

WALZEM &

6035 EISENHAUER RD, SAN ANTONIO, TX 78218

EISENHAUER

OFFERING MEMORANDUM



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EXCLUSIVELY OFFERED BY:

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INVESTMENT SUMMARY

OFFERING

PRICING	\$450,000 \$11.23/SF
LOT SIZE	0.92 ACRES
VEHICLE COUNTS	36,763 VEHICLES
DAYTIME POPULATION	120,356 PEOPLE WITHIN A 3 MILE RADIUS

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2022 AVERAGE HOUSEHOLD INCOME	\$72,165	\$75,494	\$79,823
2022 MEDIAN HOUSEHOLD INCOME	\$55,854	\$57,942	\$60,210

POPULATION SUMMARY	1-MILE	3-MILE	5-MILE
2022 TOTAL POPULATION	16,834	120,356	273,561
2022-2027 POPULATION: ANNUAL GROWTH RATE	0.90%	0.38%	0.59%
2027 TOTAL POPULATION	17,602	122,637	281,779
2022 MEDIAN AGE	33.2	35.2	35.3

The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies

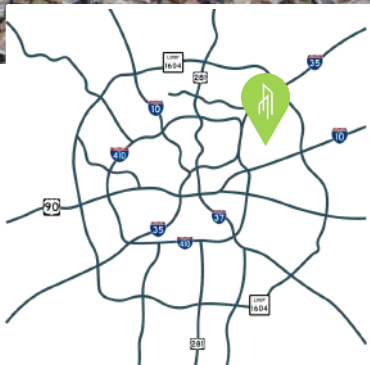
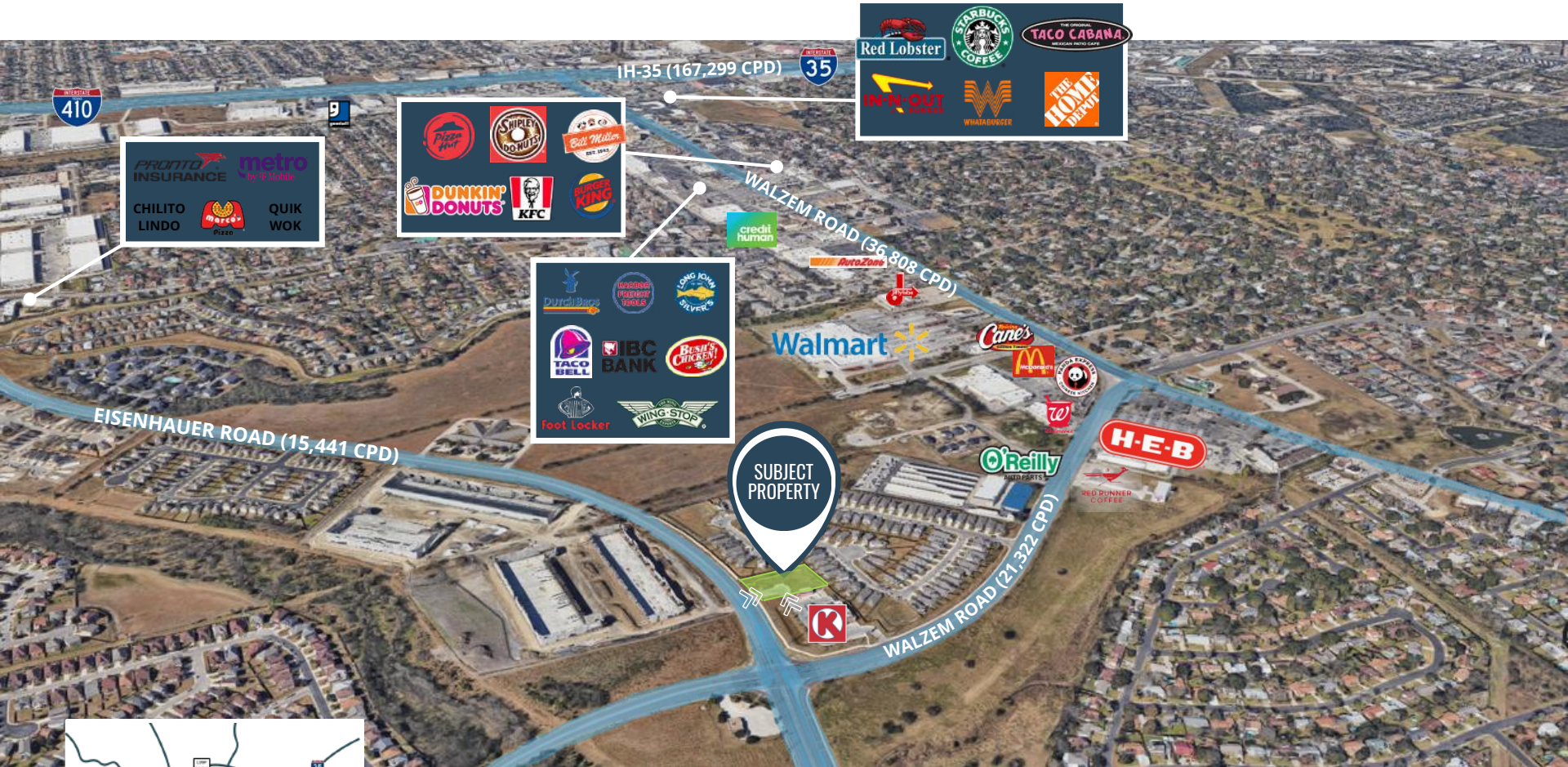
SUBJECT
PROPERTY

WALZEM ROAD (21,322 CPD)

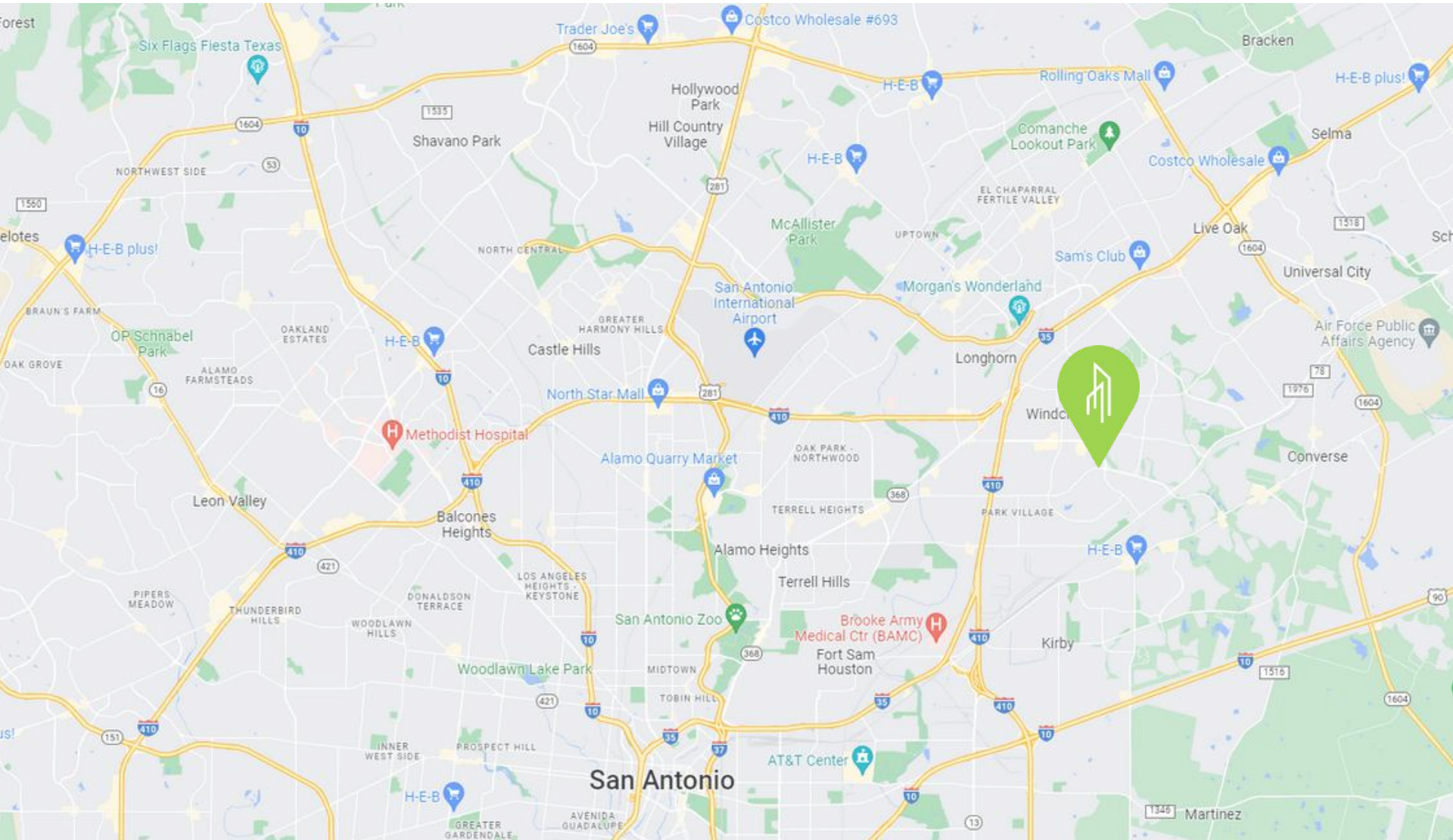
EISENHAUER ROAD (15,441 CPD)



AERIAL



MAP





SAN ANTONIO

Rising above economic challenges since 1718.

With a diverse economy, skilled work force, and low cost of living, San Antonio's economy has fared well throughout history providing investors stability in uncertain times.

7th

Largest city in America and third fastest growing city in the U.S.

34M

San Antonio hosts more than 34 Million visitors per year for tourism and business events

\$109B

With a gross domestic product of approximately 109 Billion dollars per year, San Antonio hosts a diverse economy

2.36M

San Antonio MSA is home to more than 2.368 million residents and is consistently among the top 5 fastest growing cities in America



OFFERING MEMORANDUM

San Antonio, Texas 78218

WALZEM PAD SITE

CHAD KNIBBE

Principal & Investment Sales

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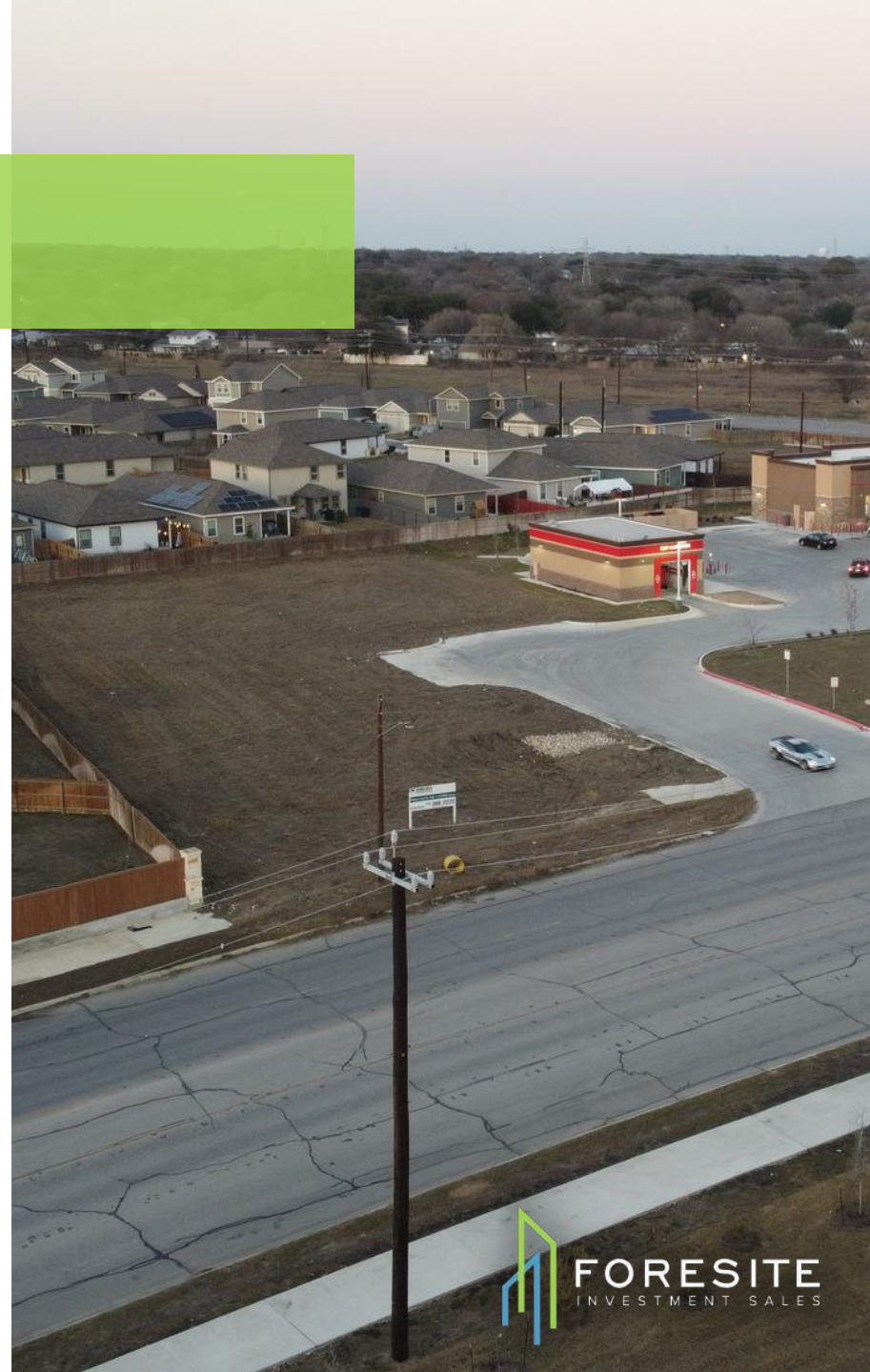
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Foresite Real Estate Inc

