

# ±16.9 ACRES

Windsor Hill, San Antonio, TX 78239

# FOR SALE



## DEVELOPMENT OPPORTUNITY

### PROPERTY SPECS

**Location:** Windsor Hill, San Antonio, TX 78239

**Total Size:** ±16.9 Acres

**Asking Price:** \$5.00/SF (\$3,680,000)

**Zoning:** B-1 & R-2

**Utilities\*:** Available to site

**Traffic Counts:** Interstate 35 = 166,445 VPD (CoStar 2019)  
Walzem Rd. = 38,073 VPD (CoStar 2019)

### HIGHLIGHTS:

- Close to Rackspace headquarters
- Excellent for Townhouse or Corporate Office

\*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.



### 2019 EST

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population:	8,976	108,177	286,017
Households:	3,496	40,764	104,784
Avg HH Inc:	\$69,595	\$60,782	\$72,658

2019 CoStar



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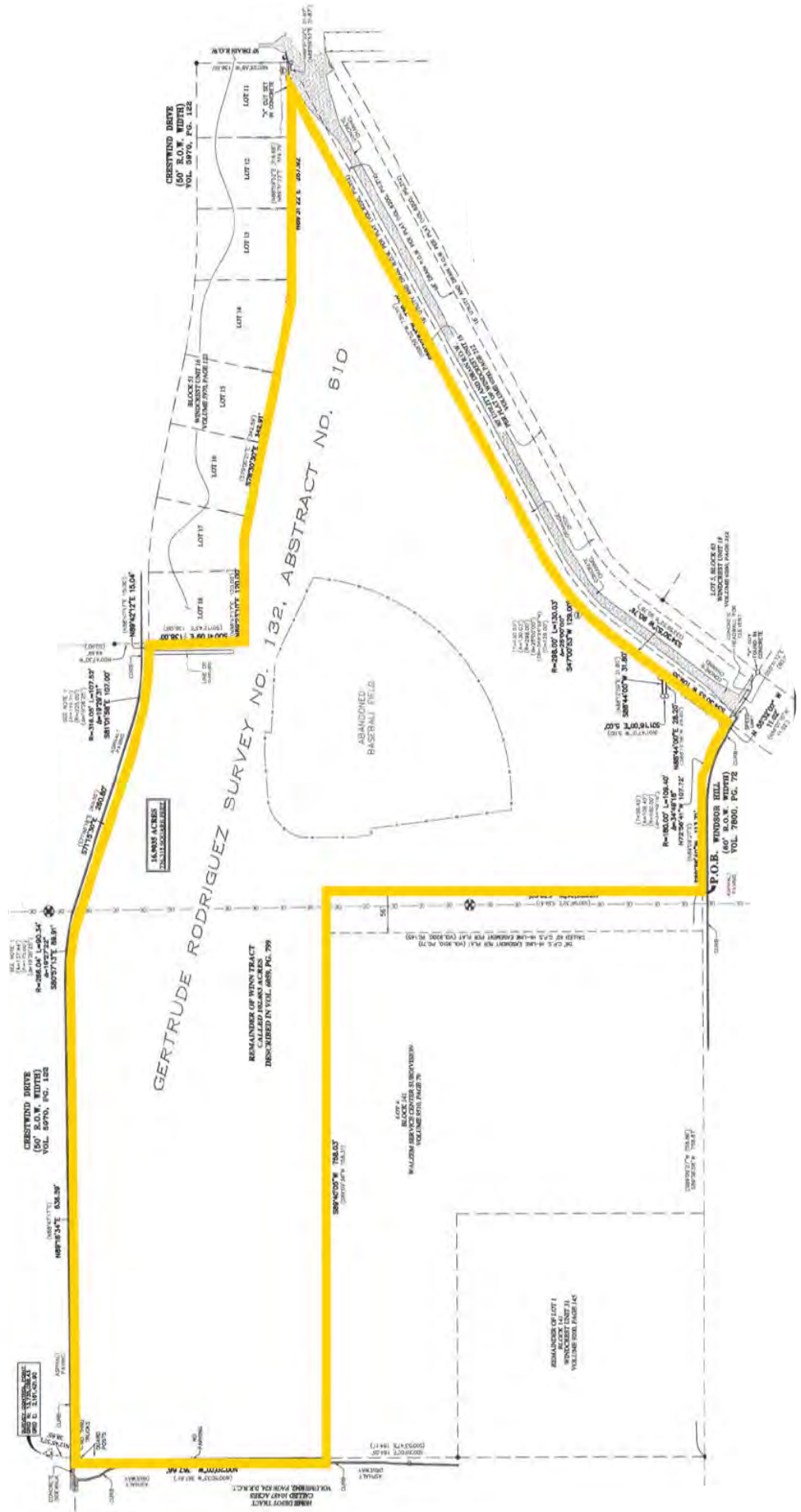
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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Site Plan



**ENDURA**  
ADVISORY GROUP  
CORPORATE ENVIRONMENTAL

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