

IPMG, INC.

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6.7 Acre Development Tract

Windsor Hill Drive

San Antonio, Texas

TAX ASSESSOR ACCT. NO.	05474-141-0040
DESCRIPTION	Located in City of Windcrest, east of IH-35/Loop 410 and north of Waltzem Road. The property is "L" shaped with frontage along Windsor Hill Drive.
SIZE	6.746 acres (293,855 s.f.)
FRONTAGE	433.75 feet
UTILITIES	Water, sanitary sewer and electricity (perspective buyer should retain an independent engineer to verify the location, accessibility and capacity of all utilities).
ZONING	B-1, City of Windcrest. Commercial uses; office/service center; secondary "box" retail; low rise office.
TOPOGRAPHY	Level
EASEMENTS	56' C.P.S.B. Easement along east property line, 8' telephone easement and 14' electric easement along Windsor Hill.
MAJOR RETAILERS	Adjacent to both Office Max and Home Depot, in close proximity to Rackspace Hosting Headquarters (formerly Windsor Park Mall).
COMMENTS	The City of Windcrest will rezone this parcel to allow for a major use development along the lines of a "Town Centre."

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