

*For Lease*

20327 W Interstate 10  
San Antonio, TX 78256



## HERON AT CRESTA BELLA



9311 San Pedro Ave., Ste. 850  
San Antonio, TX 78216  
210.366.2222 office  
[www.endurasa.com](http://www.endurasa.com)

**KAYLA HARMS**  
210.477.0826 direct  
210.379.7479 mobile  
[kharms@endurasa.com](mailto:kharms@endurasa.com)

**JOSH RENEAU**  
210.918.6389 direct  
210.254.6565 mobile  
[jreneau@endurasa.com](mailto:jreneau@endurasa.com)



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## Overview

<b>BUILDING SIZE:</b>	58,722 sf
<b>AVAILABLE SPACE:</b>	824 sf - 23,709 sf
<b>RENTAL RATE:</b>	\$26.00 NNN
<b>NNN ESTIMATE:</b>	\$9.00
<b>FLOORS:</b>	3
<b>PARKING:</b>	3.54/1,000

Located in NW San Antonio on Interstate 10 just north of Loop 1604, near the Rim Shopping Center, in close proximity to numerous restaurants and retail establishments.

- IH-10 Visibility
- Spec suites available
- Suites with excellent views
- Signage - LED & Pylon



11.5.25

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Photos - Level 3  
Common Areas



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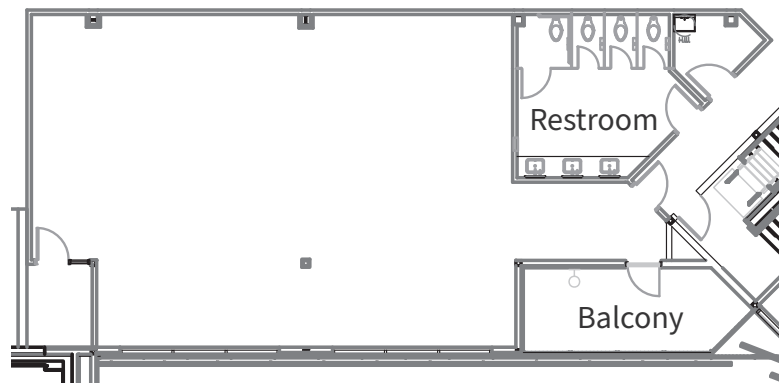


# HERON AT CRESTA BELLA

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*For Lease*

*Photos - Level 3*  
*Suite 315 - 1,964 rsf*



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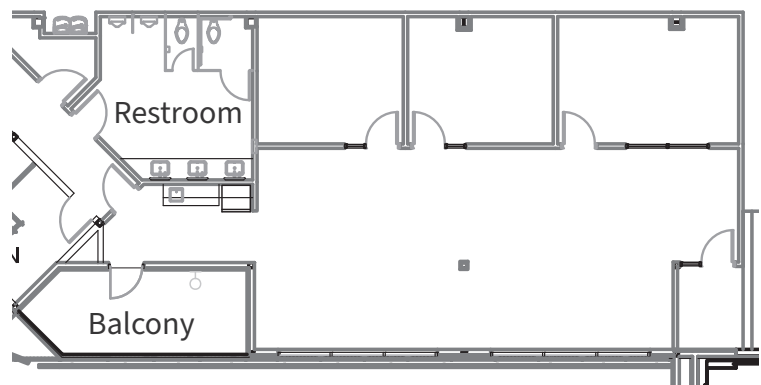


# HERON AT CRESTA BELLA

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*For Lease*

*Photos - Level 3  
Suite 310 - 1,963 rsf*



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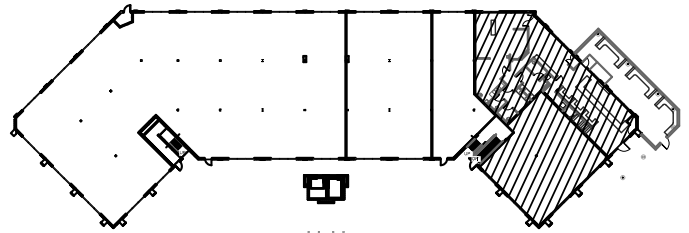
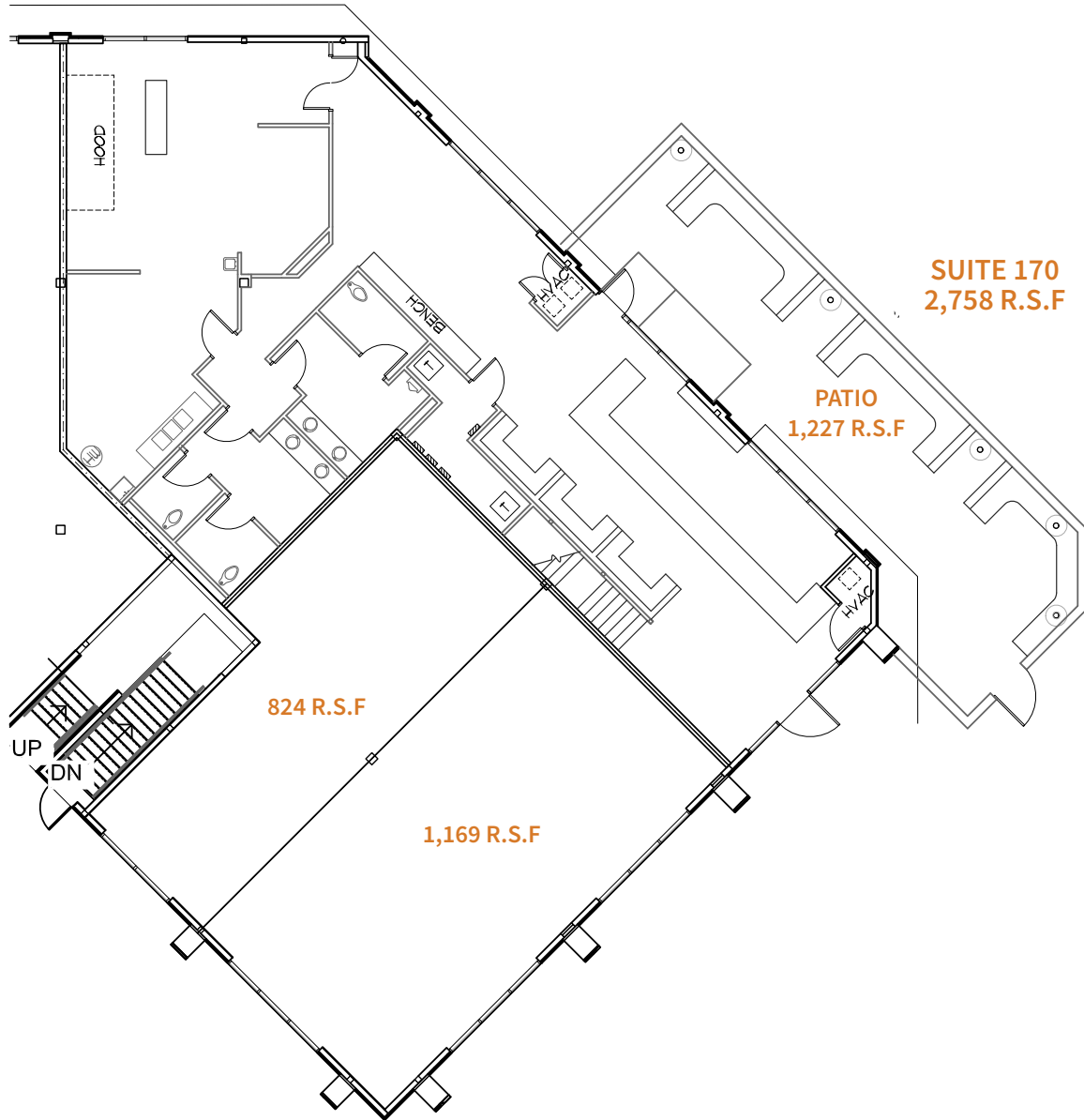
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# HERON AT CRESTA BELLA

20327 W IH-10, San Antonio, TX 78256

*For Lease*

*Floor Plan  
Level 1*



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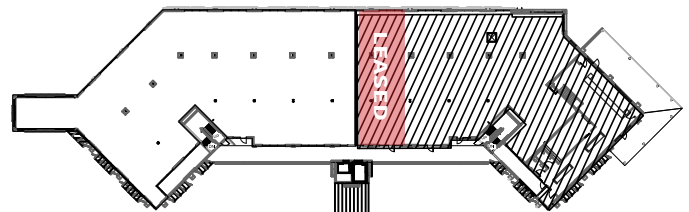
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# HERON AT CRESTA BELLA

20327 W IH-10, San Antonio, TX 78256

*For Lease*

*Floor Plan  
Level 2*



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# HERON AT CRESTA BELLA

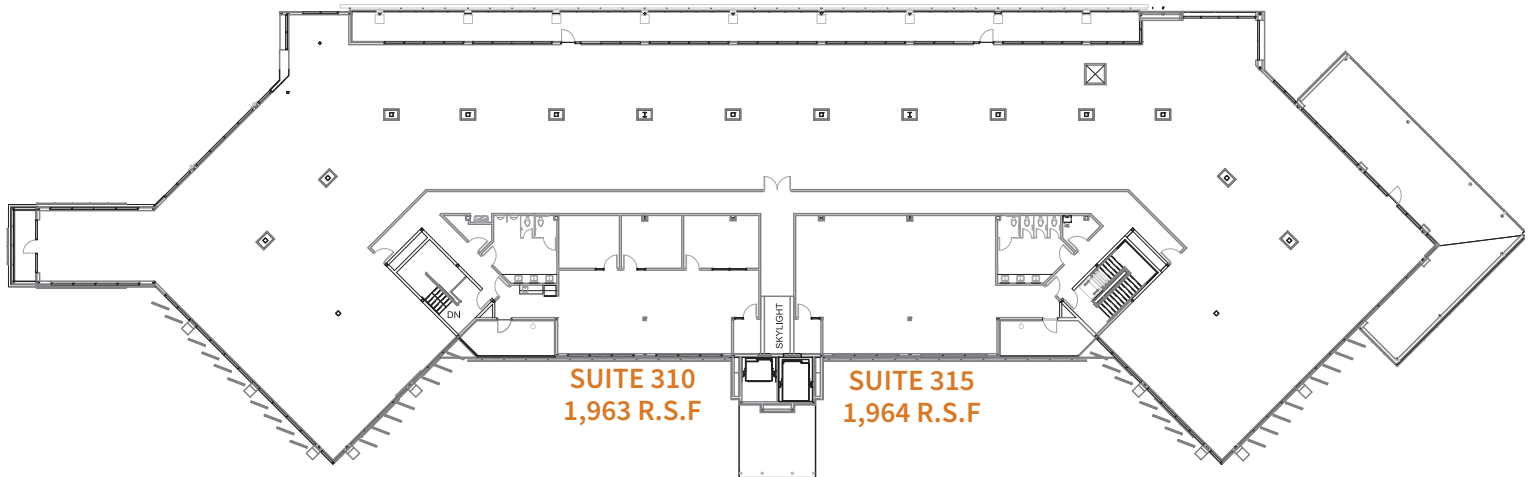
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*For Lease*

*Floor Plan*  
*Level 3*

**AVAILABLE**  
**23,709 R.S.F**

**SUITE 350**  
**19,782 R.S.F**



**SUITE 310**  
**1,963 R.S.F**

**SUITE 315**  
**1,964 R.S.F**

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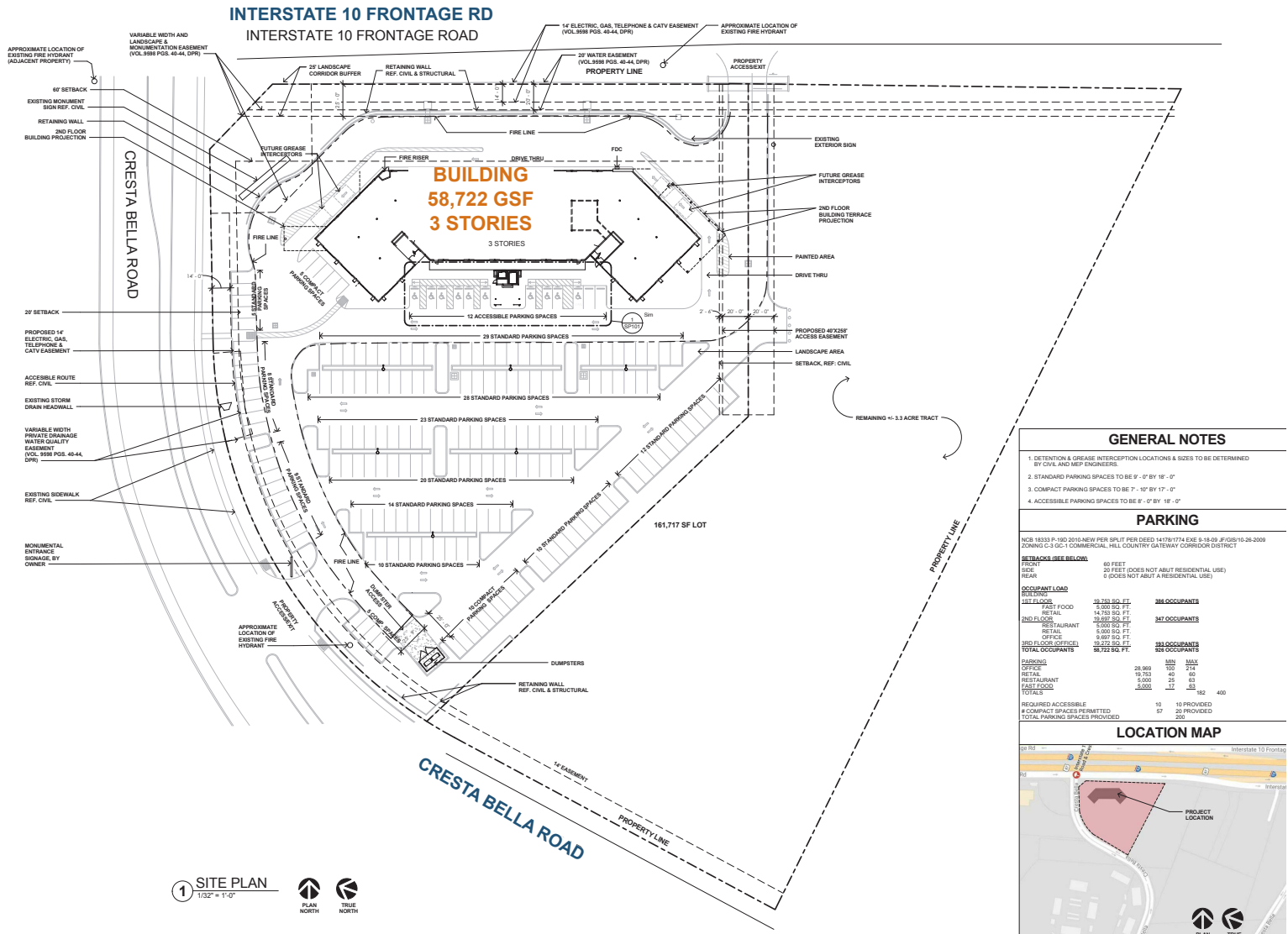
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## Site Plan



**ENDURA®**  
**ADVISORY GROUP**  
 commercial real estate solutions  
*Locally Owned. Globally Connected.*

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# HERON AT CRESTA BELLA

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*For Lease*

*Demographics*

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Total Population:	5,148	30,643	100,338
2029 Population Projection:	5,595	33,297	107,887
Population Growth 2024 - 2029:	1.7%	1.7%	1.5%
Median Age:	34.6	34	32.9
<b>Households</b>			
2024 Total Households:	2,515	13,690	39,932
Household Growth 2024 -2029:	1.8%	1.8%	1.6%
Median Household Income:	\$81,900	\$81,942	\$88,325
Average Household Size:	2	2.2	2.4
Average Household Vehicles:	2	2	2
<b>Housing</b>			
Median Home Value:	\$648,026	\$489,636	\$381,718
Median Year Built:	2011	2010	2008
<b>Daytime Employment</b>			
Total Businesses:	199	1,625	4,227
Total Employees:	1,955	21,977	47,292
<b>Vehicle Traffic</b>			
IH-10 @ Old Fredericksburg Rd:	118,074 vpd		
IH-10 @ Boerne Stage Rd:	86,243 vpd		
IH-10 @ Cresta Bella:	6,754 vpd		

Source: 2024 Costar

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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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kayla Harms	706286	kharms@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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