

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



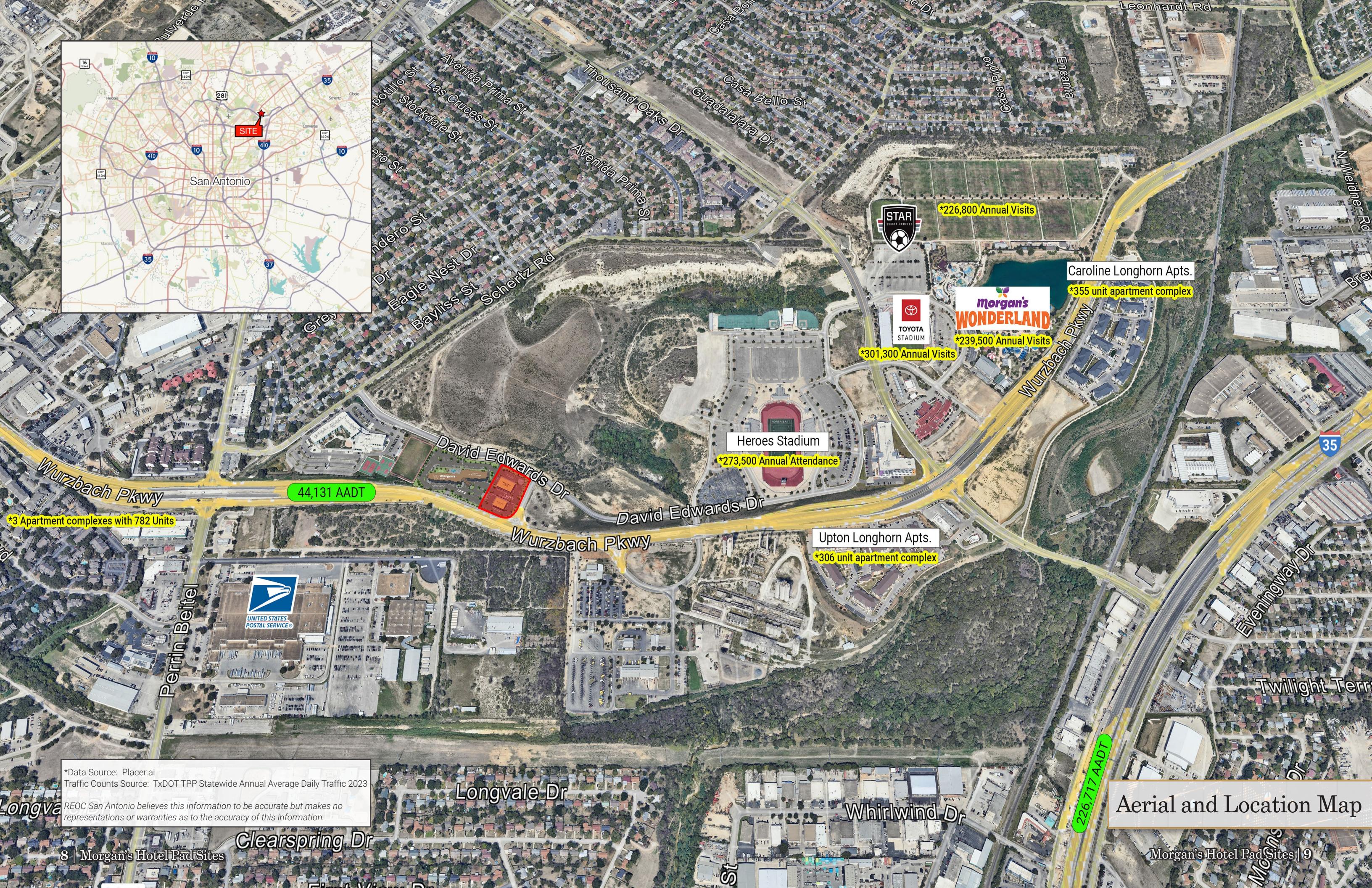
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*Data Source: Placer.ai
Traffic Counts Source: TxDOT TPP Statewide Annual Average Daily Traffic 2023

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

Benefits

Property Highlights

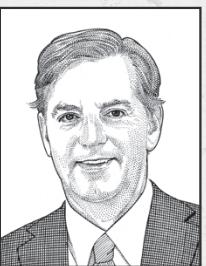
Address	18235 Wurzbach Pkwy, San Antonio, TX 78233
Location	Wurzbach Pkwy and Buzzi Way
Land	2.19 Acres (divisible in 1 AC pads)
Zoning	C-3
Utilities	All Available
Pricing	Contact Broker
Comments	<ul style="list-style-type: none">▪ Curb Ready Pad sites with parking lot in place and utilities run to building pad▪ Nearby attractions bring in additional local population (Morgan's World, Morgan's 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%		
					2024		2029	
Households by Income				Number	Percent	Number	Percent	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	
Population by Age			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	
Race and Ethnicity			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 2029 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%	
	2024	2029		
Households by Income	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	
Census 2010	Census 2020	2024	2029	
Population by Age	Number	Percent	Number	Percent
0 - 4	6,577	7.1%	5,950	6.1%
5 - 9	6,262	6.7%	6,010	6.1%
10 - 14	6,147	6.6%	6,061	6.2%
15 - 19	5,956	6.4%	6,027	6.1%
20 - 24	6,291	6.8%	6,561	6.7%
25 - 34	13,564	14.6%	15,059	15.3%
35 - 44	11,951	12.9%	12,654	12.9%
45 - 54	12,831	13.8%	11,532	11.7%
55 - 64	10,612	11.4%	12,201	12.4%
65 - 74	6,686	7.2%	9,318	9.5%
75 - 84	4,317	4.6%	4,902	5.0%
85+	1,790	1.9%	1,911	1.9%
Census 2010	Census 2020	2024	2029	
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	66,044	71.0%	46,400	47.3%
Black Alone	10,607	11.4%	11,451	11.7%
American Indian Alone	734	0.8%	1,055	1.1%
Asian Alone	2,399	2.6%	2,749	2.8%
Pacific Islander Alone	189	0.2%	225	0.2%
Some Other Race Alone	9,411	10.1%	14,050	14.3%
Two or More Races	3,600	3.9%	22,256	22.7%
Hispanic Origin (Any Race)	39,974	43.0%	48,329	49.2%

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: 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%	
	2024	2029		
Households by Income	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	2029	
Population by Age	Number	Percent	Number	Percent
0 - 4	17,492	6.8%	16,775	6.0%
5 - 9	17,736	6.9%	17,834	6.4%
10 - 14	18,162	7.1%	18,401	6.6%
15 - 19	17,566	6.9%	18,213	6.5%
20 - 24	16,598	6.5%	18,382	6.6%
25 - 34	36,529	14.3%	41,875	15.0%
35 - 44	34,572	13.5%	37,157	13.3%
45 - 54	36,593	14.3%	33,805	12.1%
55 - 64	29,457	11.5%	34,171	12.2%
65 - 74	16,425	6.4%	25,967	9.3%
75 - 84	9,923	3.9%	12,610	4.5%
85+	4,370	1.7%	4,848	1.7%
Census 2010	Census 2020	2024	2029	
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	184,249	72.1%	138,348	49.4%
Black Alone	28,522	11.2%	31,405	11.2%
American Indian Alone	1,910	0.7%	3,005	1.1%
Asian Alone	6,993	2.7%	8,773	3.1%
Pacific Islander Alone	563	0.2%	686	0.2%
Some Other Race Alone	23,337	9.1%	35,110	12.5%
Two or More Races	9,850	3.9%	62,712	22.4%
Hispanic Origin (Any Race)	103,226	40.4%	129,037	46.1%

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.



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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- 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.
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 - 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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Buyer/Tenant/Seller/Landlord Initials

Date

San Antonio Market Overview

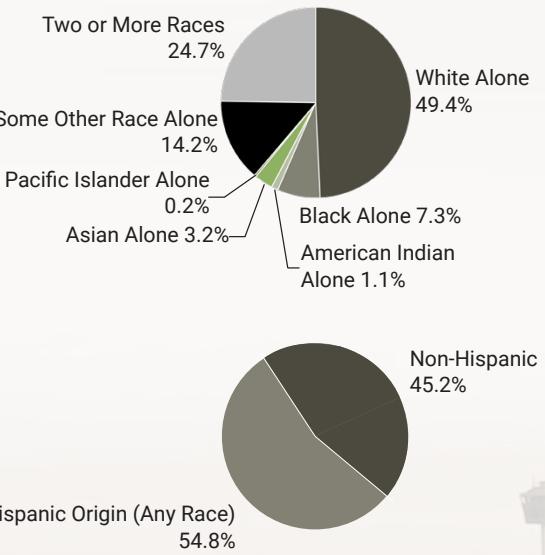
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio
- 8 San Diego
- 9 Dallas
- 10 San Jose

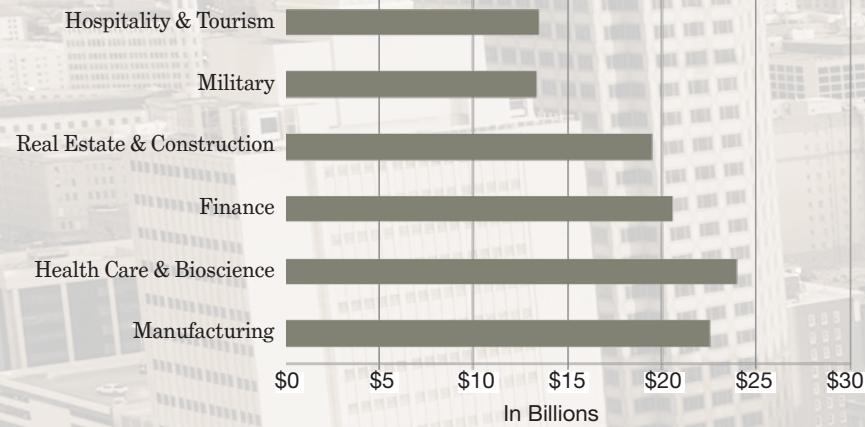


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



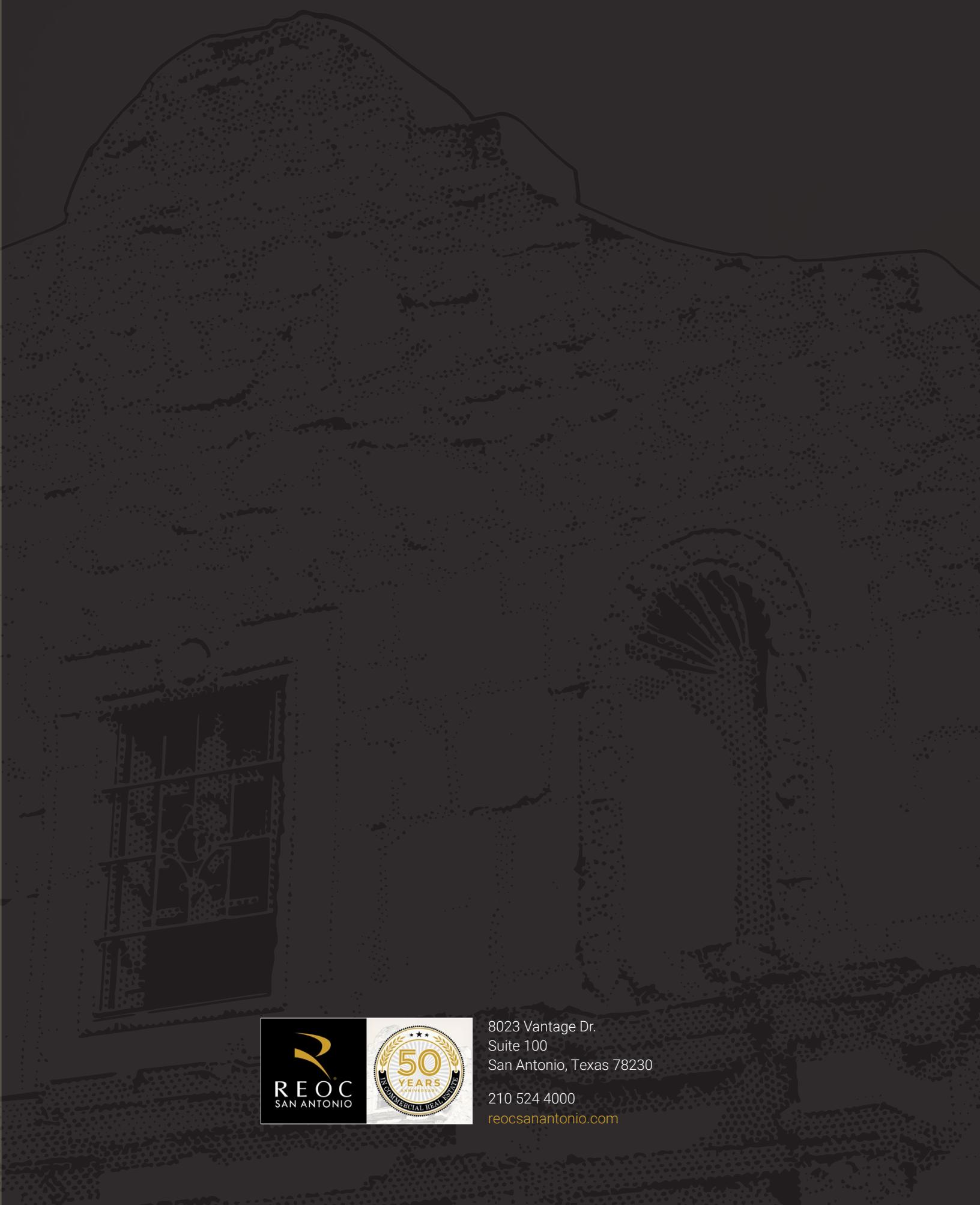
Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

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

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



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