

# Huge Retail Land Portfolio

Available in Hot Market  
Terms Available!

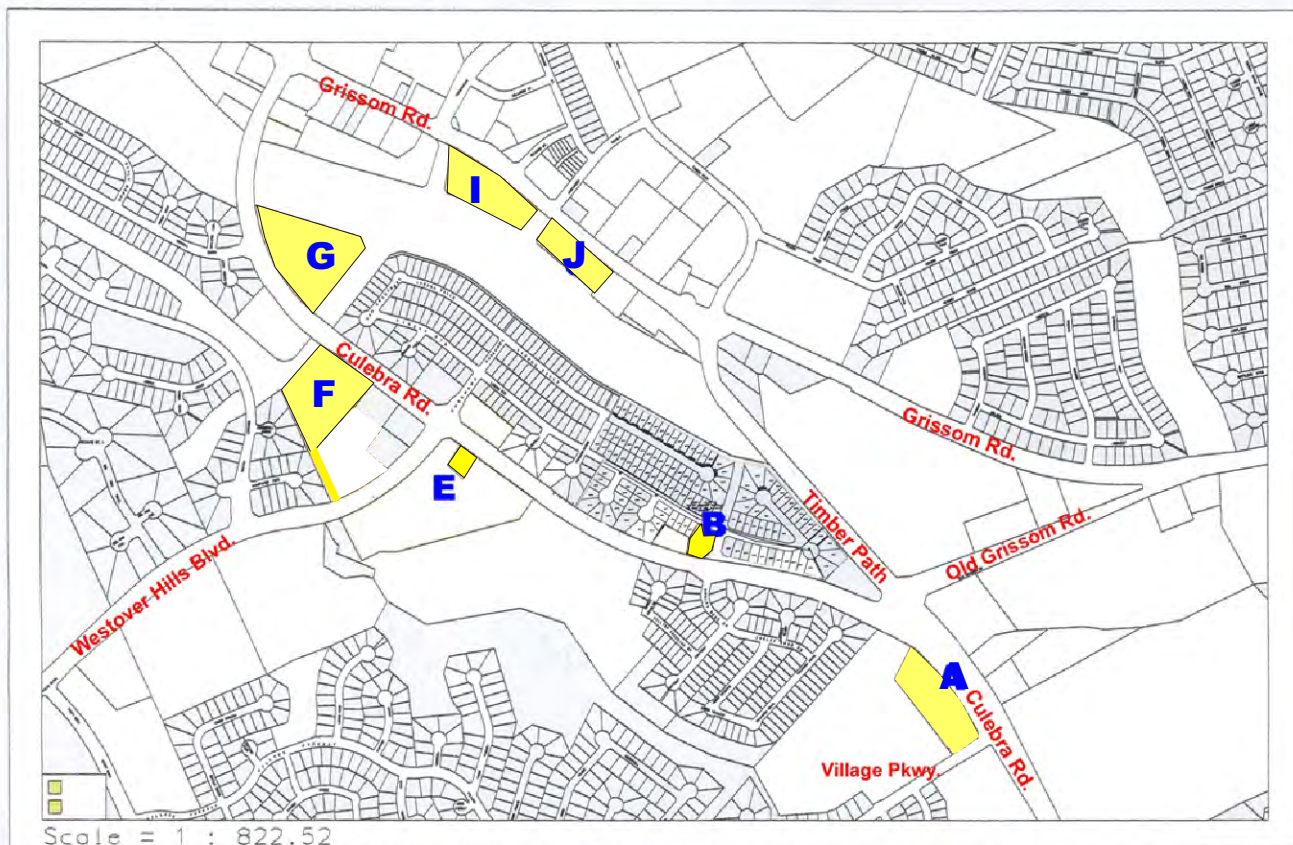
## WESTOVER CREEK

7 Tracts in the Dynamic Westover Hills Area

Located in Northwest San Antonio, the most rapidly growing section of the city. The tracts are strategically positioned between the high employment producing Westover Hills and the fastest growing residential areas.

[View](#)

- Map
- Aerial
- Tract Details
- Facts Sheet



**TERMS AVAILABLE ON SELECTED TRACTS**

**Contact:**  
**Todd Beebe-Broker**  
**(210) 682-1500**

A Hogan Properties Company  
[www.HomeSpringRP.com](http://www.HomeSpringRP.com)

The information contained herein was obtained from sources deemed reliable; however, HomeSpring Realty Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change in price; prior sale or least; or withdrawal without notice.

Click the parcel to view plat

## Westover Creek Land Sale Prices

October 2009

<u>Parcel</u>	<u>Location</u>	<u>Acres</u>	<u>Frontage</u>	<u>Zoning</u>	<u>Platted</u>	<u>Price/ Sq. Ft.</u>
<b>A</b>	<b>Culebra Road. &amp; Village Parkway, SWC</b>	3.6	719' & 215'	C-2		\$ 3.50
<b>B</b>	<b>Culebra Road Isla Bonita Dr.</b>	0.53	114' & 150'	C-2	Yes	\$ 9.00
<b>E</b>	<b>Westover Hills Blvd. &amp; Culebra Road, SWC</b>	1.02	163'	C-3	Yes	\$12.50
<b>F</b>	<b>Westover Hills Blvd. &amp; Culebra Road, NWC</b>	5.33	432' on Culebra & Access to Westover Hills Blvd.	C-3		\$ 5.00
<b>G</b>	<b>Culebra Road Arcadia Creek</b>	5.7	791'	C-3		\$ 4.00
<b>I</b>	<b>Grissom Road Near Kellwood</b>	3.1	637'	C-2		\$ 3.50
<b>J</b>	<b>Grissom Road Near Northwest Trails</b>	1.99	198'	C-2		\$ 3.50

**Total Available**

**21 Acres**

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# Westover Creek Facts and Figures

## LOCATION

Westover Hills Blvd. and Culebra Rd.  
San Antonio, Texas

## PROPERTY SIZE

7 tracts totaling approx. 21 acres

## ZONING

C-2, C-3

## TRAFFIC COUNT

27,000 vehicles per day (Culebra Road south of Tezel)

23,770 vehicles per day (Tezel north of Culebra)

18,100 vehicles per day (Culebra west of Tezel)

18,000 vehicles per day (Grissom east of Tezel)

## MAJOR AREA EMPLOYERS

New Microsoft Data Complex  
QVC Network, Hyatt Regency Hill Country Resort  
Chase Bank, Hartford Insurance  
Maximum Integrated Circuits  
National Security Agency (NSA) Headquarters  
Capital Group  
Lowe's Home Improvement Center

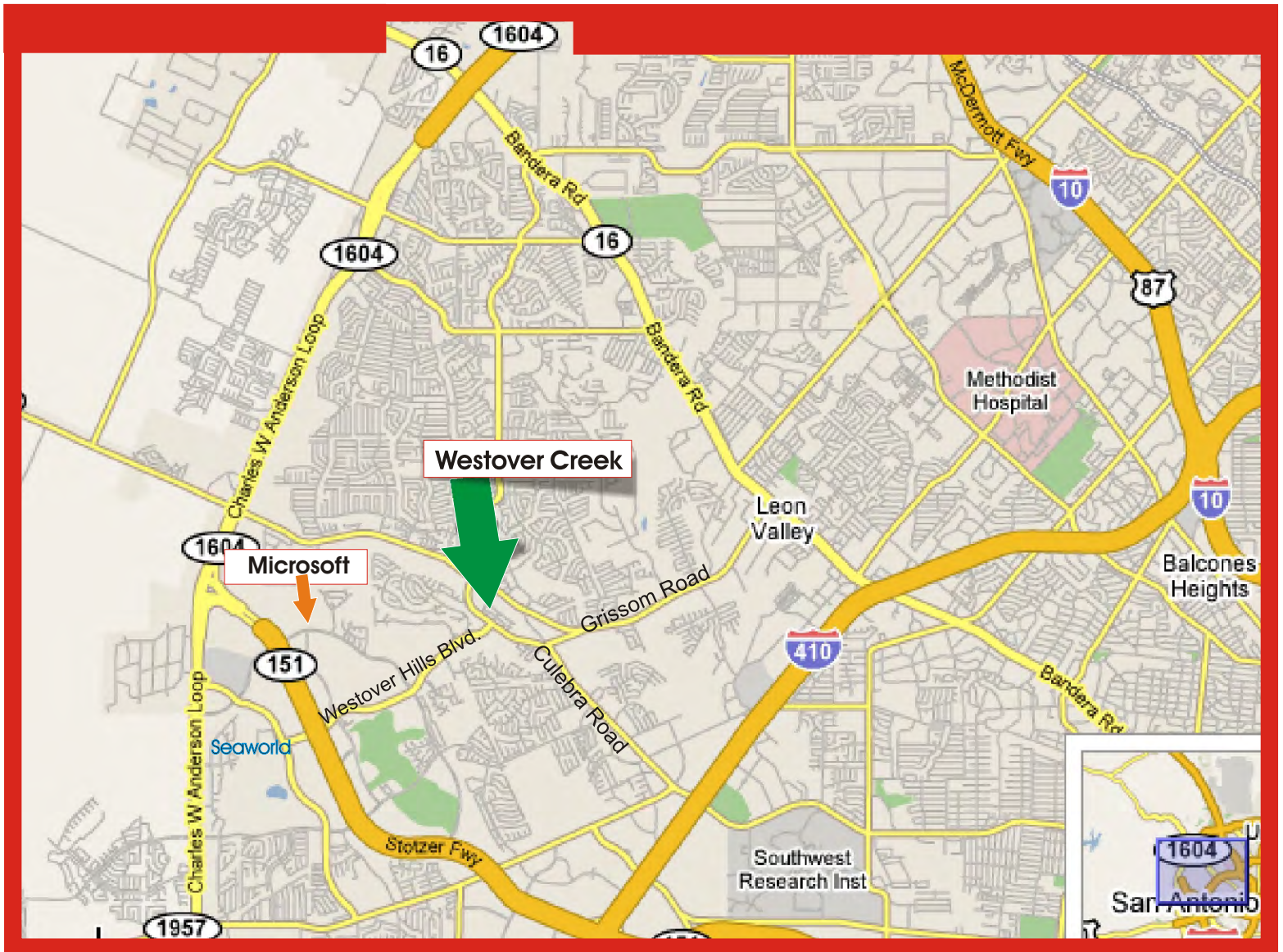


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## Area Demographics

	1-mile	2-miles	3-miles
Population Estimate	13,567	92,964	240,592
Median Age	31.7	31.3	32.1
Population Growth Rate to 2011	13.8%	12.3%	11.8%
Current # of Households	4,400	31,614	84,170
Avg HH Income	\$65,425	\$63,504	\$61,125
Est. Latino Population	55.7%	55.7%	56.9%

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[Google Interactive map](#)

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CULEBRA ROAD  
683'

VILLAGE PARKWAY  
215'

# TRACT A

**3.602 Acres**  
(156,888 SF)

3.602 acres  
C-2  
Not Platted

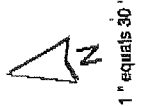
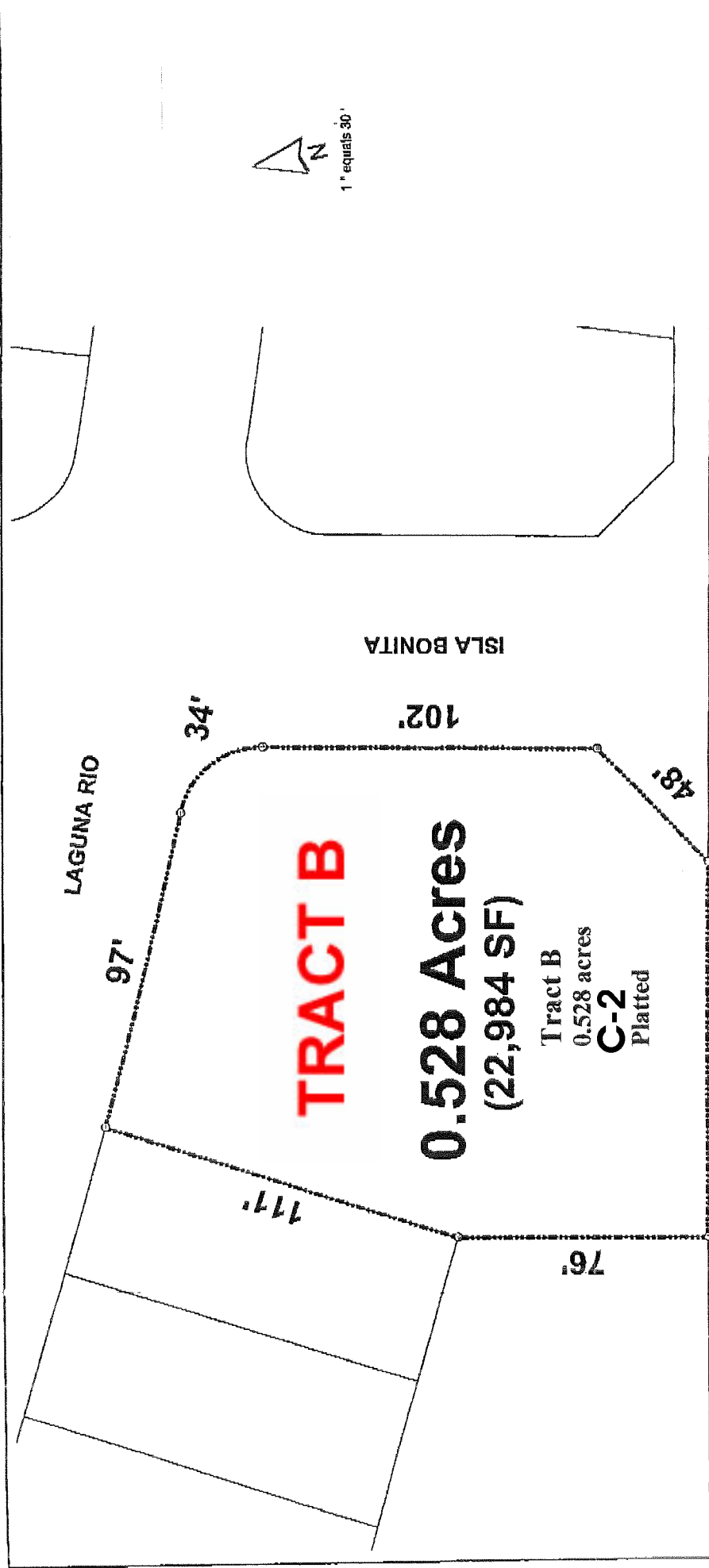
592'

127'

227'



281-0461  
Brown Engineering Co.  
1000 Central Parkway No.  
Suite 100  
San Antonio, TX 78232  
PH 210-494-5511  
FX 210-494-5519  
Brown Engineering Company



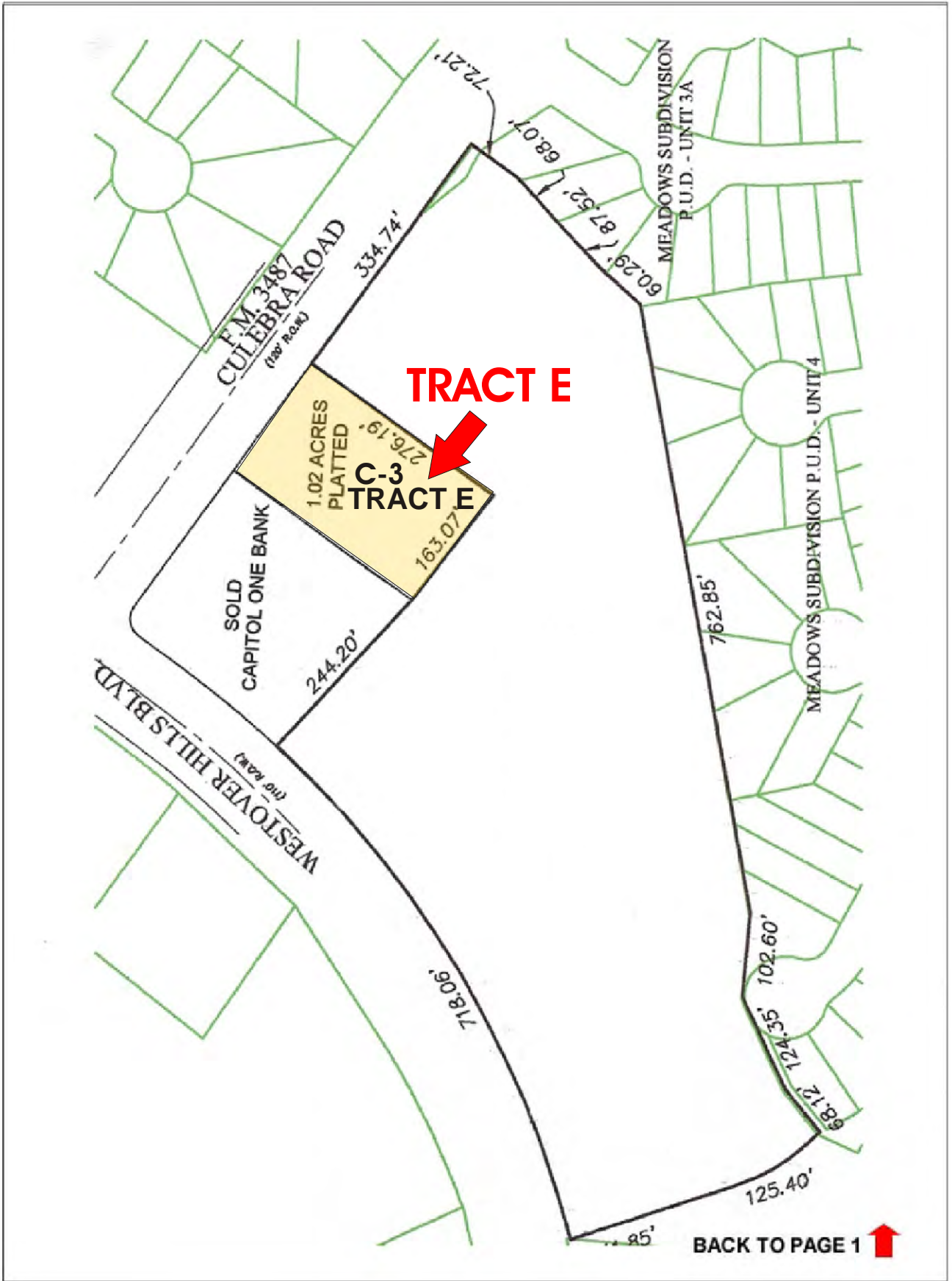
**TRACT B**  
**0.528 Acres**  
**(22,984 SF)**

Tract B  
 0.528 acres  
**C-2**  
 Platted

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 Brown Engineering Co.  
 1000 Central Parkway No.  
 Suite 100  
 San Antonio, TX 78232  
 PH 210-494-5511  
 FX 210-494-5519  
 E-mail: info@browneng.com

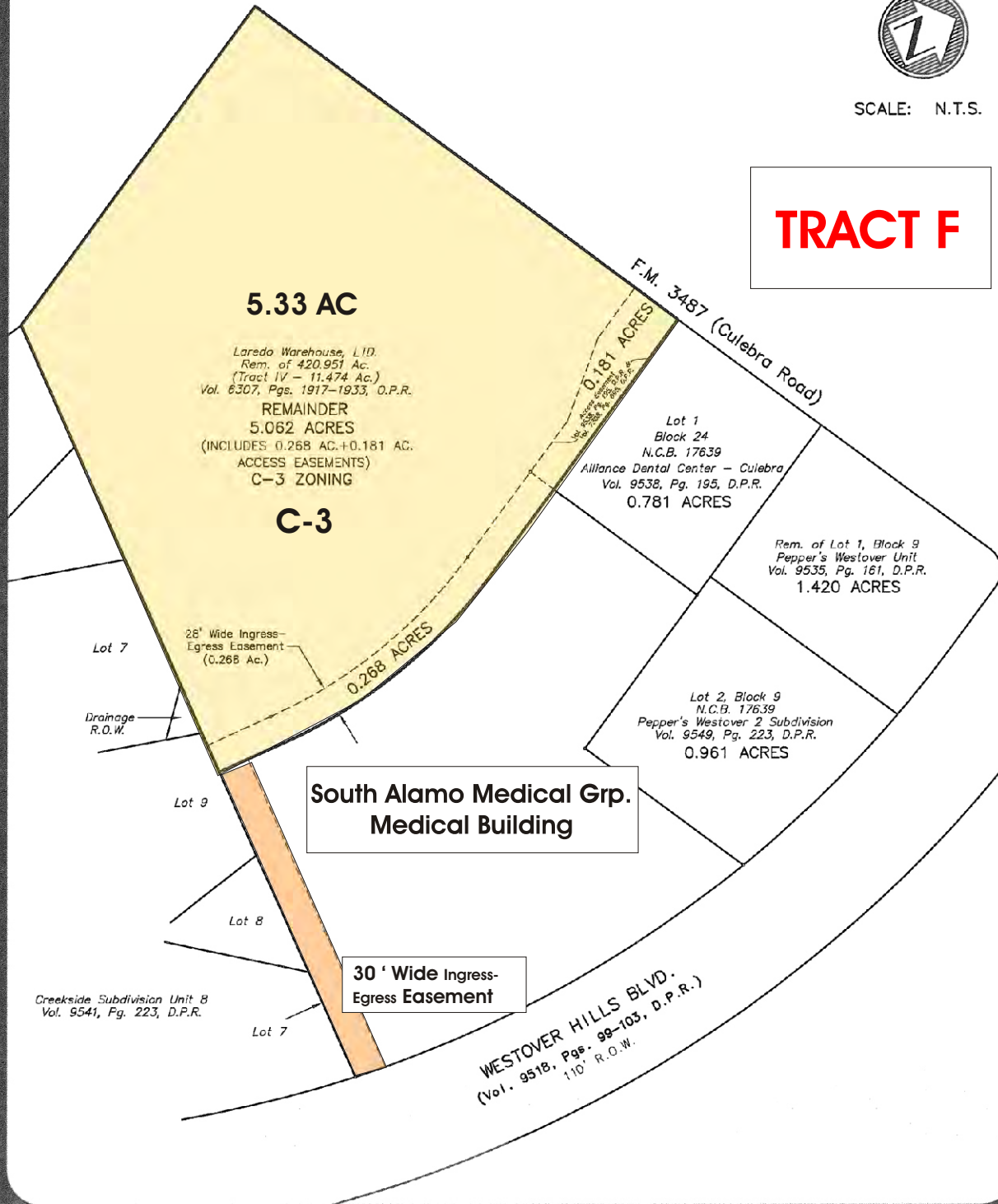
SALES EXHIBIT  
**WESTOVER CREEK**





SCALE: N.T.S.

# TRACT F



Q:\240000 - Alamo Medical Group Exhibits\01.01.EKH REMAINING.dwg 2008/03/07 9:05am flopez



M.W. CUDE ENGINEERS, L.L.C.  
10325 BANDERA ROAD  
SAN ANTONIO, TEXAS 78250

TEL 210.681.2951  
FAX 210.523.7112

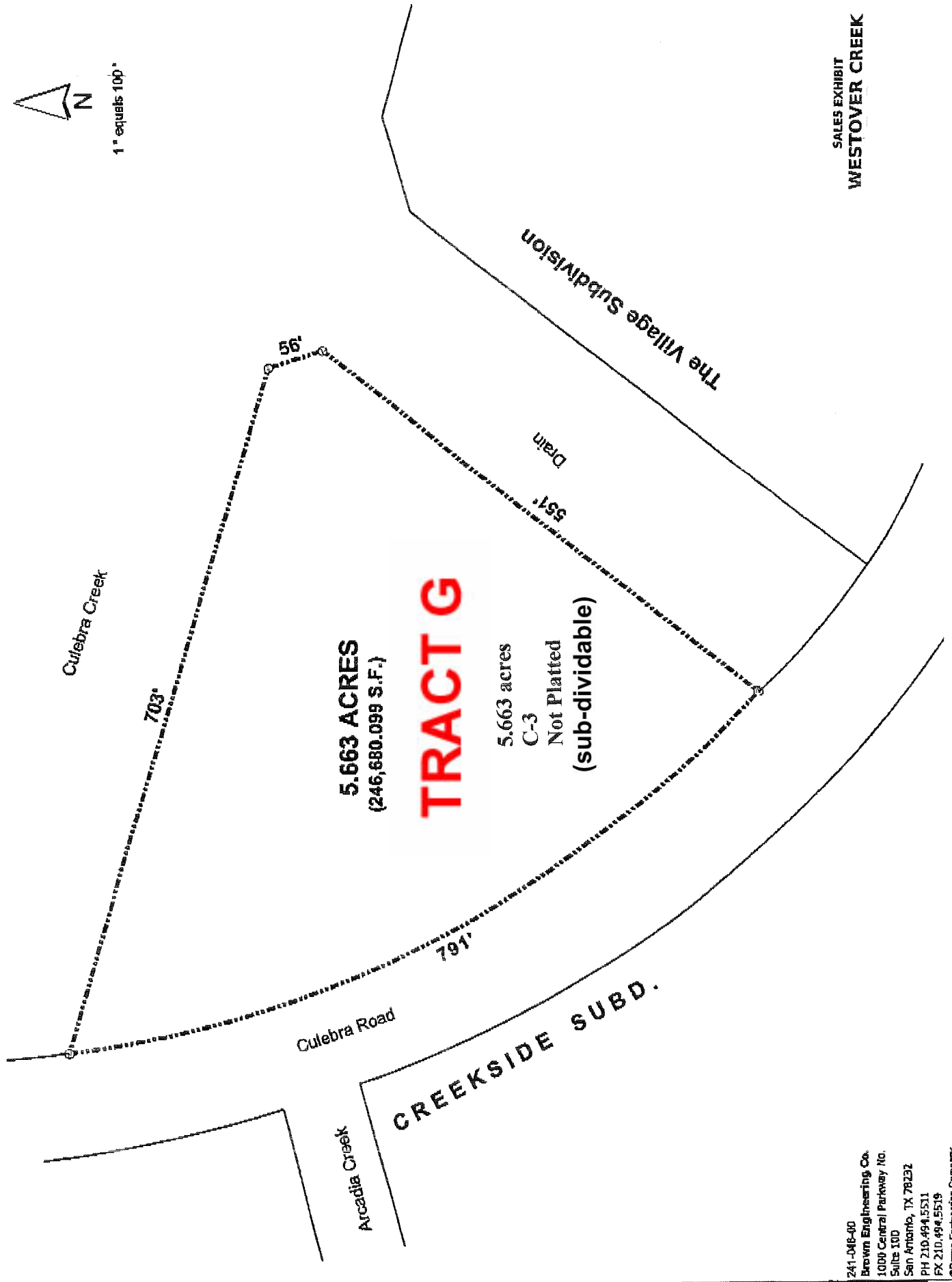
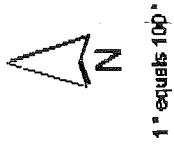
WWW.MWCUDE.COM

## LAREDO WAREHOUSE & DEL-MAR INVESTMENTS

EXHIBIT OF TRACT F

DATE: 2008-03-05

JOB NO.: #240000



SALES EXHIBIT  
WESTOVER CREEK

5.663 ACRES  
(246,680.099 S.F.)

**TRACT G**

5.663 acres  
C-3  
Not Platted  
(sub-dividable)

DRAIN  
551'

703'

56'

791'

Culebra Creek

Culebra Road

Arcadia Creek

CREEKSIDE SUBD.

The Village Subdivision

241-048-40  
Brown Engineering Co.  
1000 Central Parkway No.  
Suite 100  
San Antonio, TX 78232  
PH 210.494.5511  
FX 210.494.5519  
©Brown Engineering Company



Grissom Road

499'

138'

# TRACT I

3.122 acres  
C-2  
Not Platted  
(sub-dividable)

3.122 ACRES  
(136,007.587 S.F.)

159' Drain

37'

483'

Culebra Creek

276'

Drain

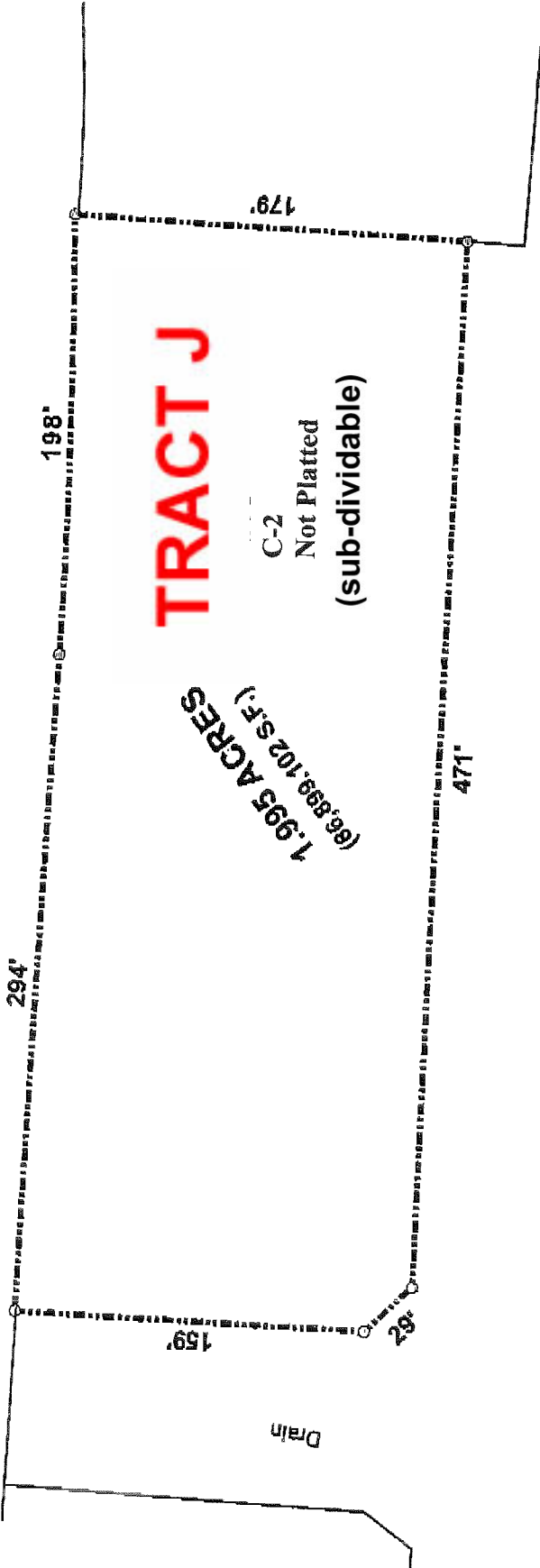
37'

SALES EXHIBIT  
WESTOVER CREEK

241-0416-00  
Brown Engineering Co.  
10009 Central Parkway No.  
Suite 100  
San Antonio, TX 78232  
PH 210.494.5511  
FX 210.494.5519  
Brown Engineering Company

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Grissom Road



**TRACT J**

C-2

Not Platted

(sub-dividable)

1.995 ACRES  
(66,899.102 S.F.)

294'

159'

Drain

179'

471'

Culebra Creek

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SALES EXHIBIT  
**WESTOVER CREEK**

241-046-00  
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 1606 Central Parkway N.O.  
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