

# For Sale

8200 Windway Dr. | San Antonio, TX

Two-story, user building



4,443 ± SF full building Medical/Office opportunity

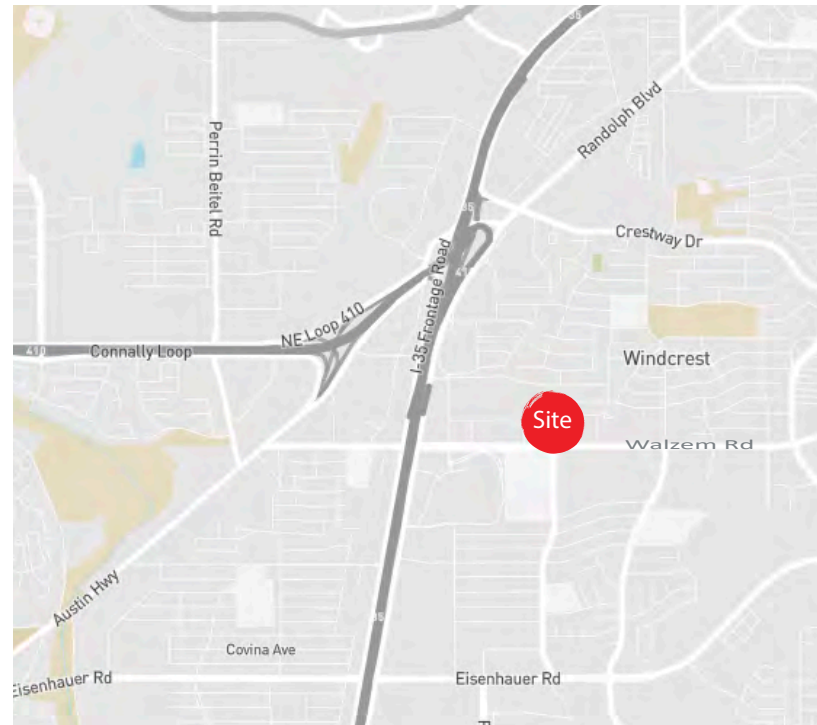
### Property highlights

- Situated on 0.43± acres
- Building signage
- Elevator in-place
- Existing vault
- Ideal for Bank or Medical Office
- Northeast Submarket
- Located off of major intersection at Loop 410 & Walzem Rd.
- 28 surface parking spots with the ability to add more
- Two drive-thru lanes
- Freestanding
- City incentives may be available

### Traffic counts

Walzem Rd west of IH-35:	34,493 CPD
IH-35 north of Walzem Rd:	191,564 CPD
IH-35 south of Walzem Rd:	210,091 CPD

Source: TxDOT, 2017



For more information, contact:

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# For Sale

## Demographic Summary

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	8,014	81,972	217,689
2010 Total Population	9,282	93,213	253,643
2019 Total Population	9,789	104,214	281,399
2024 Total Population	10,193	110,948	298,470
2019-2024 Annual Rate	0.81%	1.26%	1.18%
Total Households	3,835	39,285	103,407
<b>Data for all businesses in area</b>			
Total Businesses:	575	3,701	8,893
Total Employees:	8,311	48,039	107,058
Total Residential Population:	9,789	104,214	281,399
Employee/Residential Population Ratio:	0.85:1	0.46:1	0.38:1
Labor Force By Occupation - White Collar	54.9%	51.8%	59.2%
Labor Force By Occupation - Blue Collar	21.2%	22.9%	19.2%
<b>Median Age</b>			
2019 Median Age	39.7	35.8	35.8
<b>Median Household Income</b>			
2019 Median Household Income	\$47,460	\$47,607	\$56,336
2024 Median Household Income	\$51,668	\$53,545	\$61,686
2019-2024 Annual Rate	1.71%	2.38%	1.83%
<b>Average Household Income</b>			
2019 Average Household Income	\$64,648	\$62,448	\$73,262
2024 Average Household Income	\$71,871	\$71,690	\$82,038
2019-2024 Annual Rate	2.14%	2.80%	2.29%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$25,405	\$23,609	\$27,052
2024 Per Capita Income	\$28,172	\$27,016	\$30,190
2019-2024 Annual Rate	2.09%	2.73%	2.22%
<b>2019 Population 25+ by Educational Attainment</b>			
Total	6,720	69,083	186,296
Less than 9th Grade	4.8%	6.1%	4.5%
9th - 12th Grade, No Diploma	7.5%	7.9%	6.3%
High School Graduate	22.1%	25.1%	22.8%
GED/Alternative Credential	4.0%	5.0%	4.4%
Some College, No Degree	22.0%	25.3%	26.2%
Associate Degree	11.1%	9.7%	10.0%
Bachelor's Degree	19.6%	13.6%	16.6%
Graduate/Professional Degree	8.9%	7.2%	9.2%
<b>2019 Population by Sex</b>			
Males	4,555	50,356	135,411
Females	5,235	53,858	145,989
<b>2019 Population by Race/Ethnicity</b>			
Total	9,790	104,215	281,398
White Alone	58.2%	59.3%	62.6%
Black Alone	22.2%	19.0%	17.0%
American Indian Alone	0.8%	1.0%	0.8%
Asian Alone	4.8%	3.6%	3.1%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	9.4%	12.1%	11.5%
Two or More Races	4.4%	4.7%	4.7%
Hispanic Origin	41.7%	49.2%	45.8%
Diversity Index	80.0	80.5	78.8

Source: Esri, 2020

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# For Sale

## Area amenities



### RESTAURANTS

In-N-Out  
Buffalo Wild Wings  
Red Lobster  
Starbucks  
Bill Miller

### OTHER SER-

Office Depot/  
Office Max  
The Home Depot  
Petsmart  
Firestone

### BANKING

Bank of America  
IBC Bank  
Frost Bank  
RBCU- Credit Union

### HOTELS

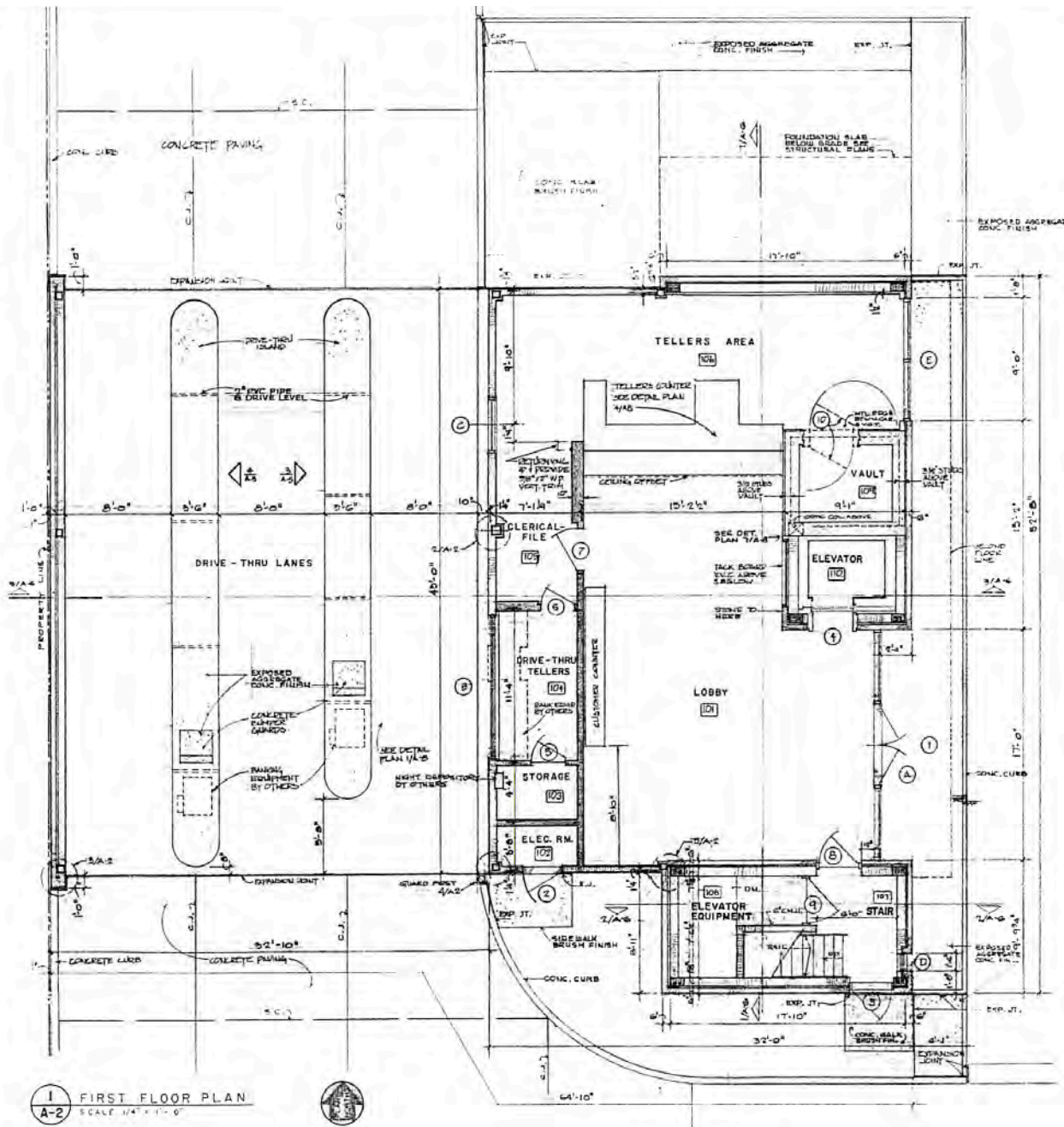
Drury Inn  
Holiday Inn Express & Suites

# For Sale

## Floor plans

\*Some modifications have been made to the existing plans

### First Floor



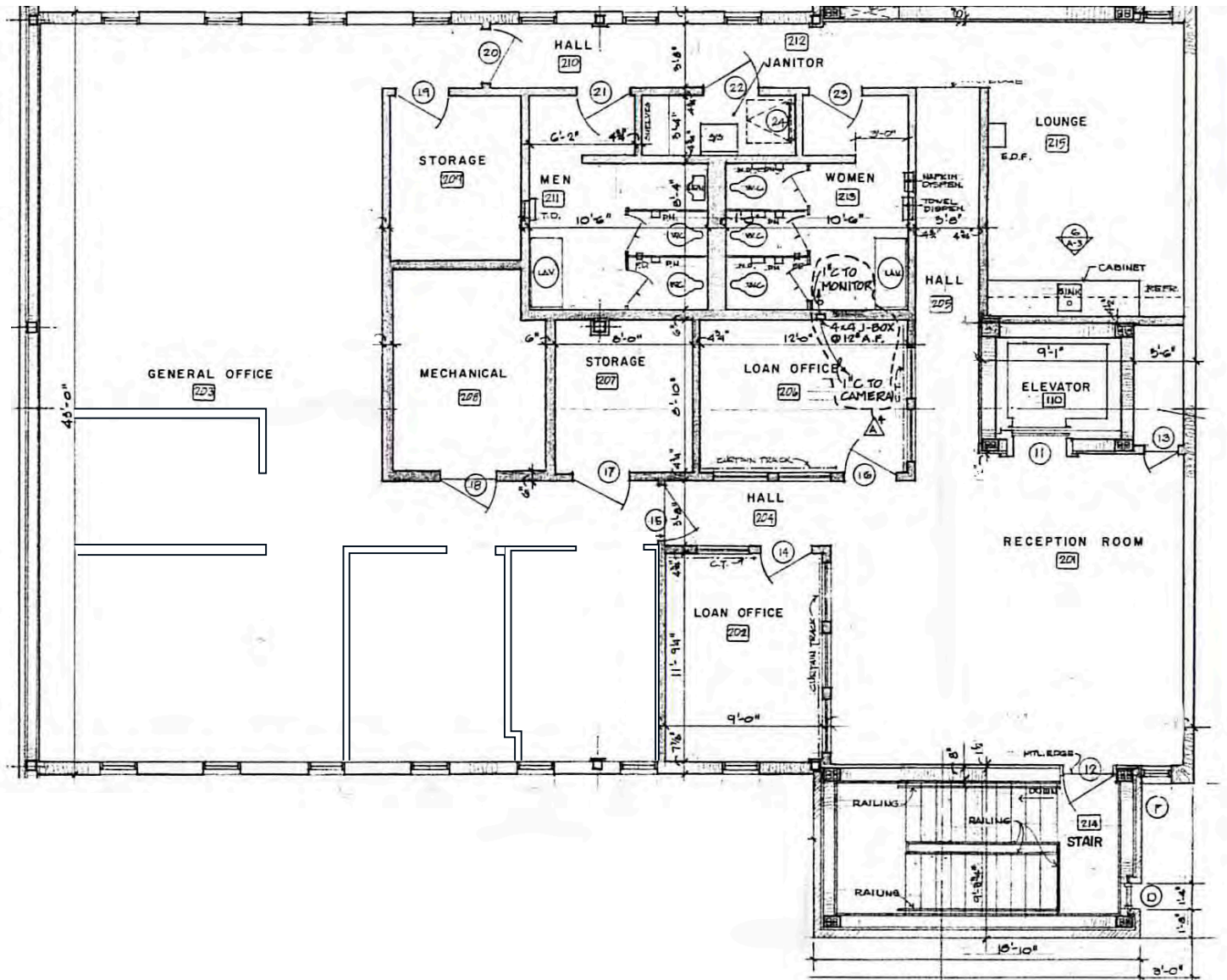
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# For Sale

## Floor plans

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## Second Floor





# 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.

11-2-2015



### 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 parties to a real estate transaction honestly and fairly.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Tyler West	500410	ty.west@am.jll.com	210-839-2015
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		
Meredith Howard	<u>610278</u>	<u>meredith.howard@am.jll.com</u>	<u>210-293-6831</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date