

**CANO & CO.**

COMMERCIAL  
REAL ESTATE

**FOR SALE**

5404 WURZBACH RD, LEON VALLEY, TX 78238

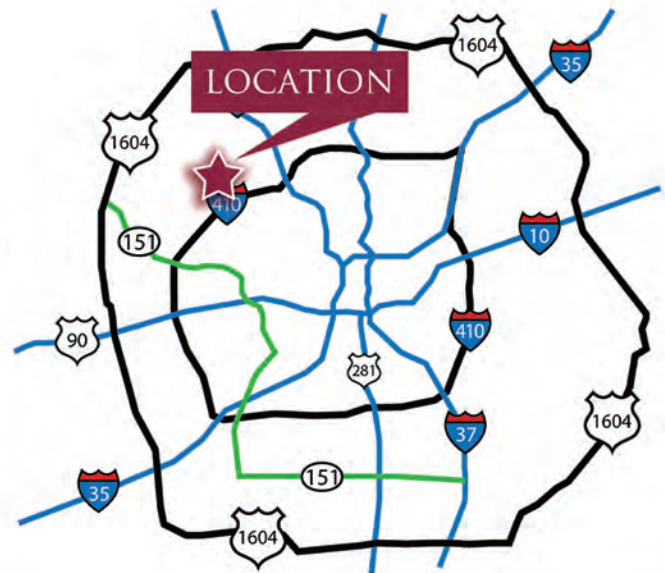
**\$1,600,000**

+/- 10,000 SF OFFICE BUILDING



## INVESTMENT HIGHLIGHTS:

- Prominent location on Wurzbach Road
- Excess land available for additional development.
- Recently renovated.
- Abundant parking.
- Close proximity to NW Loop 410.



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## PROPERTY SUMMARY

Unlock the Potential of Your Business at 5404 Wurzbach Road, Leon Valley, Texas! Situated on an ample 1.84-acres, this recently renovated +/- 10,000 square feet office building consists of versatile space that can be customized to the needs of your business.

This property is within Leon Valley and has close proximity to Loop 410, the South Texas Medical Center, Bandera Road, and Wurzbach Road. The property's location provides effortless access to your clients, partners, and employees. Abundant parking defines this property. The property was formerly utilized as a Wells Fargo Bank and the drive-thru remains. This structure could be removed which would drastically increase the land available for parking. The generous parking area ensures that every visit to your business is a stress-free experience, creating a welcoming atmosphere for both clients and staff.

This property boasts multiple conference rooms, designed to cater to your business's diverse needs. Whether it's a brainstorming session, a high-profile presentation, or a team meeting, you have the perfect space to impress and inspire.

The office space has ample exterior windows that allow the interior of the building to have natural light, creating an ambiance that fosters productivity and well-being. Enjoy an airy, bright atmosphere. What truly sets this property apart is the expansive 1.84 acres of land. Imagine the potential for expansion, additional facilities, or outdoor spaces that inspire creativity and collaboration. The possibilities are limited only by your imagination.

This property isn't just functional; it's visually interesting. Its contemporary design and architectural details make a statement and leave a lasting impression on clients and visitors. With its combination of space, location, and potential, 5404 Wurzbach Road is an investment in your business's future. Don't miss this chance to secure a space that grows as you do.

## PROPERTY FACTS:

- Sale Type: Investment or Owner User
- Property Type: Office
- Building Size: +/- 10,000 SF
- Building Class: B
- Year Built/Renovated: 1980/2021
- Building Height: 1 Story
- Land Acres: 1.84 AC
- Zoning: B-3 (Leon Valley)  
Intense commercial, services and  
some light assembly of goods
- Parking: +/- 50 SPACES  
(5 Spaces per 1,000 SF Leased)



Scan QR code or visit:

<https://www.loopnet.com/Listing/5404-Wurzbach-Rd-San-Antonio-TX/29420121/>  
for general details of this property.

# INTERIOR IMAGES



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## AERIAL VIEW WITH BOUNDARIES







# 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:
  - 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.

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](http://www.trec.texas.gov)

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