

FOR LEASE

8823 Wurzbach Rd.
San Antonio, TX 78240

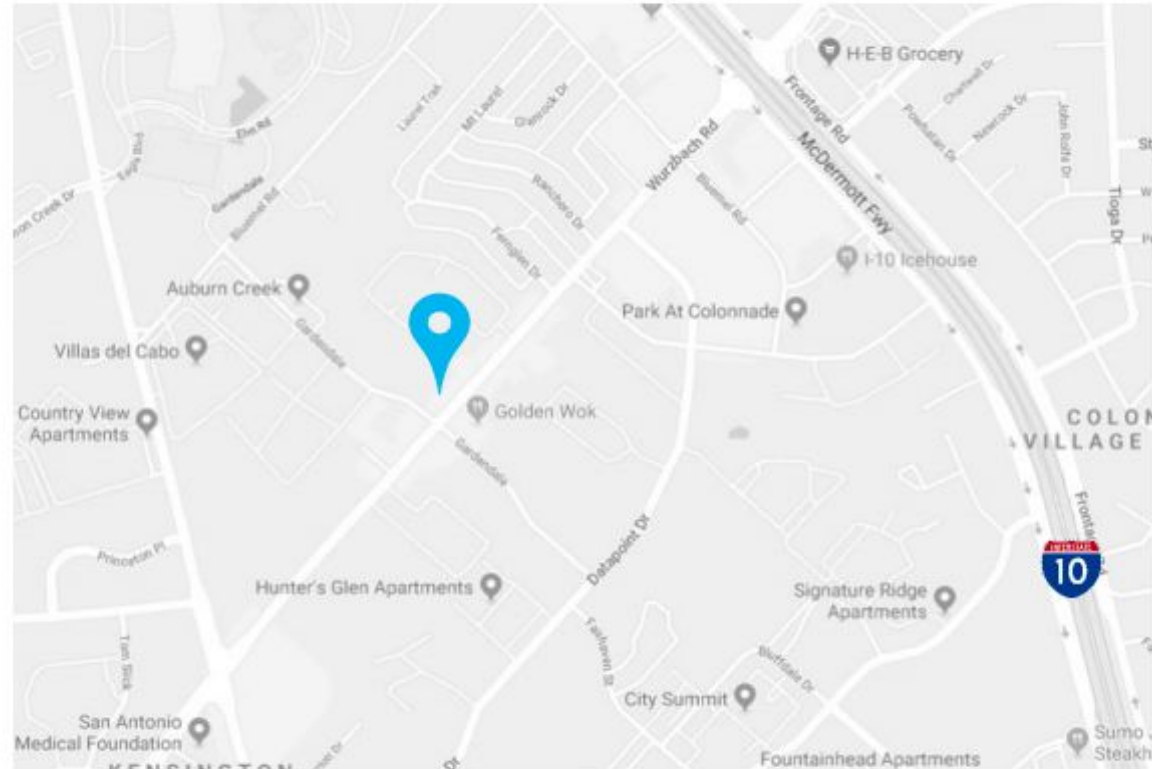


For more information please contact:
Grayson Cabian
210-857-4337
gcabian@corecommercialsa.com
www.corecommercialsa.com



PROPERTY HIGHLIGHTS

- 9,420 SF strip center and a stand alone restaurant
- 8,620 SF available for lease
 - Divisible to 1,000 SF
- Densely populated area with quick access to Interstate 10
- Lease Rate: \$27.00-\$29.00/SF + NNN
- Corner lot with excellent visibility
- Close proximity to I-10 which contributes to high traffic counts
- Major San Antonio employers within a 3-mile radius including:
 - USAA
 - Valero Energy
 - SWBC
 - San Antonio Medical Center
 - UTSA



TRAFFIC COUNTS

Wurzbach & Gardendale	3,330
Wurzbach & Fredericksburg	29,595

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population	26,118	144,280	382,777
Estimated Households	11,996	65,277	156,358
Average Household Income	\$53,801	\$63,721	\$66,292
Daytime Population	19,996	117,597	218,826

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MARKET AERIAL



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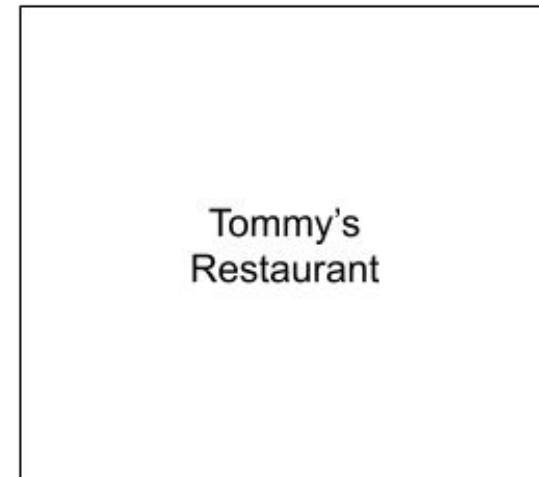
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Site Plan

1,300 SF Vacancy
NY Diner
Metro PCS
1,550 SF Vacancy
Barbershop
EZ Food





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SAN ANTONIO OVERVIEW



Population

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

Industry

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city



City Attractions

The city is home to the 5 time champion, NBA team, San Antonio Spurs. The Spurs bring an average of \$1.1 billion to the city of San Antonio in terms of games, merchandise, and tourism. Along with sports, San Antonio is one of the most historic cities in Texas. The Alamo attracts over 1 million visitors every year and brings in hundreds of thousands of visitors to other attractions such as Six Flags Fiesta Texas and Sea World.



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Corporate HQ in San Antonio

Company	#of Employees
H-E-B	20,000
USAA	17,163
Cullen/Frost Bankers	3,982
Bill Miller BBQ	3,540
Rackspace	3,300
CPS Energy	3,022
Toyota Motor Manufacturing	2,900
Clear Channel Communications	2,800
Southwest Research Institute	2,715
Valero Energy	1,653
Harlande Clarke	1,500
Aceity	1,400
Andeavor	1,300
Security Service Federal	1,200

Major Regional Employers in San Antonio

Company	#of Employees
Lackland Airforce Base	37,097
Fort Sam Houston	32,000
H-E-B	20,000
USAA	17,163
Northside Independent School District	12,751
Randolph Airforce Base	11,068
North East Independent School District	10,052
City of San Antonio	9,145
Methodist Healthcare System	8,950



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Information About Brokerage Services

Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

SA Core Commercial, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Amanda Concha

Designated Broker of Firm

License No.

578245

License No.

Email

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210-201-0061

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Licensed Supervisor of Sales Agent/
Associate

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Phone

Sales Agent/Associate's Name

License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date



CORE COMMERCIAL

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