



Gibbs Sprawl Rd (19,361 AADT)



LENNAR



WALZEM RD (14,230 AADT)



DOLLAR GENERAL



