

6321 Lealand Rd.
San Antonio, Texas 78240



NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2.78 ACRES

Wurzbach Rd.

Wurzbach Rd.

Wurzbach Rd.

Wurzbach Rd.

For Sale

JORGE A. RODRIGUEZ, CCIM
V.P. INVESTMENT SALES
INTERNATIONAL INVESTMENT GROUP
210-366-1400 EXT. 120
JRODRIGUEZ@NAIEXCEL.COM

ERNEST L. BROWN IV, CCIM
V.P. INVESTMENT SALES
INTERNATIONAL INVESTMENT GROUP
210-366-1400 EXT. 121
EBROWN@NAIEXCEL.COM

Property Overview

APPROX. 2.78 ACRES AVAILABLE



Price: Call Broker for Pricing

Demographics	1mile	3miles	5miles
2023 Population:	12,800	121,720	357,915
2023 Average HH Income:	\$66,056	\$70,895	\$73,931
2023 Households:	5,291	49,636	140,774

- **Traffic Counts (ArcGIS):**
 - 14,395 VPD (Wurzbach Rd.)
 - 204,829 VPD (Hwy 410)

Although NAI EXCEL, the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.

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Aerial Map



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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 an 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 that the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A licensee 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.

Brokers Commercial LLC dba NAI EXCEL			210-366-1400
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tom Dewine	9012939	tdewine@naiexcel.com	210-705-3440
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		

Regulate by the Texas Real Estate Commission
TAR 2501

11503 NW Military Hwy San Antonio, TX 78231

Information available at www.trec.texas.gov
IABS 1-0

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