

PRICE REDUCTION

\$3,250,000

10919 WURZBACH ROAD, SAN ANTONIO, TX 78230



FOR SALE AND LEASE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

TODD HESS

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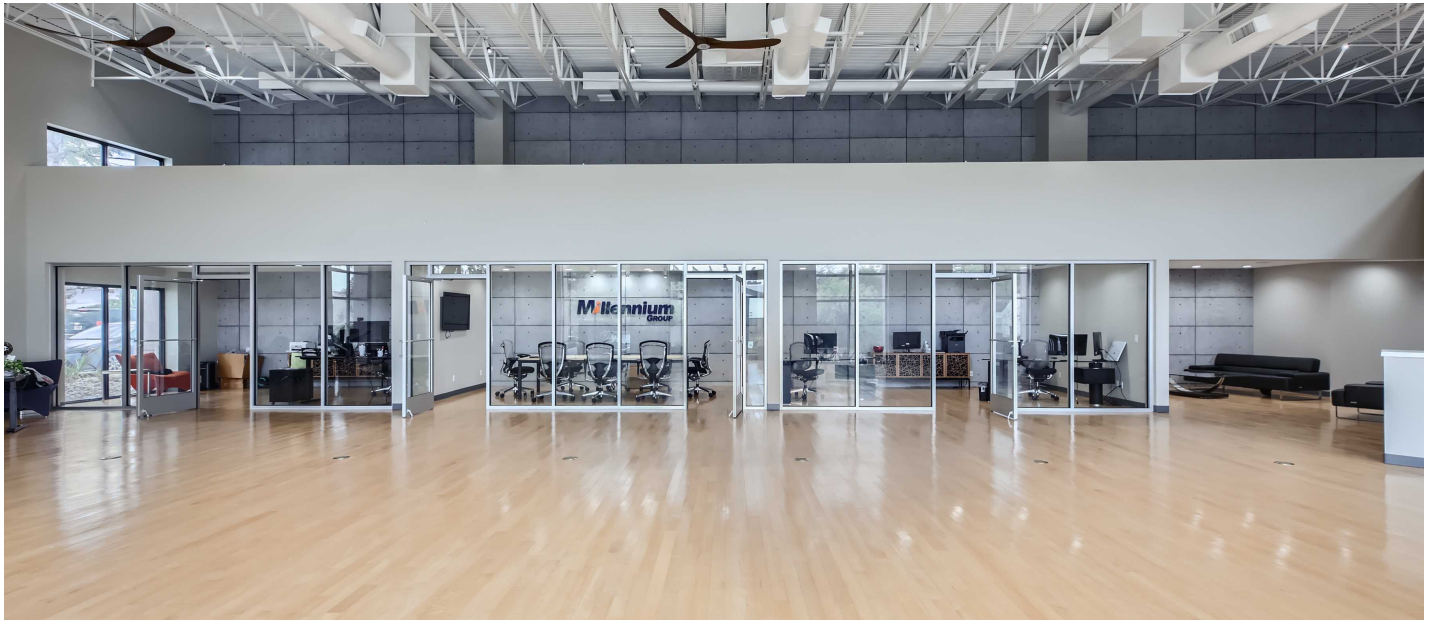
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EXECUTIVE SUMMARY

10919 WURZBACH ROAD



OFFERING SUMMARY

PRICE:	\$3,250,000
LEASE:	2.20 NNN Landlord may lease back 950 SqFt
BUILDING SF:	10,813
PRICE / SF:	319
SIGNAGE:	Available
YEAR BUILT:	1983
PARKING:	36

PROPERTY OVERVIEW

This innovative commercial space redefines the possibilities of work and creativity. With its prime location and an array of versatile features, 10919 Wurzbach sets the stage for your business to thrive like never before. Step inside and discover a dynamic environment designed to inspire. The first floor welcomes you with an expansive, open layout, providing the perfect canvas for your creative endeavors. Whether you're hosting brainstorming sessions, workshops, or collaborative projects, this flexible space adapts to your needs with ease. In addition to the open space on the first floor, there is a conference room, break spaces, and three glassed-in offices. Two bathrooms up and down, tons of storage space and a loading dock. It even has two dedicated Tesla chargers. Convenience meets functionality at every turn. Imagine the seamless flow of productivity and collaboration, enhanced by the amenities that cater to your team's comfort and efficiency. Looking to make a statement? 10919 Wurzbach offers more than just workspace-it's a potential event venue that leaves a lasting impression. From corporate functions to networking events and beyond, this space transforms effortlessly to accommodate your vision, ensuring memorable experiences for all attendees. But that's not all. Ascend to the upper levels and discover thoughtfully designed offices and a conference room, tailored to elevate your business operations. Whether you need a private sanctuary for focused work or a professional setting to host clients and stakeholders, these dedicated spaces offer the privacy and sophistication you demand. With its strategic location, adaptable layout, and premium amenities, 10919 Wurzbach is more than just a commercial space-it's a catalyst for innovation and growth. Elevate your business to new heights and unlock endless possibilities in this vibrant hub of creativity and opportunity. Welcome to the future of commercial success.

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LOCATION & HIGHLIGHTS

10919 WURZBACH ROAD



LOCATION INFORMATION

Building Name: 10919 Wurzbach Rd San Antonio, TX 78230-2449

Street Address: 10919 Wurzbach Road



City, State, Zip San Antonio, TX 78230

County: Bexar



Cross Streets: Vance Jackson

Signal Intersection: Yes

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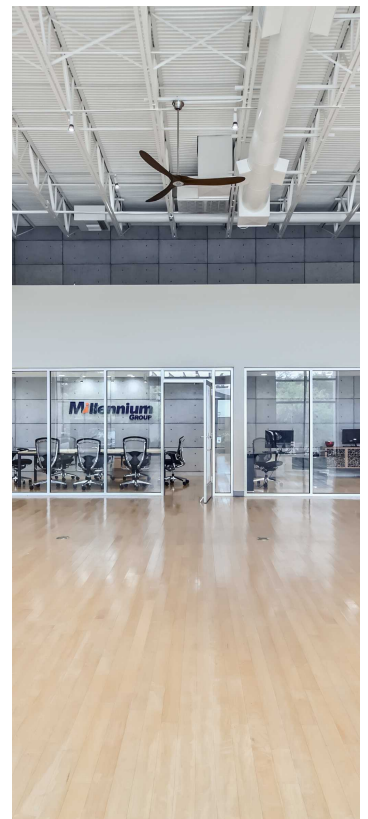
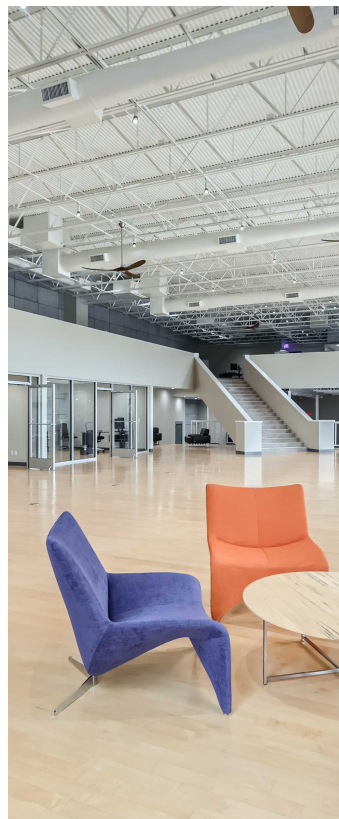
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PROPERTY PHOTOS

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LOCATION MAPS

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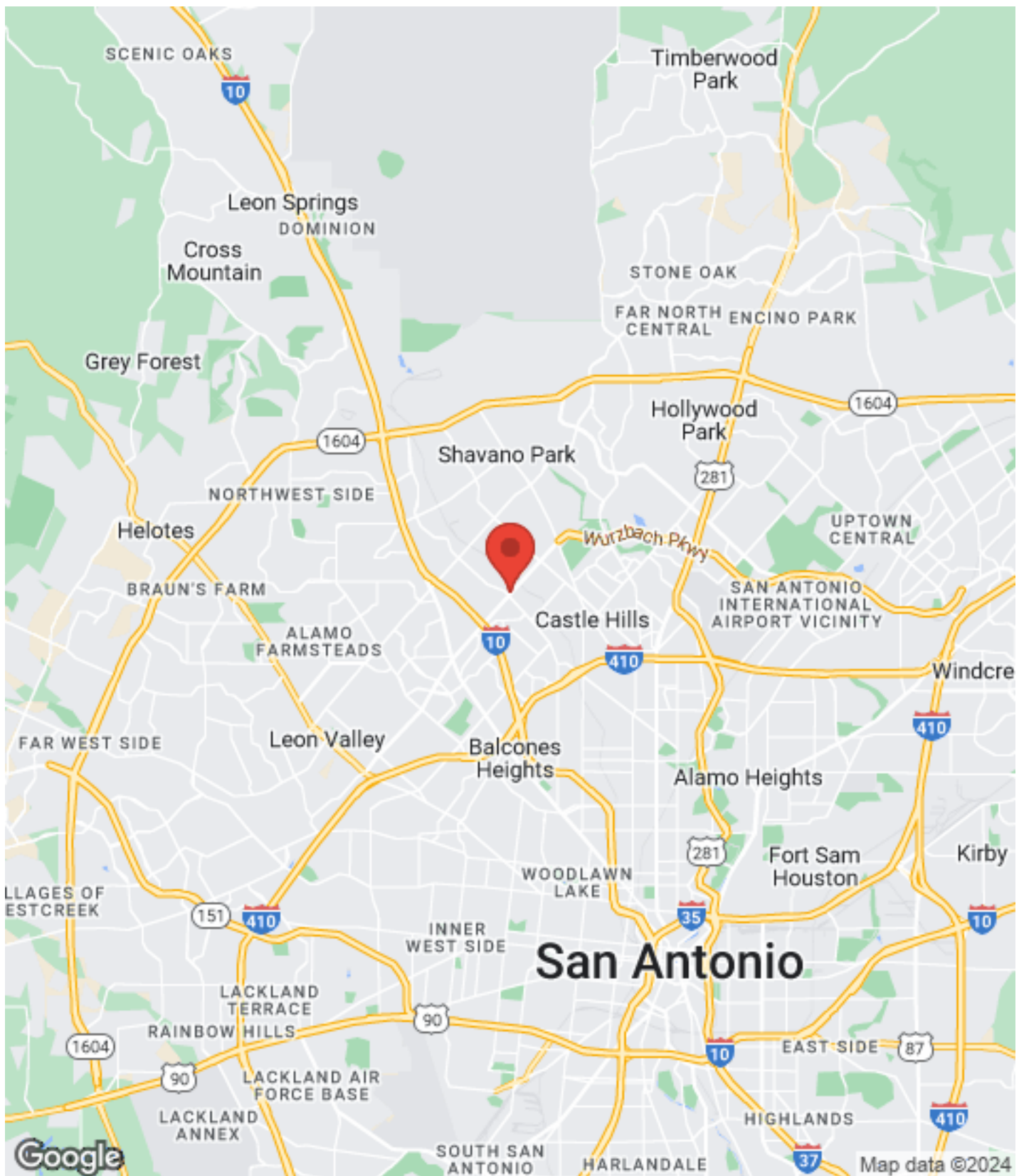
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REGIONAL MAP

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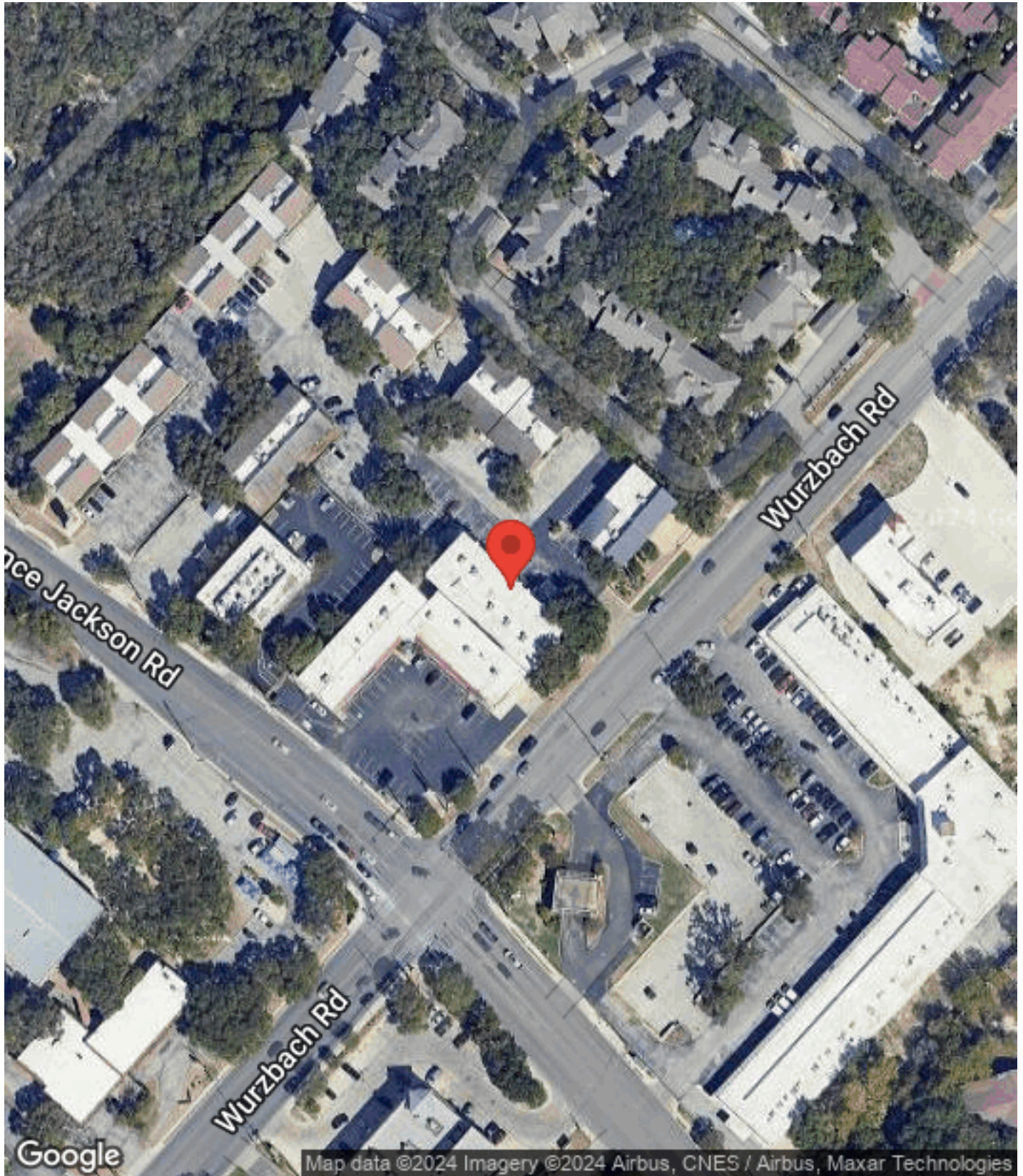
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AERIAL MAP

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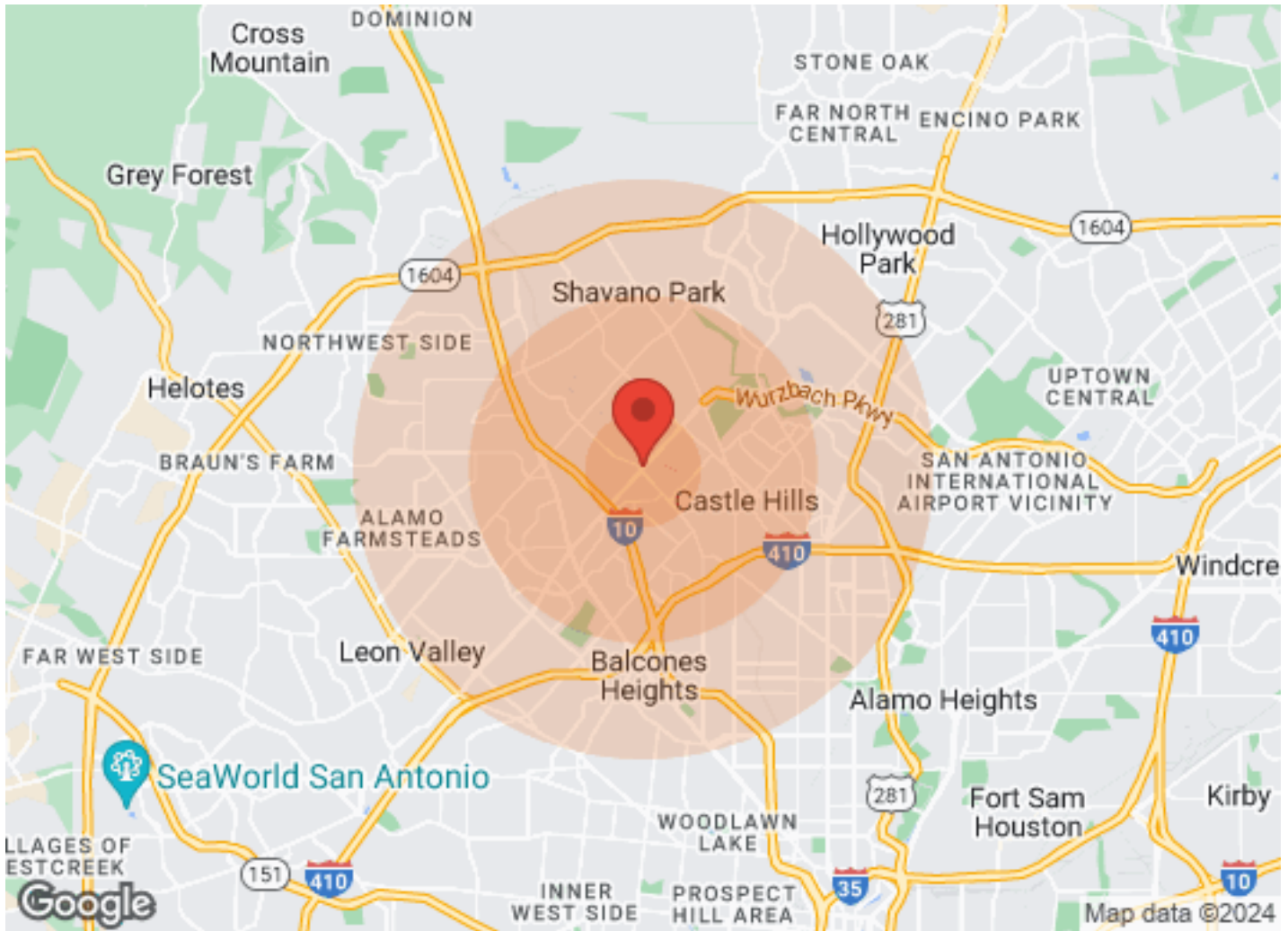
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DEMOGRAPHICS

10919 WURZBACH ROAD



Population	1 Mile	3 Miles	5 Miles
Male	7,248	64,193	155,663
Female	8,432	69,053	163,505
Total Population	15,680	133,246	319,168

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,470	24,854	61,070
Ages 15-24	1,659	14,639	37,297
Ages 25-54	5,679	60,977	139,775
Ages 55-64	2,065	14,852	36,522
Ages 65+	3,807	17,924	44,504

Race	1 Mile	3 Miles	5 Miles
White	13,329	99,607	245,236
Black	464	7,610	14,833
Am In/AK Nat	18	509	1,020
Hawaiian	N/A	32	98
Hispanic	7,600	67,517	177,933
Multi-Racial	3,246	37,442	92,318

Income	1 Mile	3 Miles	5 Miles
Median	\$49,446	\$43,918	\$43,918
< \$15,000	772	10,126	22,093
\$15,000-\$24,999	535	7,543	16,084
\$25,000-\$34,999	950	8,368	17,203
\$35,000-\$49,999	1,142	8,725	19,595
\$50,000-\$74,999	1,425	10,313	23,450
\$75,000-\$99,999	792	6,414	14,194
\$100,000-\$149,999	813	5,748	13,281
\$150,000-\$199,999	381	2,289	5,218
> \$200,000	465	2,031	5,150

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,256	69,030	152,310
Occupied	7,630	62,402	139,050
Owner Occupied	4,206	23,384	62,310
Renter Occupied	3,424	39,018	76,740
Vacant	626	6,628	13,260

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