

10919 WURZBACH ROAD

SAN ANTONIO, TX 78230



FOR SALE AND LEASE

NEW PRICE! \$2,750,000

KWCOMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

TODDHESS

O: (210) 493-3030

C: (830) 660-0999

todd-hess@att.net

DOUG CURTIS

Associate Broker Keller Williams Heritage

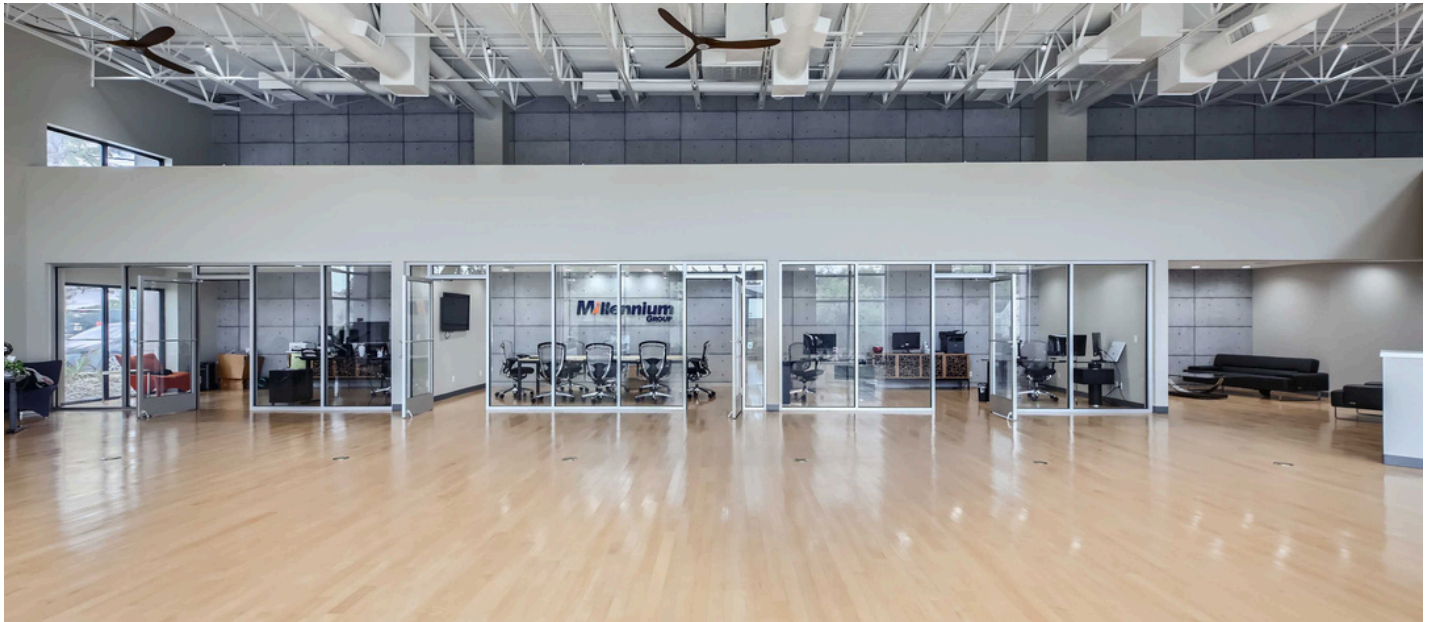
O: (210) 493-3030

doug@thecurtisteamtx.com

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EXECUTIVE SUMMARY

10919 WURZBACH ROAD



OFFERING SUMMARY

PRICE:	\$2,750,000
LEASE:	\$2.20 / SqFt / Month \$5.13 NNN Year / SqFt
BUILDING SF:	10,813
PRICE / SF:	\$254
SIGNAGE:	Available
YEAR BUILT:	1983
PARKING:	36

PROPERTY OVERVIEW

This innovative commercial space redefines the possibilities of work and creativity. With its prime location and an array of versatile features, 10919 Wurzbach sets the stage for your business to thrive like never before. Step inside and discover a dynamic environment designed to inspire. The first floor welcomes you with an expansive, open layout, providing the perfect canvas for your creative endeavors. Whether you're hosting brainstorming sessions, workshops, or collaborative projects, this flexible space adapts to your needs with ease. In addition to the open space on the first floor, there is a conference room, break spaces, and three glassed-in offices. Two bathrooms up and down, tons of storage space and a loading dock. It even has two dedicated Tesla chargers. Convenience meets functionality at every turn. Imagine the seamless flow of productivity and collaboration, enhanced by the amenities that cater to your team's comfort and efficiency. Looking to make a statement? 10919 Wurzbach offers more than just workspace-it's a potential event venue that leaves a lasting impression. From corporate functions to networking events and beyond, this space transforms effortlessly to accommodate your vision, ensuring memorable experiences for all attendees. But that's not all. Ascend to the upper levels and discover thoughtfully designed offices and a conference room, tailored to elevate your business operations. Whether you need a private sanctuary for focused work or a professional setting to host clients and stakeholders, these dedicated spaces offer the privacy and sophistication you demand. With its strategic location, adaptable layout, and premium amenities, 10919 Wurzbach is more than just a commercial space-it's a catalyst for innovation and growth. Elevate your business to new heights and unlock endless possibilities in this vibrant hub of creativity and opportunity. Welcome to the future of commercial success.

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LOCATION & HIGHLIGHTS

10919 WURZBACH ROAD



LOCATION INFORMATION

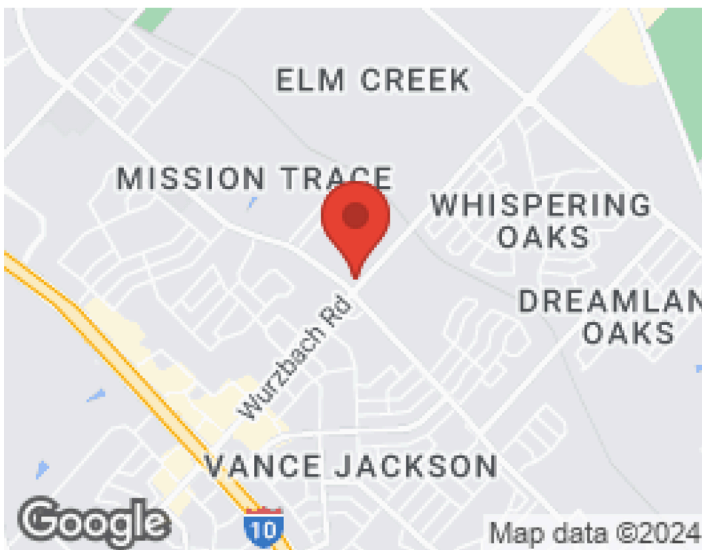
Building Name: 10919 Wurzbach Rd San Antonio, TX 78230-2449

Street Address: 10919 Wurzbach Road



City, State, Zip San Antonio, TX 78230

County: Bexar



Cross Streets: Vance Jackson

Signal Intersection: Yes

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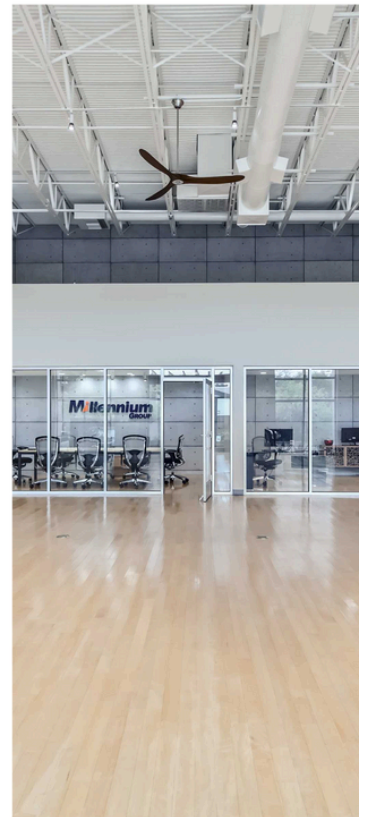
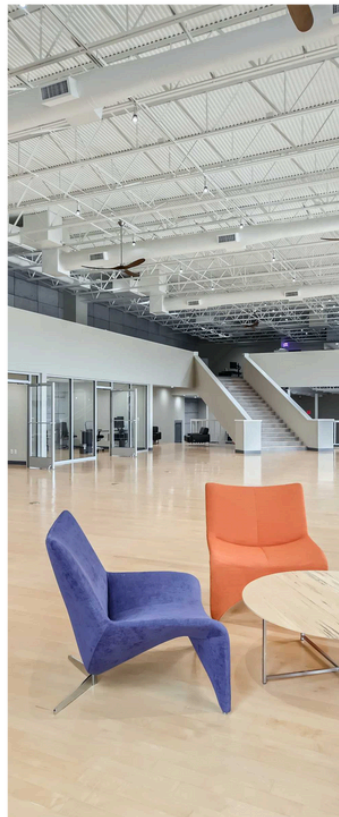
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PROPERTY PHOTOS

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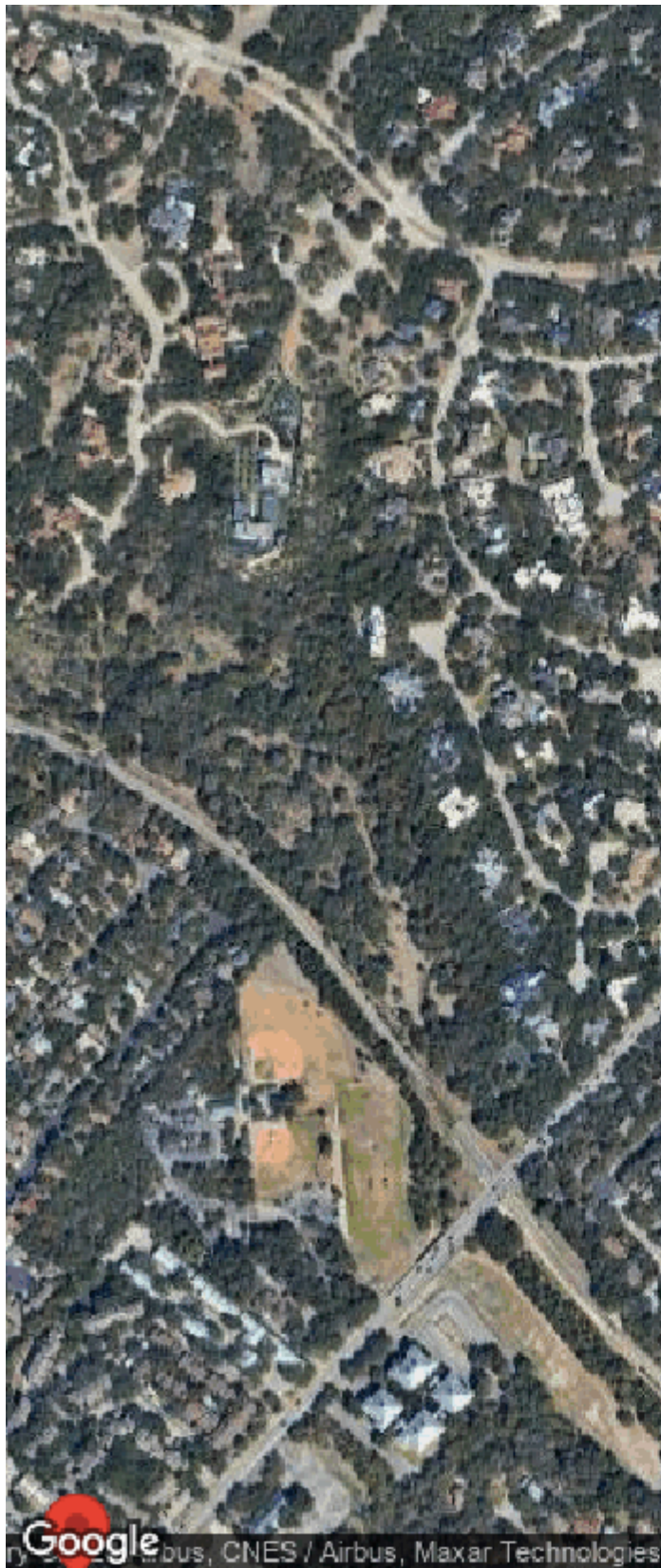
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LOCATION MAPS

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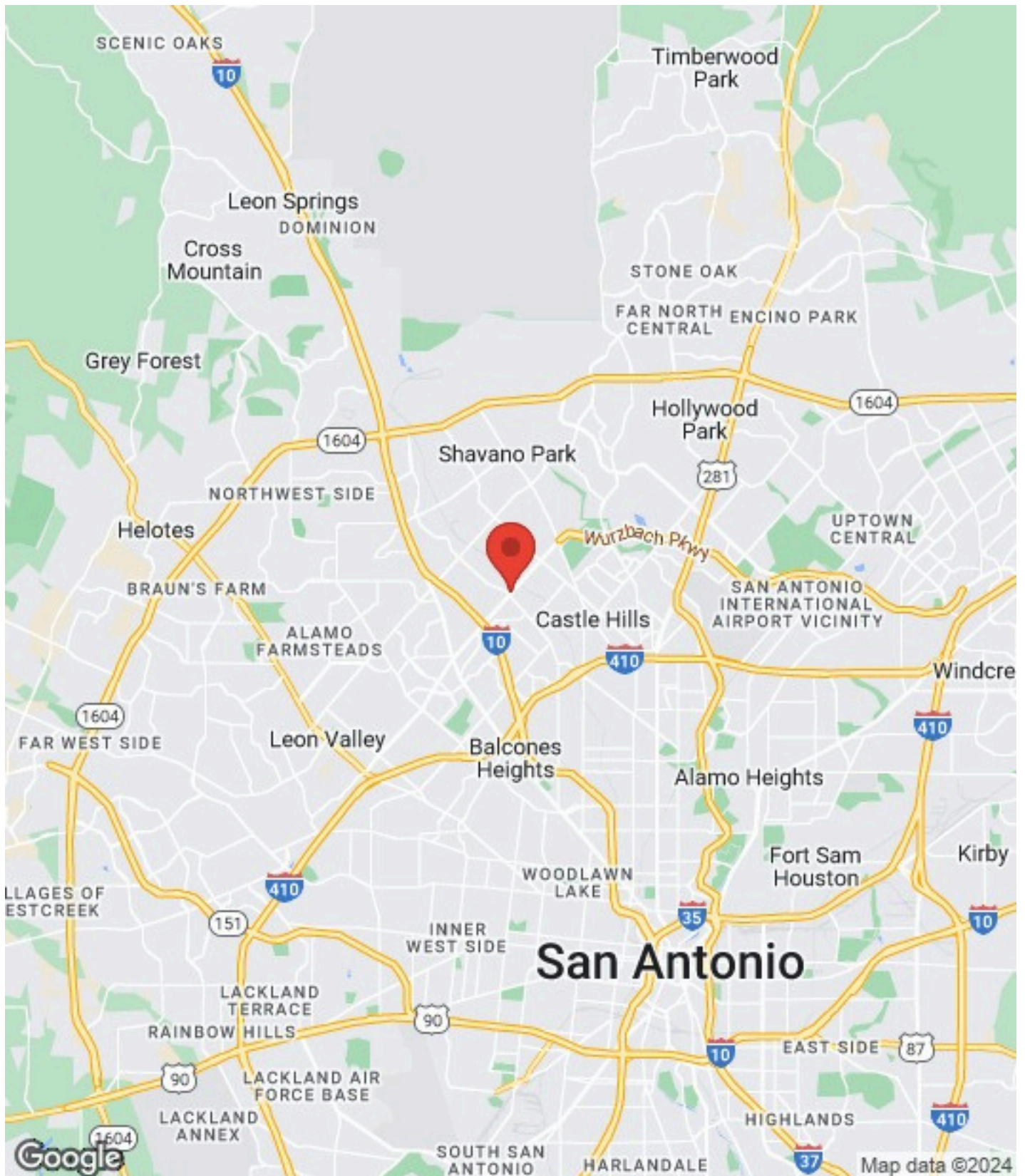
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REGIONAL MAP

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AERIAL MAP

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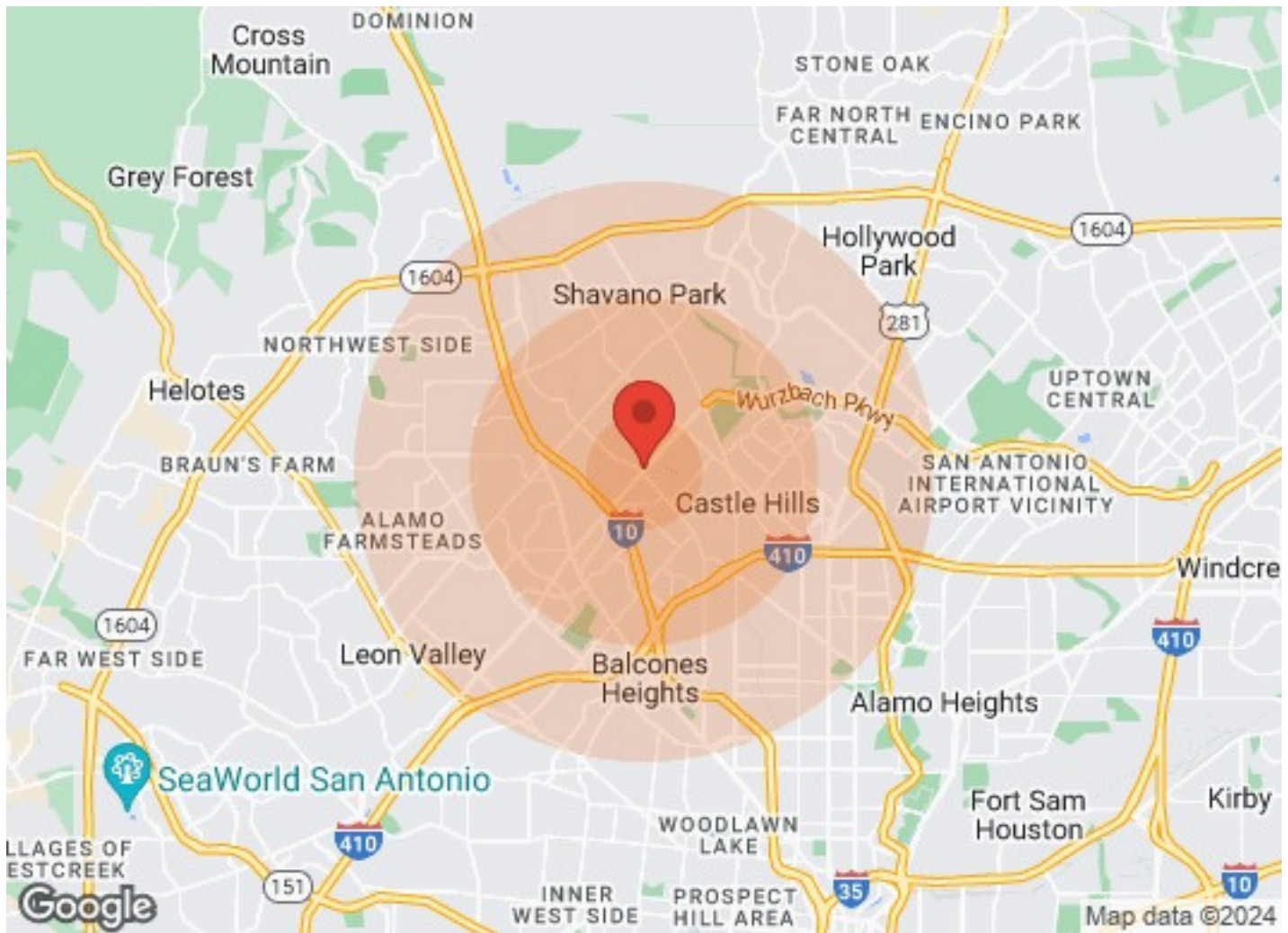
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,248	64,193	155,663
Female	8,432	69,053	163,505
Total Population	15,680	133,246	319,168

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,470	24,854	61,070
Ages 15-24	1,659	14,639	37,297
Ages 25-54	5,679	60,977	139,775
Ages 55-64	2,065	14,852	36,522
Ages 65+	3,807	17,924	44,504

Race	1 Mile	3 Miles	5 Miles
White	13,329	99,607	245,236
Black	464	7,610	14,833
Am In/AK Nat	18	509	1,020
Hawaiian	N/A	32	98
Hispanic	7,600	67,517	177,933
Multi-Racial	3,246	37,442	92,318

Income	1 Mile	3 Miles	5 Miles
Median	\$49,446	\$43,918	\$43,918
< \$15,000	772	10,126	22,093
\$15,000-\$24,999	535	7,543	16,084
\$25,000-\$34,999	950	8,368	17,203
\$35,000-\$49,999	1,142	8,725	19,595
\$50,000-\$74,999	1,425	10,313	23,450
\$75,000-\$99,999	792	6,414	14,194
\$100,000-\$149,999	813	5,748	13,281
\$150,000-\$199,999	381	2,289	5,218
> \$200,000	465	2,031	5,150

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,256	69,030	152,310
Occupied	7,630	62,402	139,050
Owner Occupied	4,206	23,384	62,310
Renter Occupied	3,424	39,018	76,740
Vacant	626	6,628	13,260

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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:

- 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.

Keller Williams Heritage	434367	broker@mykwsa.com	210.493.3030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Garret S. Brandt	742614	broker@mykwsa.com	210.493.3030
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Todd Hess	576181	toddhess@kwcommercial.com	830-660-0999
Sales Agent/Associate's Name	License No.	Email	Phone
<div style="border: 1px solid black; width: 60px; height: 20px; margin: 5px auto;"></div>		<div style="border: 1px solid black; width: 60px; height: 20px; margin: 5px auto;"></div>	
Buyer/Tenant/Seller/Landlord Initials		Date	