

2502

HARRY WURZBACH

CONFIDENTIAL OFFERING MEMORANDUM

CBRE



table of contents

3 ASSET OVERVIEW

9 LOCATION SUMMARY

16 MARKET OVERVIEW

19 CONTACT INFORMATION

2502
HARRY WURZBACH

the offering

CBRE's Investment Properties Team has been exclusively retained to offer for sale 2502 Harry Wurzbach (the "Property"), which encompasses two buildings for a combined 11,406 square feet on 0.6792 acres with a secure back entrance gate.

2502 Harry Wurzbach is a unique opportunity for an owner-user to acquire a versatile asset that can accommodate a wide variety of businesses. The Property has a combination of retail, office and warehouse space along with a secure back entrance with parking for up to 25 vehicles.

Ideally located in central San Antonio with easy access to Loop 410 North and East, travel time to much of San Antonio is minimal. The Property is also conveniently positioned minutes from Terrell Hills and Alamo Heights, areas known for high incomes, good schools and business ownership.

++ Do not disturb existing tenant. Coordinate any property tours with Bradley Suttle.



ADDRESS	2502 Harry Wurzbach Rd. San Antonio, TX 78209
LAND AREA	0.6792 acres
GLA	Retail/Office: 2,119 SF Office: 3,000 SF Warehouse: 6,287 SF Total: 11,406 SF
YEAR BUILT/ RENOVATED	1974/2004
OCCUPANCY	Available November 1, 2024
OFFERING PRICE	\$995,000

investment highlights

PRIME CENTRAL LOCATION

- › The Property is located 5 minutes from Loop 410 East and Loop 410 North, giving new ownership access to 80% of San Antonio's population within a 25 minute drive.

SAFE, HIGH-INCOME AREA

- › The Property is located minutes away from the prestigious cities of Terrell Hills and Alamo Heights.
- › Average household incomes are over \$110,000 within a three-mile radius.

FLEXIBLE FLOORPLAN AND LAYOUT

- › The Property has a combination of retail, office and warehouse space along with a secure back entrance that offers parking for up to 25 vehicles.

GOOD VALUE

- › The Property is available for \$87 per building square foot.



PROPERTY PHOTOS
EXTERIOR PROPERTY



PROPERTY PHOTOS
1ST FLOOR RETAIL



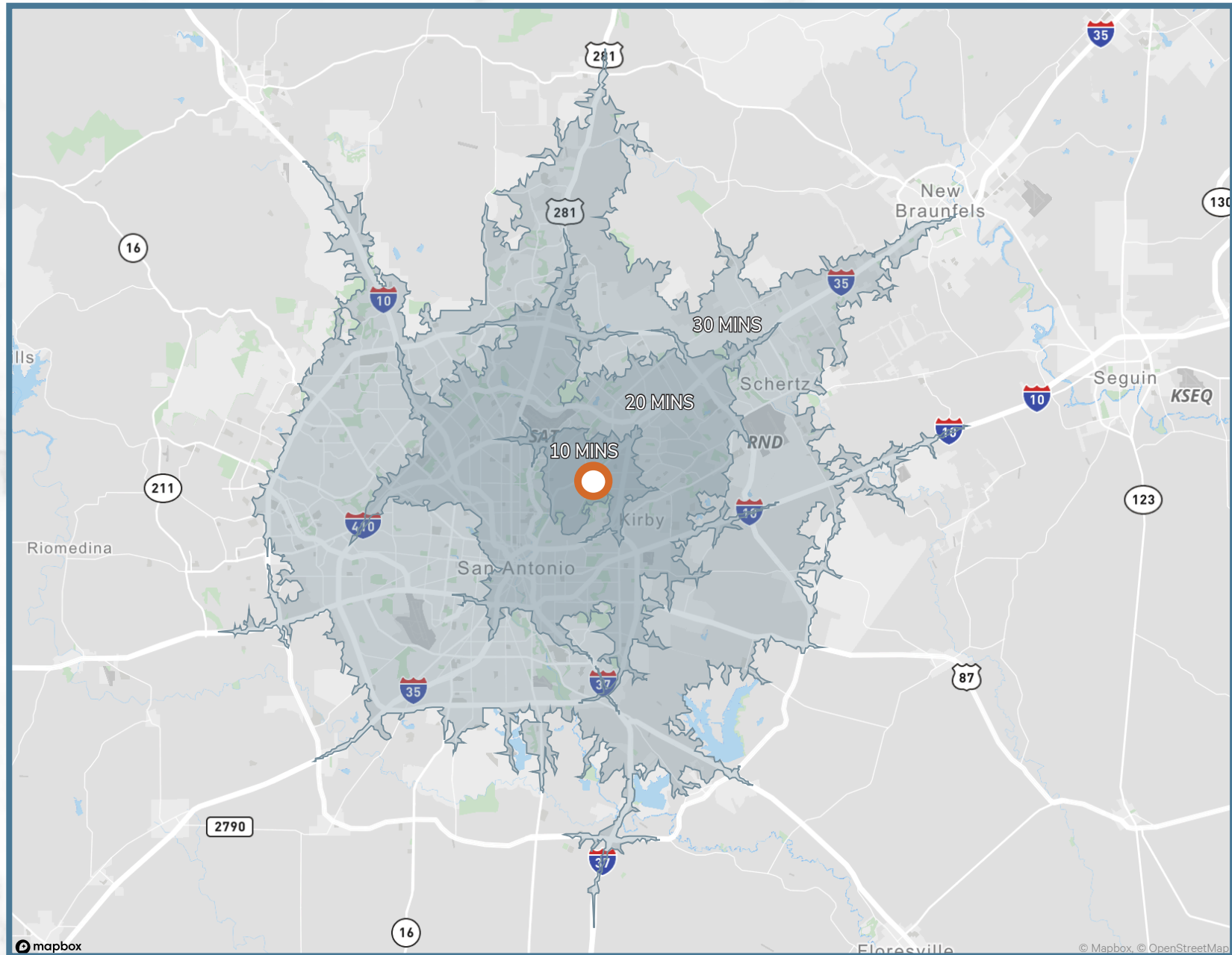
PROPERTY PHOTOS
2ND FLOOR OFFICE



PROPERTY PHOTOS
WAREHOUSE AND STORAGE



drive time map



site plan



aerial facing east

>> EASY ACCESS TO EAST SAN ANTONIO
2 MILES FROM LOOP 410 EAST



aerial facing north



*ALL THE LOGOS/MARKS ARE THE PROPERTY OF THE RESPECTIVE OWNERS

aerial facing west



aerial facing south



DOWNTOWN SAN ANTONIO
6.2 MILES AWAY

TRINITY UNIVERSITY
2,512 STUDENTS

UNIVERSITY OF THE INCARNATE WORD
7,305 STUDENTS

281

MCNAY ART MUSEUM

FORT SAM HOUSTON
36,000 EMPLOYEES

verizon
Batteries + Bulbs
PAPA JOHN'S

Public Storage

COTTAGES AT TERRELL HILLS
142 UNITS

Walmart
AT&T
McDonald's
Lowe's
Cane's
Great Clips

2502 HARRY WURZBACH

WILLSHIRE WOODS
320 UNITS

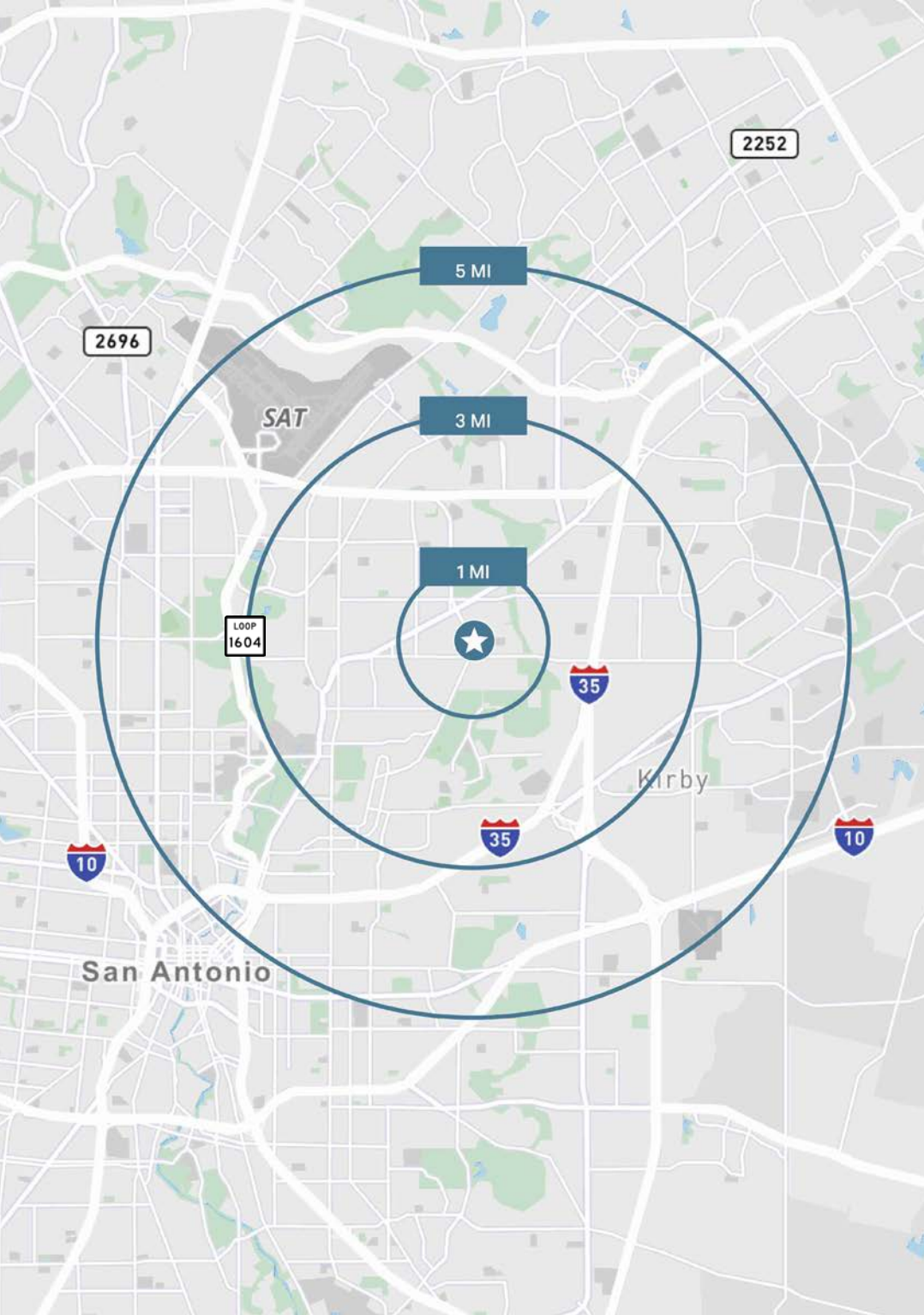
THE LANDING APARTMENTS
142 UNITS

LOCKAWAY STORAGE

H-E-B

WILSHIRE ELEMENTARY
265 STUDENTS

ALL THE LOGOS/MARKS ARE THE PROPERTY OF THE RESPECTIVE OWNERS



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
---------------------------	--------	---------	---------

HOUSEHOLD INCOME			
2024 Average HH Income	\$88,908	\$110,545	\$93,091
2024 Median HH Income	\$99,774	\$124,069	\$105,634

HOUSEHOLDS			
2024 Households - Estimate	4,886	36,505	96,859
2029 Households - Projection	4,830	36,459	99,299

POPULATION			
2024 Population - Estimate	10,984	89,038	246,674
2029 Population - Projection	10,791	87,837	248,407

DAYTIME EMPLOYEES			
2024 Businesses	392	5,650	14,385
2024 Employees	4,143	68,861	181,447

EDUCATION			
2024 Population 25 and Over	7,655	59,647	164,124
HS and Associates Degrees	2,059	15,059	47,922
Bachelor's Degree or Higher	2,747	26,295	54,941

market overview

SAN ANTONIO: A DIVERSE & EXPANDING ECONOMY



San Antonio, conveniently located in South Central Texas along I-35 and I-10, is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

From a thriving economy and a culturally diverse workforce, the Alamo City is the perfect place for growth and opportunity. San Antonio's cost of living continuously ranks amongst the lowest of U.S. cities which makes not only for an affordable lifestyle, but an attractive place to conduct business. Keeping the cost of living low and quality of life high is a unique balance offered in San Antonio, and the reason why the Alamo City continues to grow and thrive.

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. The San Antonio-New Braunfels metro registered a job growth rate of 4.0% in June 2023, according to the Bureau of Labor Statistics. This is on par with the state's rate and is projected to grow an additional 0.14% by the end of 2023. Moreover, San Antonio is expected to outperform most major metros in the nation in regards to its GDP and employment growth over the next 5 years, according to Oxford Economics. For decades, San Antonio was primarily driven by the military and hospitality industries. With growth in energy, healthcare, education, manufacturing, logistics, business and tech-related services, San Antonio has a more diverse industry base, which was key to its recovery from the Great Recession and continued expansion.

Significant private and public investments to city areas like the Quarry, Rim, Stone Oak, Southtown and The Pearl offer a variety of living options for all taste and preferences ranging from urban to suburban living.

Furthermore, a significant amount of capital has been allocated to the revitalization of San Antonio and its Downtown. Projects on the horizon include the San Pedro Creek Culture Project, UTSA's \$200 million National Security Collaboration Center and School of Data Science Downtown, and the rapid expansion of the Broadway corridor where several mixed use developments are underway. As part of the downtown initiative, the City has also started and will continue enhancing the commercial retail River Walk experience and San Antonio quality of life through investments to downtown living, museums, live performing arts centers, green park space, hotels and restaurants – even retail pop-up shops.

An influx of residents has caused a surge in product within the housing market. Over the last 10 years, over 66,000 units were added to the multifamily market. Furthermore, single-family home sales increased by \$28,867 since H1 2021. Commercial development has boomed across the Alamo City and is concentrated not only in Downtown, but southwest of the CBD at Port San Antonio, and Northwest stretching to the La Cantera/RIM area. What once used to be a Class B market is quickly transforming to a Class A market due to a rise in premium space that has recently delivered or is currently underway. Key developments including the Pearl Brewery and Frost Tower have sparked a revitalization that is attracting young professionals and national tenants to the Downtown and booming Midtown corridor.

San Antonio's robust economy coupled with its historic and diverse culture, strong military ties, and festive spirit are just part of what attracts more than 41 million visitors and 16,330 net migrating residents per year. From the modern Henry B. Gonzales Convention Center, to the historic Alamo and recently expanded Riverwalk, it is of little surprise that San Antonio is a top destination for new residents, tourists, and business travelers alike.

Source: CBRE Research, H2 2022

market overview

RATINGS & RANKINGS

San Antonio Rankings and Accolades

#3 Fastest-growing market in the U.S.
(U.S. Census Bureau, 2021.)

#2 Best Cities for Conferences
(Smart Asset 2022)

#2 Fastest-growing city in the nation
(US Census Bureau 2019)

#8 Best Budget Travel Destinations
(Source: Woman's Day, 2023)

#20 Best Big Cities to Live in
(WalletHub 2019)

#9 Most Affordable Places to Retire
(Forbes 2021)

#17 Best Places You Should Travel to in 2023
(Source: Insider 2022)

#2 Best US Southern Cities to Visit
(Source: BigCityReview 2023)

#5 Best Cities for Military Retirees
(BestPlaces.net 2019)

#16 Best Places to Go in the USA in 2023
(Source: Condé Nast Traveller 2022)

#8 The South's Best Family Getaways
(Southern Living 2022)

#7 Most Populous City
(US Census Bureau 2023)

#17 Best Cities for Job Seekers
(Indeed 2019)

#1 Cybersecurity program in the U.S.
(University of Texas at San Antonio)

Top Ten for Tech Jobs in the US
(visitsanantonio.com)

#6 in the nation for pay in STEM professions
(visitsanantonio.com)

#4 Hottest Housing Market
(Zillow 2022)

#7 City With the Largest Growth in High-Paying Jobs
(Stessa 2021)

#5 Best Cities in the U.S.
(Conde Nast Readers' Choice Awards 2020)

#4 Global Destinations to Eat at in 2022
(Eater 2022)

#9 Top Cities in the United States in 2022
(Travel & Leisure 2022)

18 Cities that Must Be Seen
(Expedia Viewfinder)

Top 10 Friendliest Cities in the US
(Condé Nast Traveler 2022)

Where to go in 2020
(AFAR Magazine)

Best Financially Managed Big City in America
(SanAntonio.gov)

#10 Favorite Cities in the United States of 2023
(Travel + Leisure)

Texas Rankings and Accolades

Business

Texas Ranked No. 1 in the US for Economic Performance
(Rich States, Poor States, January 2022)

Texas Ranked No. 9 Best State In New Economic Outlook
(Rich States, Poor States, January 2022)

Texas Ranked No. 17 Best States To Retire
(WalletHub, January 2020)

Texas Ranked No. 6 Best States For Women-Led Startups
(Merchant Maverick, January 2021)

Texas Ranked No. 4 Best States For Business
(Forbes, July 2021)

Texas Ranked No. 8 Best States For Disability Employment
(US News, January 2020)

Texas Named Business Facilities Magazine's 2019 State of the Year
(ABC, January 2020)

Texas Ranked No. 10 Least Stressed State
(WalletHub, March 2021)

Texas Ranked No. 19 on Best States to Find a Job
(WalletHub, June 2021)

Lifestyle

The University of Texas at Austin ranks No. 33 in the world, No. 21 in the US and No. 7 Among US Public Universities
(UT News, June 2020)

University of Texas at Austin Ranked No. 1 Best MBA Program in Texas and No. 18 Nationally
(US News, March 2020)

Texas Ranked No. 3 Best State for Singles
(WalletHub, February 2020)

Texas No. 8 Most Fun State to Visit in America
(WalletHub, June 2021)

Texas Ranked No. 4 Best Driving State
(WalletHub, January 2020)

H-E-B Ranked No. 2 Grocery Store in America
(DunnHumby, January 2022)

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

© 2024 CBRE, Inc. All Rights Reserved.

2502

HARRY WURZBACH

CONTACT US

Bradley Suttle
Lead Broker

Senior Vice President
+1 210 256 6035
bradley.suttle@cbre.com

Joe Elder

Senior Associate
+1 210 253 6034
joe.elder@cbre.com

Kevin Catalani

First Vice President
+1 210 841 3237
kevin.catalani@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE