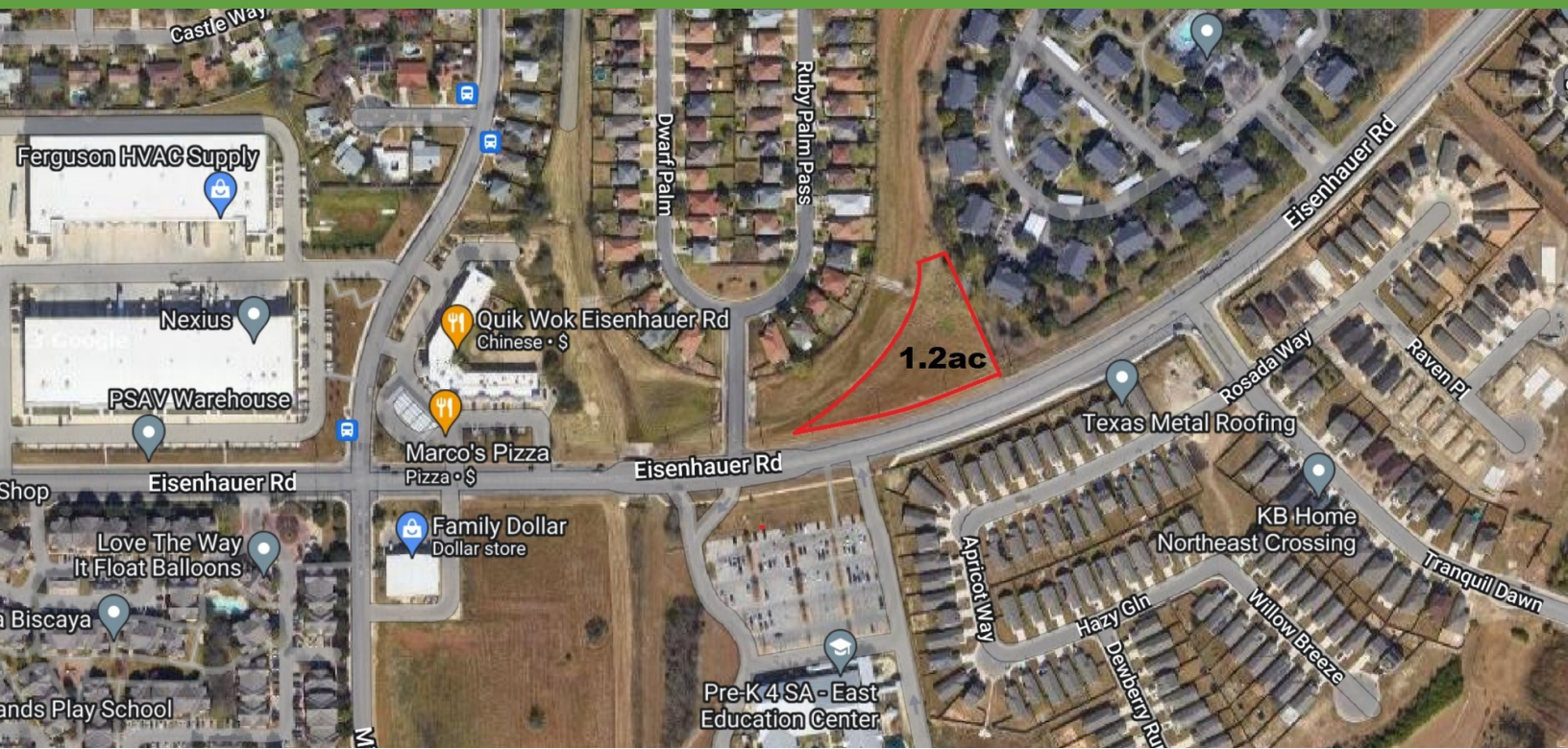


00 Eisenhauer Rd

SAN ANTONIO, TX 78218

LAND FOR SALE

\$650,000



PROPERTY DESCRIPTION

1.2 ac of commercial land for sale in Northeast San Antonio. This lot is ready for your next retail/office project, level and cleared of trees, utilities available. Traffic counts are upwards of 18000/day, and the lot has approximately 420 ft of frontage on Eisenhauer. This area is surrounded by homes but is lacking restaurants and could benefit from additional sit-down or drive-thru food establishments. Boundaries on photos are approximate, conceptual site plans are in progress. Buyer to verify all information.

PROPERTY HIGHLIGHTS

- Zoned c2
- Utilities available at street
- Level and cleared
- 420 ft of frontage on Eisenhauer

OFFERING SUMMARY

| | |
|-------------|-----------|
| Sale Price: | \$650,000 |
| Lot Size: | 1.2 Acres |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 313 | 1,323 | 4,384 |
| Total Population | 807 | 3,565 | 12,547 |
| Average HH Income | \$43,187 | \$46,145 | \$48,644 |



Mark Haynie
BROKER
830.481.9533
mark.haynie@sperrycga.com
TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

00 Eisenhower Rd

SAN ANTONIO, TX 78218

LAND FOR SALE

\$650,000



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00 Eisenhauer Rd

SAN ANTONIO, TX 78218

FOR SALE

\$650,000



**CONCEPT DRAWINGS - FOR
INFORMATIONAL PURPOSES ONLY
AND CANNOT BE RELIED UPON IN ANY
WAY**

7000 SF RETAIL CENTER

Eisenhauer Rd

Eisenhauer Rd

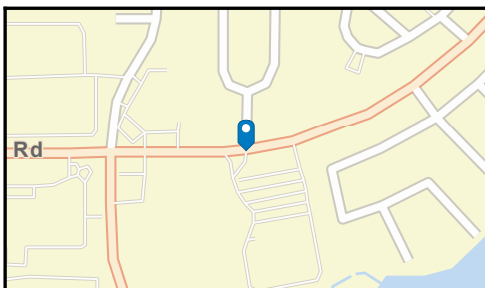
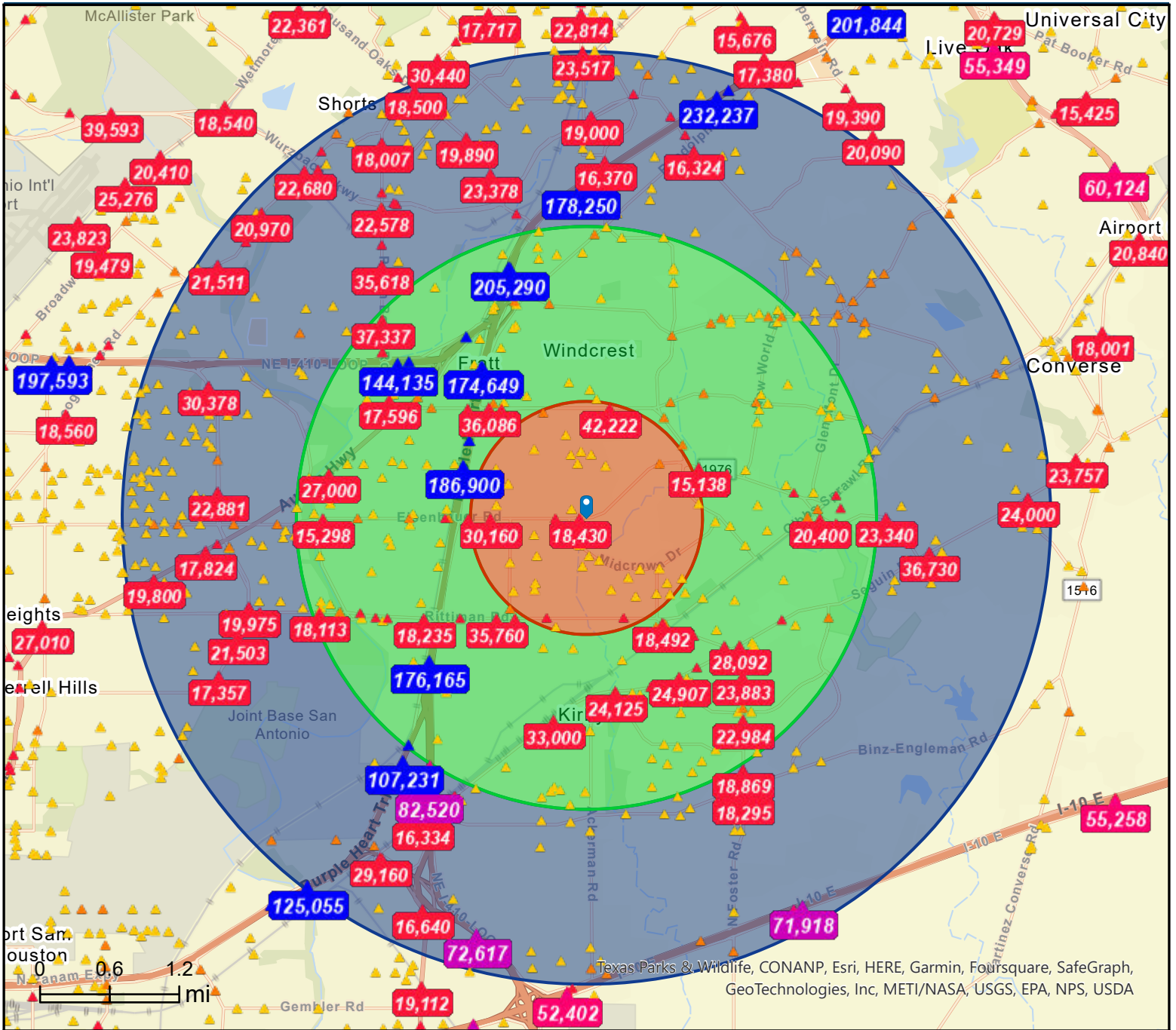
CONCEPTUAL DRAWING FOR 7000SF RETAIL CENTER



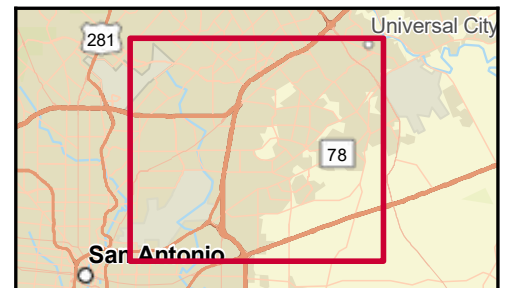
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

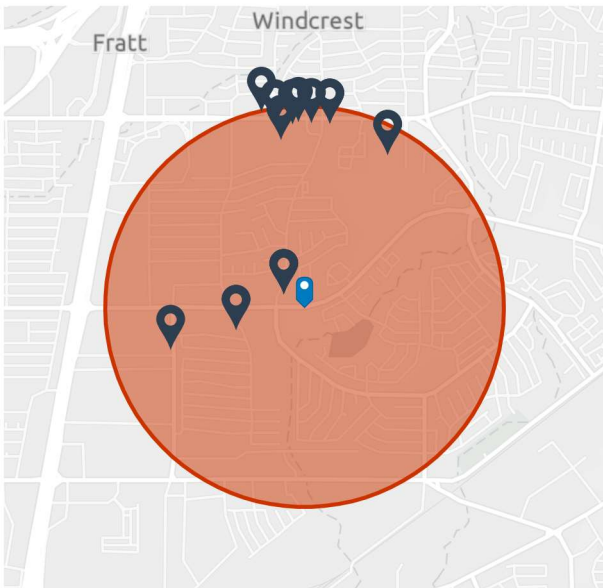


Source: ©2022 Kalibrate Technologies (Q3 2022).

Ring band of 0 - 1 miles

| Company/Business Name | Count | Street | City | State | Employees | Sales (\$000) |
|--------------------------------|-------|---------------|-------------|-------|-----------|---------------|
| TAQUERIA | 2 | WALZEM RD | WINDCREST | TX | 10 | 634 |
| QUIK WOK | 1 | EISENHAUER RD | SAN ANTONIO | TX | 5 | 264 |
| EL CHILITO LINDO | 1 | EISENHAUER RD | SAN ANTONIO | TX | 7 | 370 |
| MORNING DONUTS | 1 | EISENHAUER RD | SAN ANTONIO | TX | 2 | 124 |
| CHILITO LINDO MEXICAN RSTRNT | 1 | EISENHAUER RD | SAN ANTONIO | TX | 7 | 370 |
| MARCO'S PIZZA | 1 | EISENHAUER RD | SAN ANTONIO | TX | 20 | 0 |
| J B'S KITCHEN | 1 | RAY BON DR | SAN ANTONIO | TX | 7 | 370 |
| PIZZA TACOS & MORE | 1 | RAY BON DR | SAN ANTONIO | TX | 7 | 370 |
| LIEN HUNG RESTAURANT | 1 | REMOUNT | SAN ANTONIO | TX | 2 | 106 |
| CHEF JOE | 1 | WALZEM RD | WINDCREST | TX | 4 | 634 |
| WALMART BAKERY | 1 | WALZEM RD | WINDCREST | TX | 8 | 496 |
| SUBWAY | 1 | WALZEM RD | WINDCREST | TX | 7 | 370 |
| LITTLE JAMAICA FOODS BAR-GRILL | 1 | WALZEM RD | WINDCREST | TX | 6 | 317 |
| DOMINO'S | 1 | WALZEM RD | WINDCREST | TX | 20 | 1,056 |
| WILD WING STATION | 1 | WALZEM RD | WINDCREST | TX | 8 | 423 |
| WINGSTOP | 1 | WALZEM RD | WINDCREST | TX | 13 | 687 |
| LONG JOHN SILVER'S | 1 | WALZEM RD | WINDCREST | TX | 15 | 792 |
| T-PIOCA | 1 | WALZEM RD | WINDCREST | TX | 4 | 370 |
| NOLA EATZ | 1 | WALZEM RD | WINDCREST | TX | 9 | 634 |

Closest 20 locations



Average Annual Spend per Household on Eating Out



\$255

Breakfast



\$796

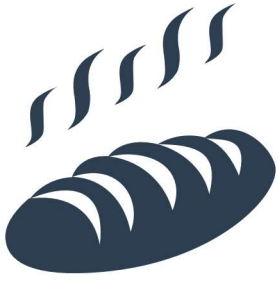
Lunch



\$1,166

Dinner

Ring band of 0 - 1 miles



1

Bakers (Retail)



0

Bars and Pubs



2

Coffee Shops



0

Juice Bars



1

Doughnut Shops



0

Ice Cream Parlors



4

Pizza Restaurants



26

Other Restaurants

15,020

Population

5,410

Households

2.76

Avg Size Household

32.5

Median Age

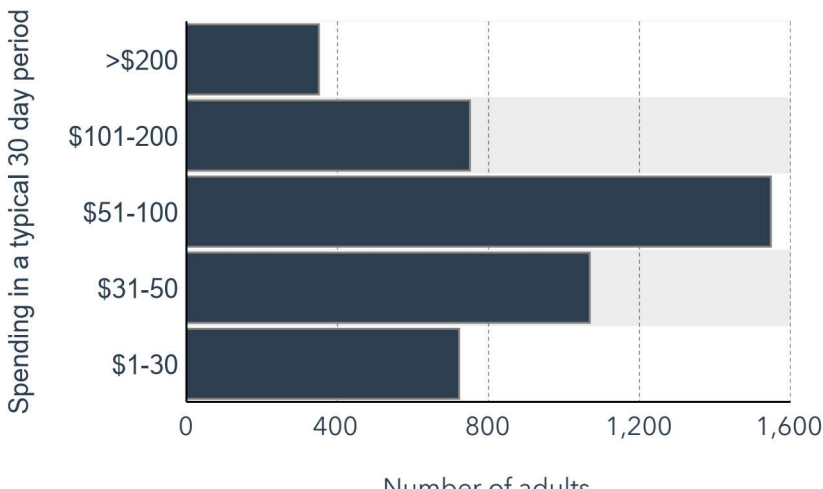
\$44,678

Median Household Income

\$160,535

Median Home Value

Family Restaurants Market Potential



Annual Household Spending

\$2,421

Meals at Restaurants

\$361

Food & Drink on Trips

Local Business Summary

265

Total Businesses

3,774

Total Employees