

Pad Site for Sale or Lease

NWQ of Southcross Blvd & WW White Rd
San Antonio, Texas 78222

WPW
REALTY ADVISORS



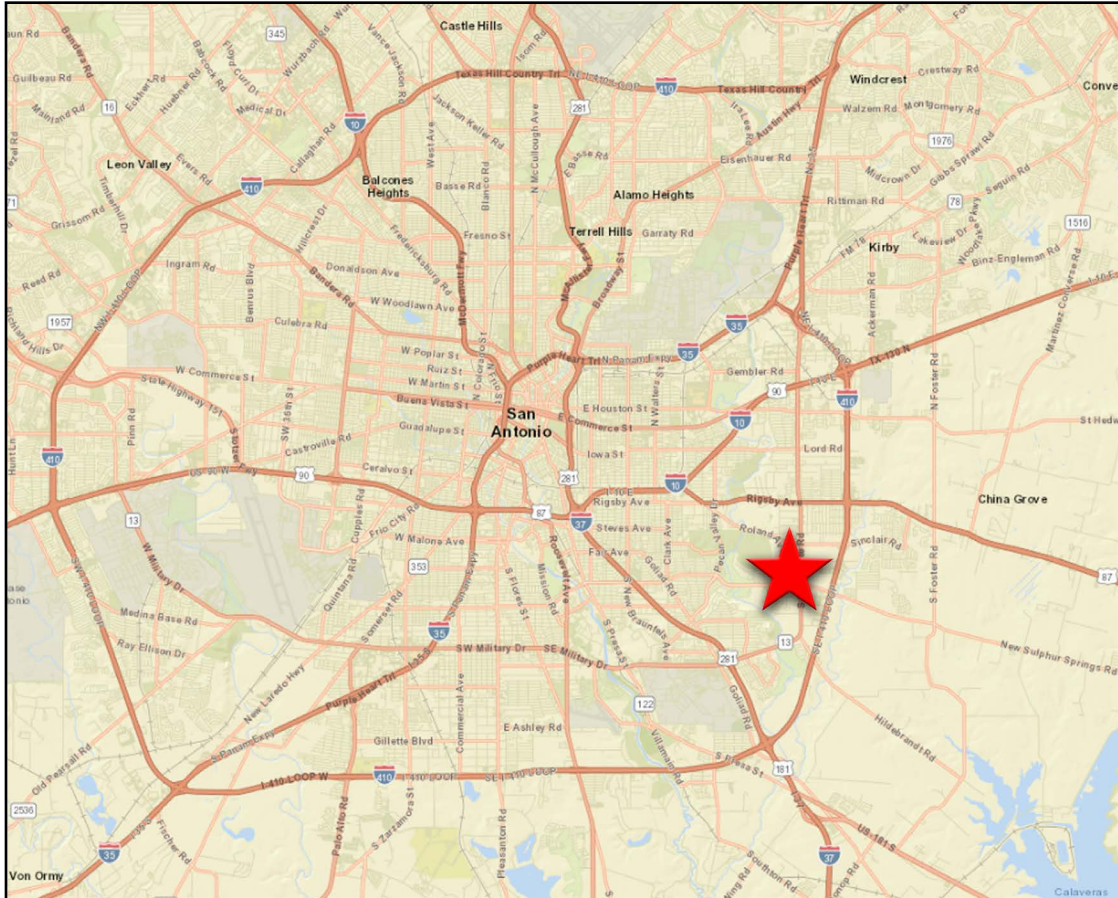
SOUTHCROSS BLVD PAD SITE For Sale or Lease

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San Antonio, Texas 78222



Location:

NWQ of E. Southcross Blvd . & Roland/WW White
4451 E. Southcross Blvd., San Antonio, Texas 78222

Land Available:

27,051 SF (233' x 116')

Rates:

Call for Pricing

Description:

- Adjacent to a new McDonald's (opening July 2026).
- Dedicated directed access on Southcross. Cross access to Roland & WW White.
- Convenient access to Loop 410
- Across from Shell, Circke K, Davita & Family Dollar
- Close proximity to Jubilee Elementary, Legacy Middle School, Rogers Middle School, Cintas & Holt Caterpillar

Demographics:

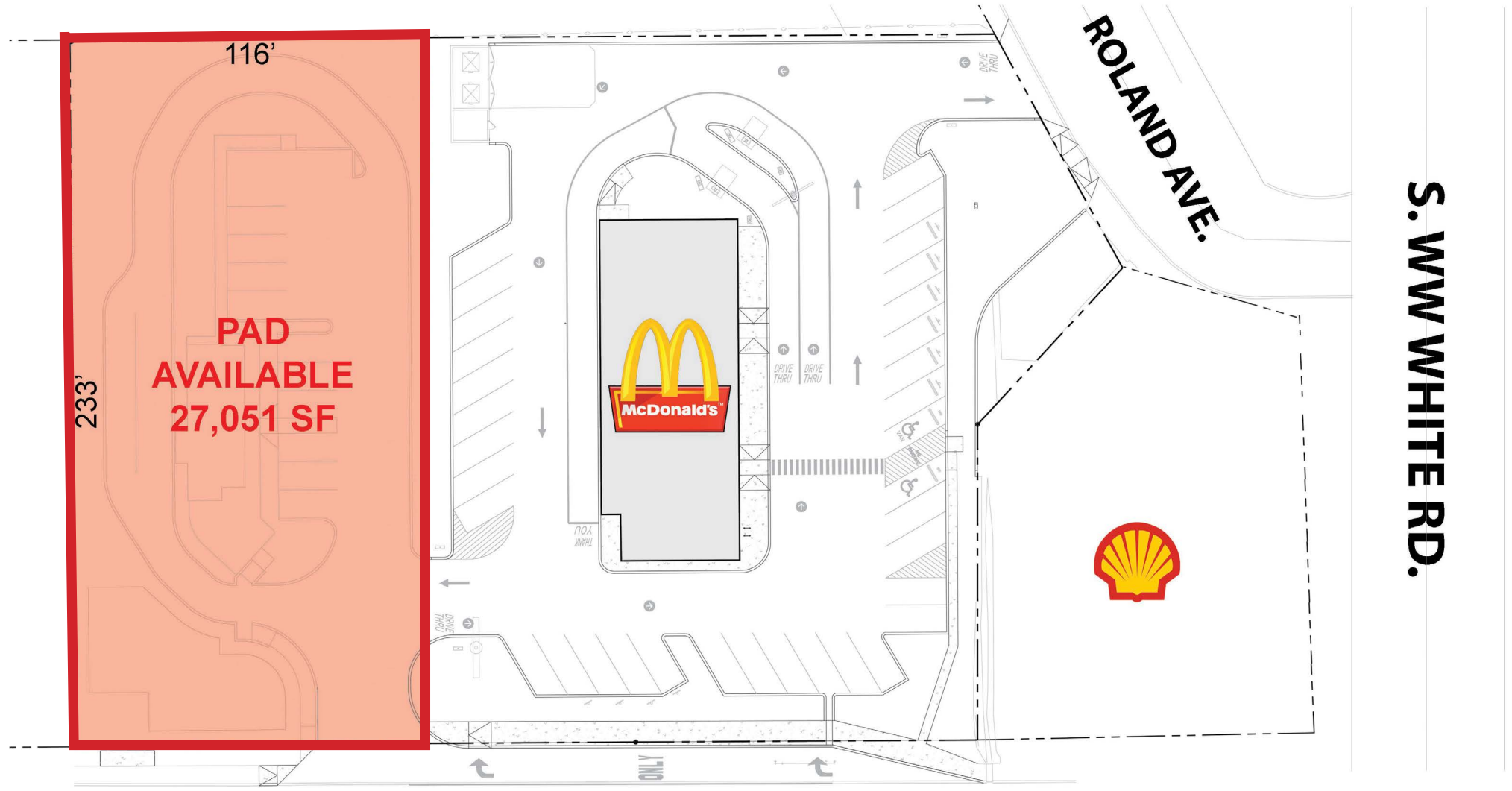
	1 mile	3 mile	5 mile
2025 Population:	5,684	75,040	155,540
Daytime Population:	8,918	65,682	151,333
Avg HH Income:	\$78,218	\$69,912	\$68,344

Traffic Counts:

WW White Rd: 15,038 VPD ('24)
Southcross Blvd: 12,050 VPD ('22)
(TXDOT)

Traffic Generators:

- Holt Caterpillar
- Family Dollar
- Dollar General
- Fresenius
- Cintas
- Davita
- McDonald's
- Sitech Tejas



**PAD
AVAILABLE
27,051 SF**

233'

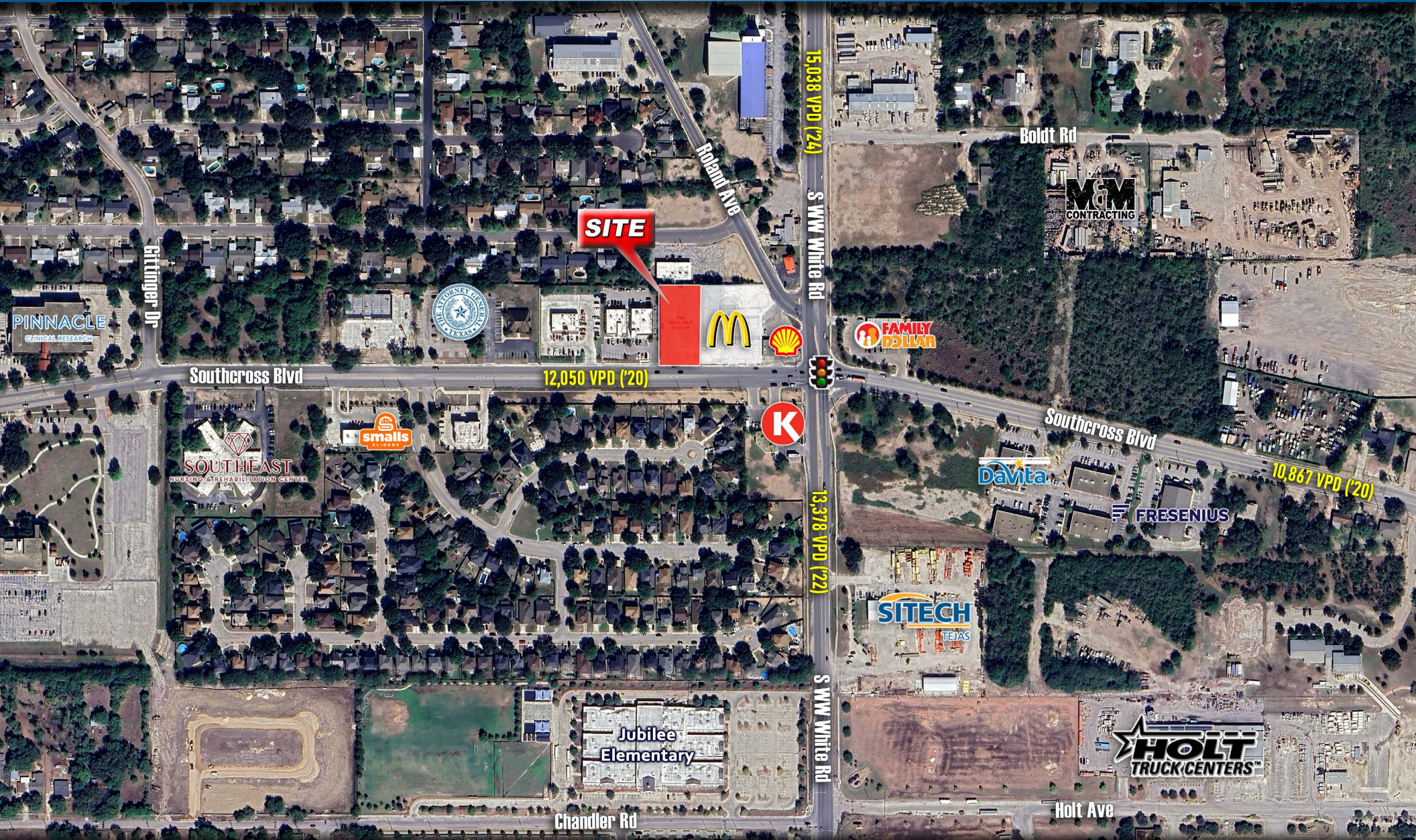
116'

ROLAND AVE.

S. WW WHITE RD.

E. SOUTHCROSS BLVD.





SITE

12,050 VPD ('20)

15,038 VPD ('24)

S WW White Rd

13,378 VPD ('22)

S WW White Rd

Boldt Rd

Gittinger Dr

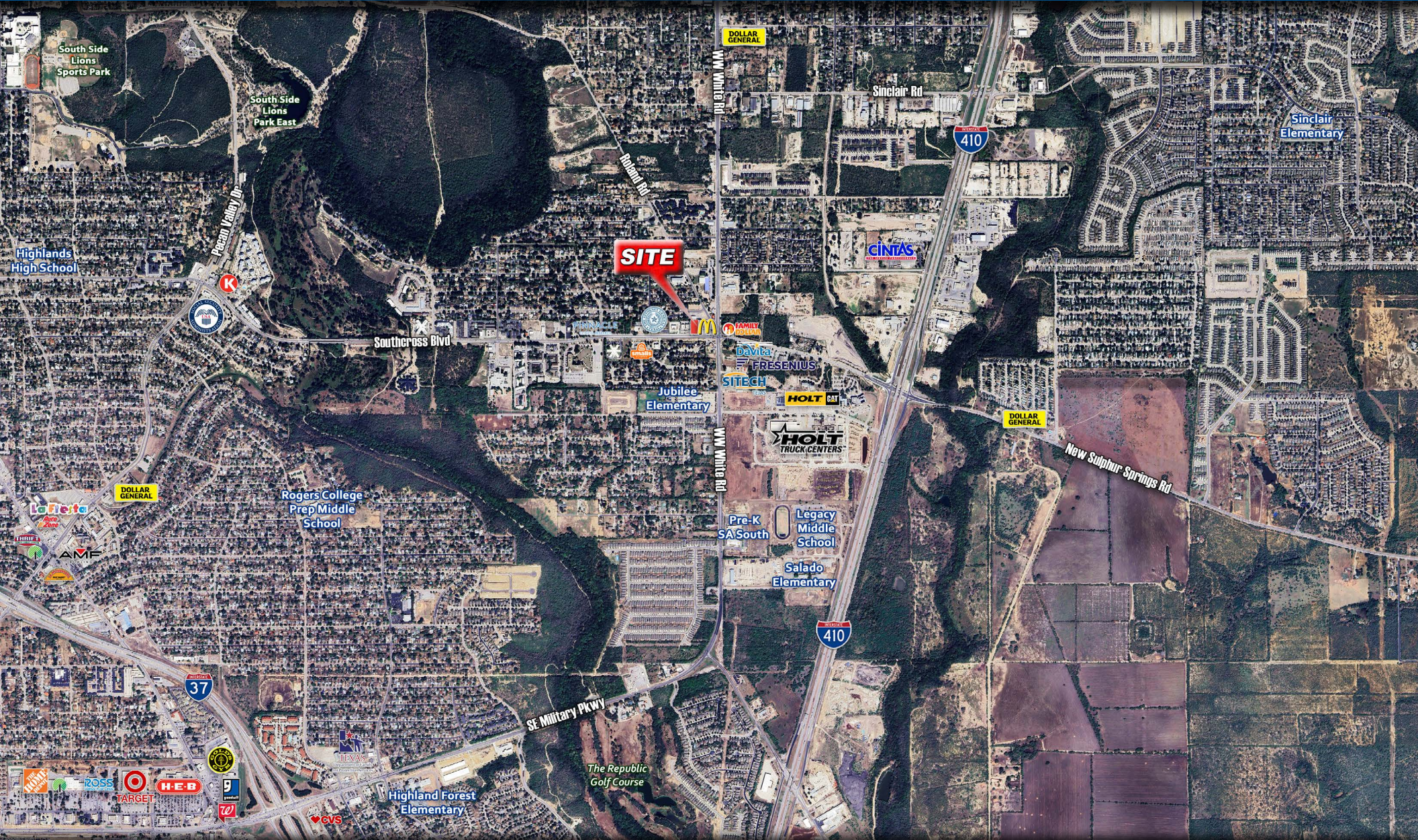
Southcross Blvd

Southcross Blvd

10,867 VPD ('20)

Chandler Rd

Holt Ave



2025 Population
(3 mi Radius)
75,040

Daytime Population
(3 mi Radius)
65,682

2030 Population
(3 mi Radius)
79,009

Households
(3 mi Radius)
26,973

Average HH Income
(3 mi Radius)
\$69,912

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	4,479	61,482	136,695
2020 Total Population	4,692	72,401	148,877
2020 Group Quarters	133	404	1,563
2025 Total Population	5,684	75,040	155,540
2025 Group Quarters	163	402	1,629
2030 Total Population	6,451	79,009	165,561
2025-2030 Annual Rate	2.56%	1.04%	1.26%
2025 Total Daytime Population	8,918	65,682	151,333
Workers	5,692	23,964	62,478
Residents	3,226	41,718	88,855

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	1,528	21,361	46,647
2010 Average Household Size	2.84	2.85	2.89
2020 Total Households	1,660	25,149	52,147
2020 Average Household Size	2.75	2.86	2.82
2025 Total Households	2,090	26,973	56,603
2025 Average Household Size	2.64	2.77	2.72
2030 Total Households	2,424	29,060	61,767
2030 Average Household Size	2.59	2.70	2.65
2025-2030 Annual Rate	3.01%	1.50%	1.76%
2025 Families	1,361	18,093	37,148
2025 Average Family Size	3.37	3.44	3.44



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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov