



**REATA**  
REAL ESTATE

# CANAVAN CENTER

**8647 WURZBACH ROAD  
SAN ANTONIO, TX 78240**

**DAVID BALLARD, CCIM**



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# EXECUTIVE SUMMARY



## PROPERTY HIGHLIGHTS

The Canavan Center is a spacious development with great access to the Medical Center. The building is full of creative space. The current tenant is Market Vision, a marketing agency. The building also has necessary plumbing for medical use.

## LOCATION

8647 Wurzbach Road  
San Antonio, TX 78240

## GLA

15,000 SF

## SALE PRICE

\$2.1 M

## SPACE AVAILABLE

3rd Floor: 4,841 SF

## RENT

\$14.25 PSF + NNN

## OCCUPANCY

65%

## LEASE TERM

6-24 Months

## FINISH OUT

Negotiable

## KEY TENANTS

MarketVision, Media Bar Production, LLC

## TRAFFIC COUNTS

Wurzbach Pkwy	56,307 CPD
Fredericksburg Road	34,572 CPD

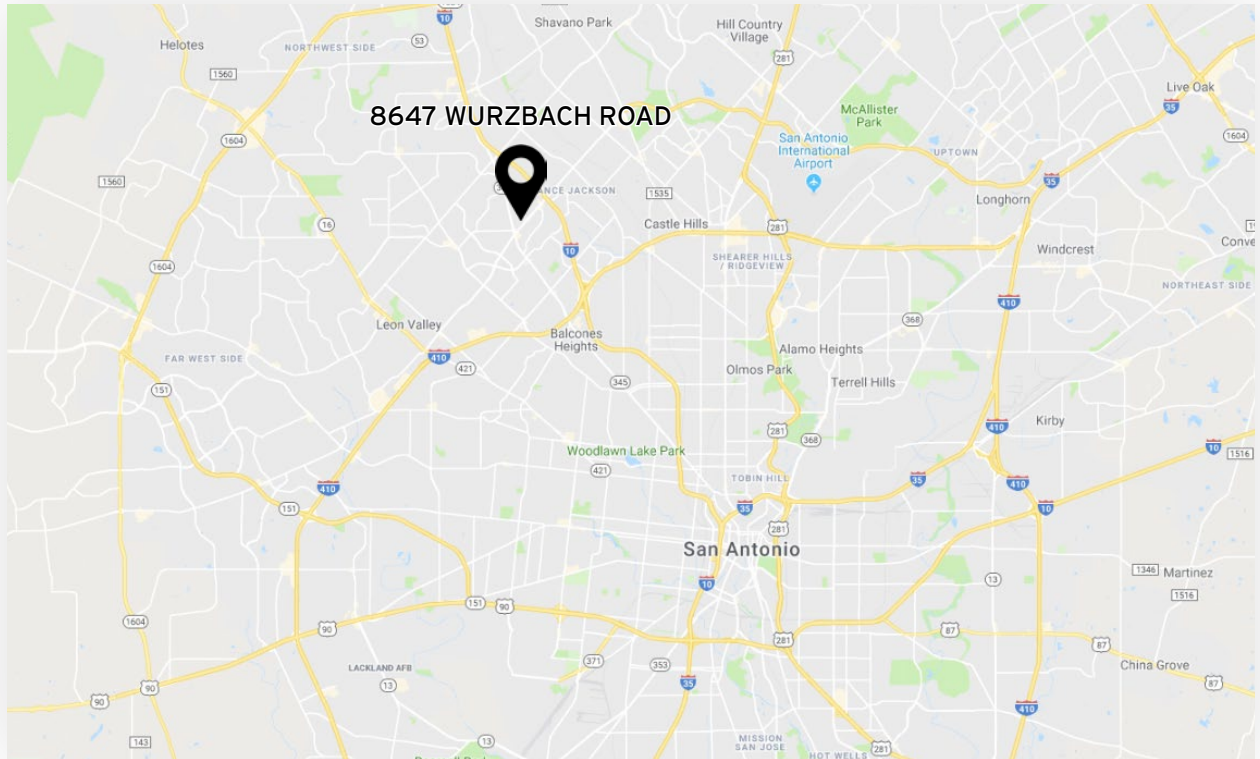
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Estimated Population	26,425	145,312	385,640
2018 Estimated Households	11,838	62,749	150,885
Daytime Population	24,463	107,996	199,677
Average Household Income	\$57,850	\$71,698	\$73,321

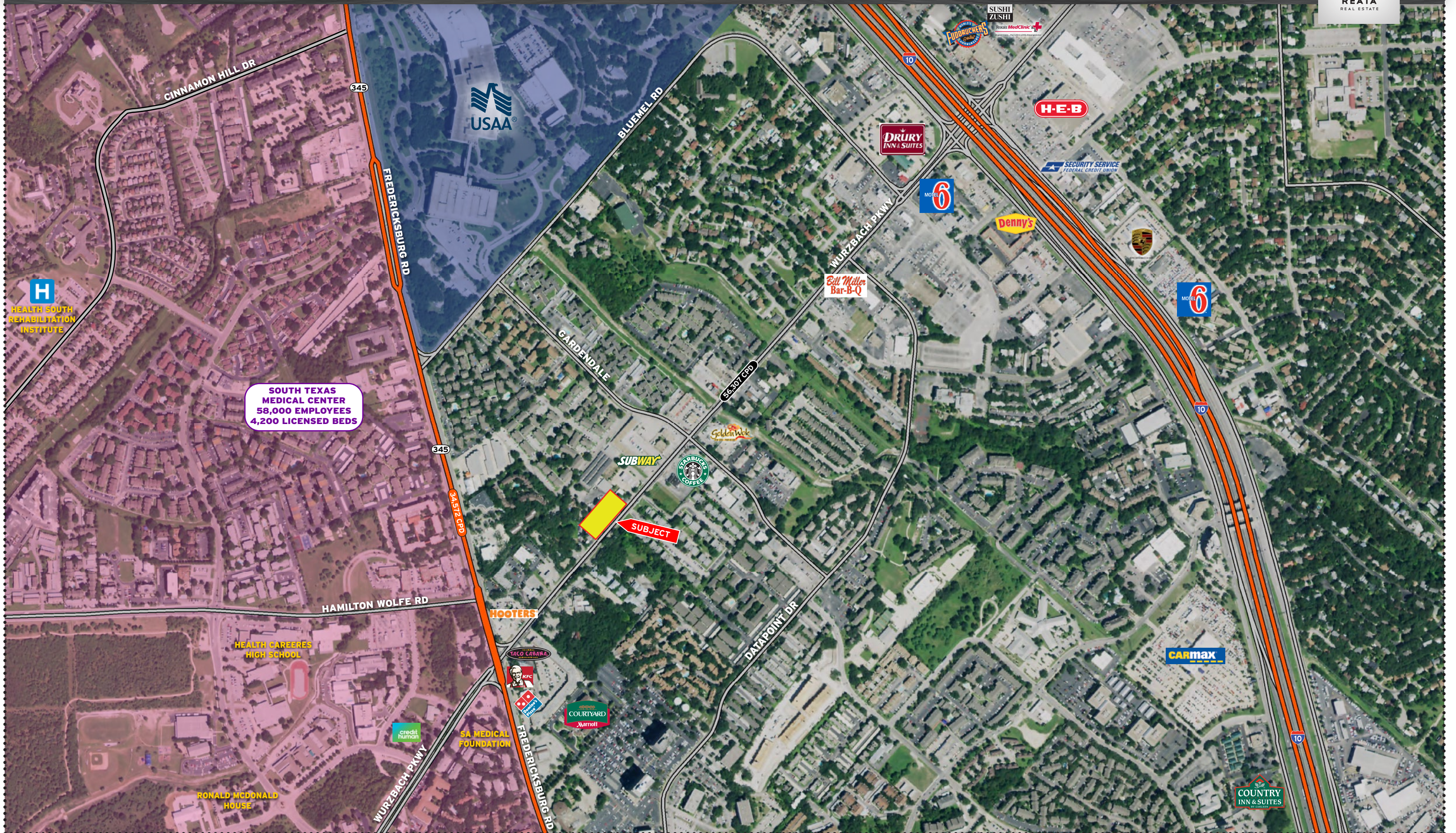
## CONTACT

**DAVID BALLARD, CCIM**  
**PARTNER**  
210.841.3239  
dballard@reatares.com









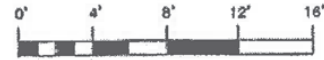




CANAVAN CENTER

8847 Wurzbach Rd. San Antonio, Texas

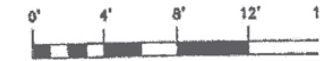
1,619 SF



CANAVAN CENTER

8847 Wurzbach Rd. San Antonio, Texc

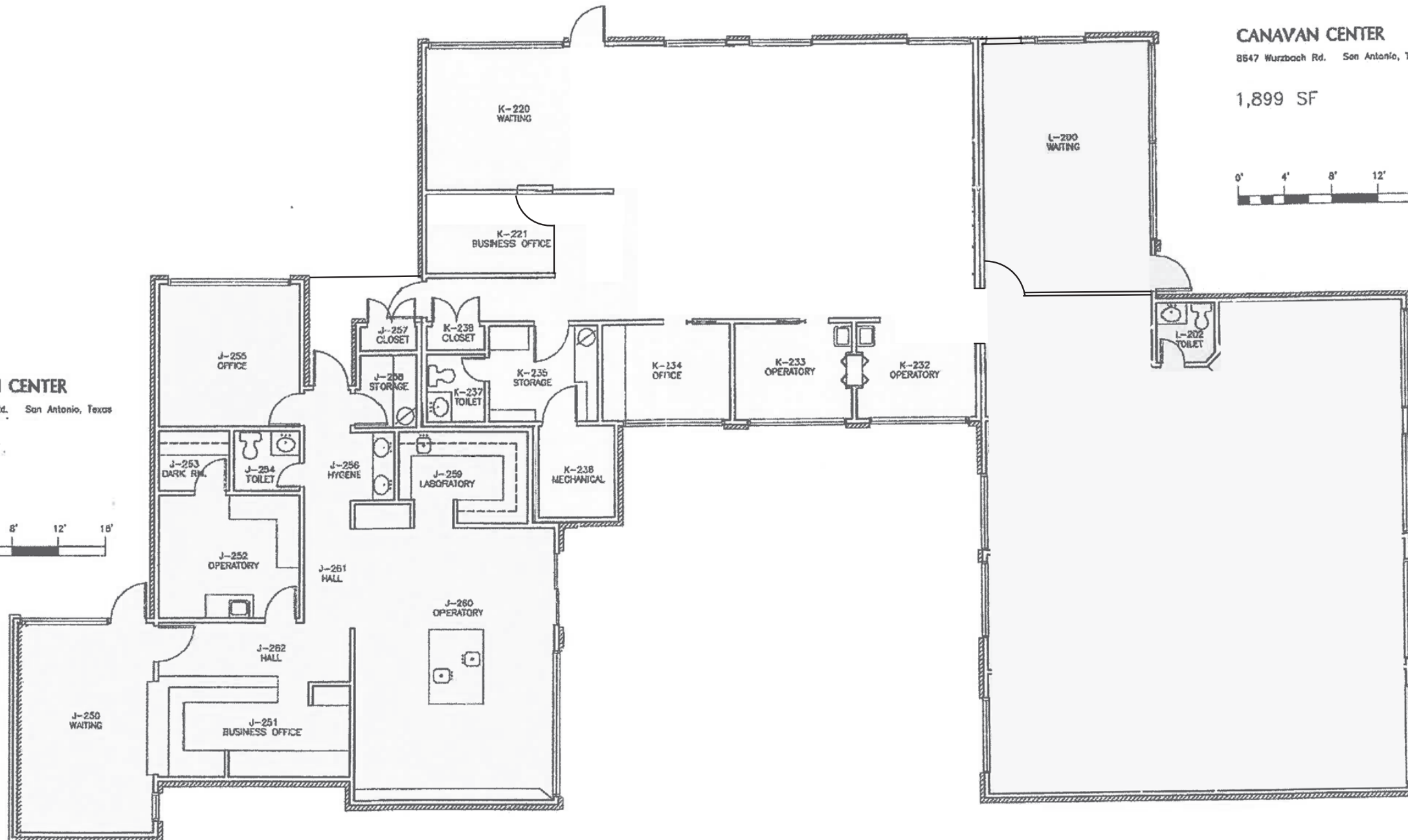
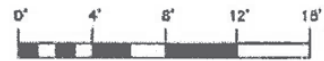
1,899 SF



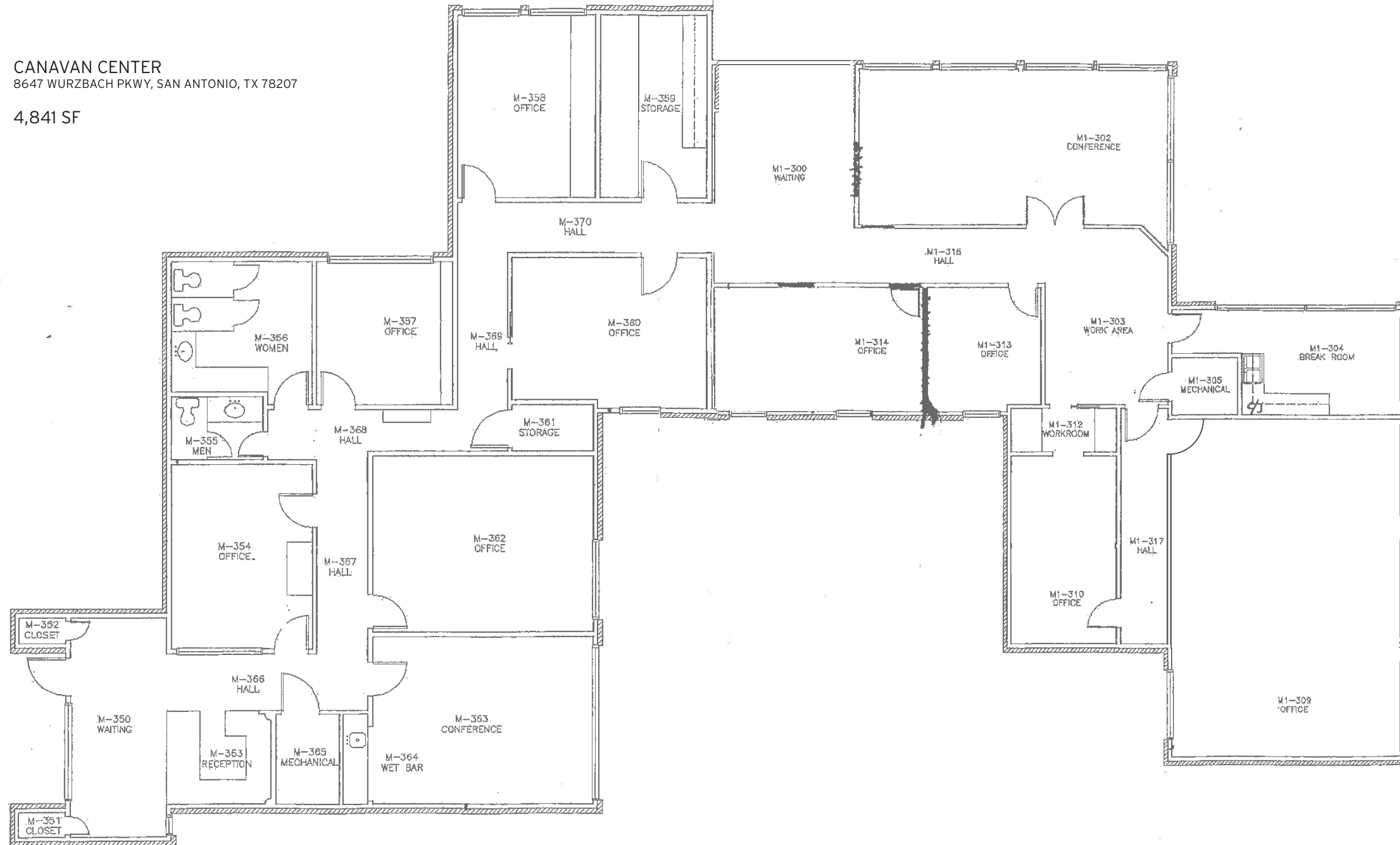
CANAVAN CENTER

8847 Wurzbach Rd. San Antonio, Texas

1,535 SF



CANAVAN CENTER  
8647 WURZBACH PKWY, SAN ANTONIO, TX 78207  
4,841 SF

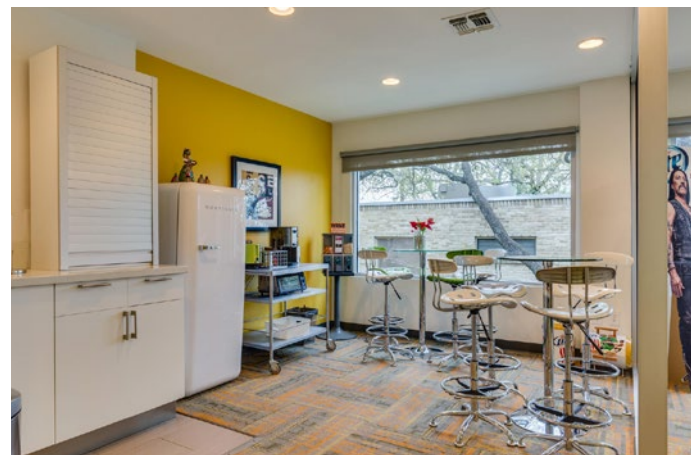
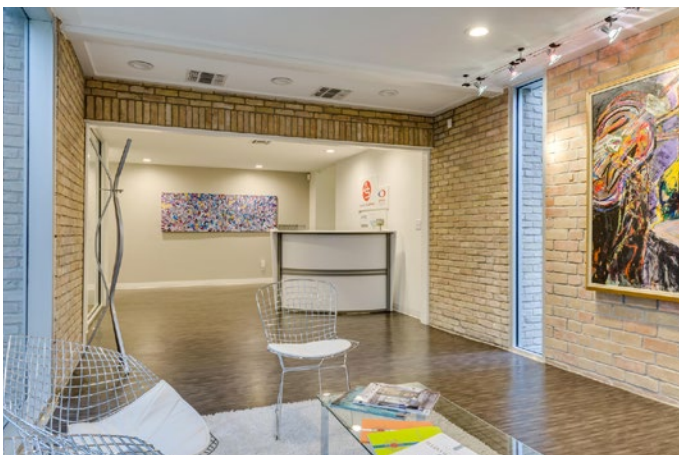




# PHOTOS



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# DEMOGRAPHICS



**REATA**  
REAL ESTATE

**8647 Wurzbach Rd**

**San Antonio, TX 78240**

**1 mi radius    3 mi radius    5 mi radius**

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2018 Estimated Population	26,425	145,312	385,640
	2023 Projected Population	28,551	157,280	417,818
	2010 Census Population	22,776	124,870	338,326
	2000 Census Population	20,093	116,795	307,079
	Projected Annual Growth 2018 to 2023	1.6%	1.6%	1.7%
	Historical Annual Growth 2000 to 2018	1.8%	1.4%	1.4%
<b>HOUSEHOLDS</b>	2018 Estimated Households	11,838	62,749	150,885
	2023 Projected Households	12,490	65,890	158,515
	2010 Census Households	10,837	56,860	139,056
	2000 Census Households	9,958	52,252	124,331
	Projected Annual Growth 2018 to 2023	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2018	1.0%	1.1%	1.2%
<b>AGE</b>	2018 Est. Population Under 10 Years	13.9%	12.5%	12.8%
	2018 Est. Population 10 to 19 Years	10.2%	10.8%	12.4%
	2018 Est. Population 20 to 29 Years	29.8%	21.5%	18.5%
	2018 Est. Population 30 to 44 Years	23.3%	21.3%	20.7%
	2018 Est. Population 45 to 59 Years	12.5%	16.3%	17.3%
	2018 Est. Population 60 to 74 Years	6.5%	11.7%	12.5%
	2018 Est. Population 75 Years or Over	3.9%	5.8%	5.7%
	2018 Est. Median Age	28.1	33.3	34.2
<b>MARITAL STATUS &amp; GENDER</b>	2018 Est. Male Population	49.6%	48.9%	48.9%
	2018 Est. Female Population	50.4%	51.1%	51.1%
	2018 Est. Never Married	44.6%	42.0%	40.6%
	2018 Est. Now Married	31.2%	34.4%	36.2%
	2018 Est. Separated or Divorced	20.1%	18.9%	18.4%
	2018 Est. Widowed	4.1%	4.7%	4.8%
<b>INCOME</b>	2018 Est. HH Income \$200,000 or More	1.0%	4.0%	4.5%
	2018 Est. HH Income \$150,000 to \$199,999	3.1%	4.2%	4.4%
	2018 Est. HH Income \$100,000 to \$149,999	8.6%	11.5%	12.1%
	2018 Est. HH Income \$75,000 to \$99,999	11.9%	11.6%	12.0%
	2018 Est. HH Income \$50,000 to \$74,999	22.3%	21.0%	19.9%
	2018 Est. HH Income \$35,000 to \$49,999	17.5%	15.4%	14.6%
	2018 Est. HH Income \$25,000 to \$34,999	11.9%	10.9%	10.7%
	2018 Est. HH Income \$15,000 to \$24,999	11.5%	9.5%	9.8%
	2018 Est. HH Income Under \$15,000	12.2%	12.0%	12.0%
	2018 Est. Average Household Income	\$57,850	\$71,698	\$73,321
	2018 Est. Median Household Income	\$48,955	\$55,510	\$56,647
	2018 Est. Per Capita Income	\$25,981	\$31,003	\$28,751
2018 Est. Total Businesses	1,930	8,794	17,238	
2018 Est. Total Employees	24,463	107,996	199,677	



# DEMOGRAPHICS



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8647 Wurzbach Rd

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1 mi radius    3 mi radius    5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>RACE</b>	2018 Est. White	57.0%	70.7%	72.6%
	2018 Est. Black	12.0%	7.3%	6.0%
	2018 Est. Asian or Pacific Islander	14.2%	7.0%	4.9%
	2018 Est. American Indian or Alaska Native	0.9%	0.8%	0.8%
	2018 Est. Other Races	15.9%	14.3%	15.8%
<b>HISPANIC</b>	2018 Est. Hispanic Population	12,757	79,413	232,390
	2018 Est. Hispanic Population	48.3%	54.7%	60.3%
	2023 Proj. Hispanic Population	48.8%	55.6%	61.2%
	2010 Hispanic Population	46.1%	53.2%	59.1%
<b>EDUCATION (Adults 25 or Older)</b>	2018 Est. Adult Population (25 Years or Over)	16,486	97,014	254,396
	2018 Est. Elementary (Grade Level 0 to 8)	6.8%	4.5%	6.2%
	2018 Est. Some High School (Grade Level 9 to 11)	5.3%	4.6%	6.8%
	2018 Est. High School Graduate	20.5%	21.1%	23.1%
	2018 Est. Some College	22.0%	24.3%	23.6%
	2018 Est. Associate Degree Only	8.6%	8.2%	7.9%
	2018 Est. Bachelor Degree Only	21.9%	23.6%	20.7%
	2018 Est. Graduate Degree	14.9%	13.8%	11.7%
<b>HOUSING</b>	2018 Est. Total Housing Units	12,374	65,157	155,911
	2018 Est. Owner-Occupied	9.6%	32.5%	42.4%
	2018 Est. Renter-Occupied	86.0%	63.8%	54.4%
	2018 Est. Vacant Housing	4.3%	3.7%	3.2%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	2.5%	2.8%	2.6%
	2010 Homes Built 2000 to 2004	12.3%	12.4%	13.6%
	2010 Homes Built 1990 to 1999	17.3%	16.8%	15.1%
	2010 Homes Built 1980 to 1989	40.7%	26.7%	22.4%
	2010 Homes Built 1970 to 1979	26.3%	25.2%	21.7%
	2010 Homes Built 1960 to 1969	5.3%	10.7%	11.4%
	2010 Homes Built 1950 to 1959	2.3%	8.1%	10.4%
	2010 Homes Built Before 1949	2.4%	3.8%	6.7%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.3%	0.4%	0.5%
	2010 Home Value \$500,000 to \$999,999	1.8%	3.4%	3.3%
	2010 Home Value \$400,000 to \$499,999	2.2%	2.9%	2.6%
	2010 Home Value \$300,000 to \$399,999	4.6%	8.3%	7.4%
	2010 Home Value \$200,000 to \$299,999	15.9%	17.6%	18.1%
	2010 Home Value \$150,000 to \$199,999	15.1%	23.4%	21.1%
	2010 Home Value \$100,000 to \$149,999	33.4%	25.5%	24.3%
	2010 Home Value \$50,000 to \$99,999	26.2%	16.7%	21.4%
	2010 Home Value \$25,000 to \$49,999	3.7%	1.6%	2.0%
	2010 Home Value Under \$25,000	2.0%	2.3%	1.5%
	2010 Median Home Value	\$129,330	\$169,036	\$161,939
	2010 Median Rent	\$828	\$805	\$797



# DEMOGRAPHICS



8647 Wurzbach Rd

San Antonio, TX 78240

1 mi radius    3 mi radius    5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>LABOR FORCE</b>	2018 Est. Labor Population Age 16 Years or Over	21,203	117,772	309,050
	2018 Est. Civilian Employed	67.9%	66.1%	64.6%
	2018 Est. Civilian Unemployed	1.5%	1.8%	2.0%
	2018 Est. in Armed Forces	0.2%	0.3%	0.2%
	2018 Est. not in Labor Force	30.4%	31.8%	33.2%
	2018 Labor Force Males	49.2%	48.4%	48.3%
	2018 Labor Force Females	50.8%	51.6%	51.7%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	14,743	77,648	199,685
	2010 Mgmt, Business, & Financial Operations	13.3%	13.8%	13.5%
	2010 Professional, Related	24.0%	23.8%	22.4%
	2010 Service	17.3%	19.3%	20.0%
	2010 Sales, Office	26.7%	26.0%	26.0%
	2010 Farming, Fishing, Forestry	-	-	-
	2010 Construction, Extraction, Maintenance	8.8%	8.3%	9.4%
	2010 Production, Transport, Material Moving	9.8%	8.8%	8.7%
	2010 White Collar Workers	64.0%	63.6%	61.9%
	2010 Blue Collar Workers	36.0%	36.4%	38.1%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	78.9%	79.7%	79.4%
	2010 Drive to Work in Carpool	10.3%	9.7%	10.0%
	2010 Travel to Work by Public Transportation	3.3%	3.1%	3.2%
	2010 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
	2010 Walk or Bicycle to Work	3.6%	2.4%	2.3%
	2010 Other Means	0.8%	1.1%	1.1%
	2010 Work at Home	2.7%	3.7%	3.8%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	37.4%	30.1%	24.8%
	2010 Travel to Work in 15 to 29 Minutes	48.1%	50.9%	50.9%
	2010 Travel to Work in 30 to 59 Minutes	23.1%	25.5%	26.5%
	2010 Travel to Work in 60 Minutes or More	3.9%	4.3%	5.0%
	2010 Average Travel Time to Work	18.6	20.1	21.1
<b>CONSUMER EXPENDITURE</b>	2018 Est. Total Household Expenditure	\$570 M	\$3.48 B	\$8.49 B
	2018 Est. Apparel	\$20.0 M	\$122 M	\$297 M
	2018 Est. Contributions, Gifts	\$35.0 M	\$230 M	\$568 M
	2018 Est. Education, Reading	\$20.8 M	\$134 M	\$330 M
	2018 Est. Entertainment	\$31.5 M	\$194 M	\$475 M
	2018 Est. Food, Beverages, Tobacco	\$89.9 M	\$538 M	\$1.31 B
	2018 Est. Furnishings, Equipment	\$18.9 M	\$118 M	\$289 M
	2018 Est. Health Care, Insurance	\$51.2 M	\$307 M	\$745 M
	2018 Est. Household Operations, Shelter, Utilities	\$176 M	\$1.08 B	\$2.63 B
	2018 Est. Miscellaneous Expenses	\$8.65 M	\$52.0 M	\$126 M
	2018 Est. Personal Care	\$7.51 M	\$45.4 M	\$111 M
	2018 Est. Transportation	\$110 M	\$662 M	\$1.61 B



# AGENCY DISCLOSURE



## 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 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.

Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 02/16/16

REATA Real Estate Services, LP  
Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

9002891  
License Number

ttyng@reatares.com  
Email

210.930.4111  
Phone

Thomas C. Tyng, Jr.  
Designated Broker of Firm

0406718  
License Number

ttyng@reatares.com  
Email

210.930.4111  
Phone

David Ballard  
Sales Agent

0485071  
License Number

dballard@reatares.com  
Email

210.930.4111  
Phone

Sales Agent

License Number

Email

Phone

Sales Agent

License Number

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date