

# The Elms



Presented by  
Davidson Properties, Inc.

11800-11874 Wurzbach Rd, San Antonio, TX 78230



## Price: \$18.00 /SF/YR

The Elms is an established two-story neighborhood center positioned at the corner of Wurzbach Rd and Lockhill Selma Rd in North-Central San Antonio. This 40,229 SF center enjoys close proximity to both IH-410 and IH-10, parking ratio of 3.3/1,000, and a strong tenant mix. Submarket is positioned for future growth with varied residential and commercial expansion nearby.

# The Elms

11800-11874 Wurzbach Rd, San Antonio, TX 78230



**Jeannie Smith**

[jeannie@davidsonproperties.com](mailto:jeannie@davidsonproperties.com)

(210) 826-1616

**Davidson Properties, Inc.**

8151 Broadway St, Suite 100

San Antonio, TX 78209



11800-11874 Wurzbach Rd, San Antonio, TX 78230



11840

## Listing spaces

### 1st Floor Ste 11808

Space Available	1,371 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

### 1st Floor Ste 11814

Space Available	885 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable



Elms 6

11800-11874 Wurzbach Rd, San Antonio, TX 78230



Elms 7

## Listing spaces

### 1st Floor Ste 11844

Space Available	584 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

### 1st Floor Ste 11854

Space Available	1,221 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



Elms 8

11800-11874 Wurzbach Rd, San Antonio, TX 78230



Elms 9



Elms 13

## Listing spaces

### 1st Floor Ste 11866

Space Available	2,023 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

### 2nd Floor Ste 11838

Space Available	3,266 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Situated in a Highly-Desirable North Central San Antonio Location, The Elms at Wurzbach Offers High Visibility, High Traffic Counts, & Growing Population \* Easy Access to Wurzbach Pkwy, IH-10, IH-410, Hwy-281, & NW Military Hwy \* Two Separate Points of Ingress/Egress, 3.3/1,000 Parking Ratio \* Space is Suitable for Office, Retail, or Medical, Opportunity to Customize Finishes, & Accessed by Stairs or Elevator \* Contiguous 5,896 SF Available, or Leased Separately \* Available Immediately, Contact Broker for Pricing \* Lease Duration 2-5 Years Preferred, Expenses Estimated at \$6.00/SF

11800-11874 Wurzbach Rd, San Antonio, TX 78230



The Elms Site Plan- 111024\_1

## Listing spaces

### 2nd Floor Ste 11840

Space Available	2,630 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Situated in a Highly-Desirable North Central San Antonio Location, The Elms at Wurzbach Offers High Visibility, High Traffic Counts, & Growing Population \* Easy Access to Wurzbach Pkwy, IH-10, IH-410, Hwy-281, & NW Military Hwy \* Two Separate Points of Ingress/Egress, 3.3/1,000 Parking Ratio \* Space is Suitable for Office, Retail, or Medical, Opportunity to Customize Finishes, & Accessed by Stairs or Elevator \* Contiguous 5,896 SF Available, or Leased Separately \* Available Immediately, Contact Broker for Pricing \* Lease Duration 2-5 Years Preferred, Expenses Estimated at \$6.00/SF

# The Elms

11800-11874 Wurzbach Rd, San Antonio, TX 78230

## Property Photos



Building Photo



Building Photo

# The Elms

11800-11874 Wurzbach Rd, San Antonio, TX 78230

## Property Photos



Building Photo

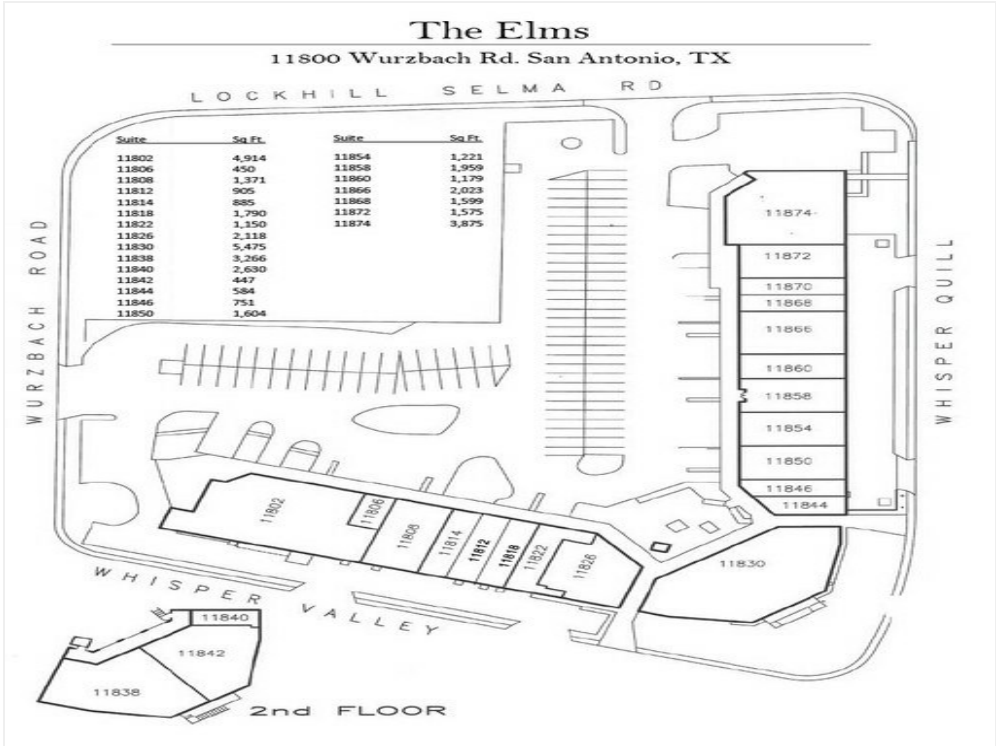


Building Photo

# The Elms

11800-11874 Wurzbach Rd, San Antonio, TX 78230

## Property Photos



The Elms Site Plan- 111024\_1



Elms 13

# The Elms

11800-11874 Wurzbach Rd, San Antonio, TX 78230

## Location

