

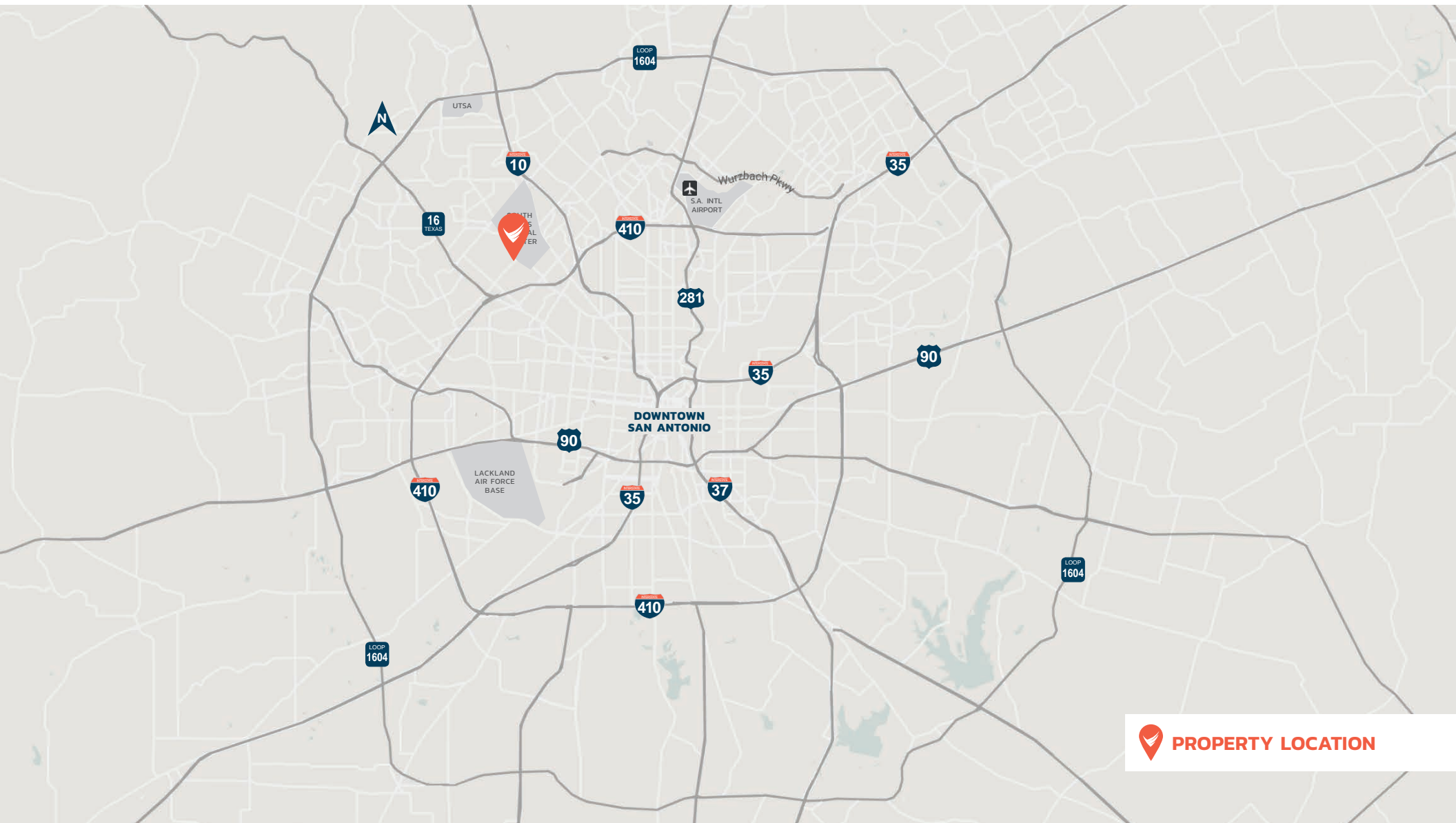


Retail/Office Space at Wurzbach & Babcock Rd

7271 WURZBACH

7271 Wurzbach Rd,
San Antonio, Texas 78240

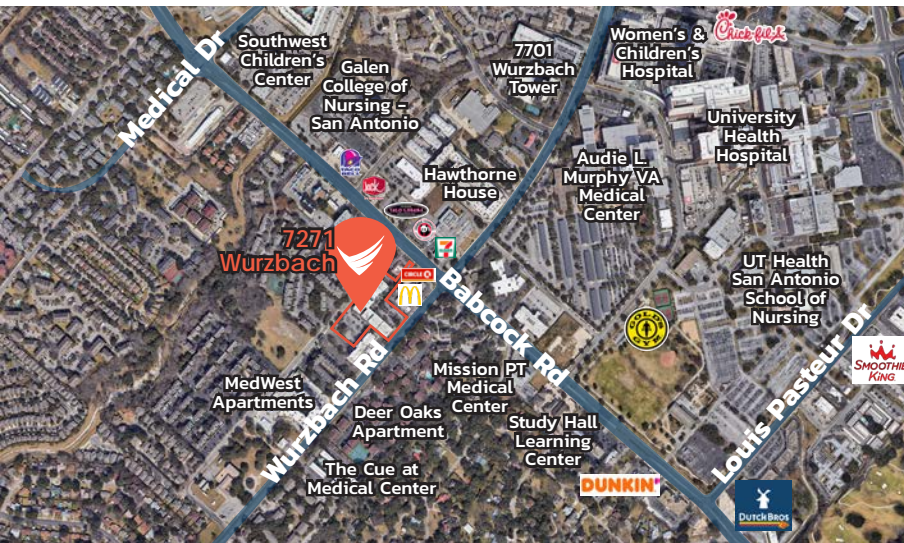
Rental Rate: Call For Pricing
Estimated NNN: Call For Pricing



 **PROPERTY LOCATION**

Property Overview

7271 WURZBACH



DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|-----------|-----------|-----------|
| Population: | 9,450 | 91,918 | 226,302 |
| Average HH Income: | \$101,106 | \$106,384 | \$108,626 |
| Employees: | 8,885 | 86,291 | 218,178 |

HIGHLIGHTS:

7271 Wurzbach is a 46,097 SF 2-story retail/office shopping center in the heart of the Medical Center District. Conveniently located at the intersection of Babcock Rd and Wurzbach Rd, join the hustle and bustle of this high-traffic area with ample parking, two excellent signage opportunities, and 2 private parking lots. Don't miss out on this prime location.

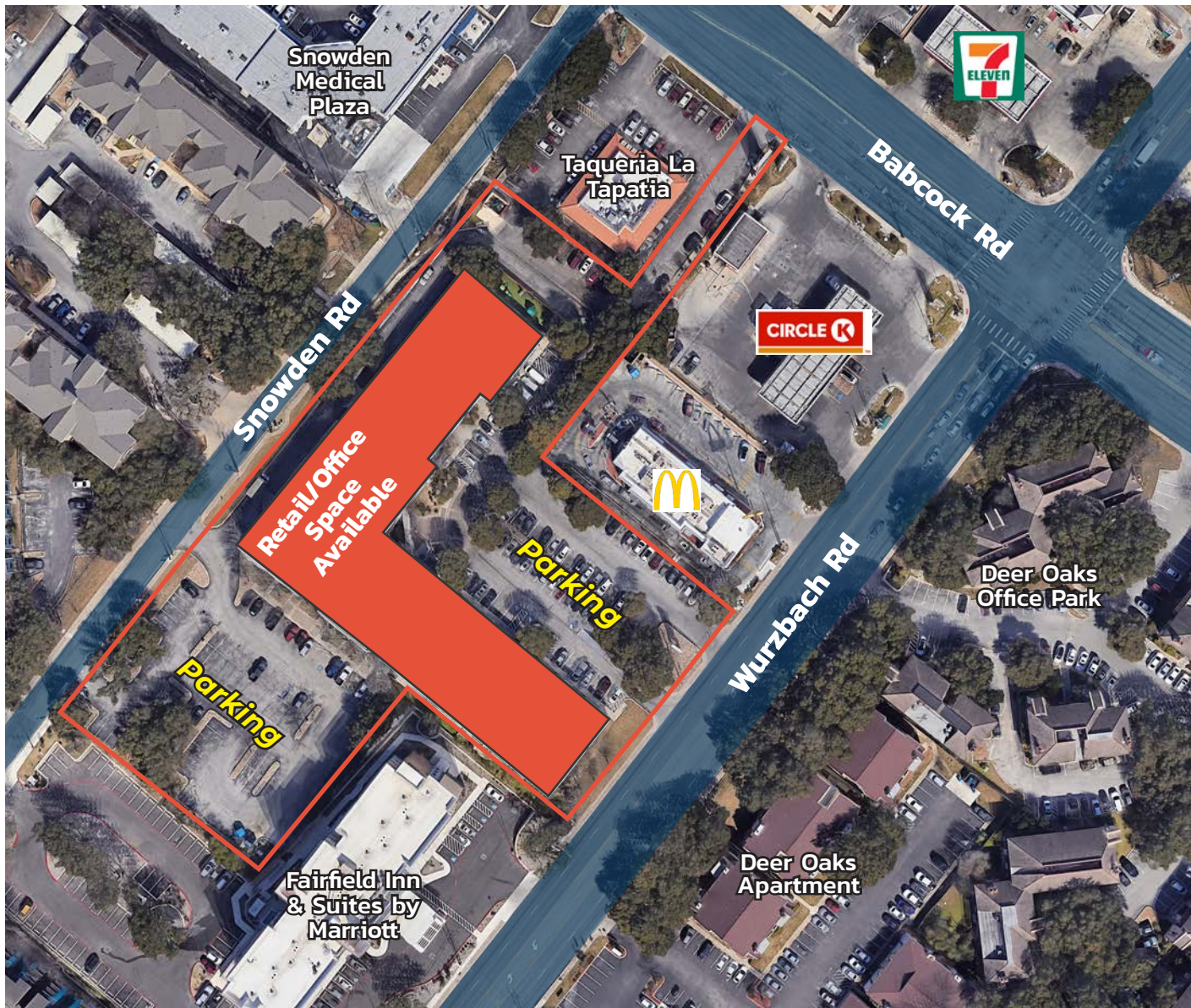
TOTAL SF 46,097

AVAILABLE SF 678 - 4,533

RENTAL RATE Call For Pricing

Site Map

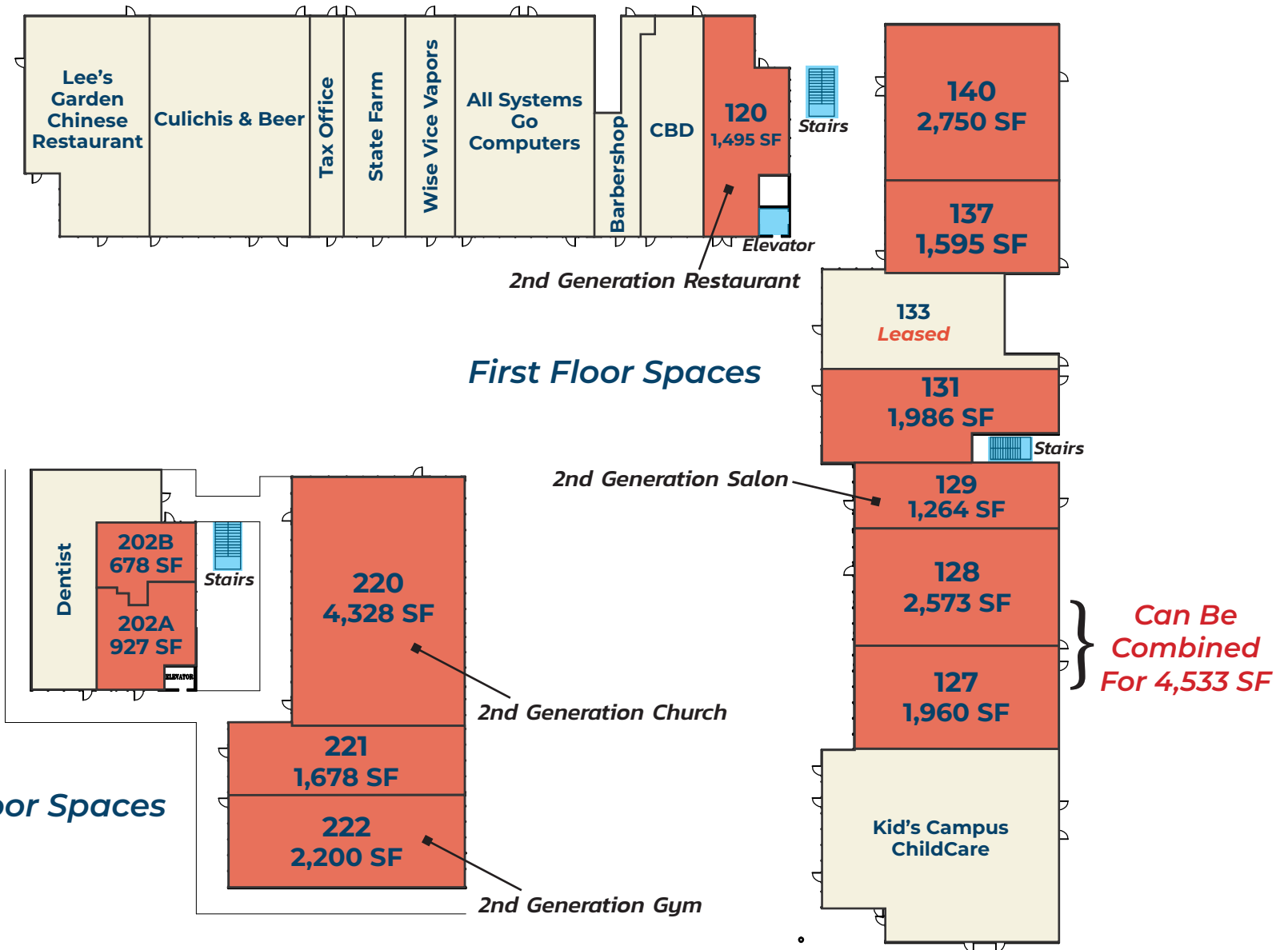
7271 WURZBACH



| SUITE | AVAILABLE SPACE |
|-------|-----------------|
| 120 | 1,495 SF |
| 127 | 1,960 SF |
| 128 | 2,573 SF |
| 129 | 1,264 SF |
| 131 | 1,986 SF |
| 137 | 1,595 SF |
| 140 | 2,750 SF |
| 202A | 927 SF |
| 202B | 678 SF |
| 220 | 4,328 SF |
| 221 | 1,678 SF |
| 222 | 2,200 SF |

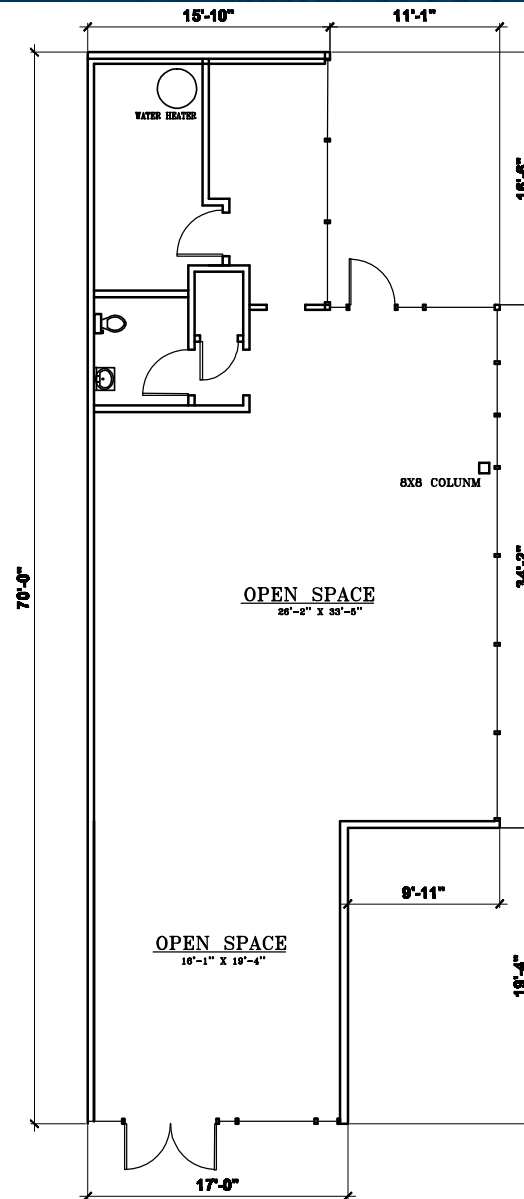
Property Layout

7271 WURZBACH

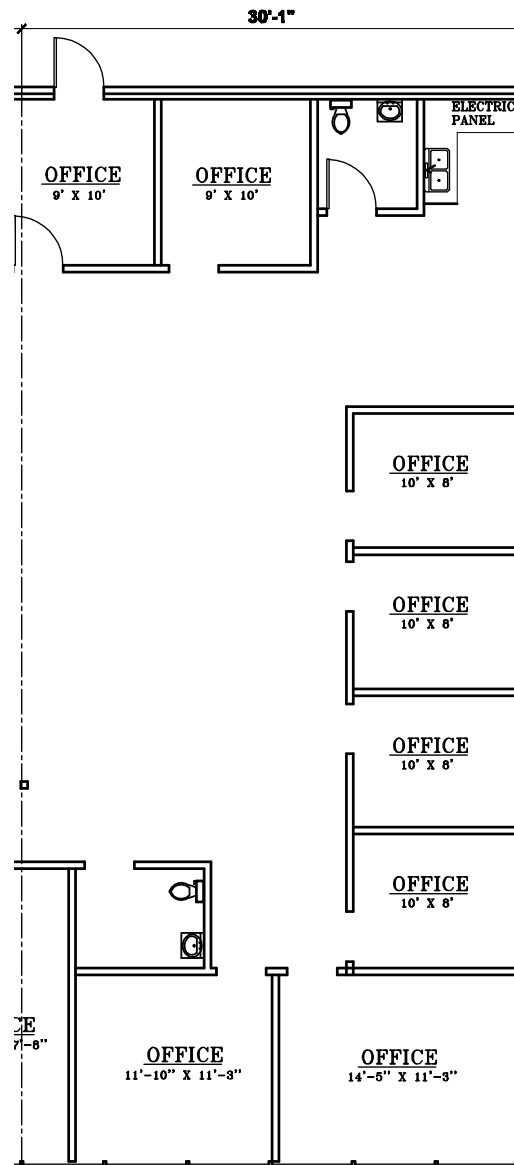


SUITE 120 || 1,495 SF

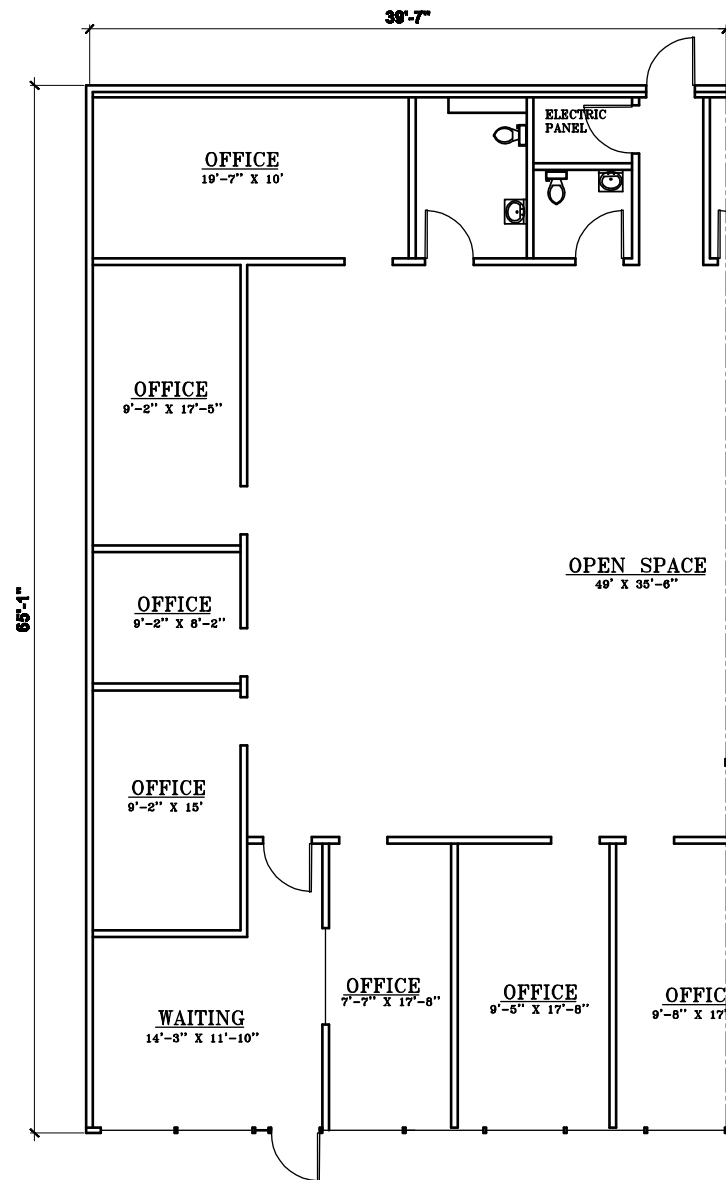
2nd Generation Restaurant



SUITE 127 || 1,960 SF

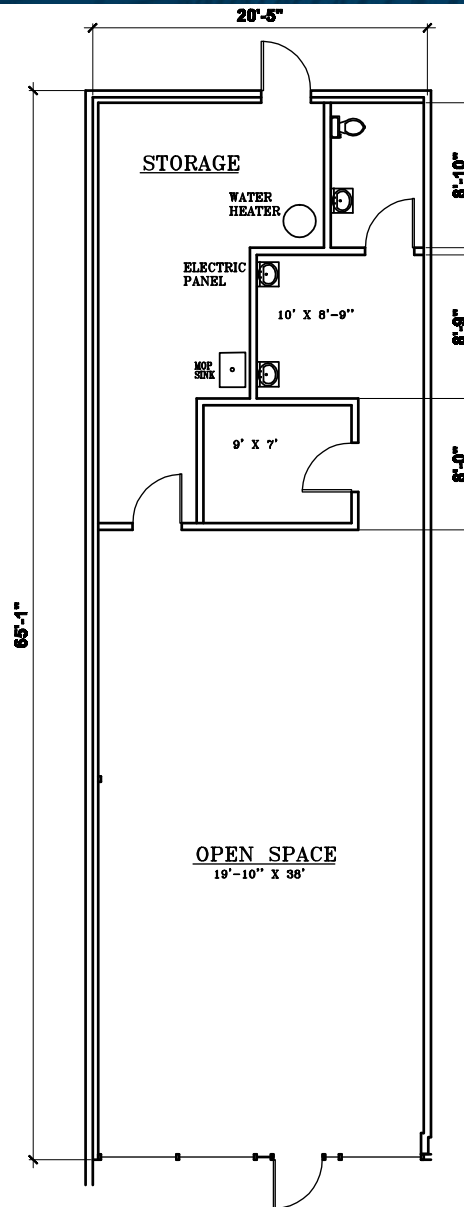


SUITE 128 || 2,573 SF

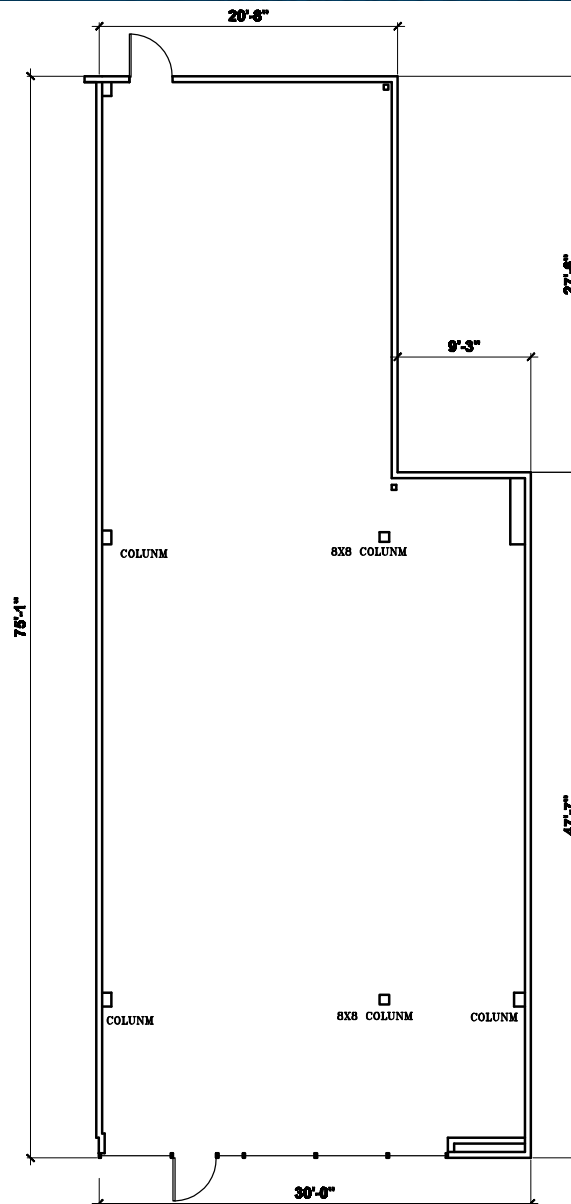


SUITE 129 || 1,264 SF

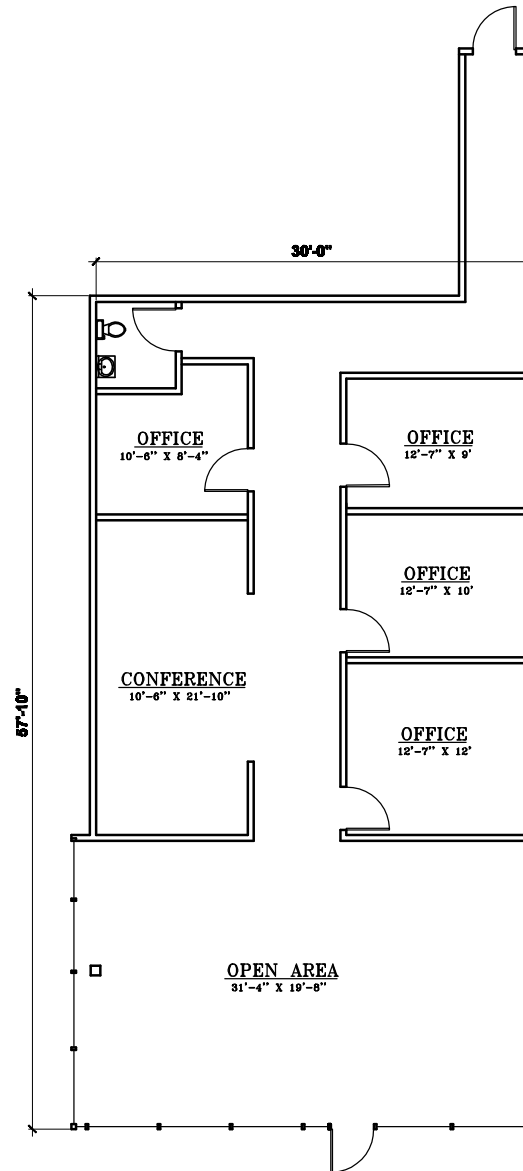
2nd Generation Salon



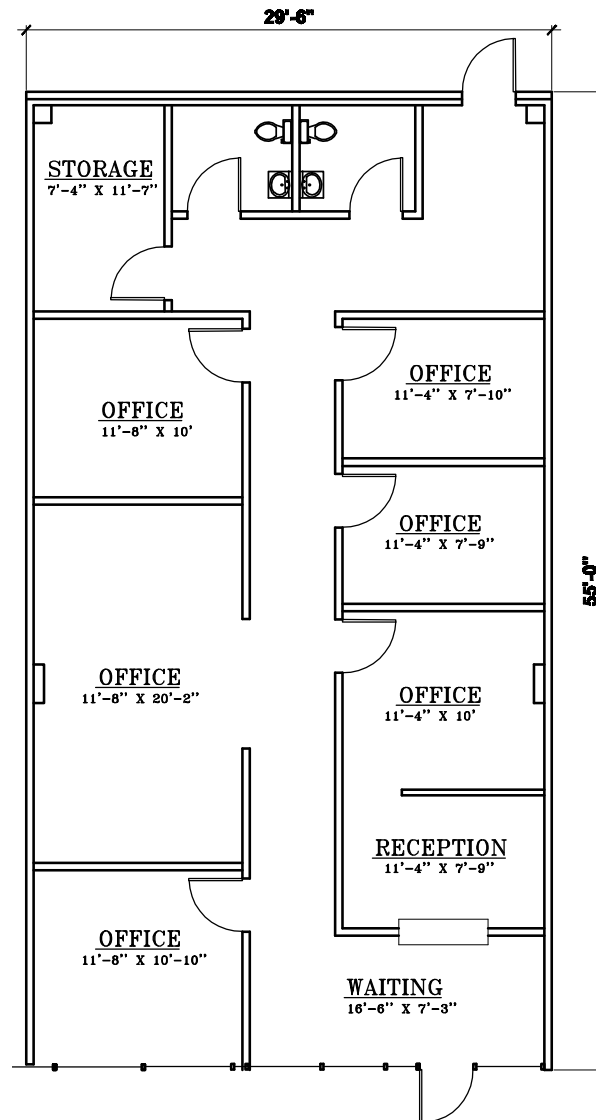
SUITE 131 || 1,986 SF



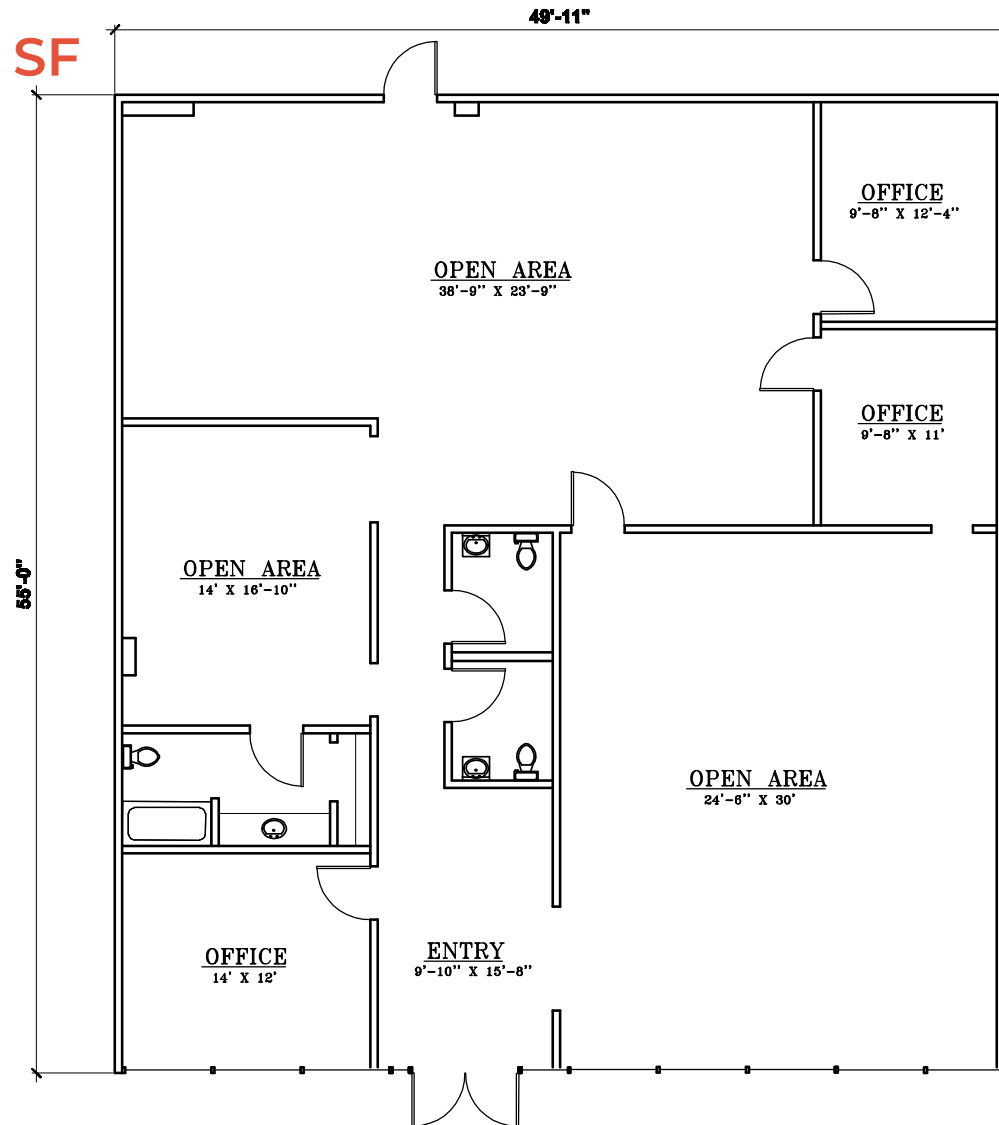
SUITE 133 || 1,863 SF



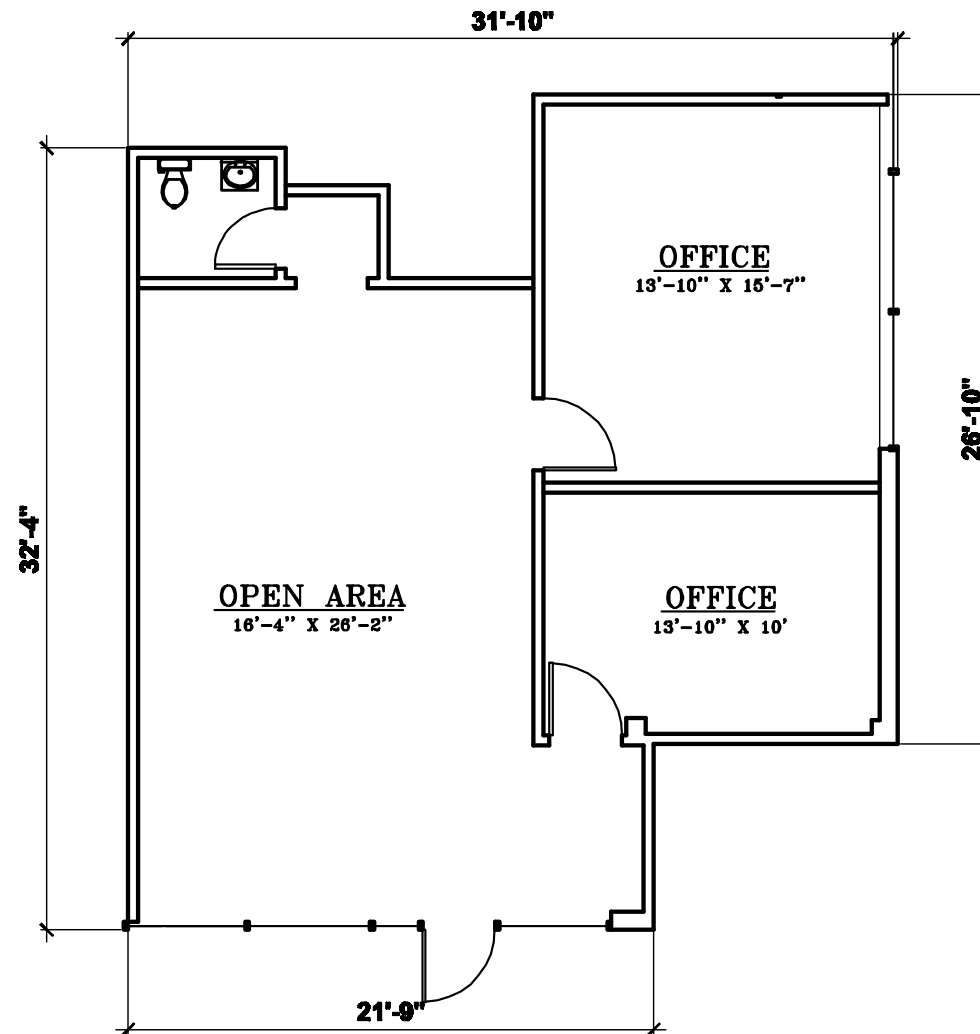
SUITE 137 || 1,595 SF



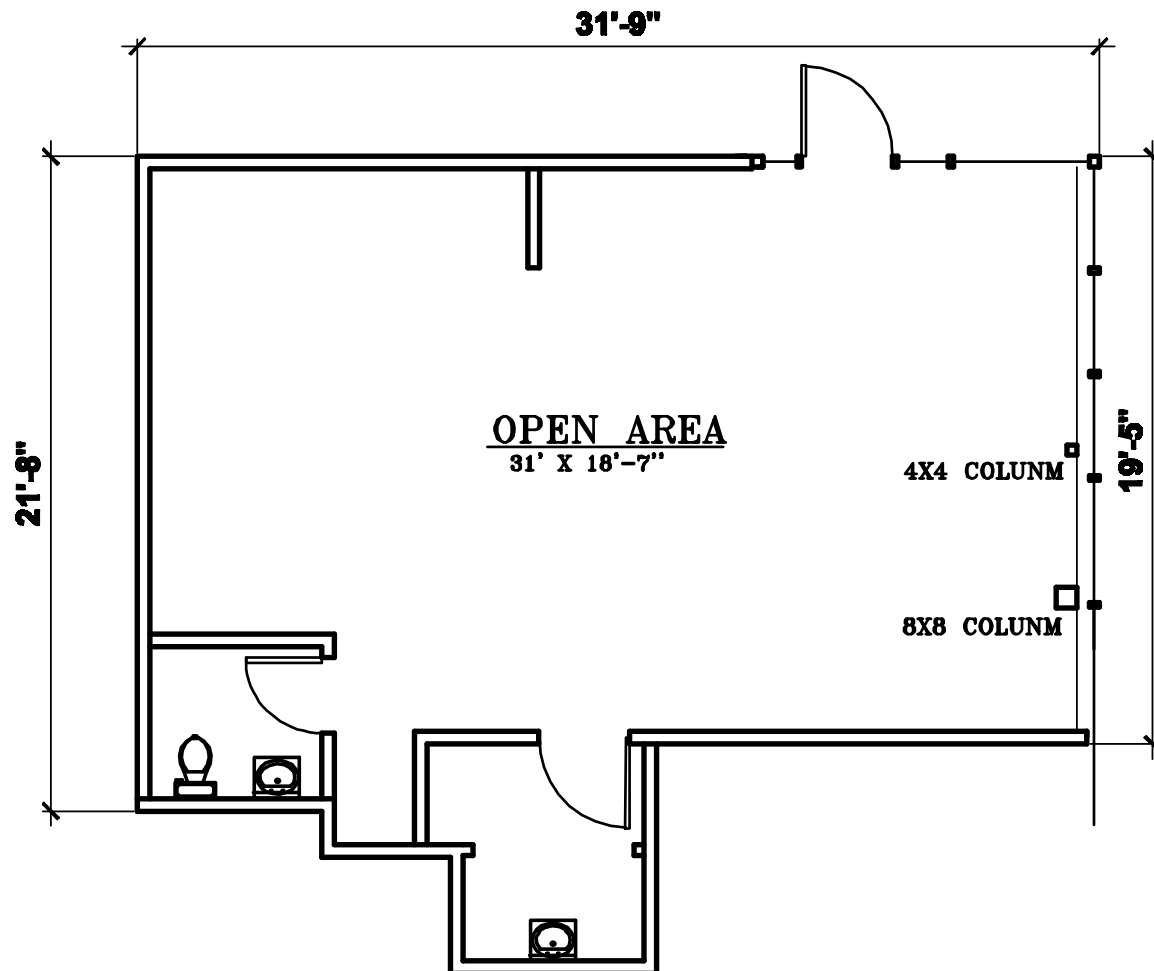
SUITE 140 || 2,750 SF



SUITE 202A || 927 SF

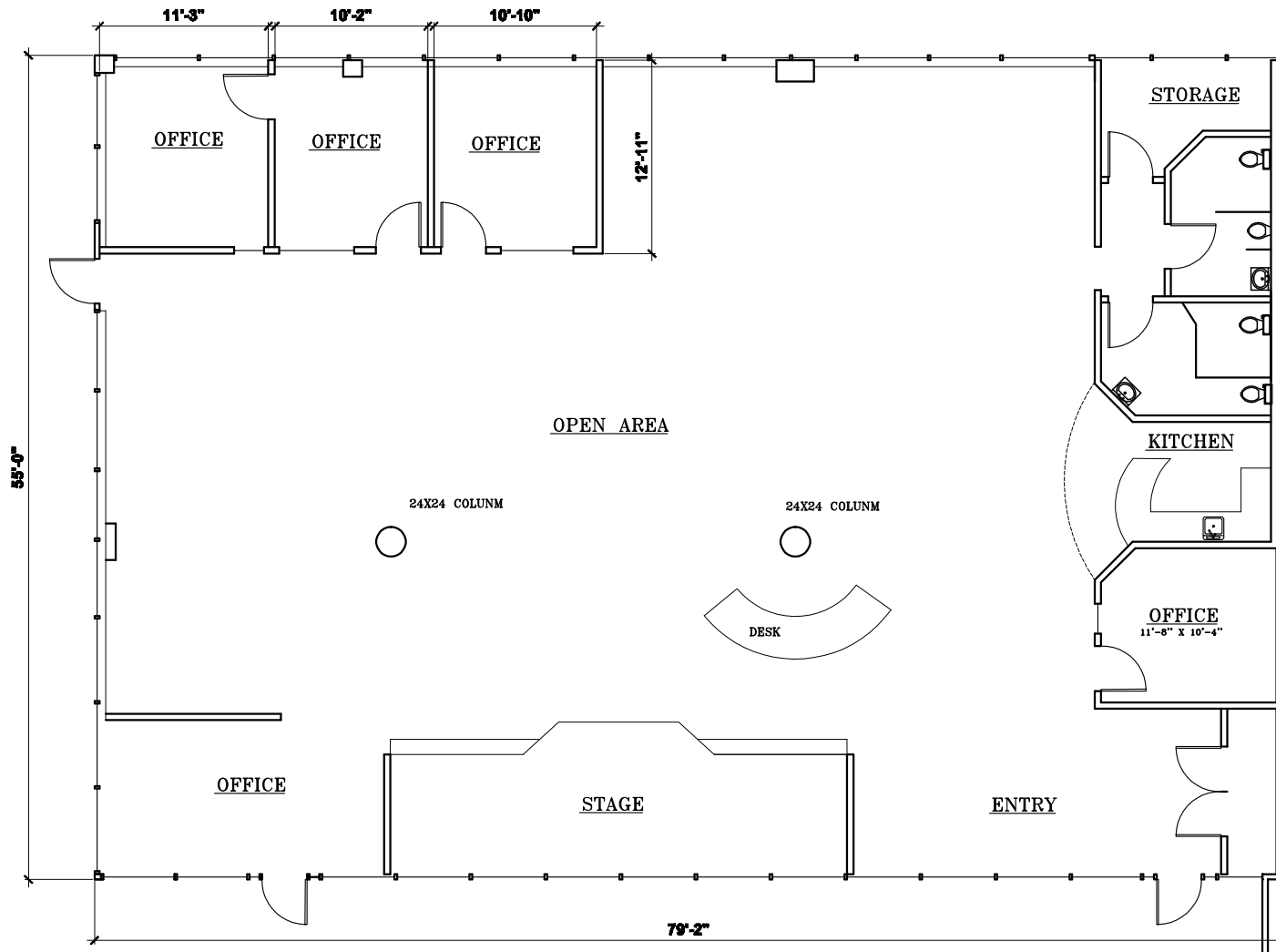


SUITE 202B || 678 SF

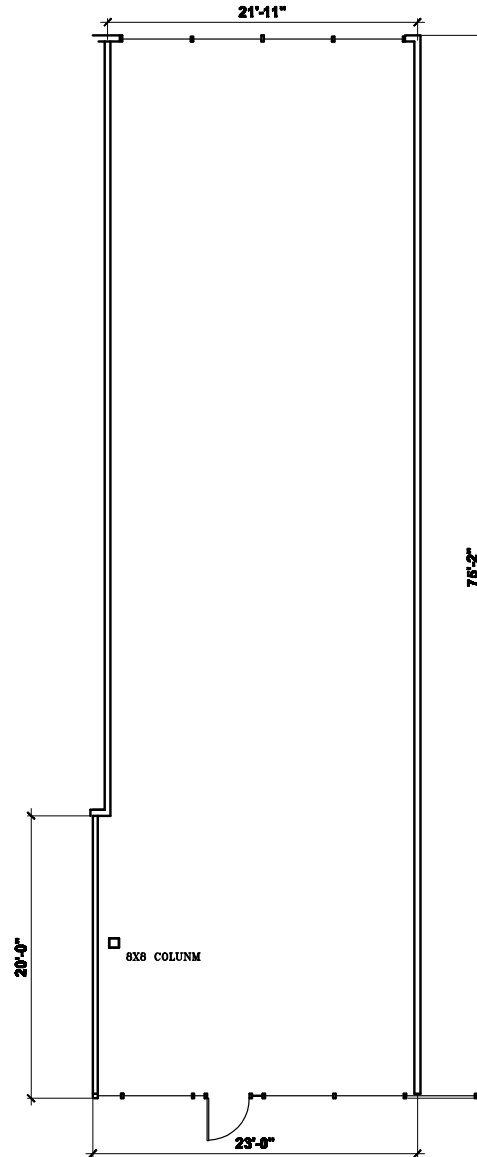


SUITE 220 || 4,328 SF

2nd Generation Church

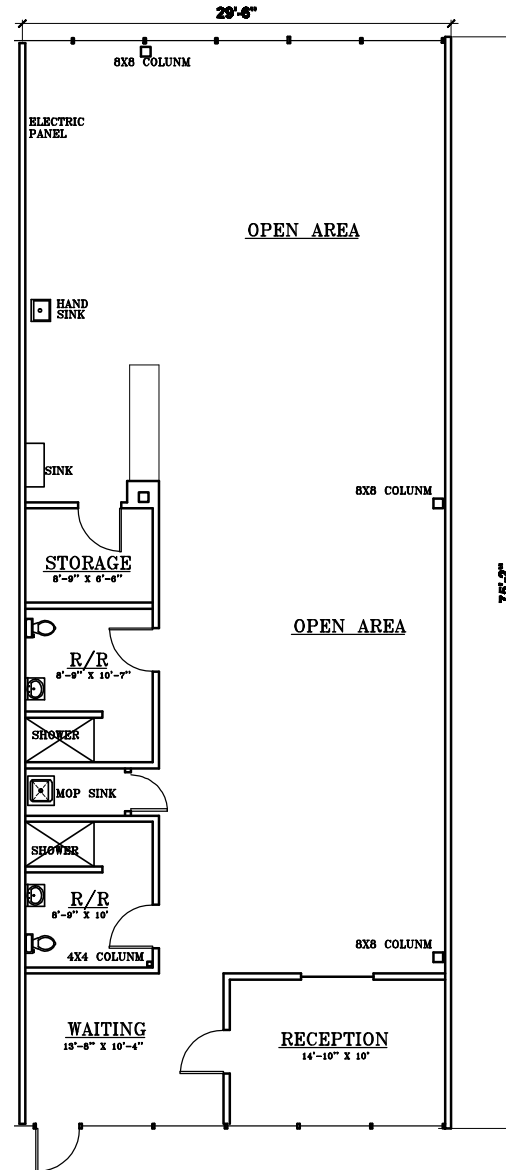


SUITE 221 || 1,678 SF



SUITE 222 || 2,200 SF

2nd Generation Gym



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.

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 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.

| | | | |
|---|-----------------------|---------------------------------|-----------------------|
| Valcor Properties, LLC. Licensed Broker / Broker Firm Name or Primary Assumed Business Name | 602931 License No. | | 210.824.4242 Phone |
| | | Email | |
| Jonathan Collins Designated Broker of Firm | 552564 License No. | jonathan@valcorcre.com Email | 210.824.4242 Phone |
| Brad Wilson Licensed Supervisor of Sales Agent / Associate | 739633 License No. | brad@valcorcre.com Email | 210.824.4242 Phone |
| Sara Lombardi Licensed Supervisor of Sales Agent / Associate | 779245 License No. | sara@valcorcre.com Email | 210.824.4242 Phone |
| Buyer / Tenant / Seller / Landlord Initials | Date | | |