



CANO & CO.

COMMERCIAL
REAL ESTATE

Property Overview: 5404 Wurzbach Road

Location:
Leon Valley, Texas 78238

Property Type:
Recently Renovated Office / Development Opportunity

Building Square Footage:
+/- 9,540 SF

Lot Size:
1.84 Acres

Zoning: **B-3 (Leon Valley) Intense commercial, services and some light assembly of goods**

Parking:
+/- 50 parking spaces

This professionally maintained office building features a unique architectural design and has undergone recent renovations. The interior layout is functional and efficient, characterized by:

- ➔ **Natural Light:** Extensive exterior windows provide abundant daylight throughout the workspace.
- ➔ **Functional Layout:** Equipped with abundant individual office spaces, break areas, multiple conference rooms and comprehensive restroom facilities.
- ➔ **Condition:** Well-maintained and move in ready.



SITE & DEVELOPMENT POTENTIAL

The property's primary value driver is its substantial 1.84-acre lot, offering significant versatility for a variety of business models:

- ➔ **Retail Development:** The large footprint allows for potential retail expansion or a separate development directly along the Wurzbach Road frontage.
- ➔ **Flex-Space Conversion:** The site provides ample room to add a warehouse component, converting the property into a high-demand flex-use facility.
- ➔ **Service Operations:** The acreage is ideal for service-based companies requiring extensive outside storage or a large parking area for service vehicle fleets. Specific Use Permit may be required from Leon Valley.
- ➔ **Parking:** The existing layout provides generous parking for employees and clients.

PROPERTY HIGHLIGHTS

Strategic Location: Situated at 5404 Wurzbach in the established Leon Valley submarket.

Move-In Ready: Recently renovated office building featuring unique architectural design and high-quality finishes.

Exceptional Land-to-Building Ratio: The 1.86-acre lot offers a rare opportunity for expansion or specialized use in a developed area.

Versatile Development Potential: Zoned/sized to accommodate potential retail frontage on Wurzbach Road or the addition of a warehouse for flex-use requirements.

Operational Flexibility: Ideal for service-oriented businesses requiring heavy vehicle parking or secure outdoor storage.

INTERIOR PICTURES



AERIAL IMAGE



BANDERA RD

NW LOOP 410

WURZBACH RD

5404 WURZBACH RD

LOT LINE SHOWN FOR ILLUSTRATIVE PURPOSE ONLY

FLOOR PLAN

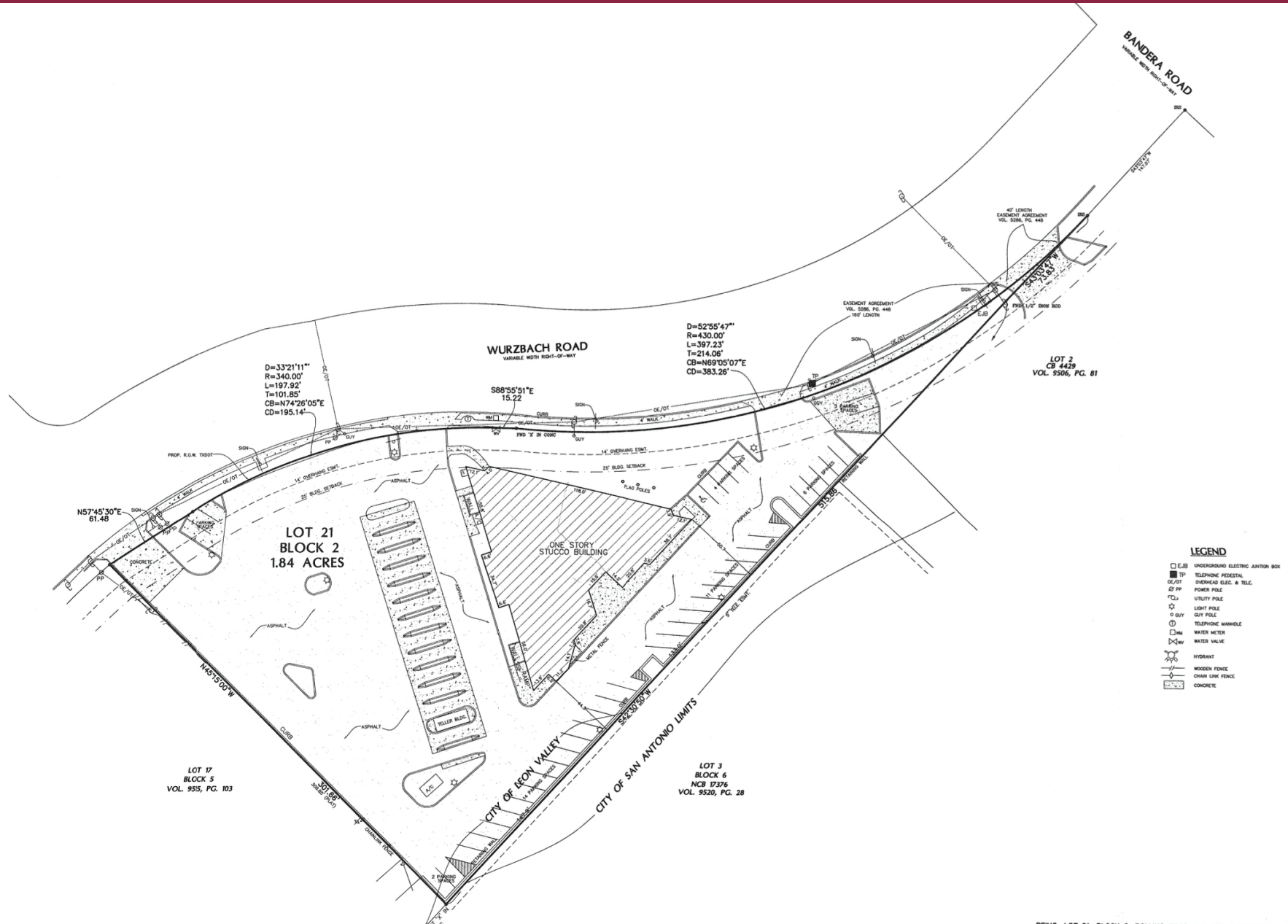
5404 WURZBACH RD

LEON VALLEY, TX 78238



*ROOM SIZES ARE APPROXIMATE

SURVEY





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."



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



Dennis Cano

Cano and Company Commercial Real Estate



3463 Magic Dr., Ste T-10
San Antonio, TX 78229



Mobile
210-591-9115

Cano and Company	613595	Dennis@canoandcompany.com	210-591-9115
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email"	Phone"
Dennis Cano	613595	Dennis@canoandcompany.com	210-591-9115
Designated Broker of Firm	License No.	Email"	Phone!"
Licensed Supervisor of Sales Agent/ Associate	License No."	Email"	Phone"
Sales Agent/Associate's Name!	License No.	Email"	Phone"

Buyer/Tenant/Seller/Landlord Initials!

Date!

Regulated by the Texas Real Estate Commission!

Information available at www.trec.texas.gov!

IABS 1'0!