

CANAVAN CENTER  
8647 & 8703 WURZBACH RD  
SAN ANTONIO, TX 78240

FOR SALE



**SOUTH TX MEDICAL CENTER  
AREA LANDMARK  
OPPORTUNITY FOR RENTAL UPSIDE  
OR RE-DEVELOPMENT**

**SALE PRICE**  
CONTACT BROKER

**BLDG SIZE**  
15,374 SF

**OCCUPANCY**  
81%

**YOC**  
1978 / 2004 renovation

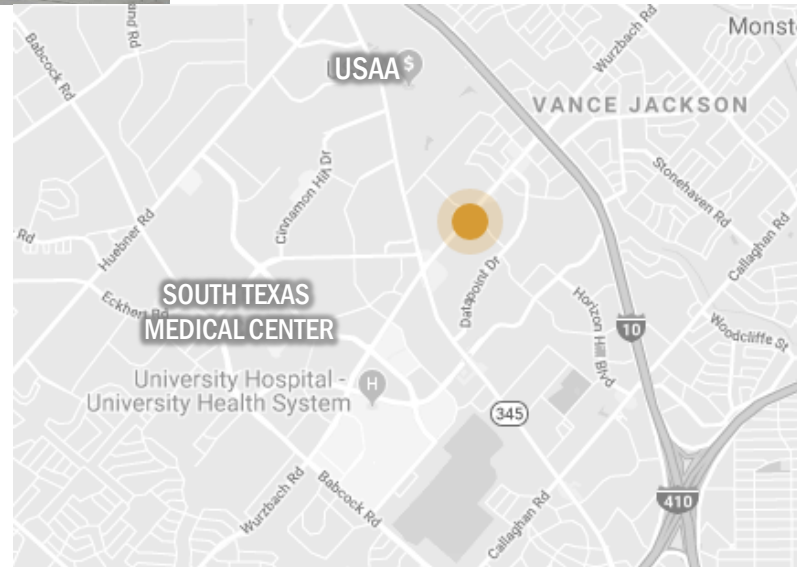
**LAND SIZE**  
2.376 ACS

**POA**  
Declarant privileges of CCPOA  
\*\* part of Canavan Center Property Owners Association  
(CCPOA)

**PARKING**  
114 spaces\*\*

**ZONING**  
C-1 & C-3

- HIGHLIGHTS**
- FRONT DOOR TO SOUTH TX MEDICAL CENTER
  - NEAR USAA
  - EXCELLENT VISIBILITY / HIGH TRAFFIC
  - GREAT INGRESS / EGRESS
  - CLOSE PROXIMITY TO PUBLIC TRANSPORTATION
  - CONVENIENT ACCESS TO IH-10 & LOOP 410



**SUPERIOR LOCATION**  
Wurzbach Road, a major roadway, between IH-10 and the Medical Center with easy access to Loop 410 and Loop 1604.

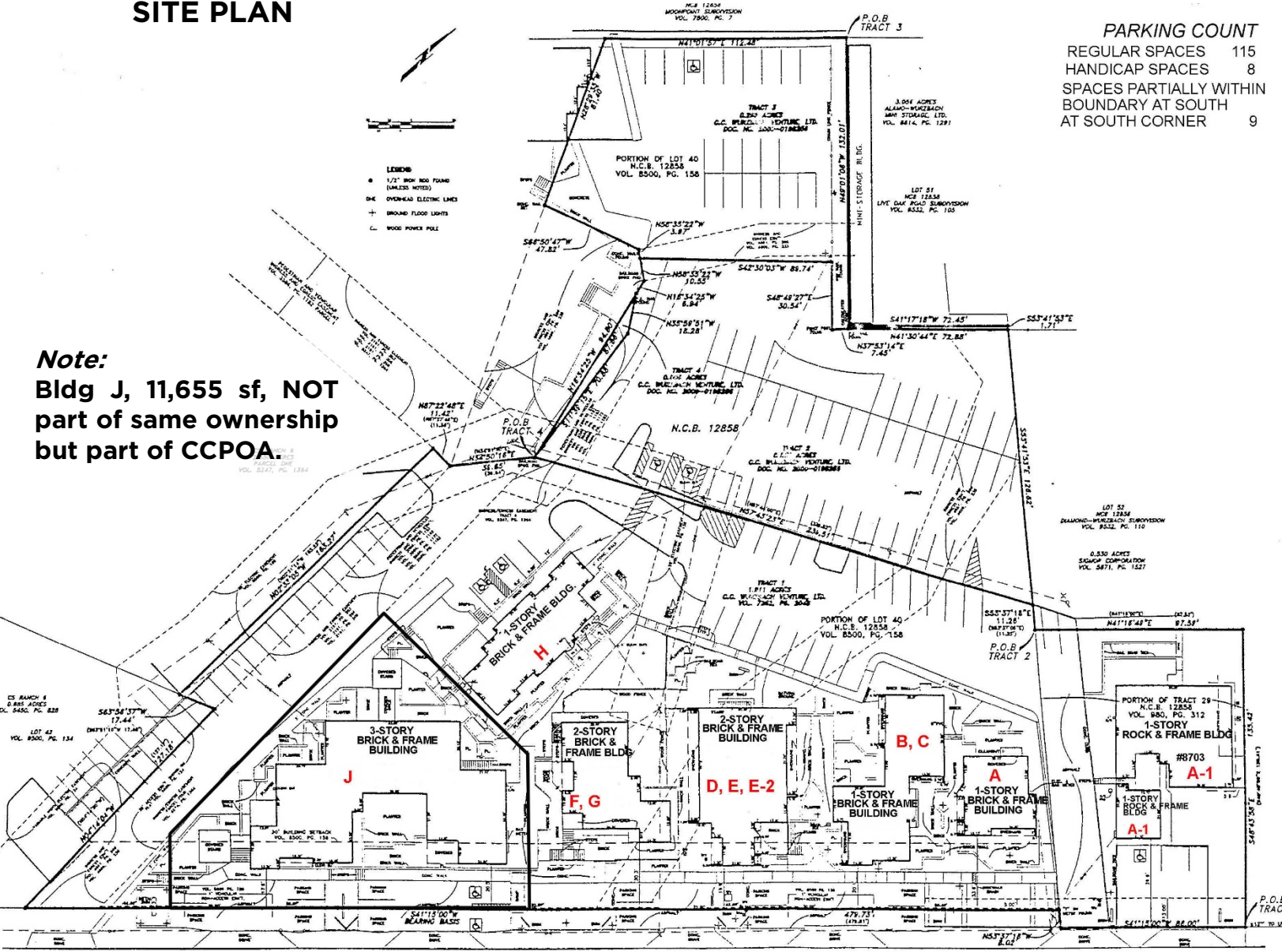
Canavan Center offers a distinctive garden office setting in San Antonio's thriving NW Medical Market. Close proximity to USAA hqtrs and the South Texas Medical Center.

**SITE PLAN**

**PARKING COUNT**

REGULAR SPACES	115
HANDICAP SPACES	8
SPACES PARTIALLY WITHIN BOUNDARY AT SOUTH AT SOUTH CORNER	9

**Note:**  
 Bldg J, 11,655 sf, NOT part of same ownership but part of CCPOA.



**WURZBACH ROAD**

**PROPERTY DESCRIPTION**

Six garden office buildings, one and two story, totaling 15,374 rsf on 2.4 acres.

Distinctive Ken Bentley design of Spanish brick exterior and extensively landscaped courtyards with many oak trees.

**COMMENTS**

Canavan Center Property Owners Association (CCPOA) formed 2005. 15,374 sf represents 53% of and controlling interest in CCPOA.

**LEGAL DESCRIPTION**

NCB 12858, Portion of Tract 29 and a portion of Lot 40, Bexar County, Texas.

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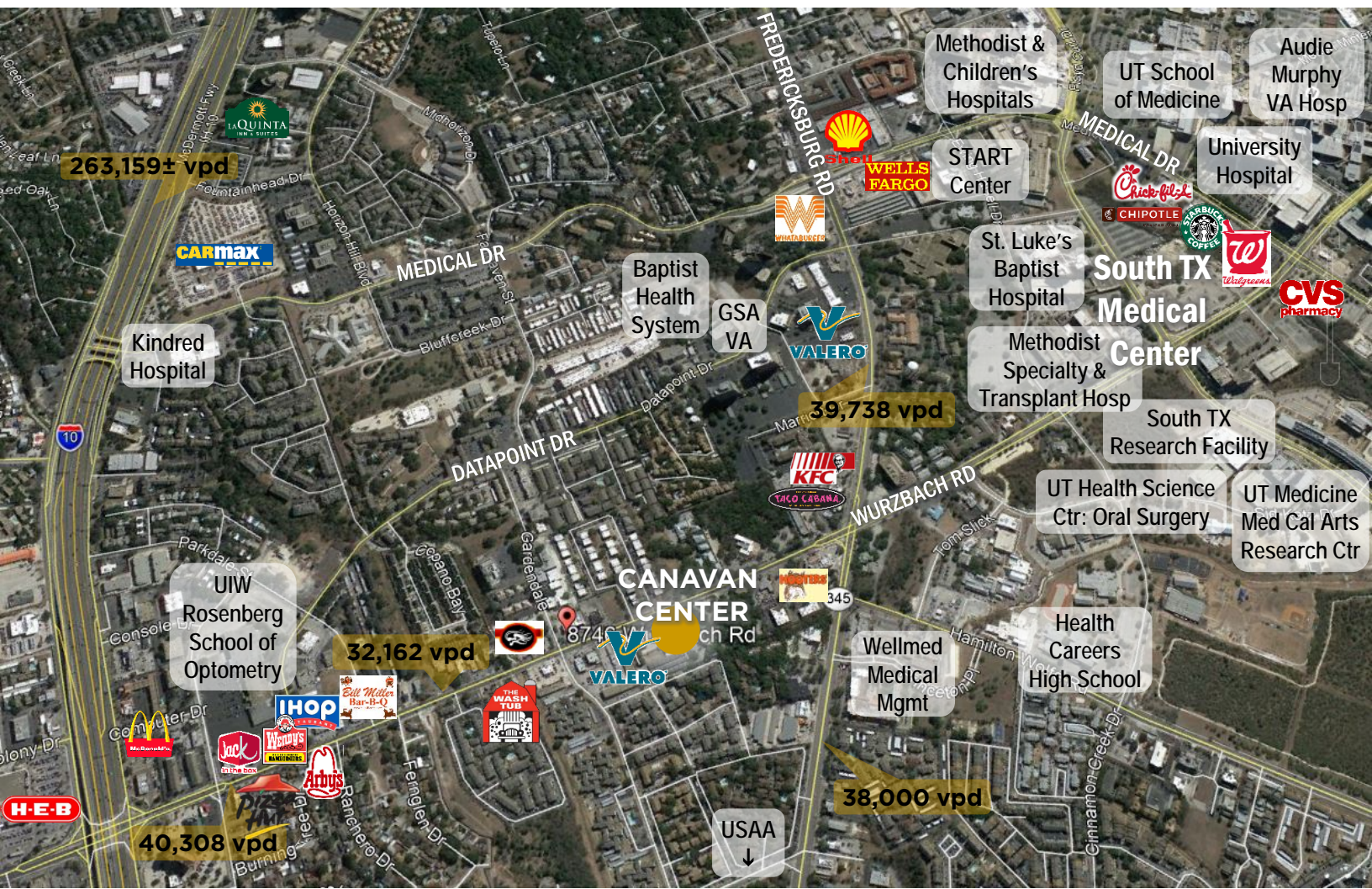
**FOR SALE**

2018 EST. DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	23,431	138,585	361,425
<b># HOUSEHOLDS</b>	10,991	63,548	149,742
<b>AVG HH INCOME</b>	\$51,223	\$65,082	\$69,617



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FOR SALE



Explosive growth in the Medical Center is adding thousands of new jobs, new retailers and multi-family developments.

CLICK FOR ADDTL INFO:



# South Texas MEDICAL CENTER

Excellent location near the South Texas Medical Center, home to San Antonio's finest medical facilities, includes 75 medical related institutions: medical, dental and nursing schools, medical treatment and research, 12 major hospitals and more than 45 clinics, and countless small practices.



**DISCLAIMER, RELEASE, INDEMNITY AND CONFIDENTIALITY AGREEMENT**

As a material inducement and an essential condition to Sullivan Commercial Realty providing you the accompanying information concerning the **Canavan Center, 8647 & 8703 Wurzbach Rd, San Antonio, TX, 78240**, and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

(1) The information contained herein or communicated to you verbally or otherwise by Sullivan Commercial Realty or from any other source is provided as an accommodation to you and your client in order to facilitate your examination of the property described herein. Sullivan Commercial Realty does not guarantee the completeness or accuracy of the information contained herein or otherwise supplied to you and expressly disclaims any duty, warranty, or representation, express or implied, related to this or any other information or the property described herein. It is your responsibility to independently confirm the accuracy and completeness of this and any other information and determine the suitability and condition of the property.

(2) Sullivan Commercial Realty represents the Seller and shall have no duty to you or anyone claiming, by through, or under you to make any inspection or disclosure. You and your clients must perform whatever tests and investigations are necessary to determine the suitability and condition of the property. You and your clients, for yourselves and anyone claiming or holding by, through, or under you, agree to release, indemnify, hold harmless, and defend Sullivan Commercial Realty and its representatives from any claim, liability, or loss which may occur directly or indirectly from any failure to disclose any information or your use of this and any other information or the property whether or not such loss, cost, or damage may result in whole or in part from any theory of strict liability or the negligence of Sullivan Commercial Realty or their representatives.

(3) You and your clients agree to hold all information concerning the property confidential and to use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify Sullivan Commercial Realty, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

(4) This information may not be duplicated or redistributed without the written consent of Sullivan Commercial Realty. The original and copies, excerpts, summaries, or other information derived here from must be returned upon request by Sullivan Commercial Realty.

If any of the foregoing terms and conditions are not unconditionally satisfactory to you, then return this information to Sullivan Commercial Realty without duplicating, copying, or in any other manner using any portion thereof. This agreement shall survive the return of the information and shall be binding upon our permitted successors and assigns. The declaration that any portion of this agreement is void or is unenforceable shall not affect the other provisions hereof.

**AGREED AND ACCEPTED – PROSPECTIVE PURCHASER:**

\_\_\_\_\_  
Signature of Authorized Individual

\_\_\_\_\_  
Firm

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email

**AGREED AND ACCEPTED – BROKER:**

\_\_\_\_\_  
Signature of Authorized Individual

\_\_\_\_\_  
Firm

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Typed Name

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Address

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Title

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email

**Return completed form to:** Pete Tassos, ptassos@sullivansa.com  
Sullivan Commercial Realty . 200 Concord Plaza Dr., Suite 440. San Antonio, TX 78216  
(210) 341-9292 ext 303 ph (210) 341-6161 fax

### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the service of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOODPLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

ALL INFORMATION FURNISHED IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF TERMS AND/OR CONDITIONS, PRIOR SALE, LEASE OR WITHDRAWAL WITHOUT NOTICE.



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

11-2-2015

**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 obligation 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 opinion and advise 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 confidential 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.

**SULLIVAN COMMERCIAL REALTY**

**James E. Sullivan, Jr., Broker**  
**Pete Tassos, Broker**  
**Zach Davis, Broker**

**LICENSE NO: 491694    Phone: 210-341-9292**  
**200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216**

**LICENSE NO: 347973    jsullivan@sullivansa.com    210-341-9292 ext 304**  
**LICENSE NO: 488379    ptassos@sullivansa.com    210-341-9292 ext 303**  
**LICENSE NO: 555684    zdavis@sullivansa.com    210-341-9292 ext 309**

\_\_\_\_\_  
Buyer/Tenant initials

\_\_\_\_\_  
Seller/Landlord Initials

\_\_\_\_\_  
Date