

FOR LEASE

8222 WURZBACH RD

SAN ANTONIO, TX

OFFERING MEMORANDUM



EXCLUSIVELY MARKETING BY:

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BROKER OF RECORD:

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URIAH

REAL ESTATE ORGANIZATION LLC

URIAHREALSTATE.COM



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



WURZBACH RD VPD +/- 24,859

EWING HALSELL DR VPD +/- 5,986



EWING HALSELL DR VPD +/- 5,986

WURZBACH RD VPD +/- 24,859

PROPERTY OVERVIEW

PROPERTY INFORMATION

Uriah Real Estate has been exclusively retained to market and lease a 2-story building located on a base C-3 zoned lot at 8222 Wurzbach Road. The building is over 14,000 square-feet and the landlord is open to dividing the building into smaller suites depending on the use. This property offers high visibility on busy Wurzbach Road in the heart of the Medical Center. The demographics of the area is desirable due to being in a densely populated area of high-income professionals. Its close proximity to multiple hospitals and medical centers enhances its appeal for healthcare-related businesses.

PROPERTY SUMMARY

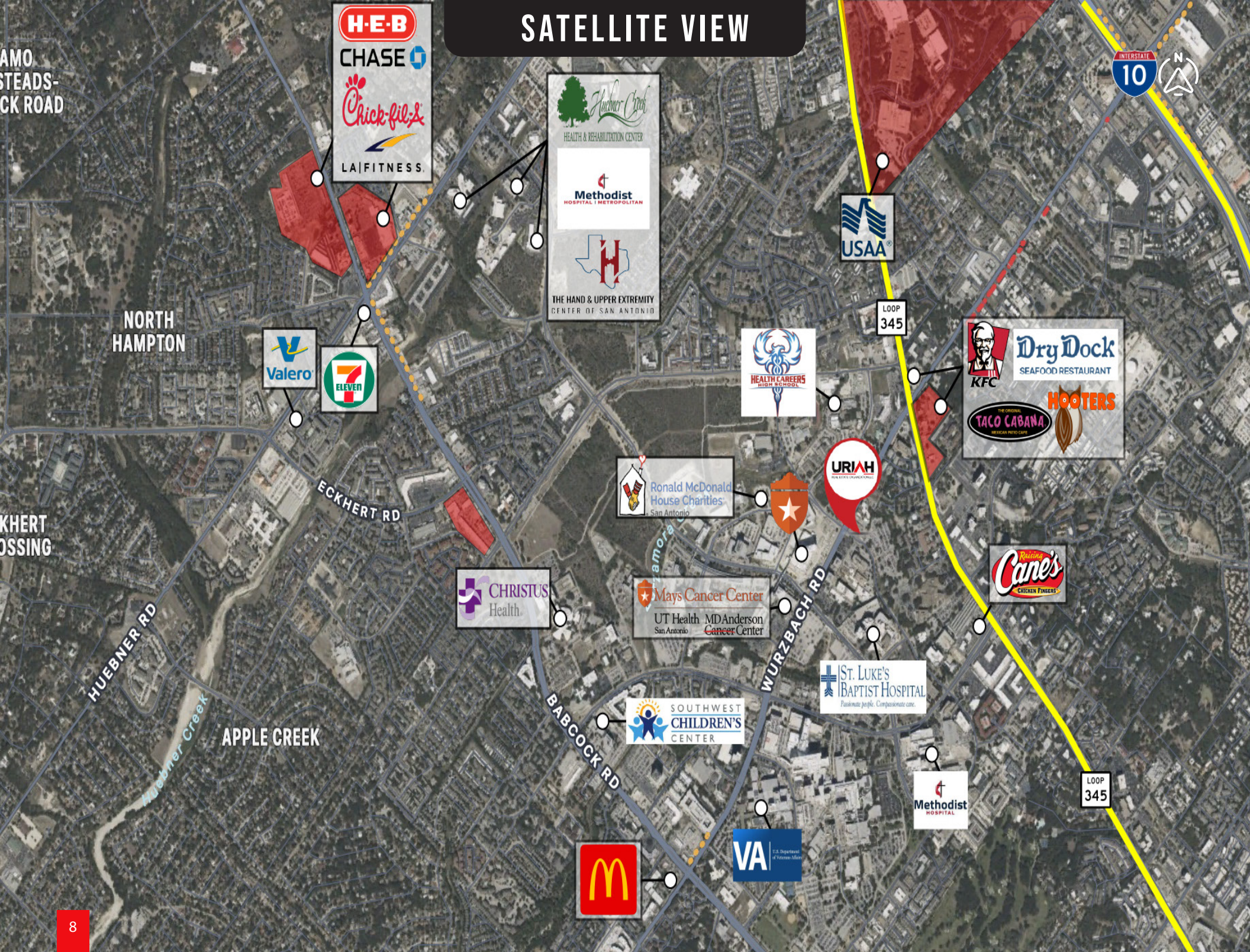
LEASE RATE:	CONTACT BROKER
BUILDING SIZE:	14,106 +/- SQFT
LAND SIZE:	1.5 +/- ACRES 64,687 +/- SQFT
ZONING:	C-3 S
FRONTAGE:	340 Linear Feet on Wurzbach Rd
UTILITIES:	Water, Sewer, Electric, and Gas

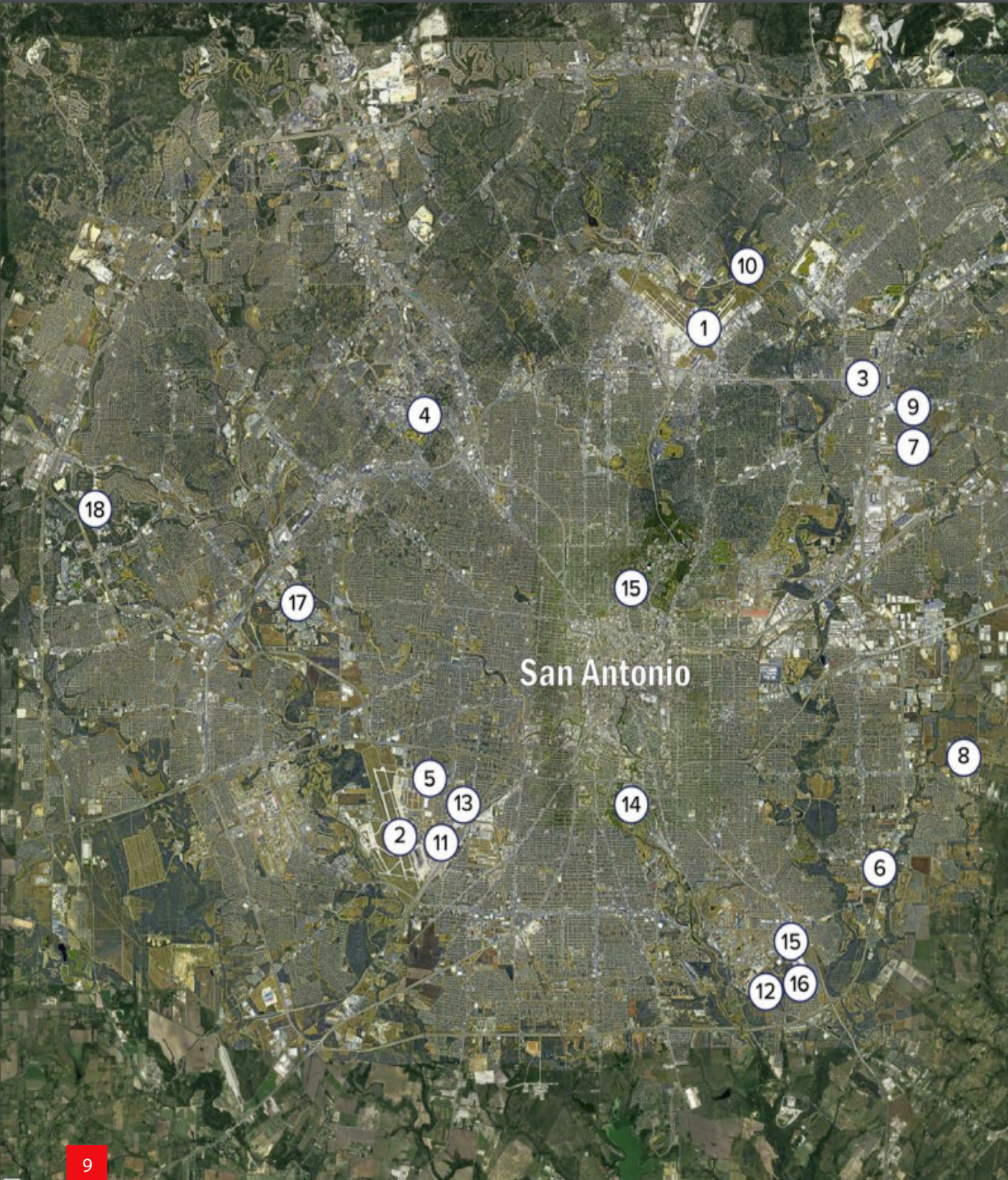
PROPERTY HIGHLIGHTS

- HIGH VISIBILITY ON A BUSY ROAD
- LOCATED IN THE HEART OF MEDICAL CENTER
- AREA DENSELY POPULATED WITH HIGH INCOME PROFESSIONALS
- CLOSE PROXIMITY TO NUMEROUS HOSPITALS AND MEDICAL CENTERS

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SATELLITE VIEW





SAN ANTONIO INDUSTRY

1. SAN ANTONIO INTL. AIRPORT
2. JB SA KELLY FIELD ANNEX
3. BROOKS ARMY MEDICAL CENTER
4. METHODIST HOSPITAL
5. TEXAS DEPT. OF PUBLIC SAFETY
6. HOLT CAT EQUIPMENT SUPPLIER
7. AMAZON WAREHOUSE
8. HEB DISTRIBUTION CENTER
9. DOLLAR GENERAL DISTRIBUTION CENTER
10. SOUTHWESTERN MOTOR TRANSPORT
11. BOEING CENTER AT TECH PORT
12. STINSON - MISSION MUN. AIRPORT
13. TINDALL CORP. SAN ANTONIO
14. CPS ENERGY
15. MISSION TRAIL BAPTIST HOSPITAL
16. MISSION SOLAR ENERGY
17. SOUTHWEST RESEARCH INSTITUTE
18. MICROSOFT

OVERVIEW

SAN ANTONIO, TX

San Antonio, a vibrant city rich in history and culture, is an economic powerhouse in the heart of Texas. Home to four Fortune 500 companies, it boasts a diverse and robust economy with strengths in healthcare, bioscience, and technology. Renowned for its iconic Alamo and scenic River Walk, the city melds historical charm with modern innovation. San Antonio's commitment to business growth, combined with its cultural attractions and educational institutions, makes it a dynamic and thriving place to live and work.

ECONOMY



2ND LARGEST
IN TEXAS



34.8 MILLION
TOURISTS EACH YEAR



\$168 BILLION
GROSS DOMESTIC PRODUCT



2ND BEST
PLACE TO LIVE IN TEXAS



4 FORTUNE 500
CORPORATE COMPANY



1.5 MILLION
PEOPLE LIVING IN SA





ATTRACTIONS:

San Antonio, a city rich in history and bursting with cultural vibrancy, offers an array of unforgettable attractions. Home to the iconic Alamo and the enchanting River Walk, the city melds historical significance with modern charm. Visitors and residents alike enjoy SeaWorld and Six Flags Fiesta Texas, alongside the San Antonio Zoo, creating a diverse array of entertainment options. The city's cultural tapestry is further adorned by a myriad of museums, art galleries, and the annual Fiesta San Antonio, a celebration of heritage and community.

ECONOMY

San Antonio's economy is a robust and diverse engine, driving the city towards a prosperous future. As one of the fastest-growing cities in the nation, it boasts a strong military presence, being home to several major bases. The city's economic landscape is also heavily influenced by its booming healthcare, bioscience, and financial services sectors. Additionally, San Antonio is a hub for tourism, with millions visiting annually, contributing significantly to the local economy. This blend of industries ensures a stable and dynamic economic environment, offering vast opportunities for businesses and individuals alike.

INDUSTRY AND BUSINESS ENVIRONMENT:

San Antonio stands tall as a powerhouse in the business world, underscored by the presence of four Fortune 500 companies. This impressive concentration of large corporations speaks to the city's strength and stability in the corporate sector. These industry giants, along with a plethora of other businesses, contribute significantly to the city's economic diversity and resilience. San Antonio's business-friendly climate, bolstered by supportive local policies and a skilled workforce, attracts a wide range of industries from healthcare and finance to technology and manufacturing. The city's commitment to fostering a robust business environment makes it an ideal destination for companies seeking growth and innovation.



DRIVE TIME

TEXAS MAP



LOCATION MAP

SAN ANTONIO, TX



San Antonio

LOCAL DEMOGRAPHICS

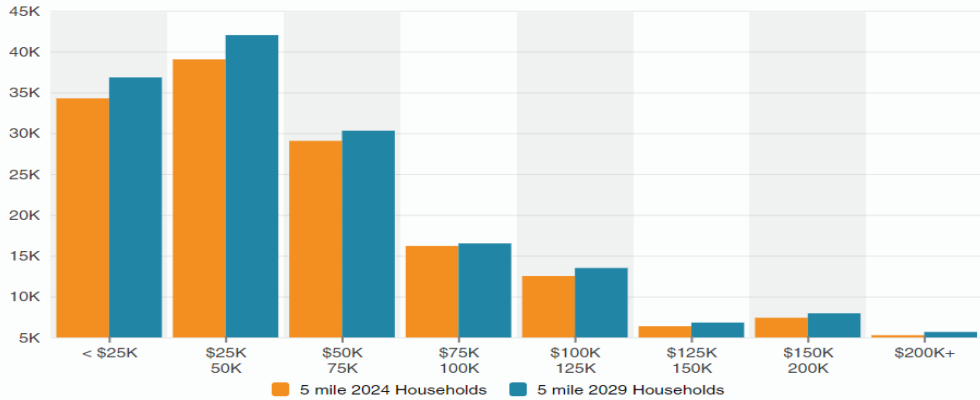
Population

	2 mile	5 mile	10 mile
2020 Population	72,651	370,734	1,134,202
2024 Population	75,208	369,710	1,157,355
2029 Population Projection	80,250	391,941	1,231,536
Annual Growth 2020-2024	0.9%	-0.1%	0.5%
Annual Growth 2024-2029	1.3%	1.2%	1.3%
Median Age	33.6	35.9	35.3
Bachelor's Degree or Higher	30%	26%	30%
U.S. Armed Forces	390	1,613	18,321

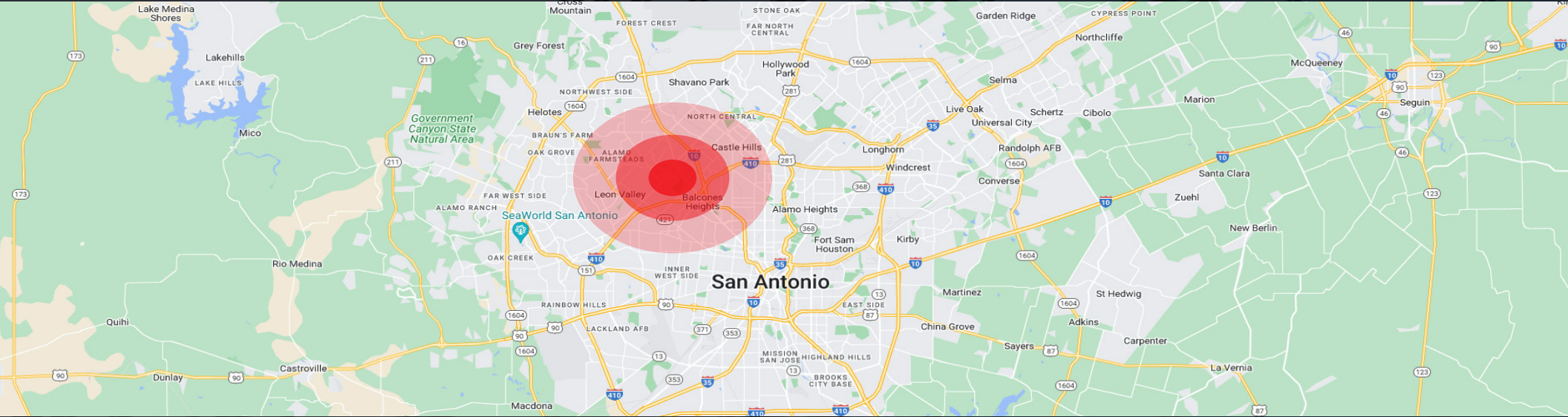
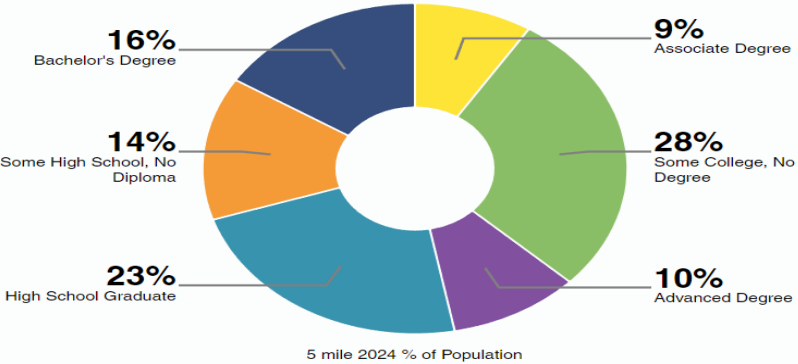
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$58,257	\$69,032	\$81,866
Median Household Income	\$44,762	\$51,409	\$59,566
< \$25,000	8,988	34,274	88,397
\$25,000 - 50,000	10,839	39,050	99,755
\$50,000 - 75,000	7,041	29,069	80,328
\$75,000 - 100,000	3,399	16,203	50,557
\$100,000 - 125,000	2,046	12,517	41,202
\$125,000 - 150,000	1,154	6,375	23,309
\$150,000 - 200,000	685	7,412	29,335
\$200,000+	857	5,275	28,366

Household Income



Educational Attainment



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