

OFFICE FOR LEASE

# 11207 WILD PINE 204

11207 WILD PINE, SAN ANTONIO, TX 78253



**BROWNING COMMERCIAL**  
REAL ESTATE



**FOR LEASE**

**BROWNING COMMERCIAL REAL ESTATE**  
6061 Broadway St  
San Antonio, TX 78209



*PRESENTED BY:*

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# PROPERTY SUMMARY

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## Property Summary

Lease Rate:	
Lease Term:	
Building SF:	3,300
Rentable SF:	1200
Year Built:	2021
Renovated:	
Building Class:	
Floors:	1
HVAC:	
Lighting:	
Parking:	General Parking
Parking Ratio:	
Zoning:	OCL

## Property Overview

Ideally positioned directly off Highway 151 and Loop 1604, less than five minutes from Methodist Hospital, this prime Northwest San Antonio property offers exceptional accessibility and visibility. Surrounded by the vibrant Alamo Ranch retail corridor—including Target, Best Buy, and Home Depot—the location benefits from strong daily traffic counts exceeding 30,000 vehicles along nearby Culebra Road and Westwood Loop. Situated within the thriving Northwest San Antonio office submarket, the property provides outstanding connectivity to surrounding neighborhoods, major commercial corridors, and key medical and retail hubs.

The vacant office condo offers immediate occupancy or flexible long-term lease opportunities in a cold shell condition, allowing tenants to fully customize the space to meet their specific operational needs.

## Location Overview

Wild Pine Office Condos is a contemporary 3,300 SF office condo built in 2021, situated at 11207 Wild Pine, STE 703, in the highly sought-after northwest San Antonio submarket. Located on a 5-acre site with ample general parking, this cold shell space offers flexible interior improvements (TI negotiable) and quick access to major highways (Hwy 151 & 1604). The property is currently vacant and ready for immediate occupancy. Its proximity to retail amenities, including Target, Best Buy, and Home Depot, combined with nearby medical facilities like Methodist Hospital, positions it as an ideal location for office tenants seeking convenience and visibility.

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# AVAILABLE SPACES

11207 WILD PINE | SAN ANTONIO, TX 78253



## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
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### Highlight

This prime northwest San Antonio office condo offers immediate access to major retail centers and medical hubs, positioning tenants in one of the area's most active commercial corridors. Currently vacant, the space provides flexibility for immediate occupancy or the opportunity to secure a long-term lease.

Delivered in cold shell condition, the suite allows tenants to design and build out improvements to meet their specific operational needs, with tenant improvements negotiable. Located in a No Zoning (OCL) area, the property supports a variety of office and commercial uses, while its proximity to roadways carrying more than 30,000 vehicles per day enhances visibility, accessibility, and long-term leasing appeal.

### Nearby Locations

- Methodist Hospital Westover Hills – Full-service acute care hospital (under 5 minutes)
- CHRISTUS Santa Rosa Hospital - Westover Hills – Regional hospital and specialty care
- Alamo Ranch – Major power center with national retailers
- Texas State Highway 151 – Direct access to Westover Hills and downtown San Antonio
- Loop 1604 – Major outer loop providing regional connectivity
- Culebra Road – ±30,000+ vehicles per day nearby
- Growing residential communities in Northwest San Antonio
- Westover Hills business district

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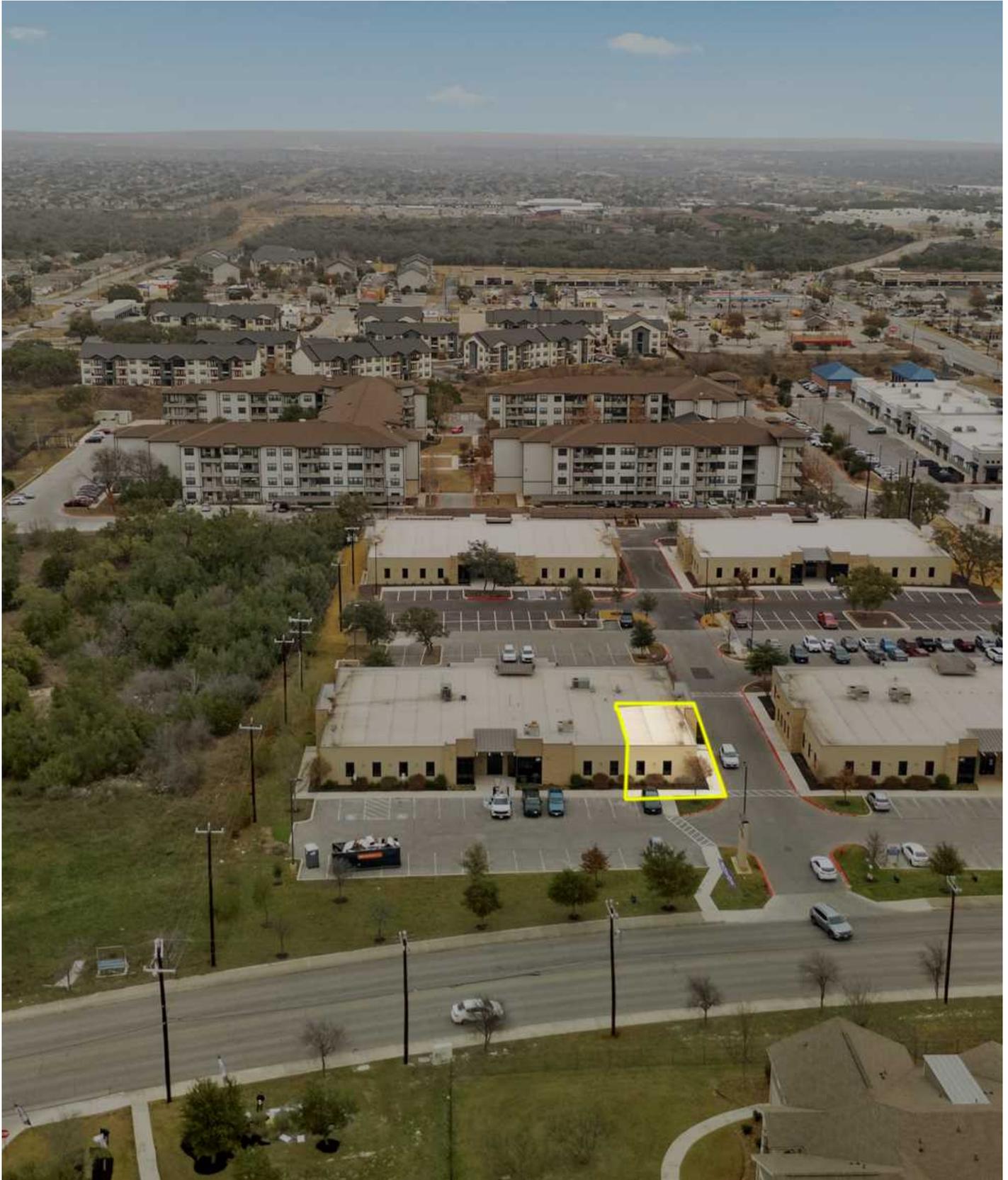


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# PROPERTY PHOTOS

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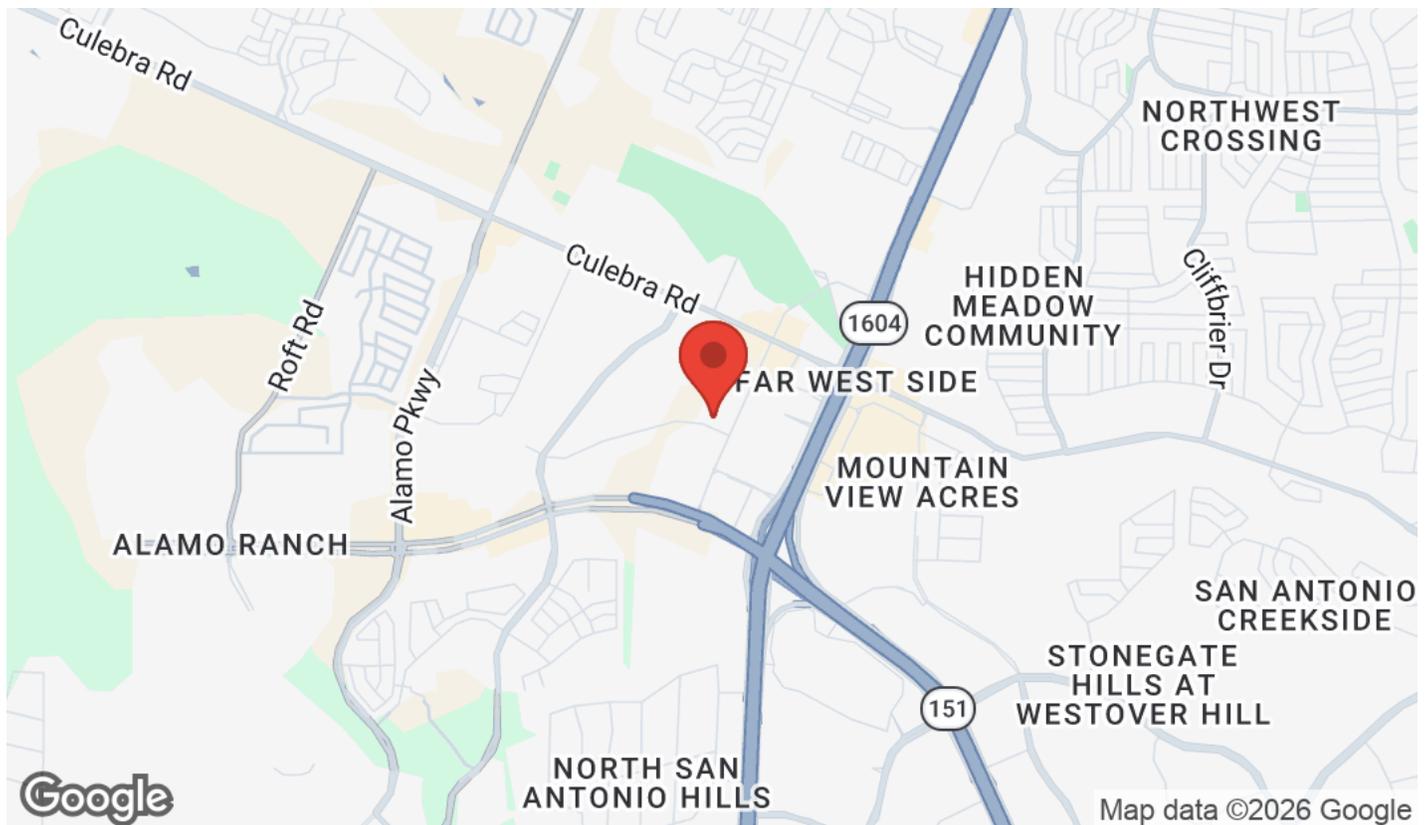
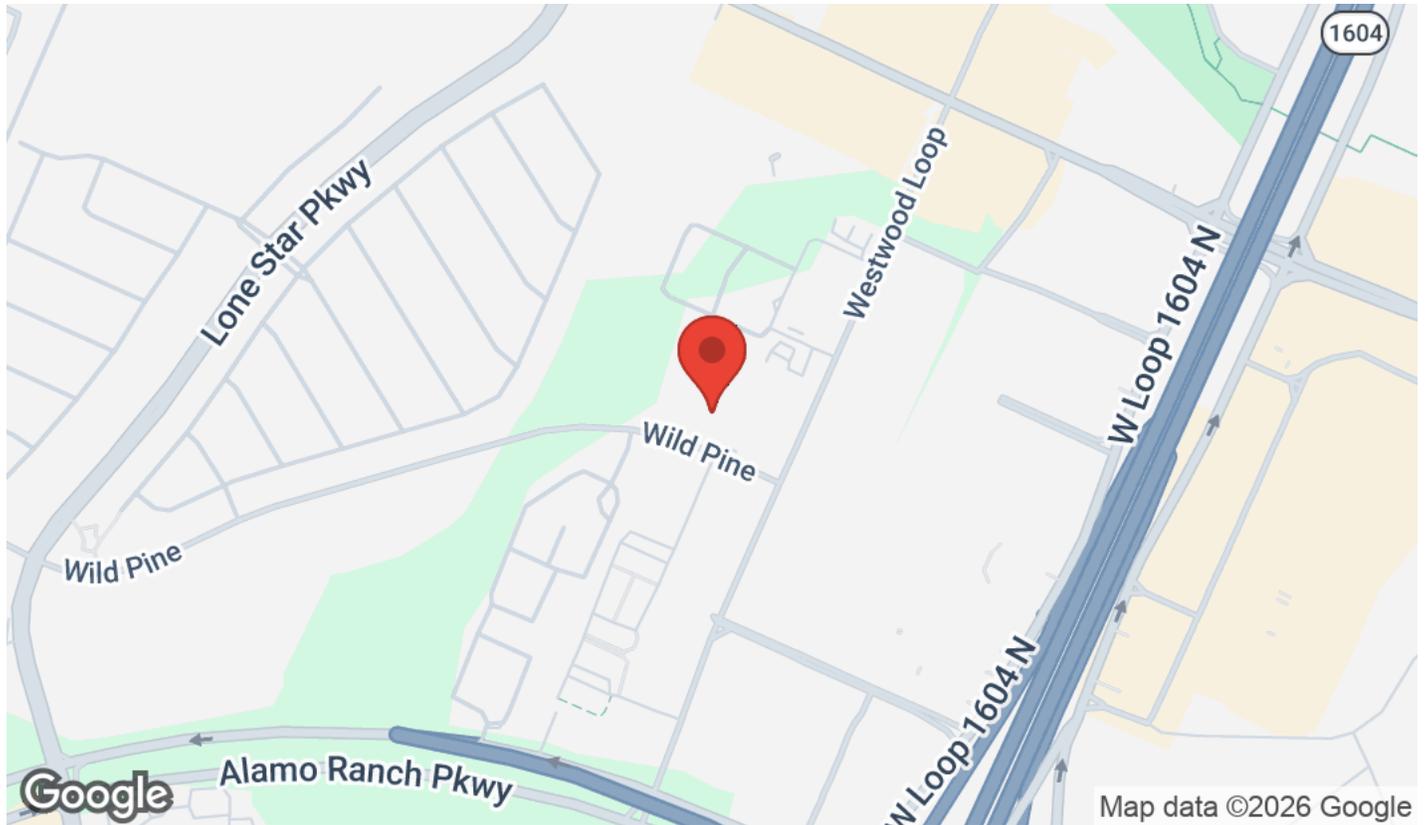
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# LOCATION MAPS

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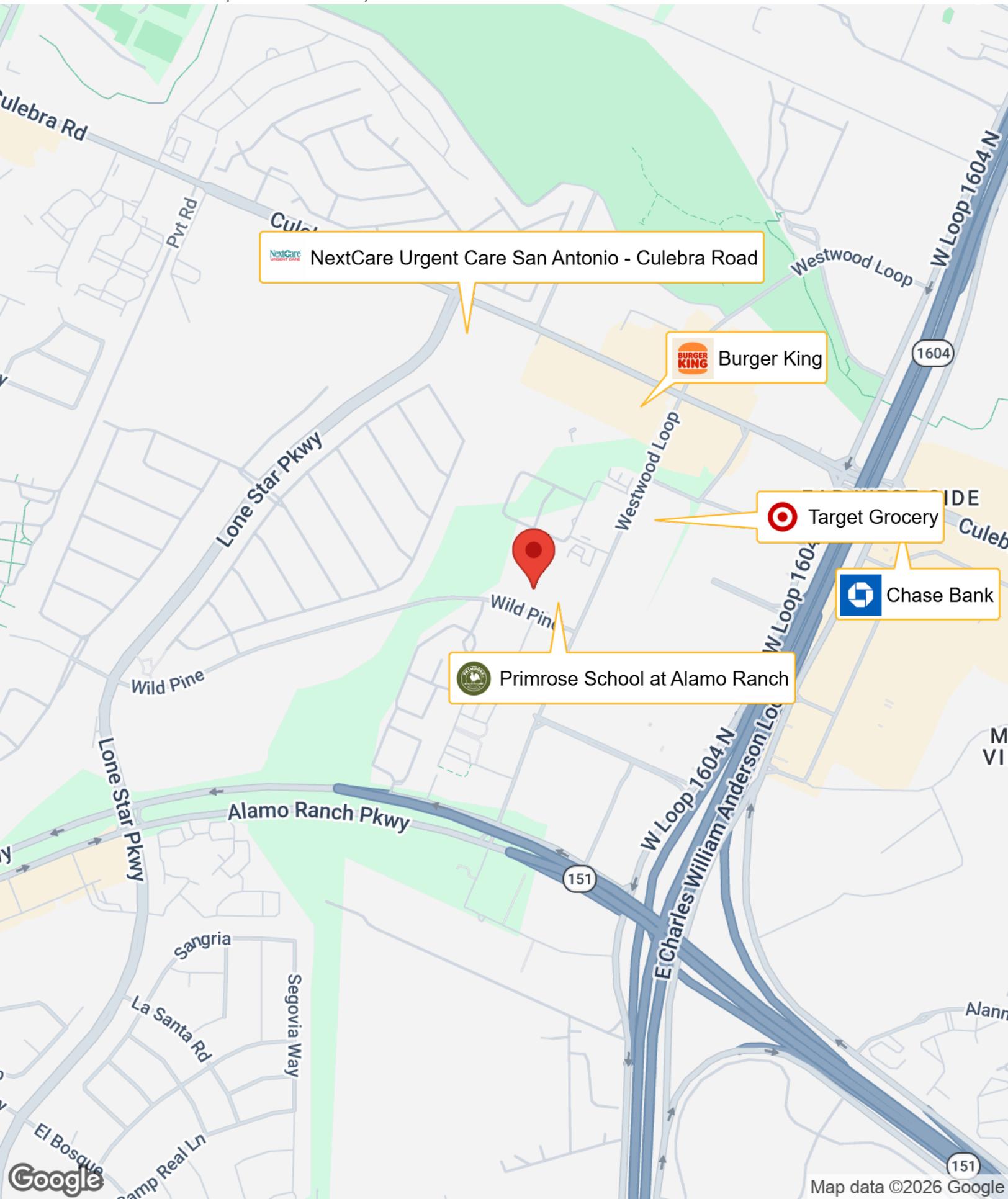
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# BUSINESS MAP

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 NextCare Urgent Care San Antonio - Culebra Road

 Burger King

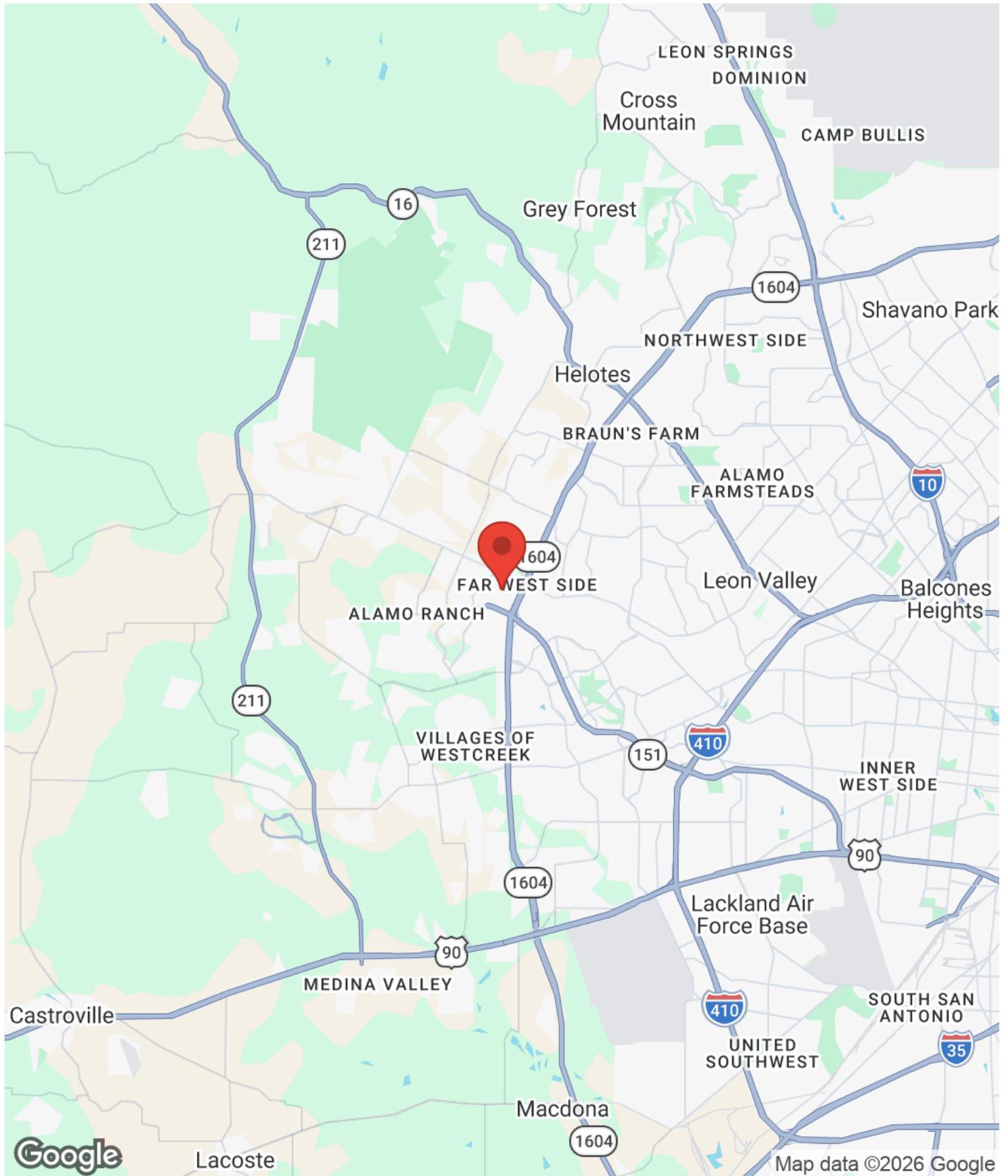
 Target Grocery

 Chase Bank

 Primrose School at Alamo Ranch

# REGIONAL MAP

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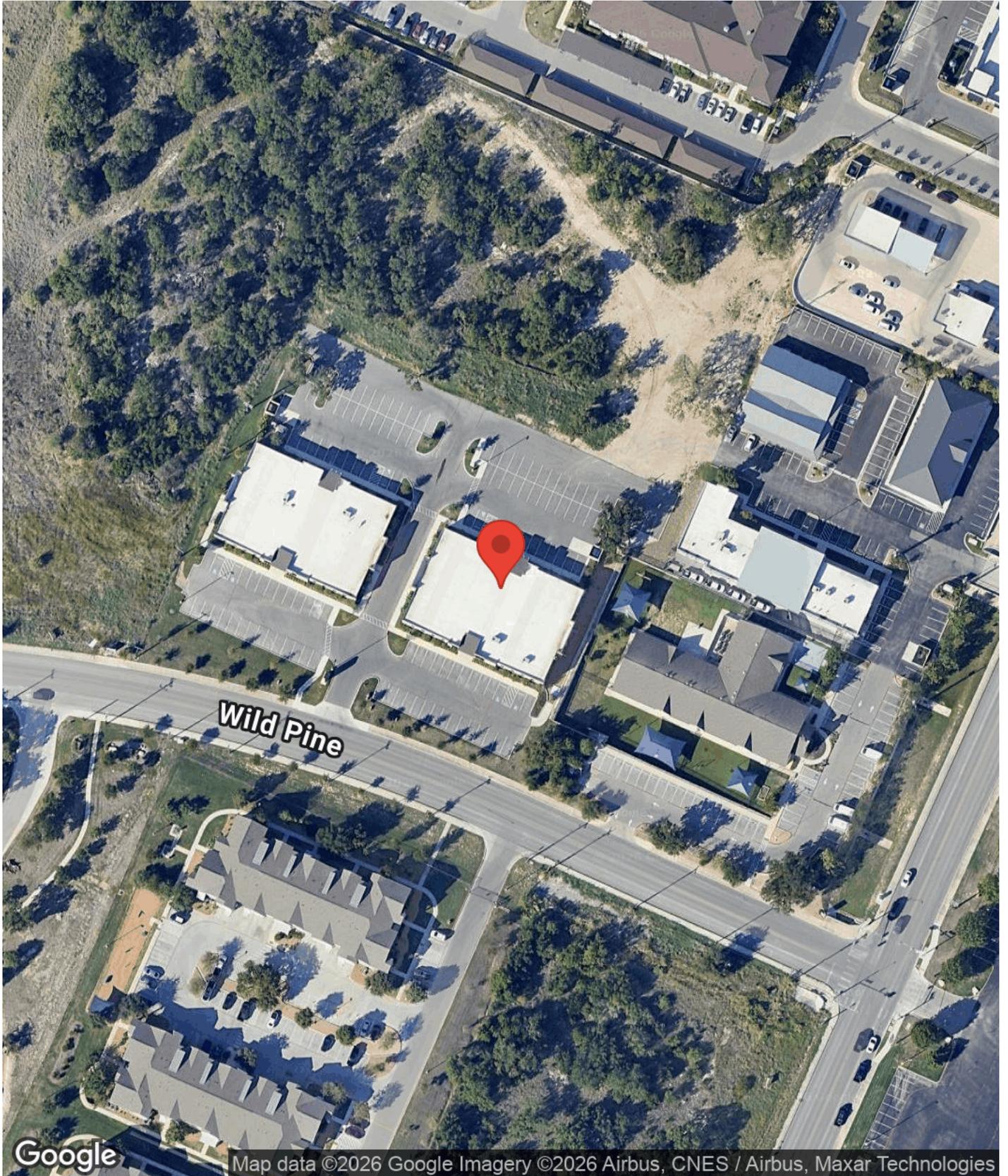
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# AERIAL MAP

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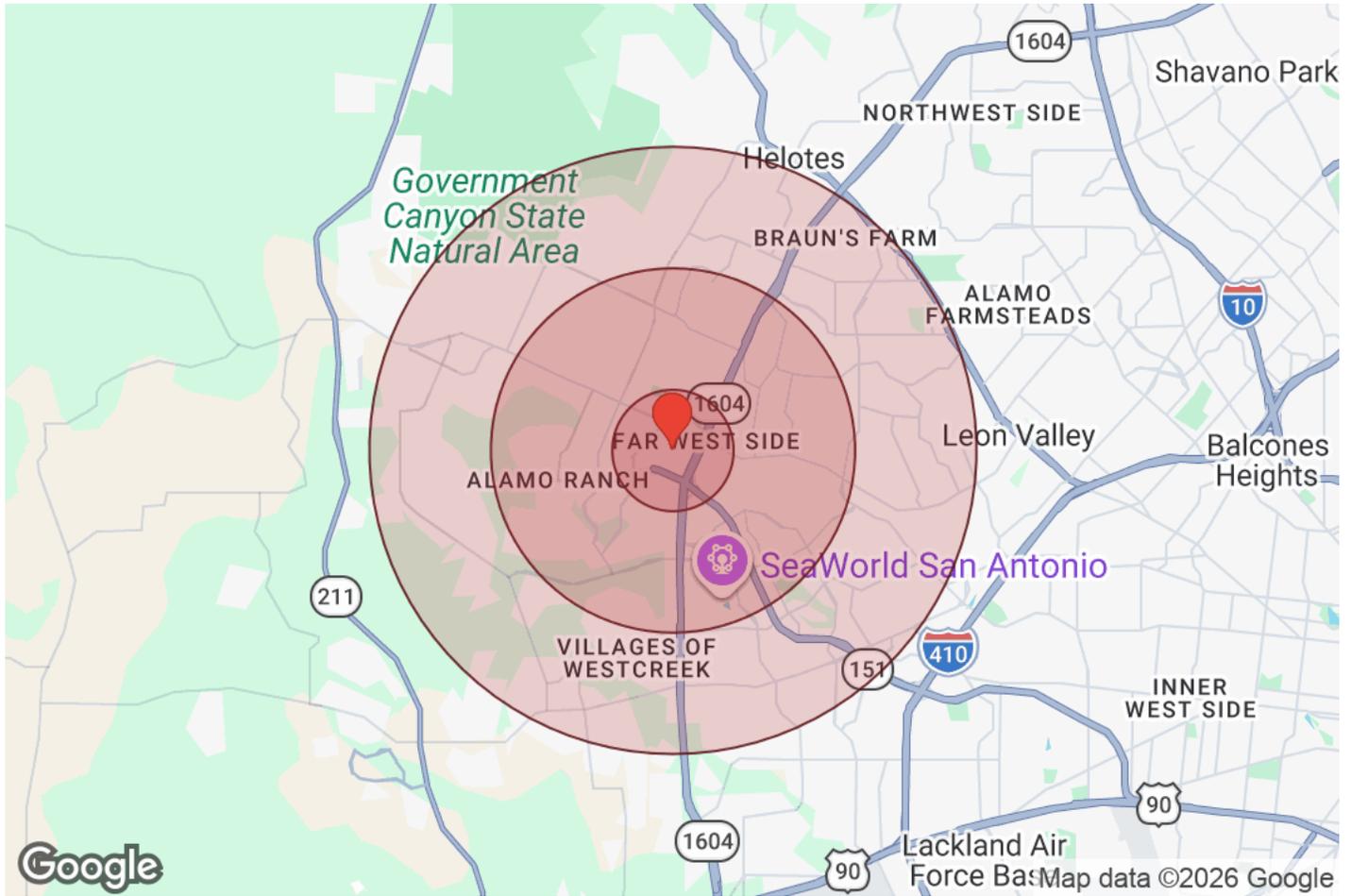
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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,643	56,981	139,913
Female	6,169	60,672	146,954
Total Population	11,812	117,653	286,867

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,408	32,178	76,995
Black	1,232	11,530	27,252
Am In/AK Nat	14	153	373
Hawaiian	21	141	316
Hispanic	6,189	65,380	162,912
Asian	665	5,577	12,622
Multiracial	254	2,447	5,737
Other	31	247	660

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,970	44,149	106,347
Occupied	4,560	41,257	99,604
Owner Occupied	1,895	28,422	70,970
Renter Occupied	2,665	12,835	28,634
Vacant	410	2,891	6,744

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,626	25,940	61,363
Ages 15 - 24	1,743	15,427	38,462
Ages 25 - 54	5,310	52,995	127,928
Ages 55 - 64	909	10,413	27,106
Ages 65+	1,225	12,878	32,008

Income	1 Mile	3 Miles	5 Miles
Median	\$81,953	\$93,752	\$96,985
Under \$15k	322	1,359	3,976
\$15k - \$25k	346	1,651	3,610
\$25k - \$35k	282	1,615	4,412
\$35k - \$50k	445	4,164	8,442
\$50k - \$75k	720	6,974	15,598
\$75k - \$100k	589	6,484	15,650
\$100k - \$150k	903	8,385	22,195
\$150k - \$200k	422	4,950	12,243
Over \$200k	529	5,674	13,477

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# PROFESSIONAL BIO

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