

FOR SALE OR LEASE

WESTOVER CENTER

9002 CULEBRA RD, SAN ANTONIO, TEXAS 78251

SALES PRICE REDUCTION

~~**\$2,450,000**~~ (~~\$243.06/SF~~)

NOW \$2,395,000 (\$237.60/SF)



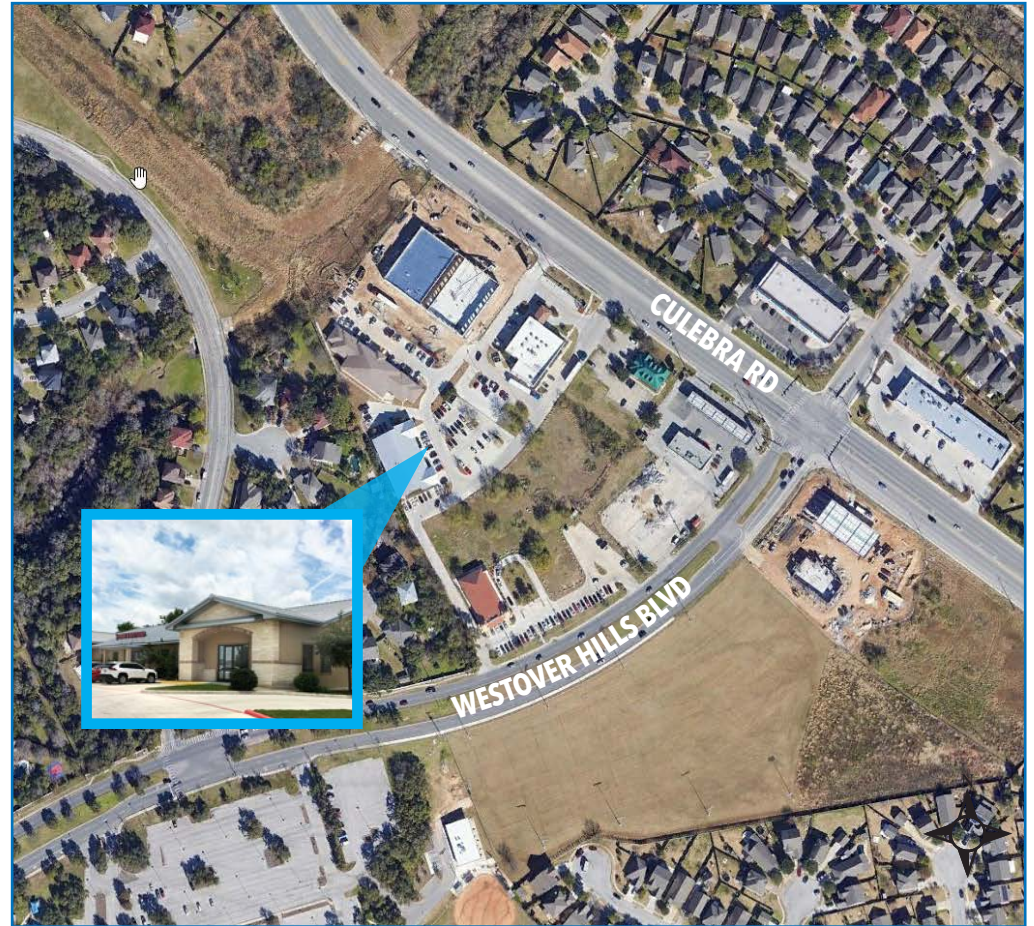
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ABOUT THE PROJECT

- 10,080 SF building
- Great opportunity for office or medical practice looking to own with flexibility to grow
- 4,000 SF move-in ready space with attractive finish-outs and in excellent condition
- Ability to add an additional 2,734 SF December 1, 2020
- Long-term tenant in place with 3,346 SF leased
- Located in Westover Hills, one of San Antonio's fastest-growing areas
- Easy access off Culebra Rd & Westover Hills Blvd
- Zoning: C-3 Commercial
- Building signage opportunity
- Traffic counts: Culebra Rd @ Westover Hills Blvd 30,719 VPD
- **Asking rental rate: \$21.00/SF NNN**
- **Sales price reduced: \$2,450,000 (\$243.06/SF)**
\$2,395,000 (\$237.60/SF)



CHARLIE WEIL

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LICIA SHREVES

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TRANSWESTERN

REAL ESTATE
SERVICES

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DEMOGRAPHICS



GROWTH IN THE RIGHT LOCATION

- 20 minutes from San Antonio Int'l Airport
- 20 minutes from Downtown San Antonio
- Less than 7 minutes from Highway 151
- Less than 7 minutes from Loop 1604
- Less than 5 minutes from Loop 410



STRONG AVERAGE INCOME

\$77,865	\$77,946	\$74,712
1-mile	3-mile	5-mile



GROWING POPULATION - 5 MILE

±230,571 → **±250,282**
2019 2024



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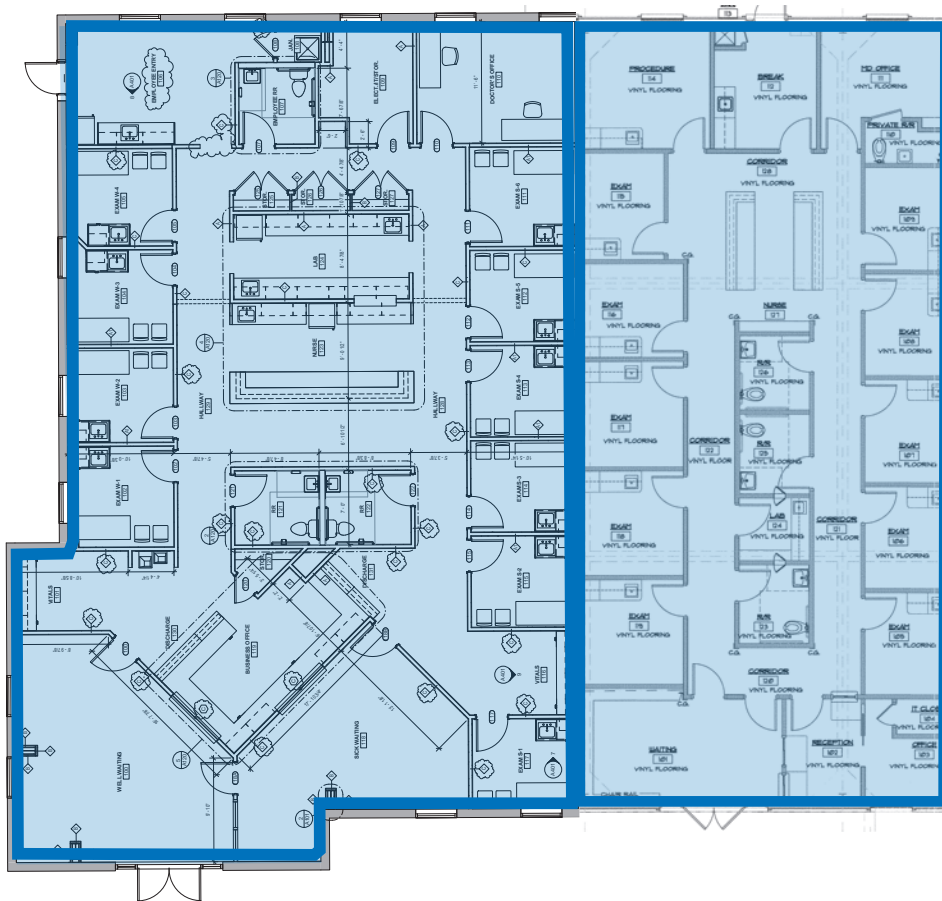
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FLOORPLAN

UP TO 6,734± SF CONTIGUOUS

SUITE 101: 4,000 SF



SUITE 104: 2,734 SF

Available 12/1/2020



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:
 - 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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charlie Weil	571201	charlie.weil@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Licia Shreves	579653	licia.shreves@transwestern.com	210-341-1344
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