

FOR SUBLEASE

# Former Walmart

6938 Walzem Rd. | San Antonio, TX 78239

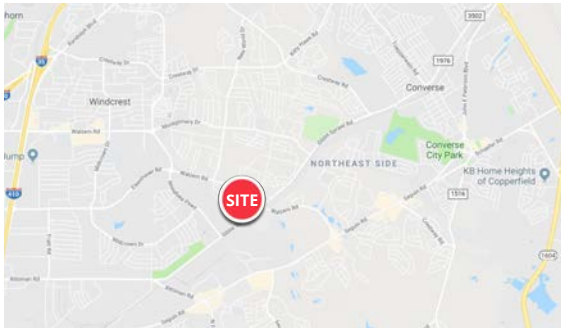


## Overview

<b>GLA</b>	41,920 SF +/- 7.14 AC
<b>PRICING</b>	\$10.00 PSF + NNN
<b>YEAR BUILT</b>	2016

## Description

- Sublease opportunity
- Freestanding former Walmart box with ample parking
- Surrounded by a dense population of 121,000+ within three miles
- Rapidly growing area of San Antonio with 110 new homes planned across Gibbs Sprawl
- Includes drive thru window
- Walmart will remove fuel station



## Demographics

	1 MILE	3 MILE	5 MILE
2018 Population	13,674	121,609	228,498
2018 Daytime Population	8,814	92,153	227,247
2018 Total Households	4,290	40,655	81,617
2018 Average HH Income	\$63,225	\$69,310	\$67,192

Year: 2018 | Source: Esri

## Contact

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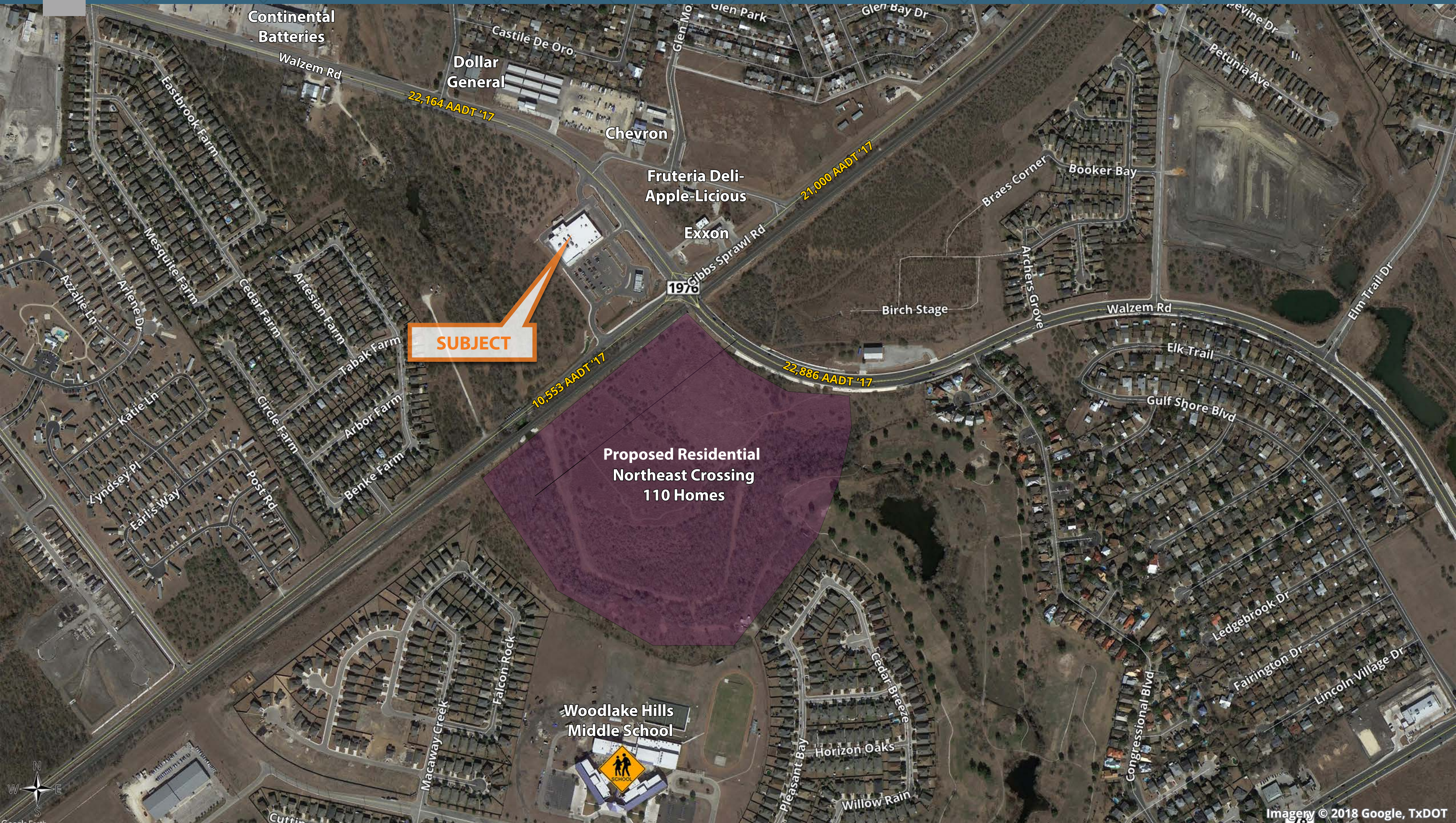
## Traffic Counts

Walzem Rd. & Gibbs Sprawl Rd	21,049 AADT
FM 1976 & Walzem Rd.	12,875 AADT

Year: 2017 | Source: TxDot

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**SUBJECT**

**Proposed Residential  
Northeast Crossing  
110 Homes**

**Woodlake Hills  
Middle School**



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# Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,695	77,473	163,676
2010 Population	12,198	104,847	201,640
2018 Population	13,674	121,609	228,498
2023 Population	14,744	132,696	246,391
2000-2010 Annual Rate	1.32%	3.07%	2.11%
2010-2017 Annual Rate	1.39%	1.81%	1.53%
2017-2022 Annual Rate	1.52%	1.76%	1.52%
2018 Male Population	48.6%	47.7%	48.1%
2018 Female Population	51.4%	52.3%	51.9%
2018 Median Age	32.1	34.2	34.4
2018 Total Daytime Population	8,814	92,153	227,247
Workers	1,086	26,477	107,229
Residents	7,728	65,676	120,018

In the identified area, the current year population is 13,674. In 2010, the Census count in the area was 12,198. The rate of change since 2010 was 1.39% annually. The five-year projection for the population in the area is 14,744 representing a change of 1.52% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

## Median Age

The median age in this area is 32.1, compared to U.S. median age of 38.2.

## Race and Ethnicity

2018 White Alone	48.8%	53.0%	58.3%
2018 Black Alone	27.8%	25.1%	20.4%
2018 American Indian/Alaska Native Alone	1.3%	0.8%	0.9%
2018 Asian Alone	3.3%	3.5%	3.2%
2018 Pacific Islander Alone	0.3%	0.3%	0.3%
2018 Other Race	13.1%	12.1%	11.8%
2018 Two or More Races	5.4%	5.2%	5.0%
2018 Hispanic Origin (Any Race)	50.4%	46.0%	46.6%

Persons of Hispanic origin represent 50.4% of the population in the identified area compared to 18.1% 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 84.2 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	3,367	26,516	59,910
2010 Households	3,832	35,403	73,060
2018 Total Households	4,290	40,655	81,617
2023 Total Households	4,608	44,203	87,469
2000-2010 Annual Rate	1.30%	2.93%	2.00%
2010-2017 Annual Rate	1.38%	1.69%	1.35%
2017-2022 Annual Rate	1.44%	1.69%	1.39%
2018 Average Household Size	3.17	2.96	2.77

The household count in this area has changed from 3,832 in 2010 to 4,290 in the current year, a change of 1.38% annually. The five-year projection of households is 4,608, a change of 1.44% annually from the current year total. Average household size is currently 3.17, compared to 3.17 in the year 2010. The number of families in the current year is 3,248 in the specified area.

# Executive Summary

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$51,359	\$56,219	\$53,987
2023 Median Household Income	\$54,659	\$60,210	\$57,984
2017-2022 Annual Rate	1.25%	1.38%	1.44%
<b>Average Household Income</b>			
2018 Average Household Income	\$63,225	\$69,310	\$67,192
2023 Average Household Income	\$70,750	\$76,999	\$75,021
2017-2022 Annual Rate	2.27%	2.13%	2.23%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$20,265	\$23,621	\$24,332
2023 Per Capita Income	\$22,575	\$26,058	\$26,940
2017-2022 Annual Rate	2.18%	1.98%	2.06%

## Households by Income

Current median household income is \$51,359 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$54,659 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$63,225 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$70,750 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$20,265 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$22,575 in five years, compared to \$34,828 for all U.S. households

## Housing

2000 Total Housing Units	3,533	27,647	63,565
2000 Owner Occupied Housing Units	2,037	18,597	36,753
2000 Renter Occupied Housing Units	1,330	7,919	23,157
2000 Vacant Housing Units	166	1,131	3,655
2010 Total Housing Units	4,318	38,375	79,611
2010 Owner Occupied Housing Units	2,393	24,025	44,264
2010 Renter Occupied Housing Units	1,439	11,378	28,796
2010 Vacant Housing Units	486	2,972	6,551
2018 Total Housing Units	4,580	42,129	86,124
2018 Owner Occupied Housing Units	2,612	26,953	48,865
2018 Renter Occupied Housing Units	1,678	13,702	32,752
2018 Vacant Housing Units	290	1,474	4,507
2023 Total Housing Units	4,905	45,834	92,321
2023 Owner Occupied Housing Units	2,916	30,172	54,262
2023 Renter Occupied Housing Units	1,692	14,031	33,207
2023 Vacant Housing Units	297	1,631	4,852

Currently, 57.0% of the 4,580 housing units in the area are owner occupied; 36.6%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 4,318 housing units in the area - 55.4% owner occupied, 33.3% renter occupied, and 11.3% vacant. The annual rate of change in housing units since 2010 is 2.65%. Median home value in the area is \$101,220, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.13% annually to \$118,097.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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

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Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date