

2502

HARRY WURZBACH

CBRE

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2502
HARRY WURZBACH

for sale or lease

CBRE's Investment Properties Team has been exclusively retained to offer for sale or lease 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 offers a unique opportunity for an owner-user to acquire or for a tenant to lease a versatile asset that can support a diverse range 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.



| | |
|--------------------------|--|
| 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 |
| SALE PRICE | \$995,000 |
| LEASE RATE | \$7.89 sf/yr NNN (\$90,000 Annually) |

property highlights

PRIME CENTRAL LOCATION



- › The Property is located 5 minutes from Loop 410 East and Loop 410 North, giving new ownership and users 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 sale at \$87 per building square foot or for lease at a rate of \$7.89 sf/yr NNN.



PROPERTYPHOTOS

EXTERIOR PROPERTY





PROPERTY PHOTOS
2ND FLOOR OFFICE

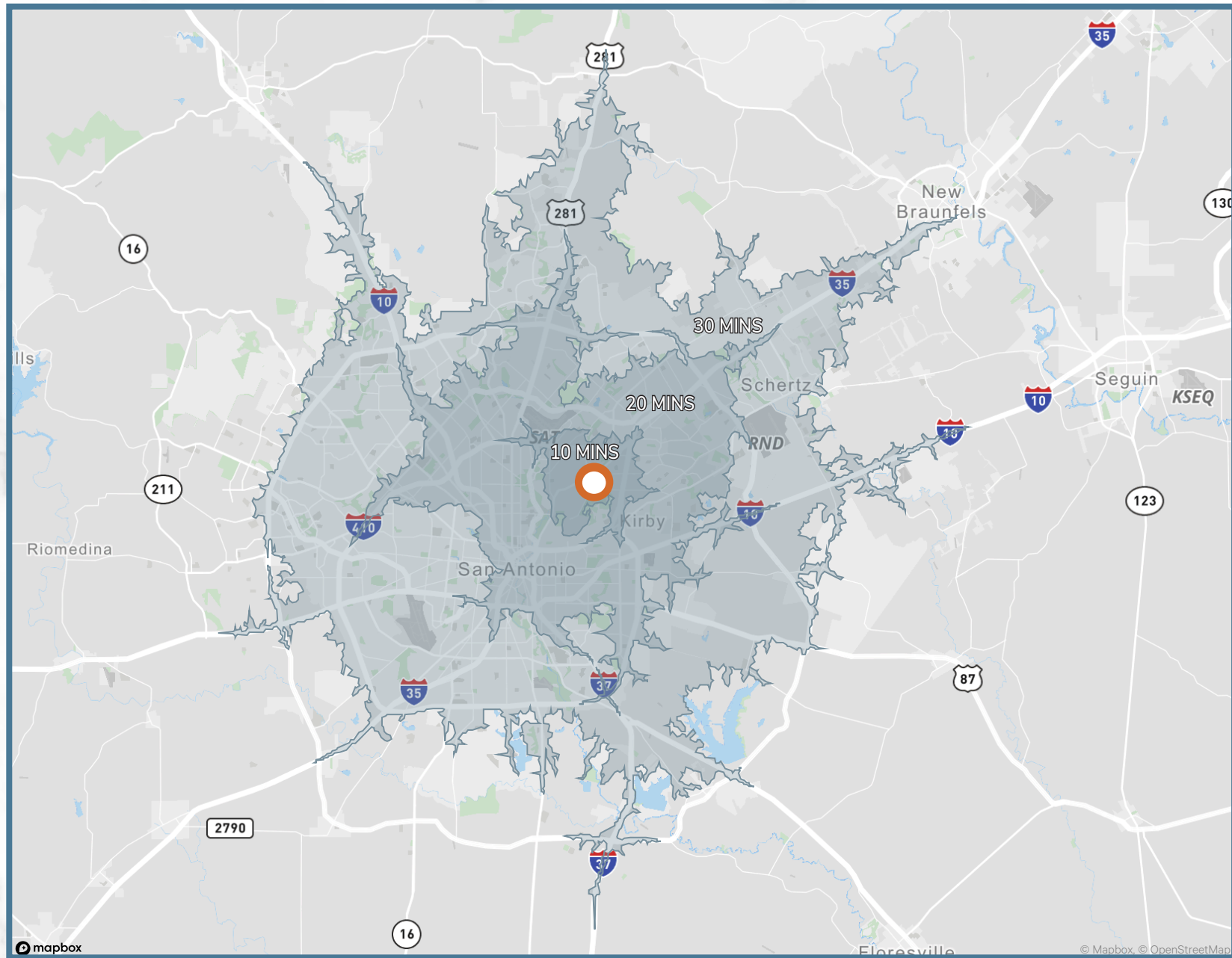


PROPERTY PHOTOS

WAREHOUSE AND STORAGE



drive time map



site plan



aerial facing east



aerial facing west



Fort Sam Houston
36,000 Employees

Downtown San Antonio
6.2 Miles Away

Trinity University
2,512 Students

University of the Incarnate Word
7,305 Students

McNay Art Museum

RBFCU

Verizon
Batteries + Bulbs
Papa John's

Public Storage

Target

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

H-E-B

Lockaway Storage

Starbucks

Lane's Cafe

2502 Harry Wurzbach

Willshire Woods
320 Units

The Landing Apartments
142 Units

Cottages at Terrell Hills
142 Units

Wilshire Elementary
265 Students

Harry Wurzbach Rd: 20,615 vpd

Rittiman Rd: 16,046 vpd

Interstate 35

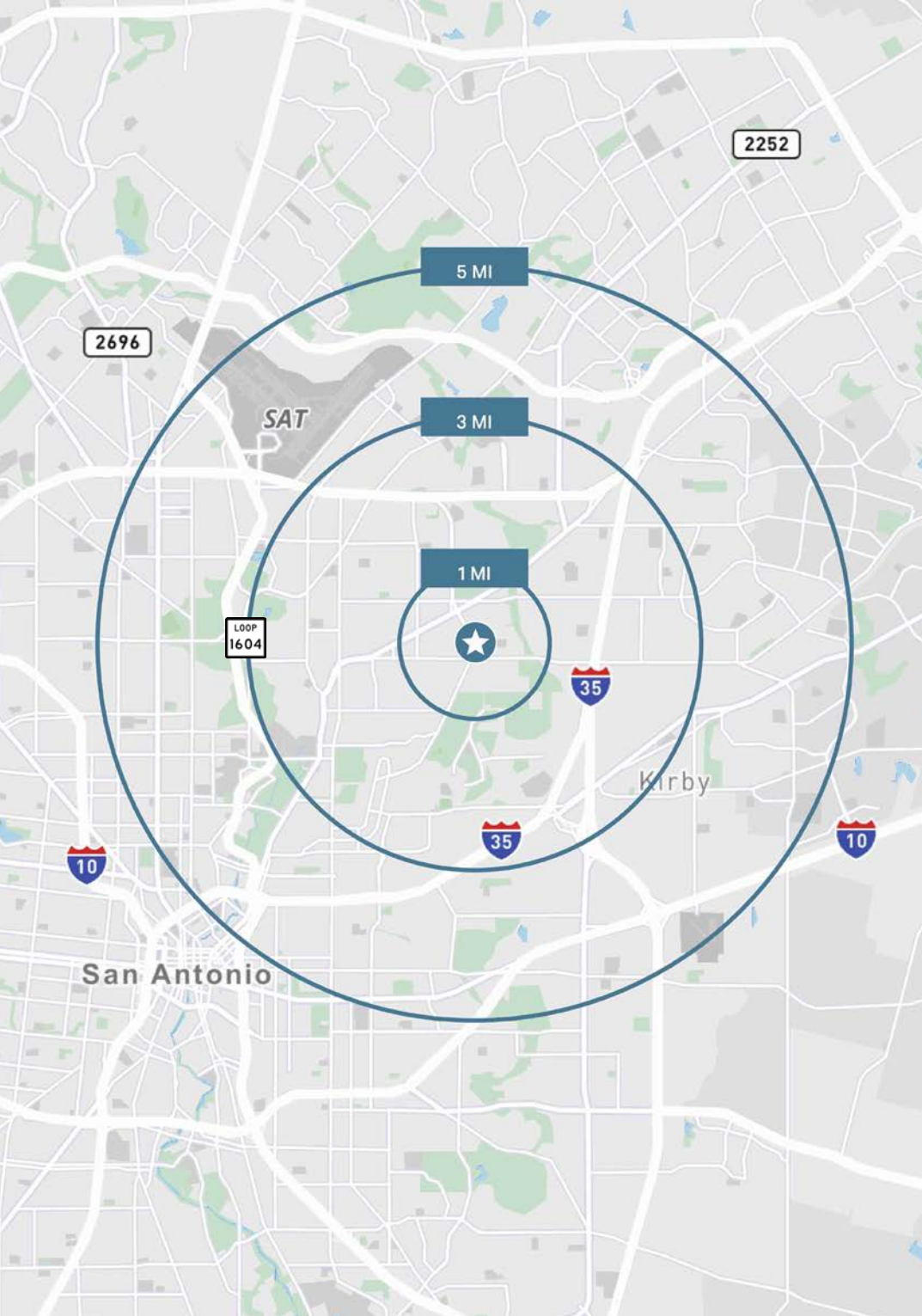
Highway 281

Broadway St

Austin Hwy

Corinne Dr

*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)

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