

# 2502 HARRY WURZBACH

SALE OR LEASE OPPORTUNITY IN CENTRAL SAN ANTONIO



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.



## PROPERTY PHOTOS

### EXTERIOR PROPERTY



PROPERTY PHOTOS  
1ST FLOOR RETAIL



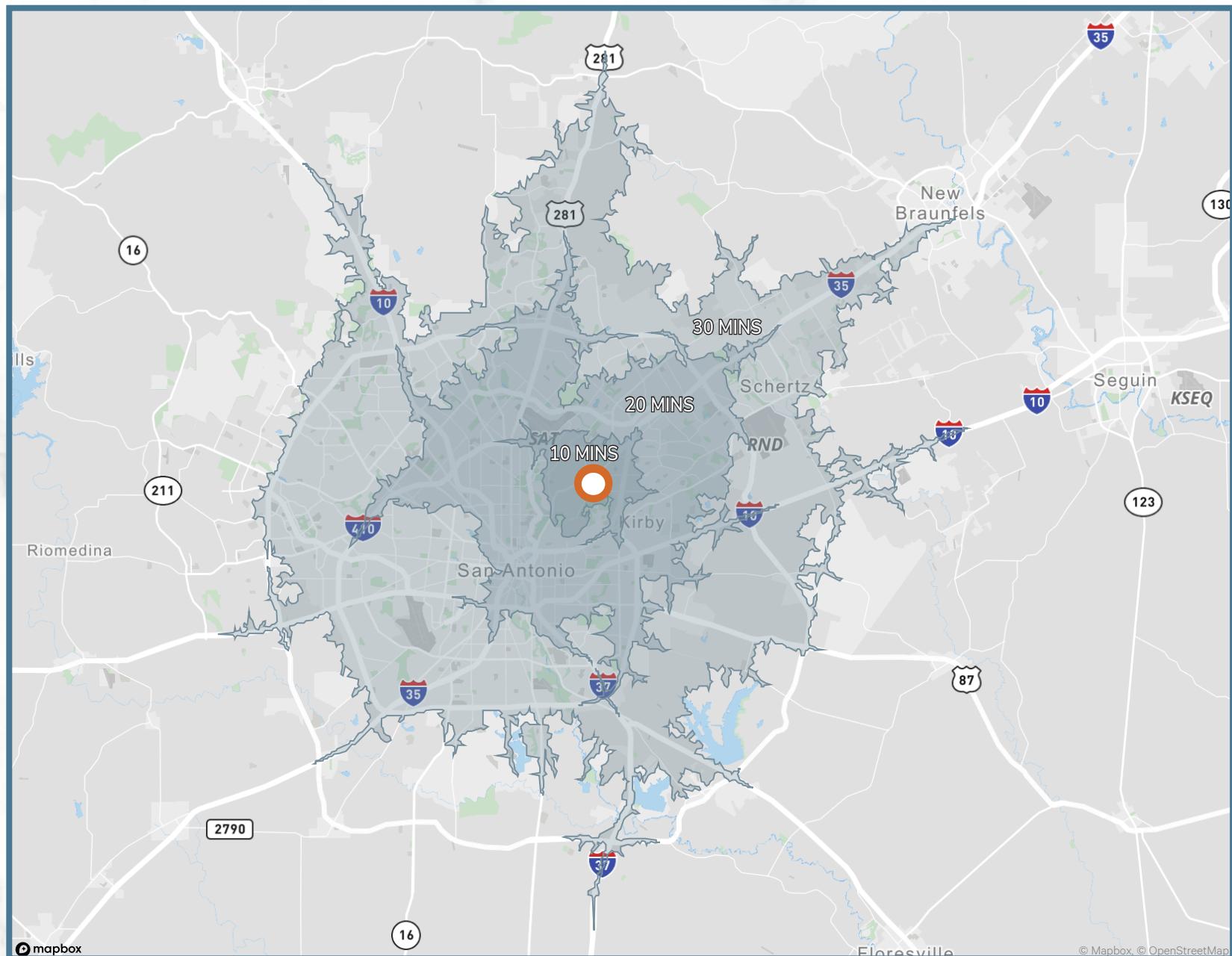
PROPERTY PHOTOS  
2ND FLOOR OFFICE



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

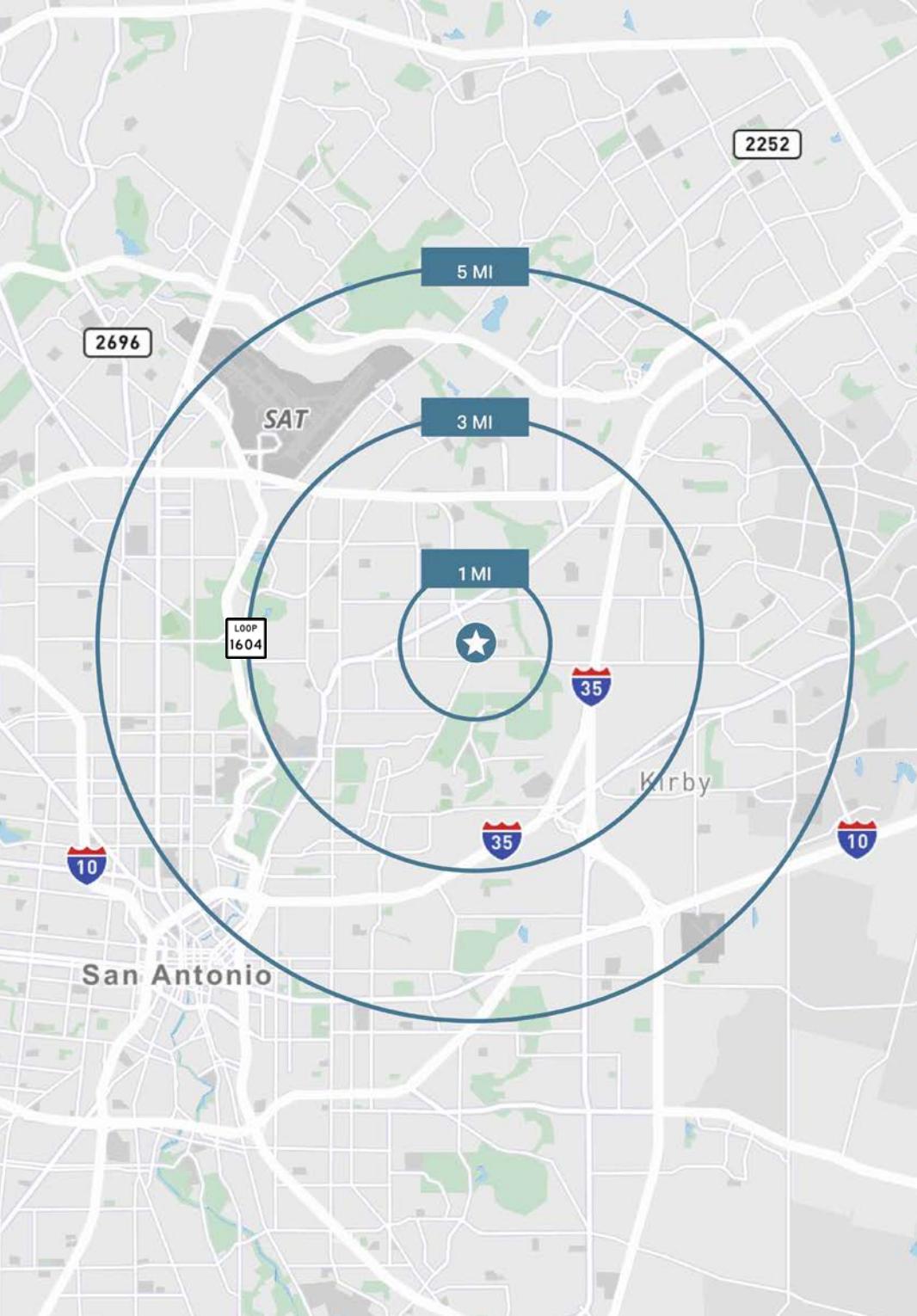


# aerial facing west



# aerial facing south





## DEMOCRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLD INCOME</b>			
2024 Average HH Income	\$88,908	\$110,545	\$93,091
2024 Median HH Income	\$99,774	\$124,069	\$105,634
<b>HOUSEHOLDS</b>			
2024 Households - Estimate	4,886	36,505	96,859
2029 Households - Projection	4,830	36,459	99,299
<b>POPULATION</b>			
2024 Population - Estimate	10,984	89,038	246,674
2029 Population - Projection	10,791	87,837	248,407
<b>DAYTIME EMPLOYEES</b>			
2024 Businesses	392	5,650	14,385
2024 Employees	4,143	68,861	181,447
<b>EDUCATION</b>			
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

## 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)

### 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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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.

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# 2502 HARRY WURZBACH

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