



FOR SALE OR LEASE

10,080 SF Commercial Office Flex

2620 Harry Wurzbach, San Antonio, Texas 78209

Property Information

Functional flex building ideal for contractors, technicians, or service businesses. The layout supports field service operations, contractor offices, or specialty trades needing a mix of office, showroom and warehouse space.

Convenient access to Fort Sam Houston, Alamo Heights, and major arteries makes this location well-suited for businesses serving central and northeast San Antonio.

- 10,080 SF building on 1.026 acres per BCAD
- High traffic counts (see traffic map)
- Zoned M-3 L
- Gated yard access
- Ample parking

Sale Price and Lease Rate

Contact Broker

STEVE GARZA

PARTNER

210.601.1212

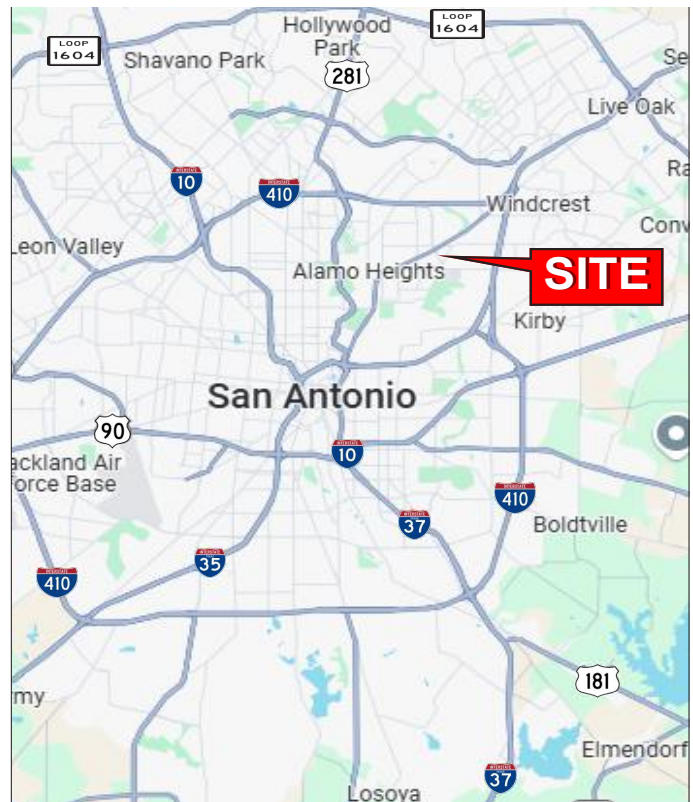
steve.garza@partnersrealestate.com

JUSTIN VENTURA

ASSOCIATE

210.876.2237

justin.ventura@partnersrealestate.com



112 E Pecan St, Suite 1515 / San Antonio, TX 78205

210 446 3655 / partnersrealestate.com

BROKERAGE SERVICES

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SITE PLAN

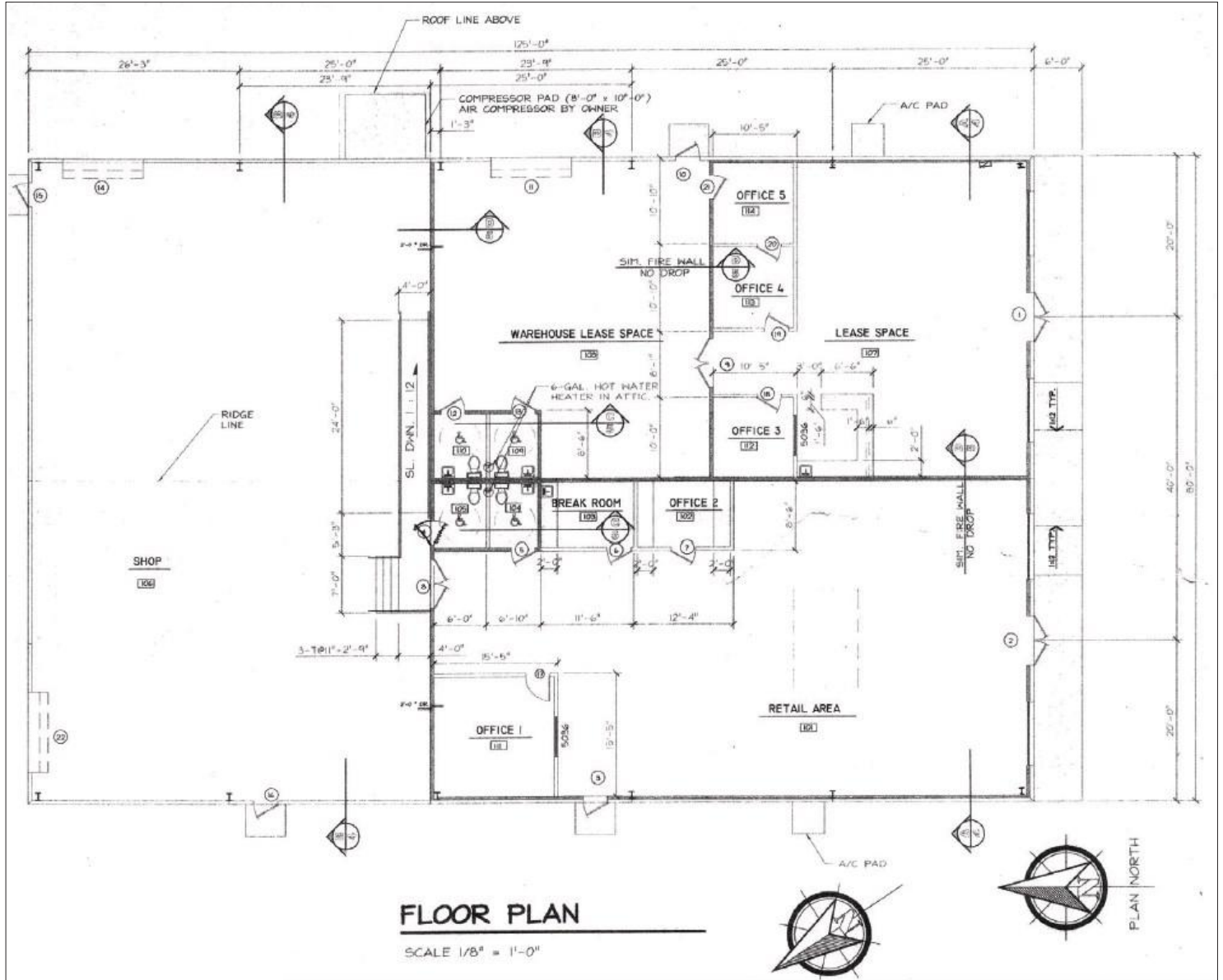
SCALE = 10.00



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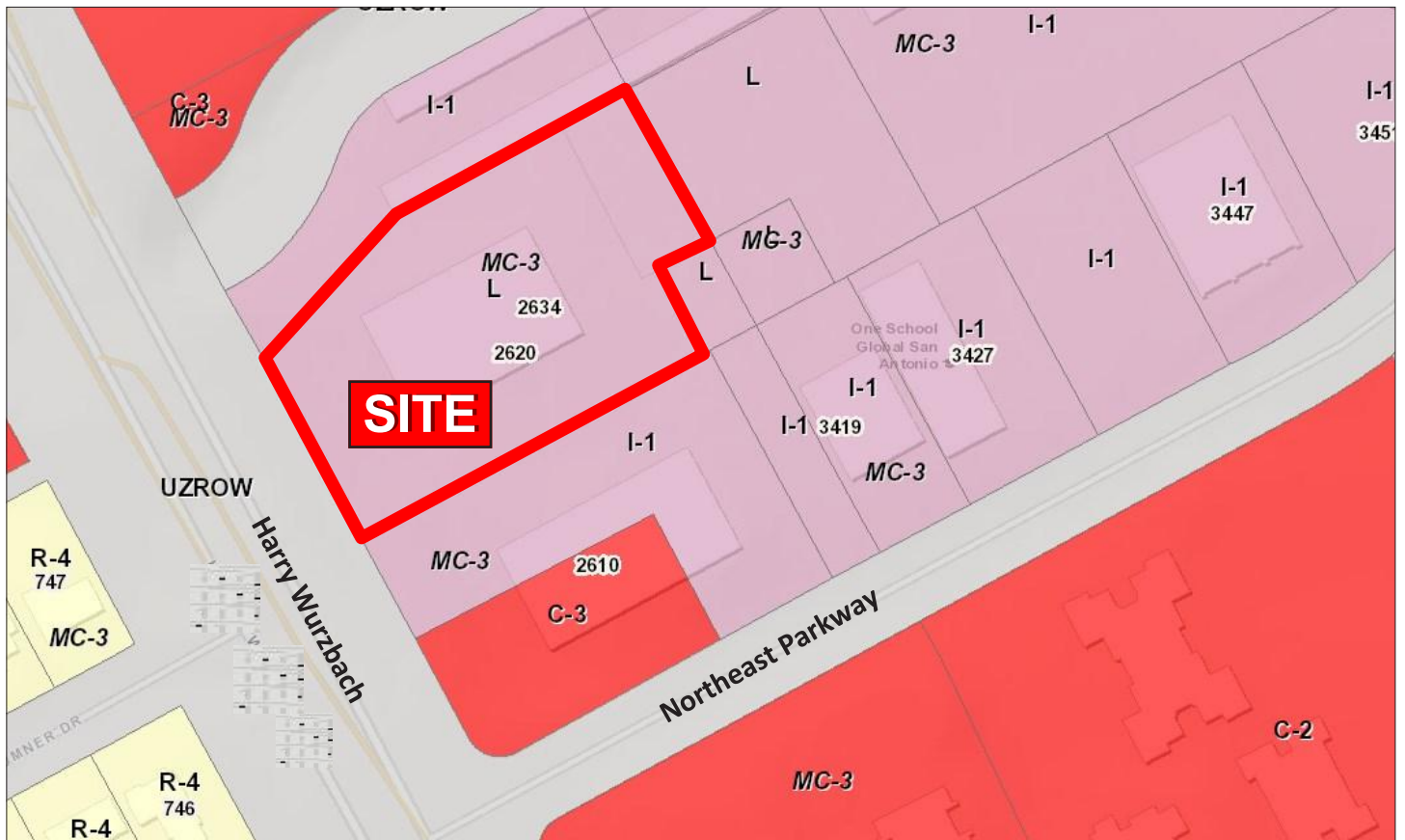
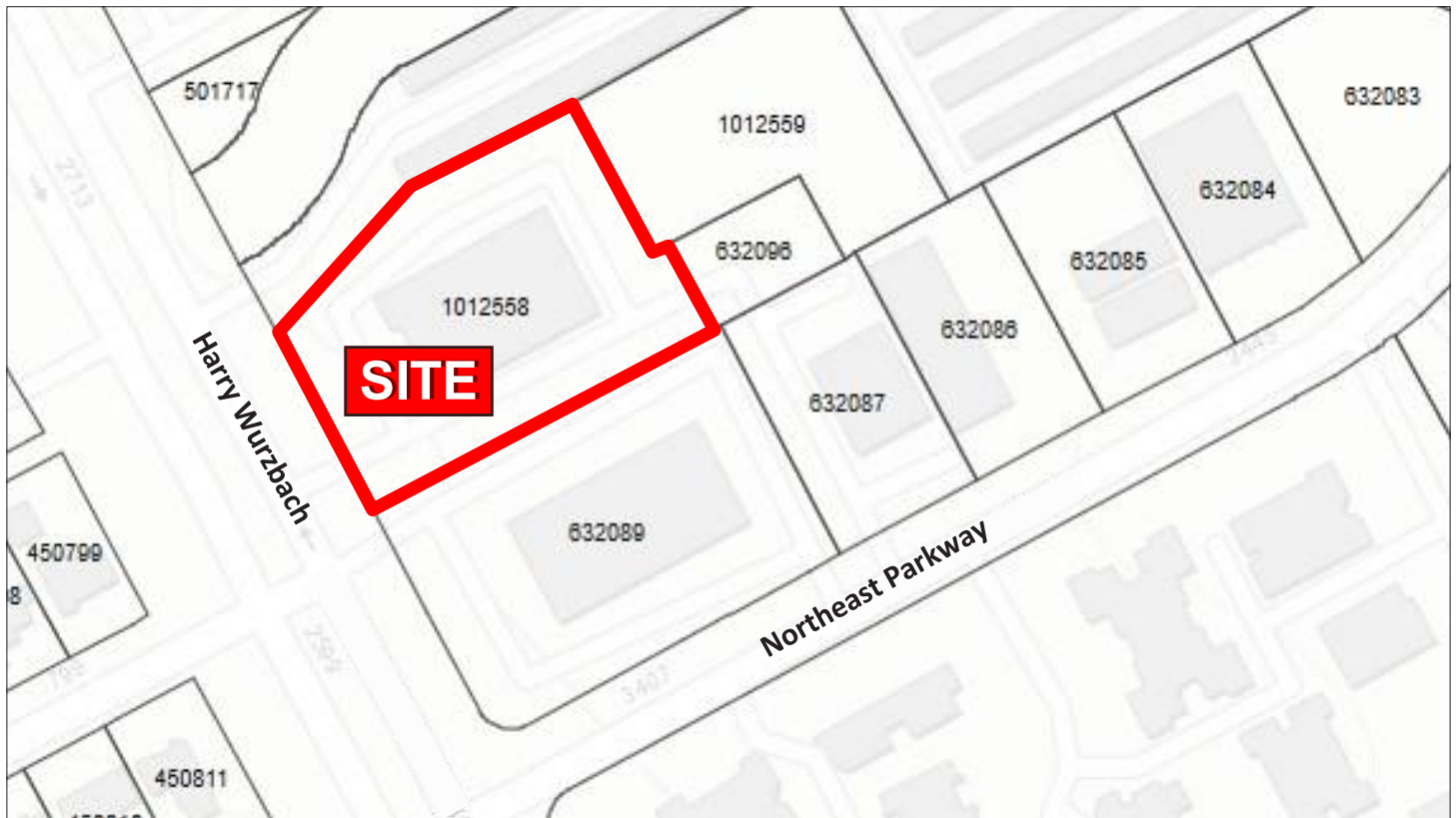
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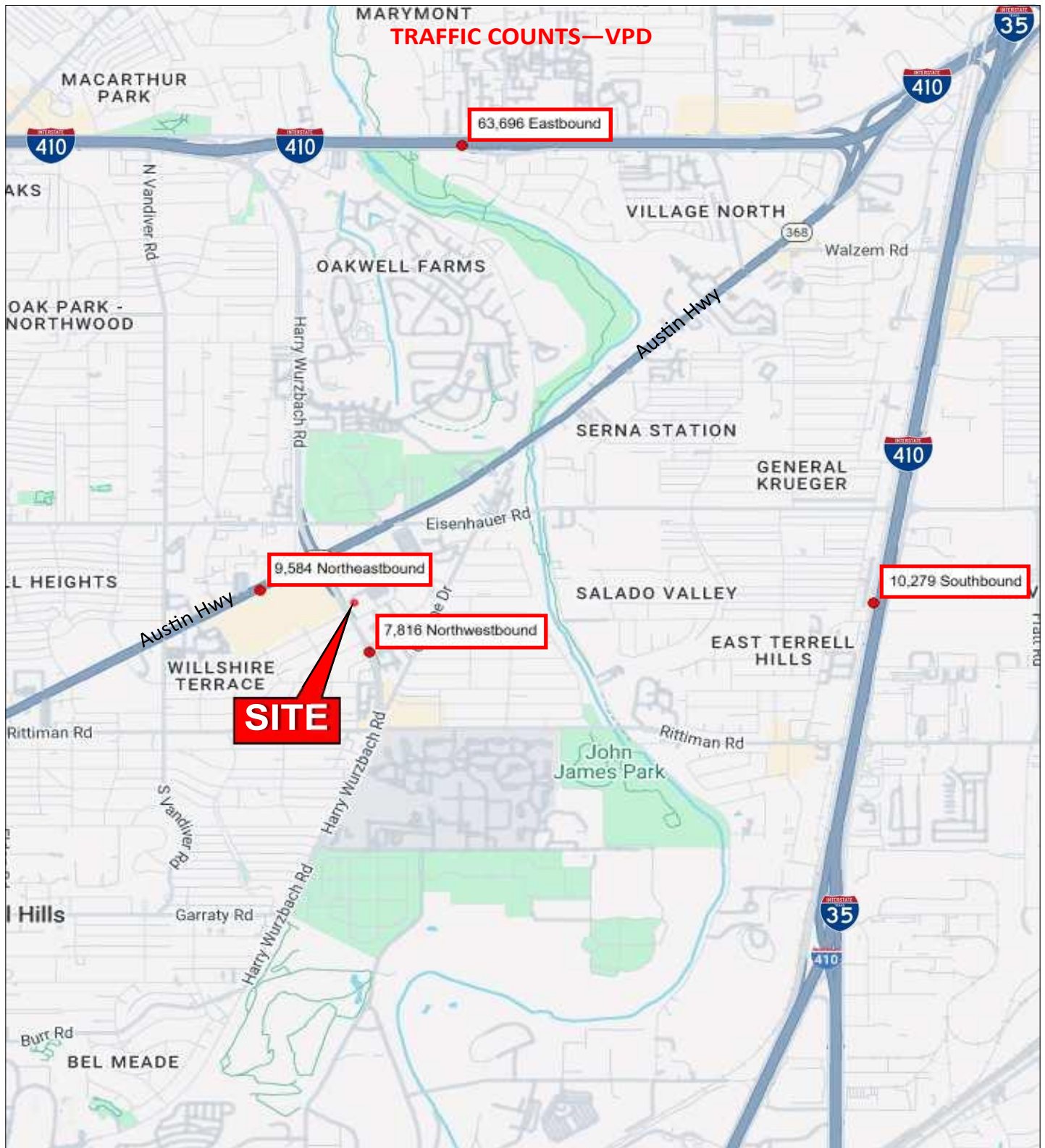
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Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4915/-98.4314

2620 Harry Wurzbach Rd San Antonio, TX 78209	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	13,608	93,840	258,017
2029 Projected Population	13,793	96,187	268,668
2020 Census Population	12,269	87,959	245,159
2010 Census Population	11,495	86,515	230,539
Projected Annual Growth 2024 to 2029	0.3%	0.5%	0.8%
Historical Annual Growth 2010 to 2024	1.3%	0.6%	0.9%
Households			
2024 Estimated Households	5,992	39,090	103,056
2029 Projected Households	6,184	40,954	109,510
2020 Census Households	5,415	36,774	96,305
2010 Census Households	4,982	35,167	88,788
Projected Annual Growth 2024 to 2029	0.6%	1.0%	1.3%
Historical Annual Growth 2010 to 2024	1.4%	0.8%	1.1%
Age			
2024 Est. Population Under 10 Years	11.1%	12.4%	13.0%
2024 Est. Population 10 to 19 Years	11.8%	13.5%	13.6%
2024 Est. Population 20 to 29 Years	16.4%	15.3%	15.3%
2024 Est. Population 30 to 44 Years	21.3%	20.2%	21.6%
2024 Est. Population 45 to 59 Years	16.0%	15.7%	16.4%
2024 Est. Population 60 to 74 Years	16.0%	14.8%	13.7%
2024 Est. Population 75 Years or Over	7.3%	8.1%	6.3%
2024 Est. Median Age	37.0	36.8	35.1
Marital Status & Gender			
2024 Est. Male Population	51.7%	51.0%	50.6%
2024 Est. Female Population	48.3%	49.0%	49.4%
2024 Est. Never Married	37.9%	36.7%	39.2%
2024 Est. Now Married	38.0%	40.1%	37.7%
2024 Est. Separated or Divorced	18.1%	17.3%	18.0%
2024 Est. Widowed	5.9%	5.9%	5.2%
Income			
2024 Est. HH Income \$200,000 or More	14.0%	15.6%	10.7%
2024 Est. HH Income \$150,000 to \$199,999	5.8%	6.4%	6.3%
2024 Est. HH Income \$100,000 to \$149,999	13.1%	12.7%	13.6%
2024 Est. HH Income \$75,000 to \$99,999	12.9%	11.2%	12.3%
2024 Est. HH Income \$50,000 to \$74,999	18.1%	17.0%	18.4%
2024 Est. HH Income \$35,000 to \$49,999	8.3%	11.1%	12.1%
2024 Est. HH Income \$25,000 to \$34,999	9.3%	8.8%	9.5%
2024 Est. HH Income \$15,000 to \$24,999	7.2%	7.4%	7.3%
2024 Est. HH Income Under \$15,000	11.3%	9.8%	9.8%
2024 Est. Average Household Income	\$113,971	\$134,762	\$111,278
2024 Est. Median Household Income	\$76,527	\$87,060	\$74,352
2024 Est. Per Capita Income	\$51,147	\$57,307	\$44,997
2024 Est. Total Businesses	590	7,208	16,725
2024 Est. Total Employees	4,050	65,930	162,947



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.

PCR Brokerage San Antonio, LLC
dba Partners

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9003952

License No.

licensing@partnersrealestate.com

Email

713-629-0500

Phone

Jon Silberman

Designated Broker of Firm

389162

License No.

jon.silberman@partnersrealestate.com

Email

713-985-4626

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Steve Garza

Sales Agent/Associate's Name

339237

License No.

steve.garza@partnersrealestate.com

Email

210-446-3655

Phone

Buyer/Tenant/Seller/Landlord Initials

Date