

# LAND FOR SALE

## MEDICAL CENTER AREA

9030 WURZBACH  
SAN ANTONIO, TX 78240

1.5921 ACRES TOTAL  
199' OF WURZBACH VISIBILITY

OFFERED AT: \$2,200,000

LISTING AGENT CONTACT INFORMATION

**KRISTY EDISON**

(210) 392-1228

KPARKLY01@GMAIL.COM



CORE VALUES  
REALTY ASSOCIATES

# PROPERTY OVERVIEW



**Overview:** Where the esteemed Fujiya Japanese Garden Restaurant once stood, lies two prime commercial lots available combined as 1.5921 acres on Wurzbach with 199' of visibility and within one mile of the Medical Center.

**Area Overview:** Nestled between Datapoint Dr. and Gardendale Rd. on Wurzbach, this parcel has immediate access to San Antonio Metro transportation lines, shopping and Medical Center Dr. It sits moments from where Interstate Highway 10 bisects the street of Wurzbach Rd., and is within five minutes of two of San Antonio's elite employers: USAA corporate offices and South Texas Medical Center.

**Zoning:** C-2

**Utilities:** City Public Services and San Antonio Water Supply

**Schools:** Northside Independent School District

**Available Legal Descriptions:**

NCB 14281 Blk 1 Lot 3 1.1330 Acres

NCB 14281 P -117 .4591 Acres

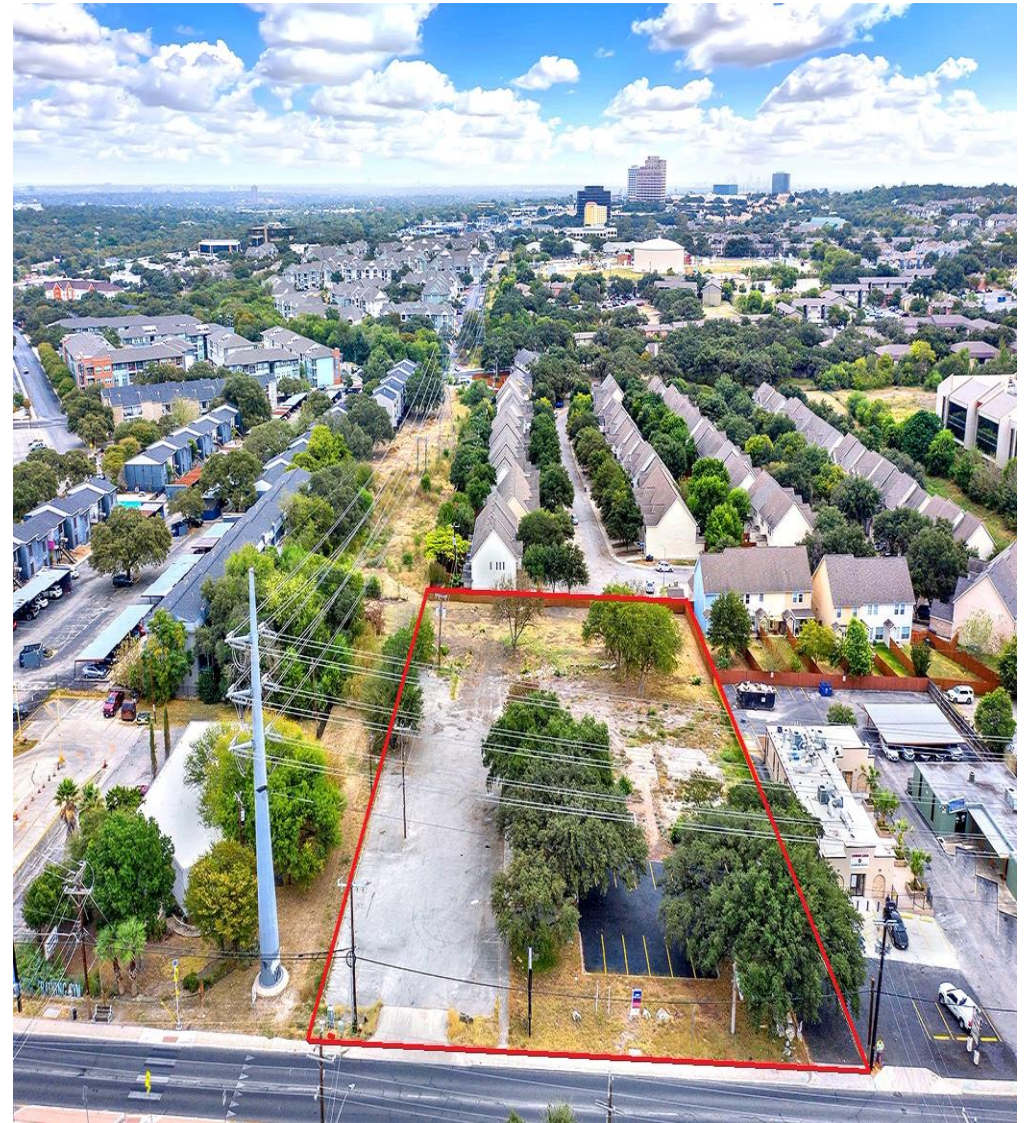
**Toal 1.5921 Acres**

**Offered at: \$2,200,000**



# EXECUTIVE SUMMARY

This C-2 zoned property is primed for a variety of commercial opportunities, complete with utility connections. The area is experiencing significant infrastructure and population growth, however over 70% of residents are relocating from within the same 5 square miles. The fast-growing convenience store, QT has acquired land within the immediate vicinity as well. This dynamic environment is home to both major employers and local businesses, creating a rich market for potential consumers. With its strategic location in the city and easy accessibility to major highways, UTSA, The Rim, La Cantera, and Downtown San Antonio, this property presents a compelling opportunity for businesses looking to thrive in and out of a vibrant community right in the grasp of the bustling, diverse, enriched Medical Center.





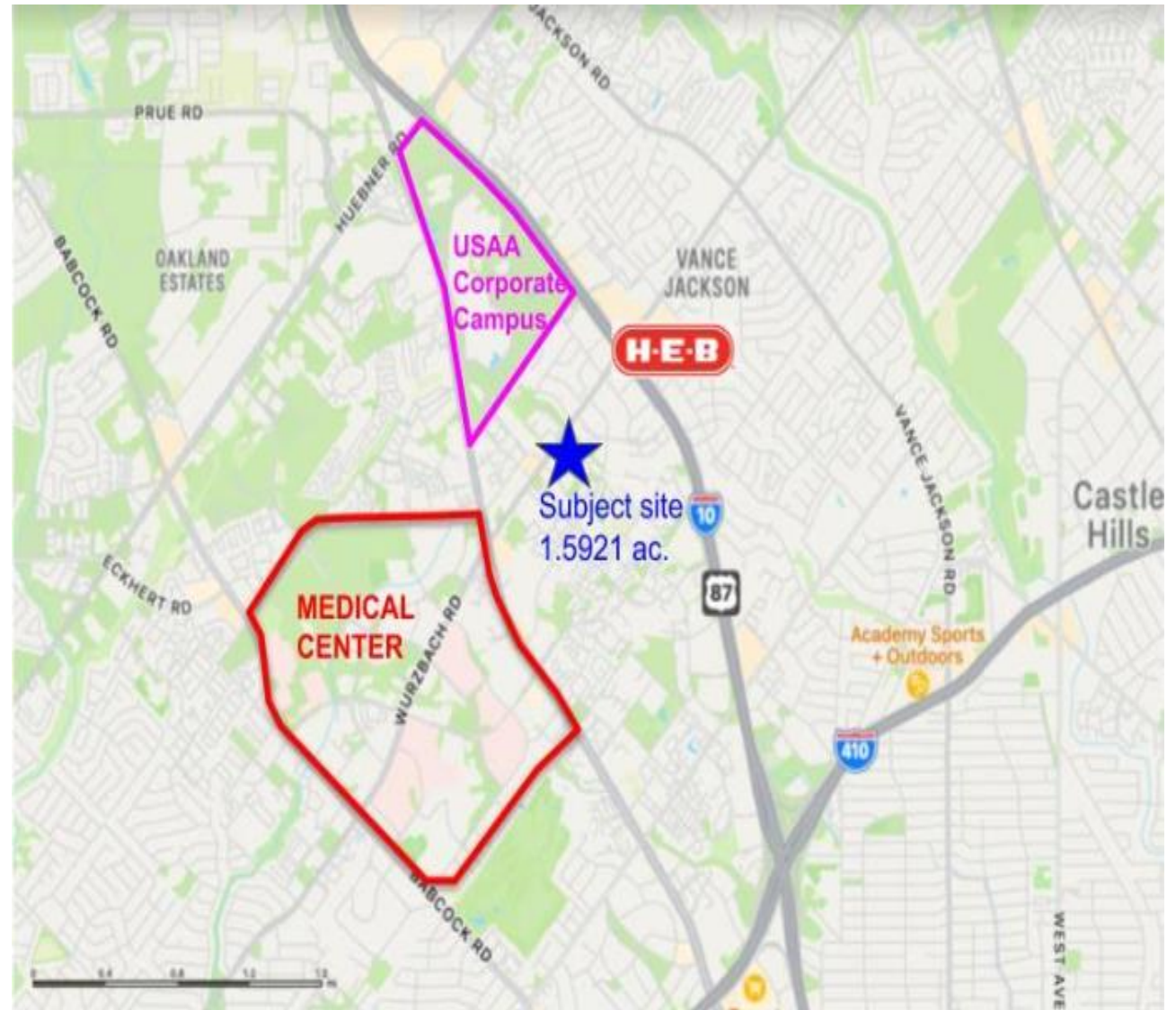
# AERIAL VIEW





# POPULAR AREA LANDMARKS

- **Medical Center**
- **USAA Corporate Campus**
- **UT Health Science Center**
- **University Health**
- **Audie L. Murphy VA Hospital**
- **HEB**
- **AMPLE EATERIES**

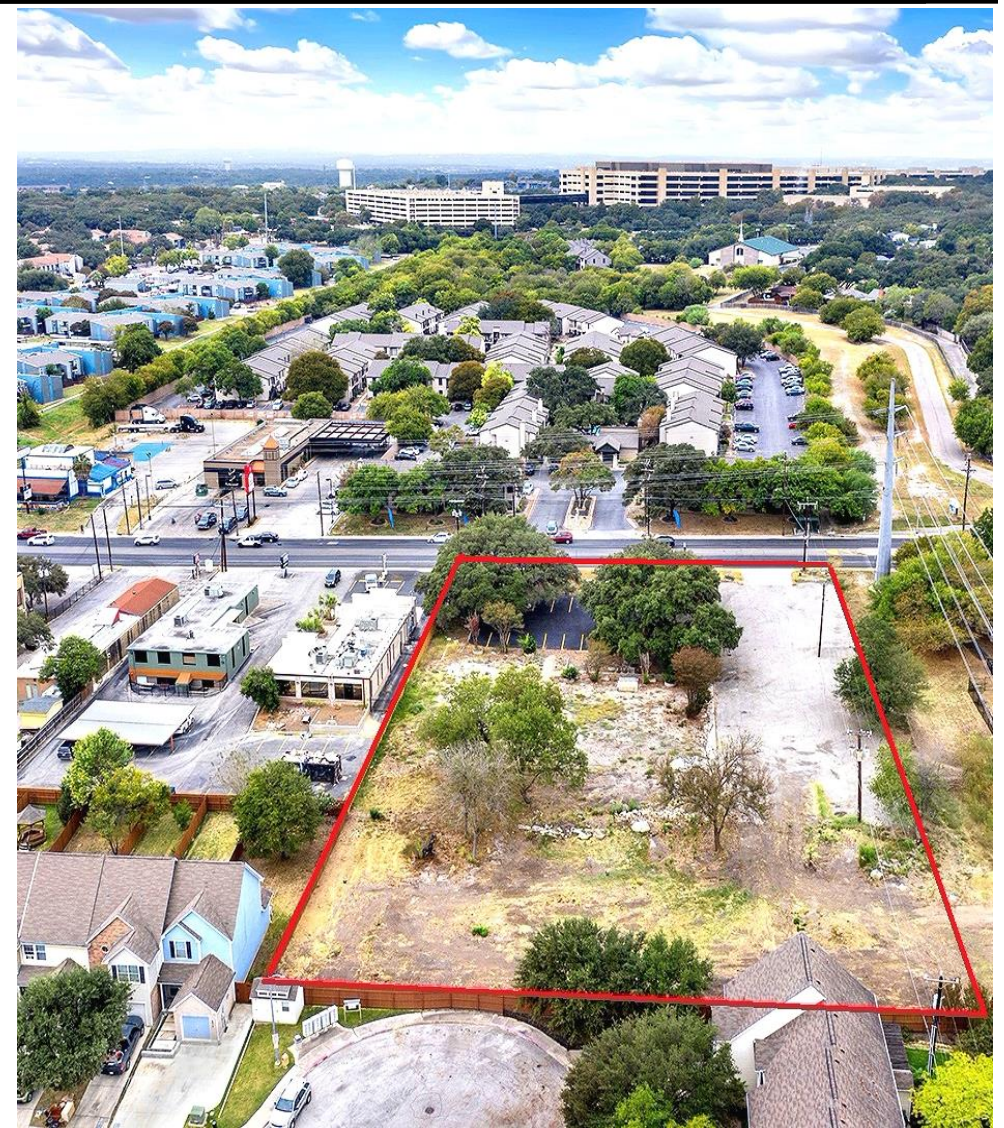


# TRAFFIC AND ECONOMIC COUNTS

Wurzbach/ Gardendale	29,041 VPD
I10 / Wurzbach	37,064 VPD
Babcock / Oakdale	45,306 VPD

Median Age	32
Median Income	\$61,241

High School Degree	93%
Bachelor's Degree	39%





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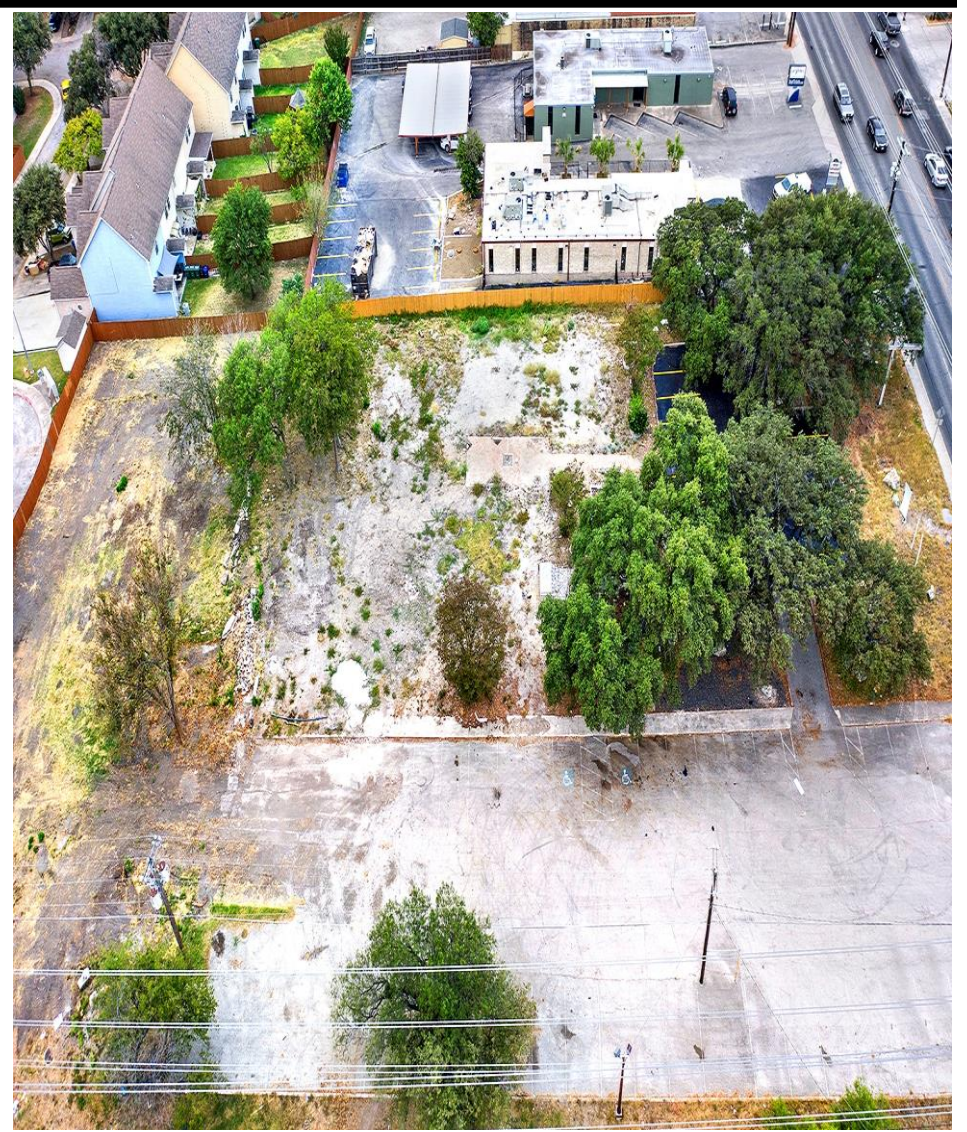
# PROJECTED AREA GROWTH

Increased infrastructure and community growth within the immediate area, see articles below

<https://www.sa.gov/Directory/News/News-Releases/Construction-to-Begin-on-Wurzbach-Road>

<https://publicinput.com/c7236>

<https://www.fulcrumsa.com/project/south-texas-medical-center-mixed-use-development-2/>



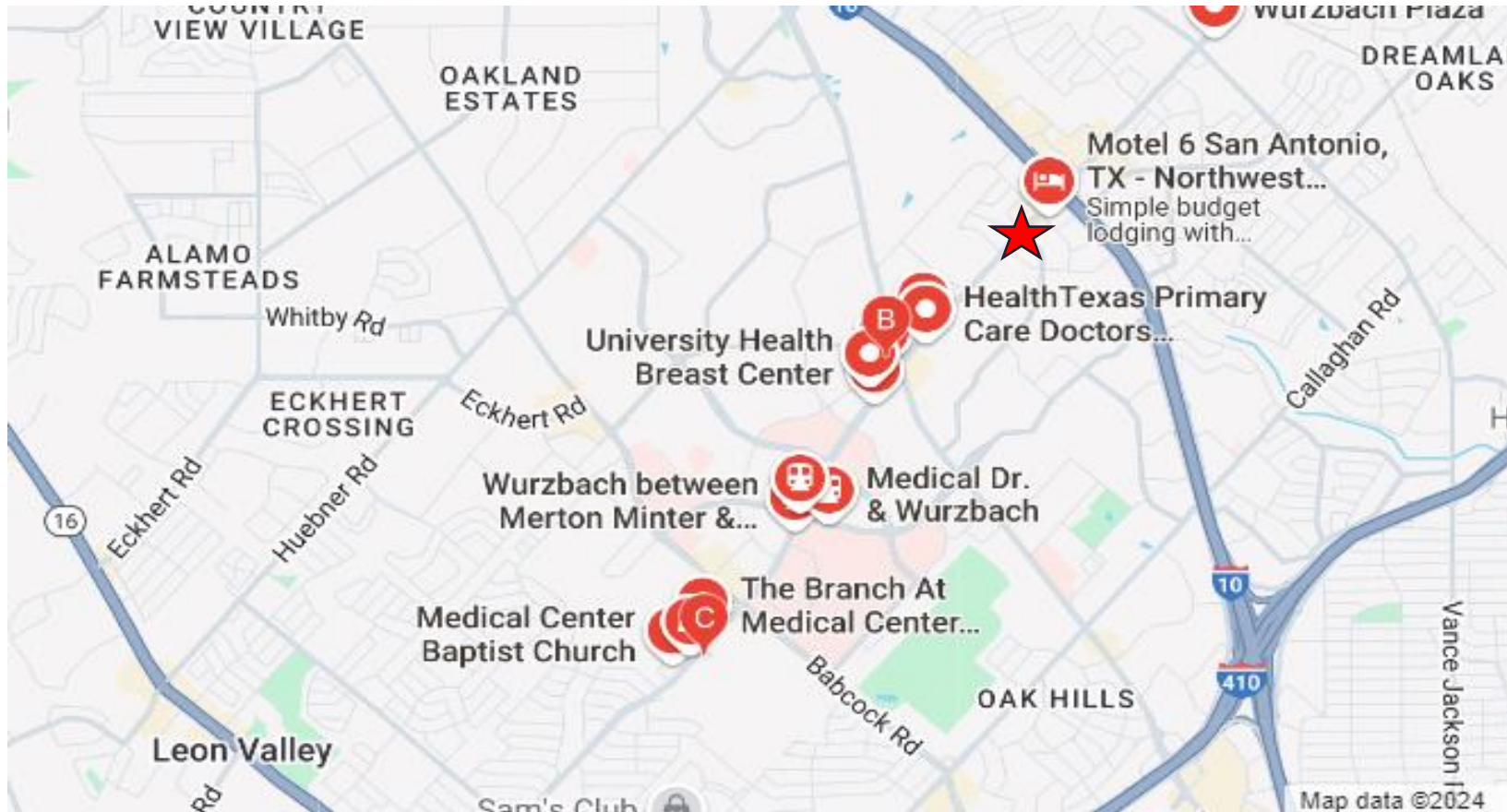
# CLOSE PROXIMITY OF THE MEDICAL CENTER REGION





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# REGIONAL VIEW OF NORTHWEST SAN ANTONIO







## 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.

<b>Core Values Realty Associates</b>	<b>9004268</b>	<b>info@corevalues.com</b>	<b>(210) 668-2828</b>
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<b>Rockie Carter</b>	<b>624152</b>	<b>info@corevalues.com</b>	<b>(210) 668-2828</b>
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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<b>Kristy Edison</b>	<b>685149</b>	<b>kparkly01@gmail.com</b>	<b>2103921228</b>
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

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Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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**ALL RESEARCH IN THIS PACKET WAS CONDUCTED VIA  
THIRD PARTIES THAT WE TRUST. IT IS HIGHLY  
SUGGESTED THAT YOU VALIDATE THE INFORMATION  
PRIOR TO SUBMITTED A LETTER OF INTENT.**

