

# WALZEM CROSSING

CONVENIENCE STORE / LIQUOR STORE  
QSR PADS / STORAGE / TIRE REPAIR /  
FLEX WAREHOUSE

NWC of Walzem Rd & Gibbs Sprawl Rd  
San Antonio, TX 78252



**SITE**  
±4.83 AC

Walzem Rd

Gibbs Sprawl Rd

6,631 VPD (22)

12,363 VPD (22)

22,189 VPD (22)

VA U.S. Department of Veterans Affairs

Walzem Rd

CUBESMART

DOLLAR GENERAL

200 ft

DARYL LANGE  
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# PROPERTY OVERVIEW

## SITE AT WALZEM CROSSING

Walzem Rd & Gibbs Sprawl Rd, San Antonio, Texas 78252

### LOCATION

Walzem Rd & Gibbs Sprawl Rd  
San Antonio, Texas 78252

### TRAFFIC COUNTS

Walzem Rd: 22,189 VPD  
Gibbs Sprawl Rd: 12,636 VPD

### PROPERTY TYPE

Convenience Store / Liquor Store  
QSR Pads / Storage / Tire Repair  
Auto & Light Truck Lube & Tune Up

### AVAILABLE

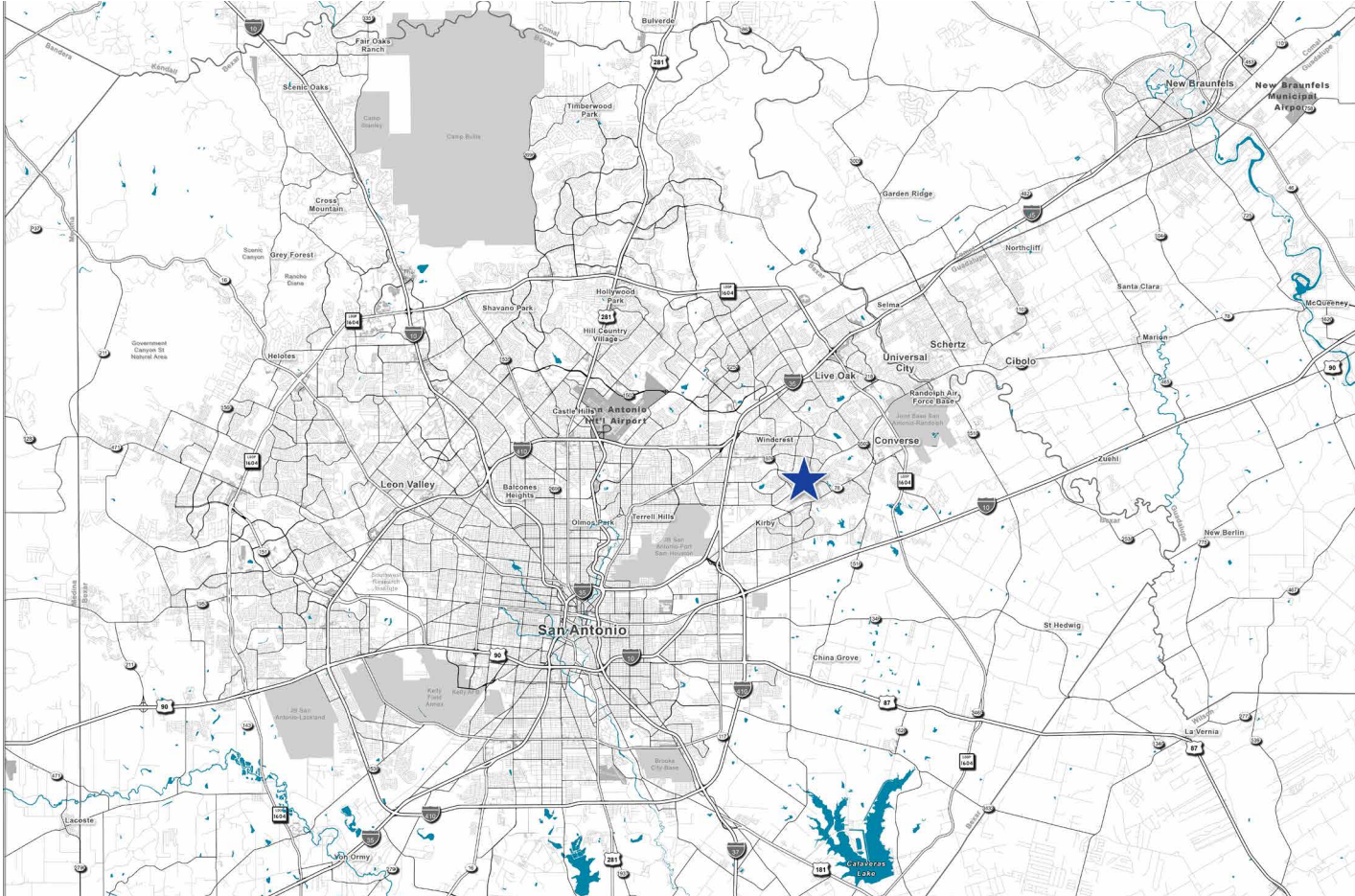
±4.83 ac.

### PRICE

Contact Broker for Pricing

### HIGHLIGHTS

- Opportunity for Storage / QSR / Retail
- Can Subdivide
- Highly visible site with over 42K households within a 5-mile radius
- 950 ft fronting Walzem Rd
- C2 Zoning



### 2023 DEMOGRAPHICS

<b>Total Population</b>	1 Mile	16,816
	3 Mile	133,062
	5 Mile	250,772

<b>Daytime Population</b>	1 Mile	11,170
	3 Mile	102,516
	5 Mile	235,659

<b>Avg HH Income</b>	1 Mile	\$84,675
	3 Mile	\$84,173
	5 Mile	\$80,939

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# SITE AERIAL

# SITE AT WALZEM CROSSING

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# PRELIMINARY SITE PLAN

## SITE AT WALZEM CROSSING

Walzem Rd & Gibbs Sprawl Rd, San Antonio, Texas 78252

44833

### Walzem Pad Sites

Walzem Rd, San Antonio, Tx.

#### PRELIMINARY

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

CHARLES W. POPE TX#13356

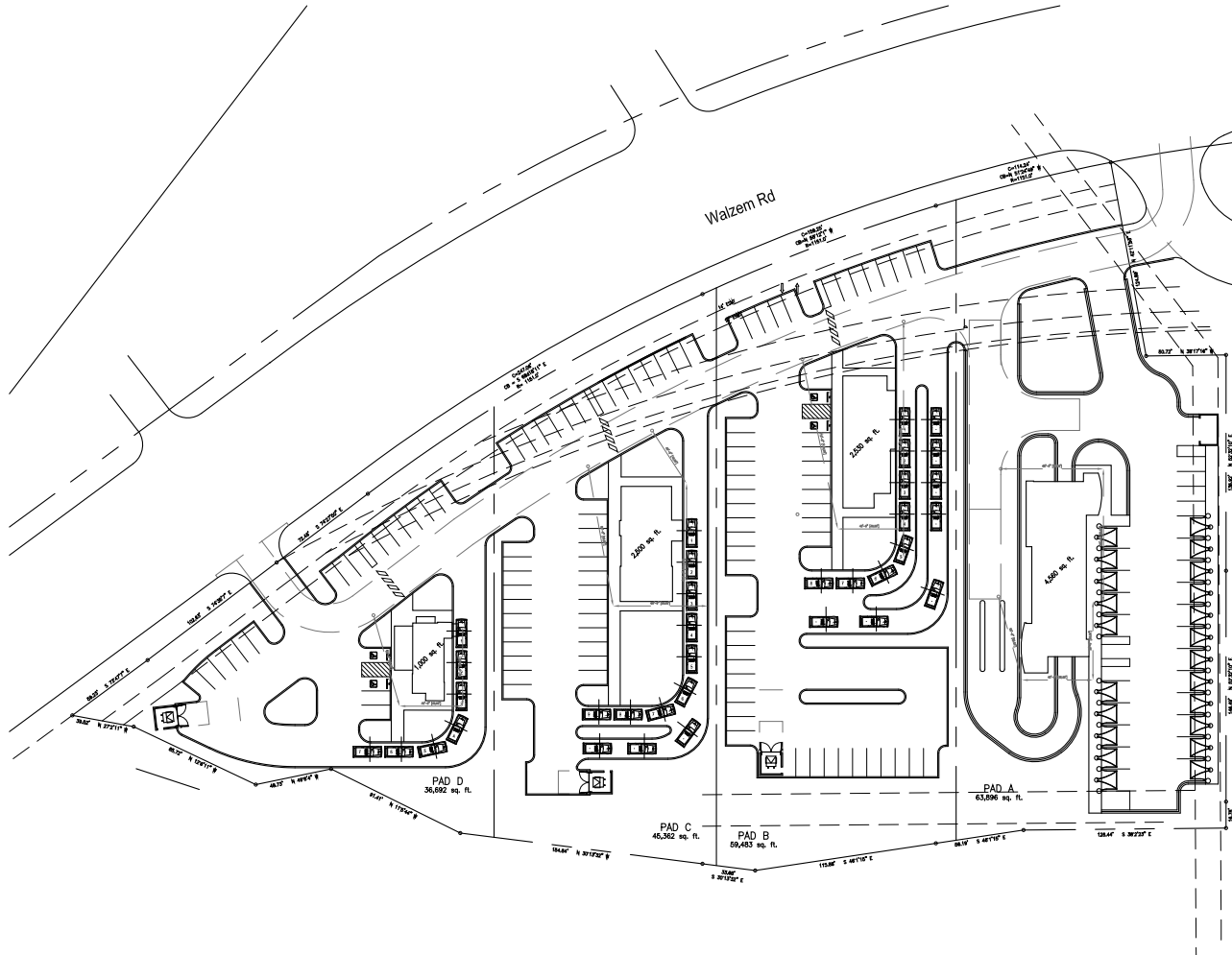
Date: 11.08.22

#### GENERAL NOTES:

- SURVEY: THIS DRAWING HAS NOT BEEN VERIFIED BY SURVEY OR LEGAL DESCRIPTION
- DETENTION: WATER QUALITY - DETENTION AND / OR FILTRATION HAS NOT BEEN RESEARCHED
- UTILITIES: AVAILABILITY OF ON-SITE UTILITIES HAVE NOT BEEN VERIFIED

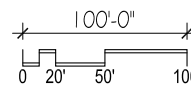
#### PENDING ISSUES:

- BUILDING CODE
- ZONING
- COVENANTS
- EASEMENTS & SETBACKS
- CURB CUTS
- ENTRY "THROAT"
- SITE UTILITIES
  - GAS, ELEC, WATER, SEWER
- PARKING REQUIRED
- FIRE LANE
- FIRE HYDRANTS
- DETENTION
- TREES
- LANDSCAPE REVIEW
- PLAT STATUS
- TITLE COMMITMENT
- SITE TOPOGRAPHY
- CIVIL REVIEW
- SIGNAGE
- ROADWAY MEDIAN



**PRELIMINARY SITE PLAN**  
SCALE: 1" = 100'-0"

Version **B**



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# PRELIMINARY PAD SITES

# SITE AT WALZEM CROSSING

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## Walzem Pad Sites

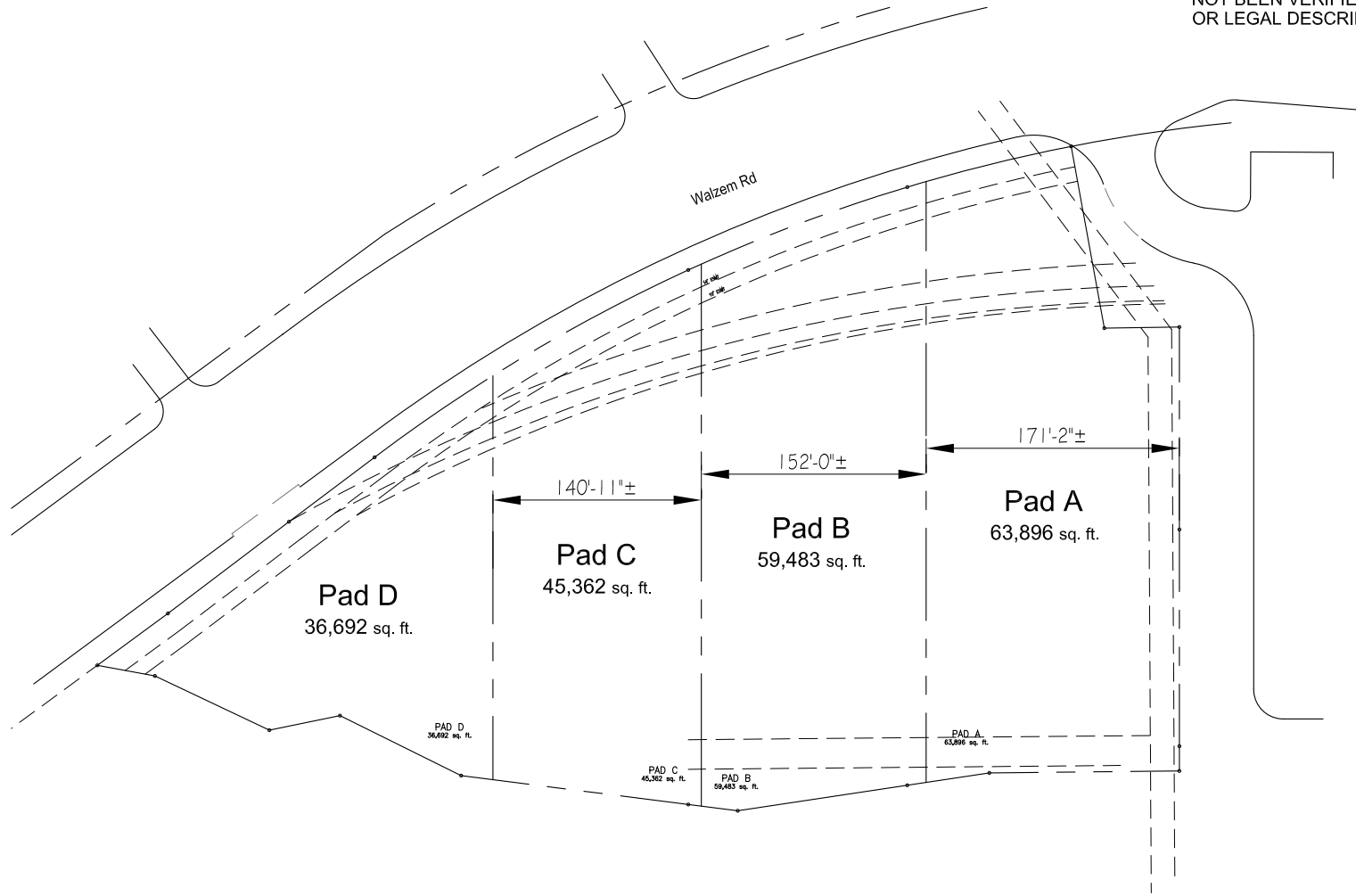
Walzem Rd, San Antonio, Tx.

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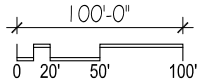
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**PRELIMINARY PAD SITES**  
SCALE: 1" = 100'-0"

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# DEMOGRAPHIC SUMMARY

## SITE AT WALZEM CROSSING

Walzem Rd & Gibbs Sprawl Rd, San Antonio, Texas 78252

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	12,197	103,498	200,110
2020 Population	15,632	124,240	237,427
2023 Population	16,816	133,062	250,772
2028 Population	16,907	136,262	257,144
2010-2020 Annual Rate	2.51%	1.84%	1.72%
2020-2023 Annual Rate	2.27%	2.13%	1.70%
2023-2028 Annual Rate	0.11%	0.48%	0.50%
2020 Male Population	48.5%	48.0%	48.3%
2020 Female Population	51.5%	52.0%	51.7%
2020 Median Age	32.7	34.4	34.5
2023 Male Population	48.9%	48.1%	48.6%
2023 Female Population	51.1%	51.9%	51.4%
2023 Median Age	33.8	34.7	34.9

In the identified area, the current year population is 250,772. In 2020, the Census count in the area was 237,427. The rate of change since 2020 was 1.70% annually. The five-year projection for the population in the area is 257,144 representing a change of 0.50% annually from 2023 to 2028. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 34.9, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	33.0%	35.3%	38.4%
2023 Black Alone	22.5%	21.7%	19.0%
2023 American Indian/Alaska Native Alone	1.2%	1.2%	1.2%
2023 Asian Alone	4.3%	3.7%	3.5%
2023 Pacific Islander Alone	0.4%	0.3%	0.3%
2023 Other Race	17.6%	15.4%	15.1%
2023 Two or More Races	21.1%	22.4%	22.5%
2023 Hispanic Origin (Any Race)	53.9%	50.1%	49.9%

Persons of Hispanic origin represent 49.9% of the population in the identified area compared to 19.4% 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 87.1 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	66	64	61
2010 Households	3,877	34,951	72,081
2020 Households	5,023	42,552	85,455
2023 Households	5,482	45,579	90,734
2028 Households	5,600	47,391	94,304
2010-2020 Annual Rate	2.62%	1.99%	1.72%
2020-2023 Annual Rate	2.73%	2.14%	1.86%
2023-2028 Annual Rate	0.43%	0.78%	0.77%
2023 Average Household Size	3.07	2.90	2.74

### Median Household Income

2023 Median Household Income	\$62,819	\$64,737	\$60,206
2028 Median Household Income	\$69,971	\$74,394	\$67,841
2023-2028 Annual Rate	2.18%	2.82%	2.42%

### Average Household Income

2023 Average Household Income	\$84,675	\$84,173	\$80,939
2028 Average Household Income	\$95,431	\$95,366	\$91,759
2023-2028 Annual Rate	2.42%	2.53%	2.54%

### Per Capita Income

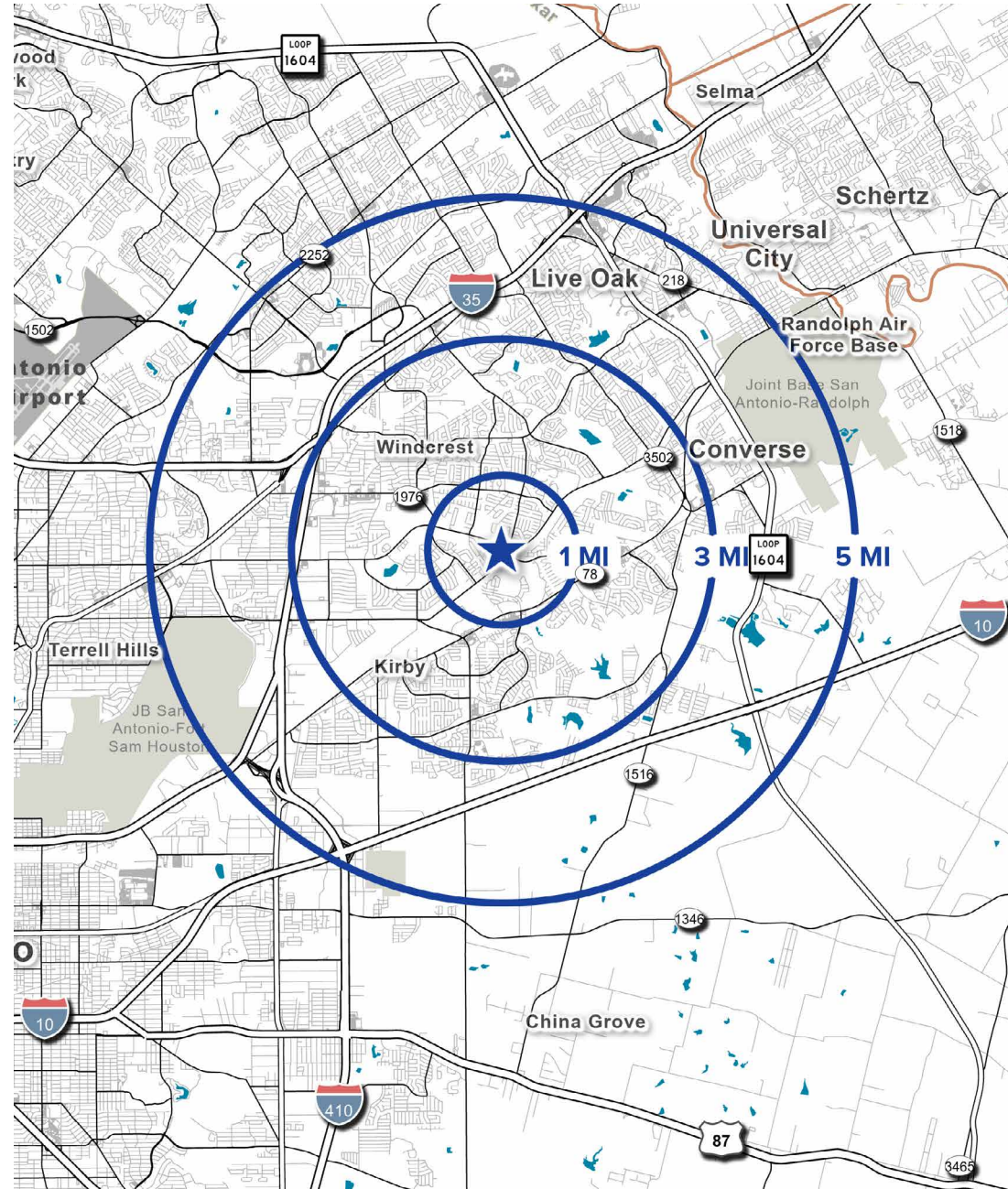
2023 Per Capita Income	\$27,651	\$28,861	\$29,345
2028 Per Capita Income	\$31,653	\$33,211	\$33,714
2023-2028 Annual Rate	2.74%	2.85%	2.81%

### Households by Income

Current median household income is \$60,206 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$67,841 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$80,939 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$91,759 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$29,345 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$33,714 in five years, compared to \$47,525 for all U.S. households



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