

Curb Ready Pad Sites Available



# Morgan's Hotel Pad Sites

Wurzbach and Buzzi Way, San Antonio, TX 78233

Offered by:  
Andrew J. Lyles  
Henry P. Drought





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 **Morgan's™**  
HOTEL

3-STORY  
93 GUESTROOMS

RETAIL / OFFICE  
18,00 SF  
(2-STORY)

RESTAURANT  
6,120 SF

LOT 2

LOT 3

DAVID EDWARDS DRIVE

WURZBACH PARKWAY

BUZZI WAY

PARKING: 150 CARS +/-  
(1.6 CARS / ROOM)

PARKING: 71 CARS +/-  
(1 CAR / 25 SF)

PARKING: 93 CARS +/-  
(1 CAR / 66 SF)





**Morgan's**  
**CAMP**  
13 MILES NORTH

**Morgan's**  
**SPORTS**  
COURTS

**Morgan's**  
**SPORTS**  
GYMNASIUM

**Morgan's**  
**SPORTS**  
FITNESS CENTER

**Morgan's**  
**INSPIRATION ISLAND**

**Morgan's**  
**WONDERLAND**

Morgan's Wonderland Expansion

Ambulatory Surgical Center

Dental Expansion

**Morgan's**  
**HOTEL**

**Morgan's**  
**INCLUSION INSTITUTE**

**Morgan's**  
**WONDER CARE**

**Morgan's**  
**INCLUSION CAMPUS**

**Morgan's**  
**SALON**

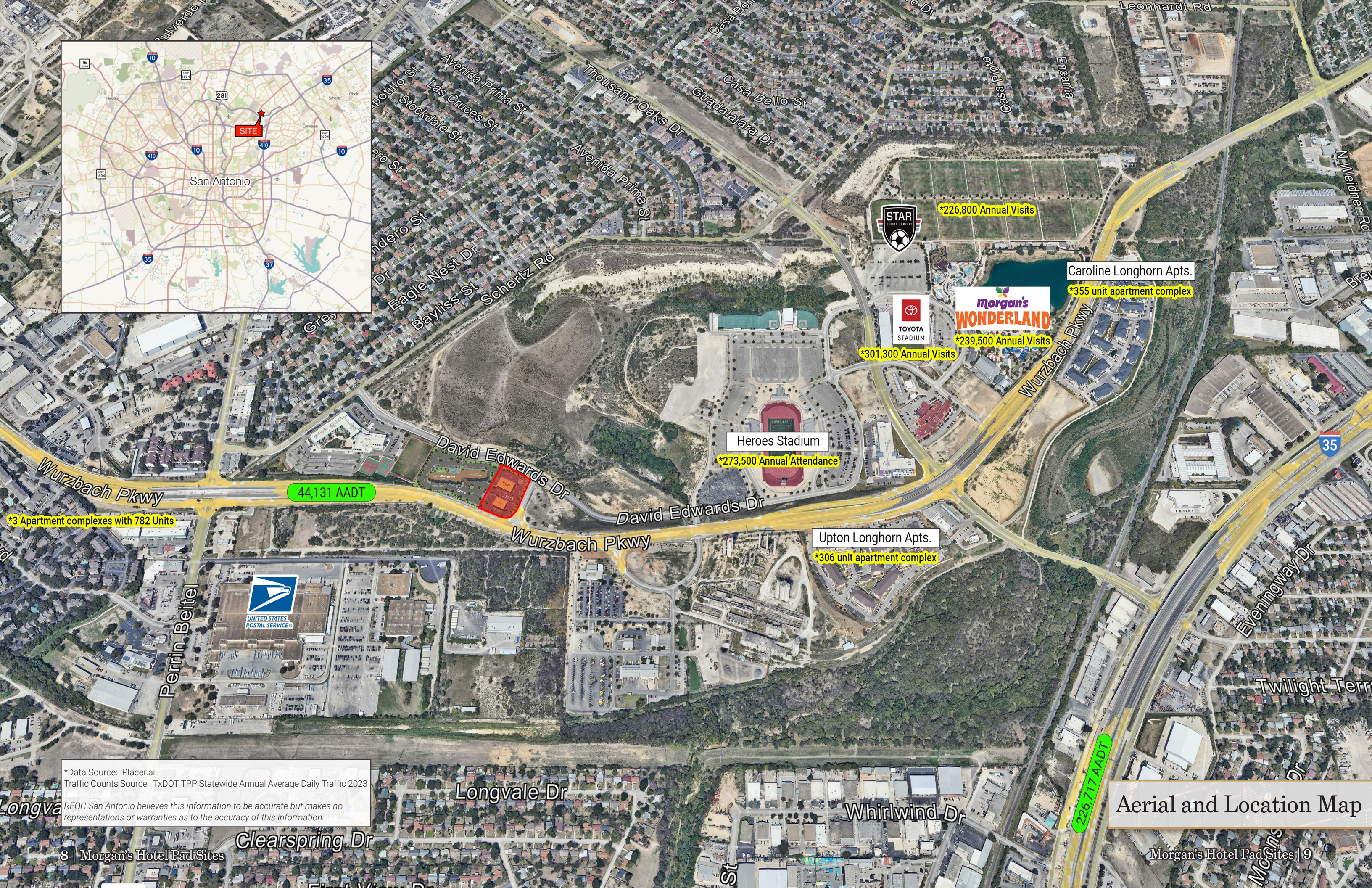
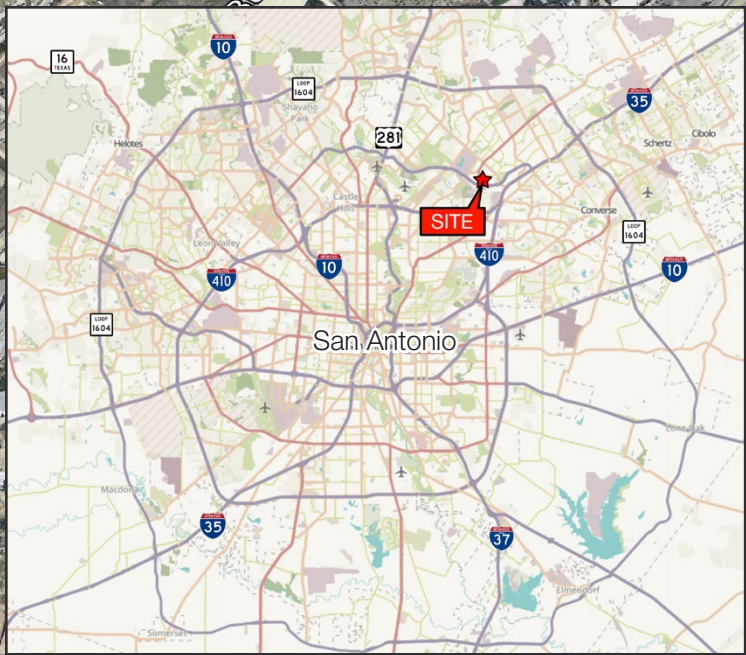
**Morgan's**  
**MAC**  
MULTI-ASSISTANCE CENTER

**Morgan's**  
**STUDIO**

**Morgan's**

- Completed Projects
- In Progress
- Future Projects





\*Data Source: Placer.ai  
Traffic Counts Source: TxDOT TPP Statewide Annual Average Daily Traffic 2023  
REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

## Aerial and Location Map



# Benefits

## Property Highlights

Address	18235 Wurzbach Pkwy, San Antonio, TX 78233
Location	Wurzbach Pkwy and Buzzi Way
Land	2.19 Acres (divisible in 1 AC pads)
Zoning	C-3
Utilities	All Available
Pricing	Contact Broker

## Comments

- Curb Ready Pad sites with parking lot in place and utilities run to building area.
- Nearby attractions bring in additional local population ( Morgan’s Wonderland, Hereos Stadium, Toyota Stadium, Star Soccer complex)
- Limited nearby retail in an already heavily populated area.
- Great accessibility with Wurzbach connecting I-35 and 281.

# Lease/Sale Contacts



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# Demographics: 1-Mile

Summary	Census 2010		Census 2020		2024		2029			
Population	10,096		11,055		10,654		10,215			
Households	4,267		4,820		4,683		4,556			
Families	2,407		2,612		2,417		2,315			
Average Household Size	2.37		2.29		2.27		2.24			
Owner Occupied Housing Units	1,513		1,536		1,546		1,604			
Renter Occupied Housing Units	2,753		3,284		3,137		2,952			
Median Age	31.4		33.3		33.6		34.5			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			-0.84%		1.09%		0.38%			
Households			-0.55%		1.36%		0.64%			
Families			-0.86%		1.26%		0.56%			
Owner HHs			0.74%		1.82%		0.97%			
Median Household Income			2.82%		2.65%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					552	11.8%	495	10.9%		
\$15,000 - \$24,999					632	13.5%	491	10.8%		
\$25,000 - \$34,999					718	15.3%	643	14.1%		
\$35,000 - \$49,999					718	15.3%	669	14.7%		
\$50,000 - \$74,999					1,037	22.1%	1,083	23.8%		
\$75,000 - \$99,999					549	11.7%	616	13.5%		
\$100,000 - \$149,999					373	8.0%	427	9.4%		
\$150,000 - \$199,999					82	1.8%	106	2.3%		
\$200,000+					23	0.5%	27	0.6%		
Median Household Income					\$42,994		\$49,413			
Average Household Income					\$53,710		\$60,288			
Per Capita Income					\$23,620		\$26,909			
Population by Age			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			881	8.7%	748	6.8%	741	7.0%	702	6.9%
5 - 9			750	7.4%	677	6.1%	633	5.9%	610	6.0%
10 - 14			627	6.2%	741	6.7%	579	5.4%	547	5.4%
15 - 19			621	6.2%	657	5.9%	652	6.1%	575	5.6%
20 - 24			924	9.2%	924	8.4%	963	9.0%	945	9.3%
25 - 34			1,808	17.9%	2,114	19.1%	2,041	19.2%	1,815	17.8%
35 - 44			1,355	13.4%	1,422	12.9%	1,438	13.5%	1,506	14.7%
45 - 54			1,257	12.5%	1,273	11.5%	1,201	11.3%	1,101	10.8%
55 - 64			915	9.1%	1,242	11.2%	1,145	10.7%	986	9.7%
65 - 74			601	6.0%	711	6.4%	754	7.1%	874	8.6%
75 - 84			273	2.7%	408	3.7%	380	3.6%	409	4.0%
85+			86	0.9%	137	1.2%	128	1.2%	145	1.4%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			6,618	65.5%	4,578	41.4%	4,244	39.8%	3,912	38.3%
Black Alone			1,476	14.6%	1,676	15.2%	1,614	15.1%	1,508	14.8%
American Indian Alone			117	1.2%	152	1.4%	152	1.4%	146	1.4%
Asian Alone			206	2.0%	172	1.6%	171	1.6%	166	1.6%
Pacific Islander Alone			31	0.3%	21	0.2%	18	0.2%	17	0.2%
Some Other Race Alone			1,163	11.5%	1,930	17.5%	1,939	18.2%	1,956	19.1%
Two or More Races			486	4.8%	2,527	22.9%	2,516	23.6%	2,510	24.6%
Hispanic Origin (Any Race)			5,208	51.6%	6,296	57.0%	6,289	59.0%	6,320	61.9%
Data Note: Income is expressed in current dollars.										
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.										



# Demographics: 3-Mile

Summary	Census 2010		Census 2020		2024		2029	
Population	92,983		98,186		98,058		97,574	
Households	37,839		39,808		40,104		40,440	
Families	23,618		24,545		23,552		23,387	
Average Household Size	2.44		2.45		2.43		2.40	
Owner Occupied Housing Units	21,445		21,625		21,903		22,786	
Renter Occupied Housing Units	16,393		18,183		18,201		17,653	
Median Age	36.4		37.5		38.3		39.7	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population			-0.10%		1.09%		0.38%	
Households			0.17%		1.36%		0.64%	
Families			-0.14%		1.26%		0.56%	
Owner HHs			0.79%		1.82%		0.97%	
Median Household Income			2.25%		2.65%		2.95%	
Households by Income					2024		2029	
					Number	Percent	Number	Percent
<\$15,000					3,642	9.1%	3,297	8.2%
\$15,000 - \$24,999					3,585	8.9%	2,768	6.8%
\$25,000 - \$34,999					3,444	8.6%	3,142	7.8%
\$35,000 - \$49,999					5,099	12.7%	4,613	11.4%
\$50,000 - \$74,999					8,408	21.0%	8,345	20.6%
\$75,000 - \$99,999					6,095	15.2%	6,472	16.0%
\$100,000 - \$149,999					5,587	13.9%	6,220	15.4%
\$150,000 - \$199,999					2,530	6.3%	3,451	8.5%
\$200,000+					1,714	4.3%	2,131	5.3%
Median Household Income					\$60,168		\$67,251	
Average Household Income					\$80,024		\$91,607	
Per Capita Income					\$32,694		\$37,931	

# Demographics: 5-Mile

Summary	Census 2010		Census 2020		2024		2029	
Population	255,425		280,039		282,878		282,734	
Households	99,500		110,134		112,404		113,751	
Families	65,127		71,343		69,945		69,965	
Average Household Size	2.53		2.52		2.49		2.46	
Owner Occupied Housing Units	61,934		64,657		66,468		68,934	
Renter Occupied Housing Units	37,566		45,477		45,936		44,817	
Median Age	36.0		37.2		37.8		39.1	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population			-0.01%		1.09%		0.38%	
Households			0.24%		1.36%		0.64%	
Families			0.01%		1.26%		0.56%	
Owner HHs			0.73%		1.82%		0.97%	
Median Household Income			2.23%		2.65%		2.95%	
Households by Income					2024		2029	
					Number	Percent	Number	Percent
<\$15,000					7,906	7.0%	7,025	6.2%
\$15,000 - \$24,999					7,800	6.9%	5,905	5.2%
\$25,000 - \$34,999					7,722	6.9%	6,743	5.9%
\$35,000 - \$49,999					12,667	11.3%	11,158	9.8%
\$50,000 - \$74,999					23,383	20.8%	22,776	20.0%
\$75,000 - \$99,999					17,847	15.9%	18,462	16.2%
\$100,000 - \$149,999					17,540	15.6%	19,235	16.9%
\$150,000 - \$199,999					9,736	8.7%	13,073	11.5%
\$200,000+					7,802	6.9%	9,373	8.2%
Median Household Income					\$70,170		\$78,361	
Average Household Income					\$94,541		\$107,888	
Per Capita Income					\$37,446		\$43,250	
			Census 2010		Census 2020		2024	
Population by Age			Number	Percent	Number	Percent	Number	Percent
0 - 4			17,492	6.8%	16,775	6.0%	16,685	5.9%
5 - 9			17,736	6.9%	17,834	6.4%	17,169	6.1%
10 - 14			18,162	7.1%	18,401	6.6%	17,358	6.1%
15 - 19			17,566	6.9%	18,213	6.5%	17,565	6.2%
20 - 24			16,598	6.5%	18,382	6.6%	18,925	6.7%
25 - 34			36,529	14.3%	41,875	15.0%	42,267	14.9%
35 - 44			34,572	13.5%	37,157	13.3%	39,274	13.9%
45 - 54			36,593	14.3%	33,805	12.1%	33,652	11.9%
55 - 64			29,457	11.5%	34,171	12.2%	32,758	11.6%
65 - 74			16,425	6.4%	25,967	9.3%	26,938	9.5%
75 - 84			9,923	3.9%	12,610	4.5%	15,087	5.3%
85+			4,370	1.7%	4,848	1.7%	5,202	1.8%
			Census 2010		Census 2020		2024	
Race and Ethnicity			Number	Percent	Number	Percent	Number	Percent
White Alone			184,249	72.1%	138,348	49.4%	134,543	47.6%
Black Alone			28,522	11.2%	31,405	11.2%	31,983	11.3%
American Indian Alone			1,910	0.7%	3,005	1.1%	3,208	1.1%
Asian Alone			6,993	2.7%	8,773	3.1%	9,325	3.3%
Pacific Islander Alone			563	0.2%	686	0.2%	708	0.3%
Some Other Race Alone			23,337	9.1%	35,110	12.5%	37,018	13.1%
Two or More Races			9,850	3.9%	62,712	22.4%	66,093	23.4%
Hispanic Origin (Any Race)			103,226	40.4%	129,037	46.1%	136,031	48.1%
Data Note: Income is expressed in current dollars.								
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.								





## 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.

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Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Andrew J. Lyles</b>	<b>720555</b>	<a href="mailto:alyles@reocsanantonio.com">alyles@reocsanantonio.com</a>	<b>(210) 524-1306</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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



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- 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.

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Date

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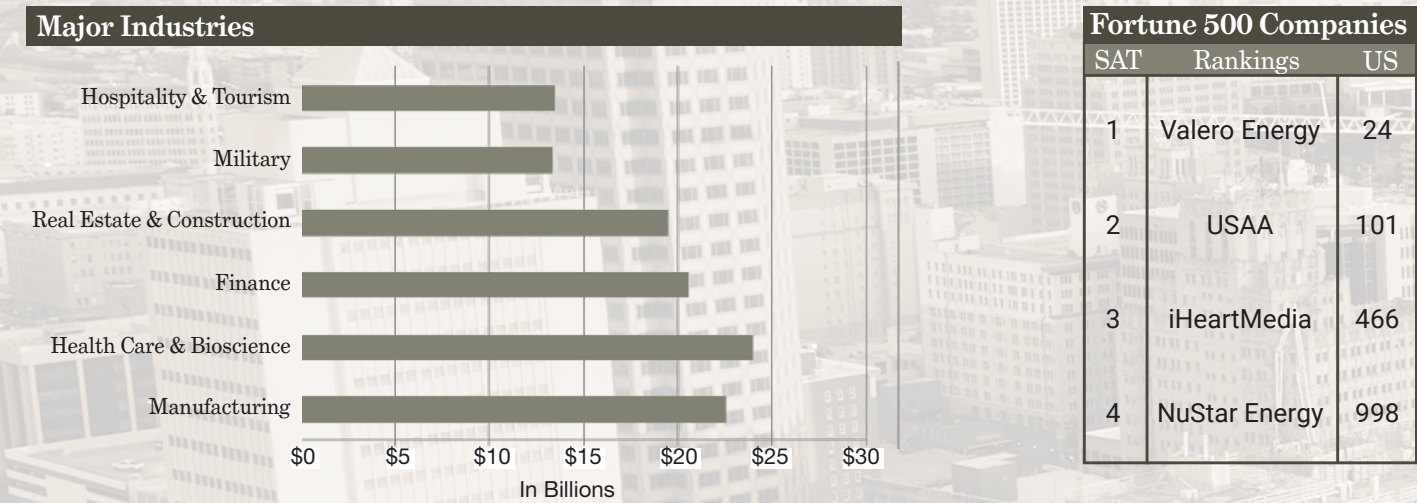
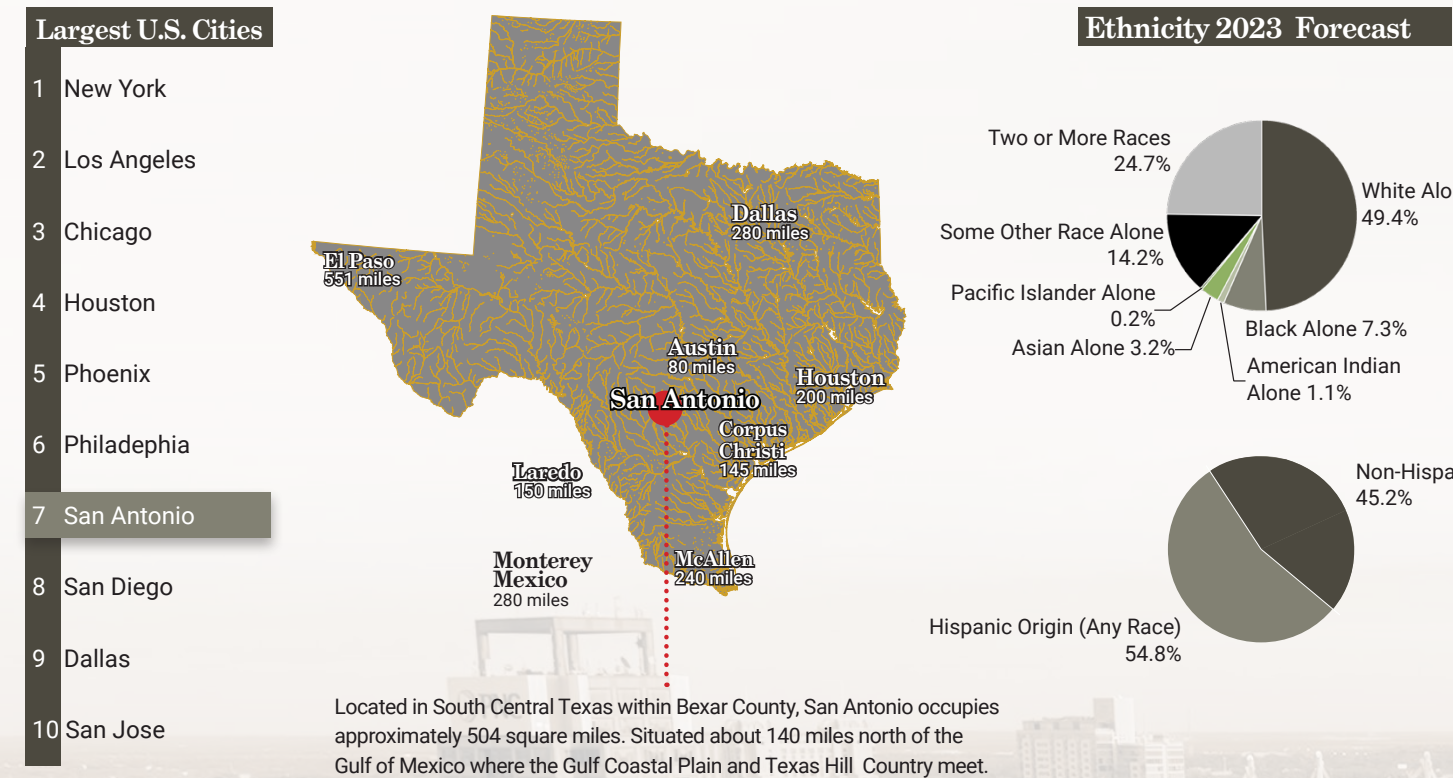
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**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**



# San Antonio Market Overview



San Antonio-New Braunfels Metro Area						
	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2022 & 2027; Fortune



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