



**FORMER RESTAURANT  
COMMERCIAL BUILDING FOR LEASE  
9200 WURZBACH ROAD  
SAN ANTONIO, TX 78240**



**LOCATION:**

This property is located on the south side of Wurzbach Road, between Datapoint Drive and Parkdale.

**DESCRIPTION:**

**Building:** Approximately 3,456 Square Feet

**Land:** Approximately .771 Acres



**APPROXIMATE LAND DIMENSIONS:**      **Frontage:**            Approximately 100 feet  
**Depth:**                            Approximately 220 feet

**PARKING SPACES:**      49 striped spaces

**TRAFFIC COUNT:**      Site To Do Business traffic count map indicates 43,204 vehicles per day on Wurzbach Road, just west of IH-10.

**ZONING:**                            C2, City of San Antonio

*Prospective buyers should verify the zoning and permitted uses for the property with the appropriate governing authority.*

**DEMOGRAPHICS:**

2018 ESRI Estimates:	Population:	Average Household Income:
1-mile radius	23,018	\$ 53,759
3-mile radius	134,780	\$ 66,722
5-mile radius	352,809	\$ 70,777

**AREA**

**DEVELOPMENT:**      The property is surrounded by commercial and residential development and is in close proximity to the South Texas Medical Center.

**POTENTIAL USE:**      The property lends itself to a variety of uses, including retail and restaurants.

**INVESTMENT:**            \$7,500.00 / Month NNN

**REAL ESTATE**

**TAXES:**                            \$16,613.20

**COMMENTS:**

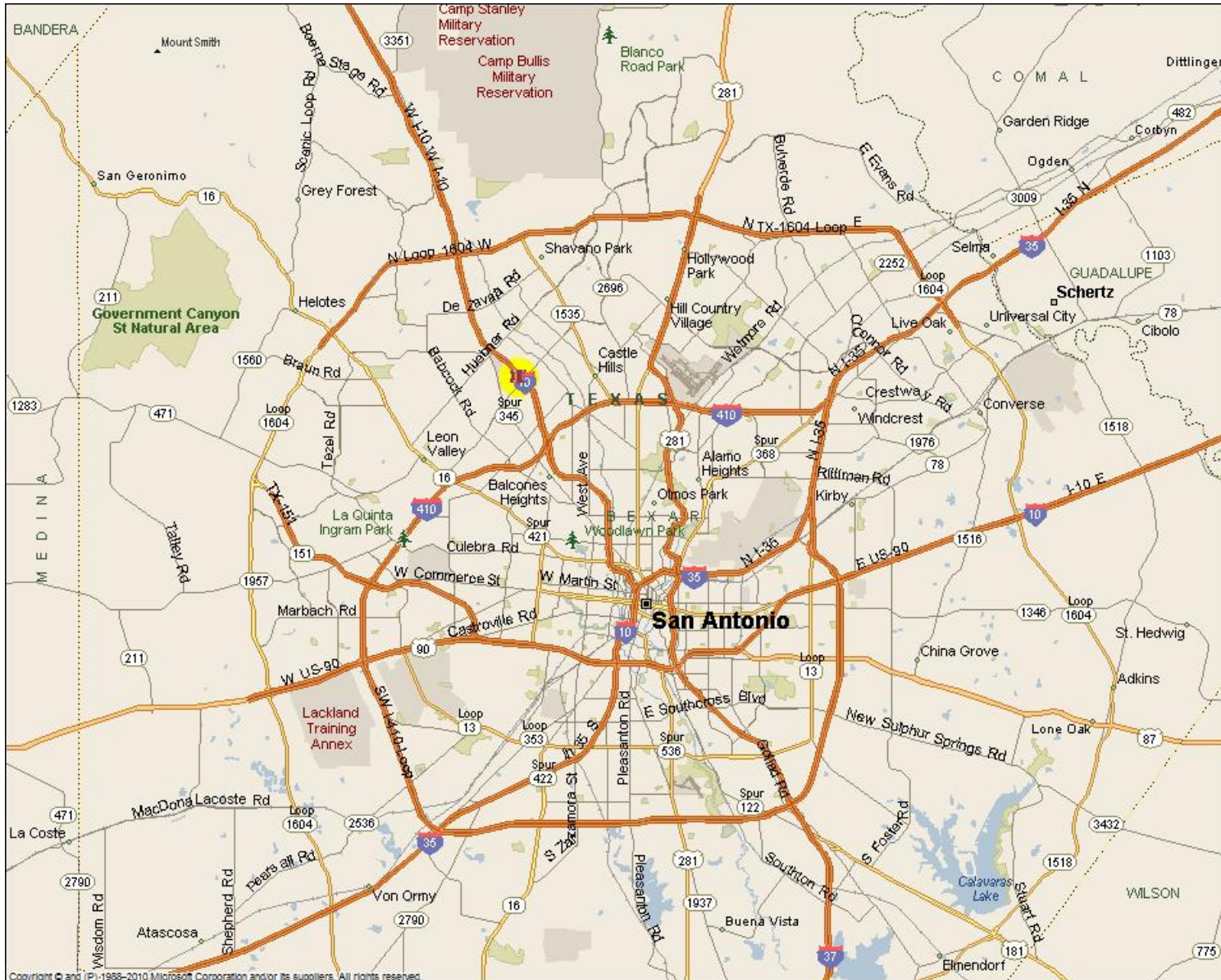
- Close proximity to IH-10.
- Wurzbach Road has high traffic volumes.

**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD**  
**Phone:** (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** [eldon@roalson.com](mailto:eldon@roalson.com) / [mhoward@roalson.com](mailto:mhoward@roalson.com)  
[www.roalson.com](http://www.roalson.com)





## Location Map

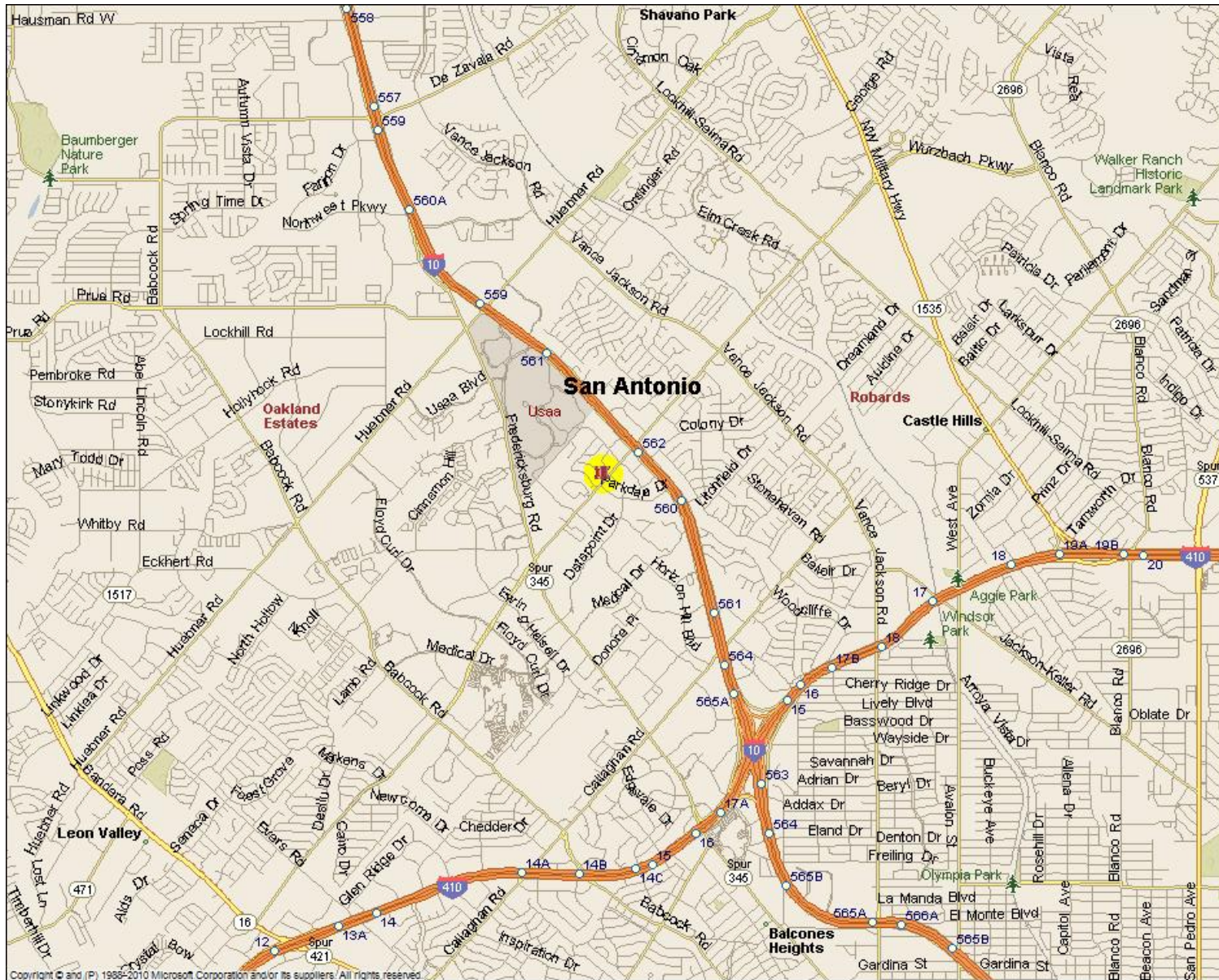


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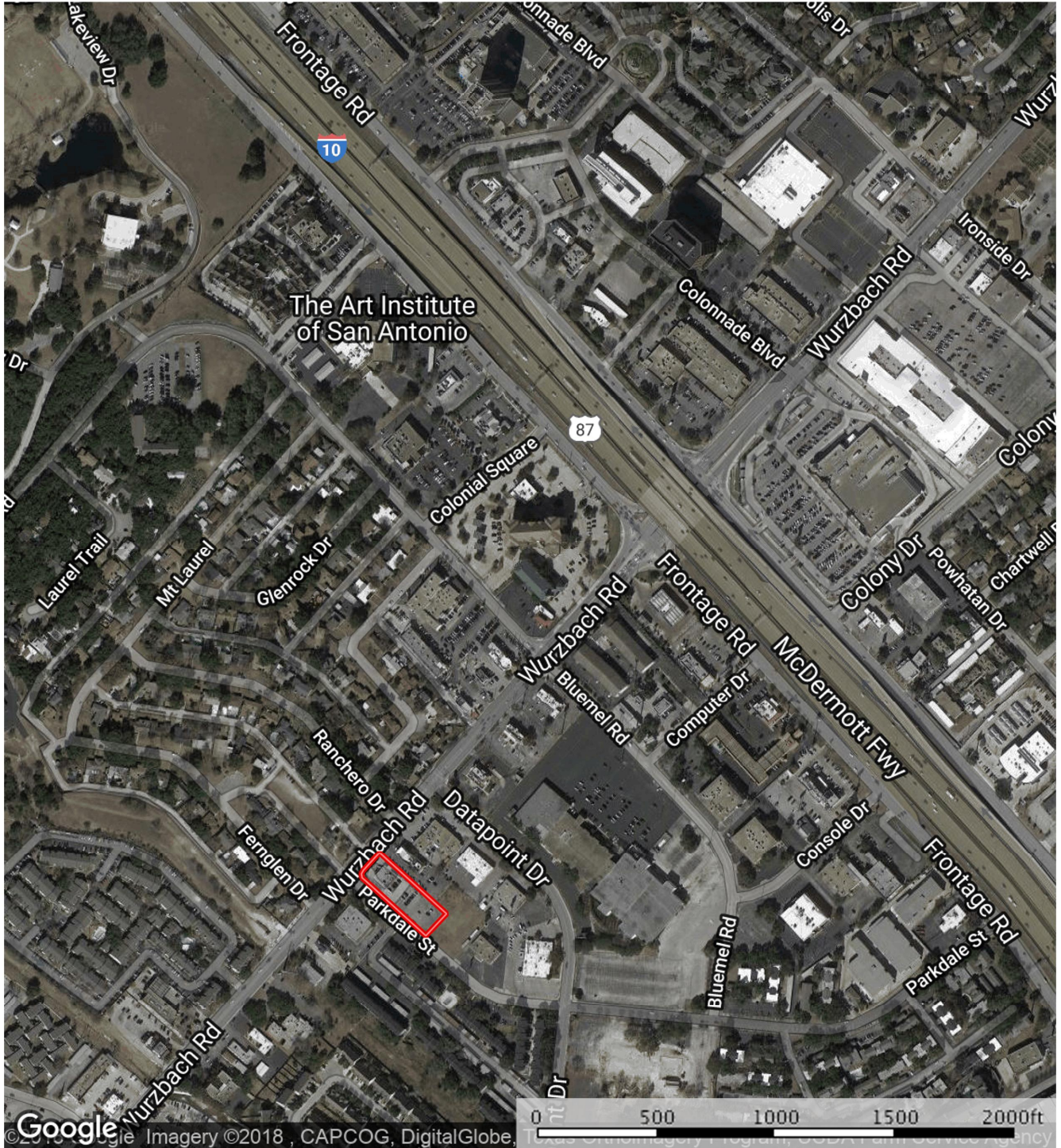
# Area Map



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9200 Wurzbach Road  
Texas, AC +/-



Boundary

Matt Howard  
mhoward@roalson.com

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## DEMOGRAPHIC OVERVIEW

August 16, 2018

### 9200 WURZBACH ROAD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
<b>Population</b>			
2010 Census	21,728	122,914	326,740
2018 Estimate	23,018	134,780	352,809
5 Year Projection	24,031	144,166	373,088
<b>Households</b>			
2010 Census	9,982	56,563	136,306
2018 Estimate	10,453	62,160	147,583
5 Year Projection	10,857	66,673	156,459
<b>2018 Population by Race</b>			
White	60.8%	70.7%	73.0%
Black	10.4%	6.7%	5.3%
Asian or Pacific Islander	11.5%	6.4%	4.6%
American Indian	1.0%	0.8%	0.8%
<b>2018 Population by Ethnicity</b>			
Hispanic Origin	50.5%	55.6%	60.6%
<b>2018 Total Housing Units</b>			
Owner-Occupied	1,727	20,064	62,278
Renter-Occupied	8,165	42,096	85,305
Average Household Size	2.17	2.15	2.36
<b>2018 Household Income</b>			
Income \$ 0 - \$15,000	15.2%	14.0%	13.1%
Income \$ 15,000 - \$24,999	13.1%	11.1%	10.7%
Income \$ 25,000 - \$34,999	11.9%	12.3%	11.3%
Income \$ 35,000 - \$49,999	19.0%	15.1%	14.7%
Income \$ 50,000 - \$74,999	19.4%	19.4%	19.0%
Income \$ 75,000 - \$99,999	9.6%	10.1%	11.1%
Income \$ 100,000 - \$149,999	8.4%	10.6%	11.7%
Income \$ 150,000 - \$199,999	2.0%	3.5%	4.1%
Income \$200,000 +	1.3%	4.0%	4.1%
Average Household Income	\$53,759	\$66,722	\$70,777
Median Household Income	\$41,281	\$46,873	\$50,214
Per Capita Income	\$24,805	\$31,053	\$29,973

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2018 and 2023.

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## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TEXAS 78258**





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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.

**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.

**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 coincidental 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.

<b>Roalson Interests, Inc.</b>	<b>0338503</b>		<b>(210)496-5800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Eldon Roalson</b>	<b>214067</b>	<b>eldon@roalson.com</b>	<b>(210)445-5858</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Matthew Howard</b>	<b>603462</b>	<b>mhoward@roalson.com</b>	<b>(210)865-4411</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date