

COMMERCIAL FOR SALE

**10919 WURZBACH RD SAN ANTONIO, TX 78230-2449**

10919 WURZBACH ROAD, SAN ANTONIO, TX 78230



**FOR SALE**

**KW COMMERCIAL | HERITAGE**

1717 N Loop 1604 E  
San Antonio, Texas 78232



Each Office Independently Owned and Operated

**PRESENTED**

**BY: TODD HESS**

O: (210) 493-3030 C: (830) 660-0999 todd-hess@att.net

**DOUG CURTIS**

Associate Broker Keller Williams Heritage  
O: (210) 493-3030  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

10919 WURZBACH ROAD



## OFFERING SUMMARY

PRICE:	\$3,500,000
BUILDING SF:	10,813
PRICE / SF:	323.68
OCCUPANCY:	0
SIGNAGE:	Available
YEAR BUILT:	1983
PARKING:	36

## PROPERTY OVERVIEW

This innovative commercial space redefines the possibilities of work and creativity. With its prime location and an array of versatile features, 10919 Wurzbach sets the stage for your business to thrive like never before. Step inside and discover a dynamic environment designed to inspire. The first floor welcomes you with an expansive, open layout, providing the perfect canvas for your creative endeavors. Whether you're hosting brainstorming sessions, workshops, or collaborative projects, this flexible space adapts to your needs with ease. In addition to the open space on the first floor, there is a conference room, break spaces, and three glassed-in offices. Two bathrooms up and down, tons of storage space and a loading dock. It even has two dedicated Tesla chargers. Convenience meets functionality at every turn. Imagine the seamless flow of productivity and collaboration, enhanced by the amenities that cater to your team's comfort and efficiency. Looking to make a statement? 10919 Wurzbach offers more than just workspace-it's a potential event venue that leaves a lasting impression. From corporate functions to networking events and beyond, this space transforms effortlessly to accommodate your vision, ensuring memorable experiences for all attendees. But that's not all. Ascend to the upper levels and discover thoughtfully designed offices and a conference room, tailored to elevate your business operations. Whether you need a private sanctuary for focused work or a professional setting to host clients and stakeholders, these dedicated spaces offer the privacy and sophistication you demand. With its strategic location, adaptable layout, and premium amenities, 10919 Wurzbach is more than just a commercial space-it's a catalyst for innovation and growth. Elevate your business to new heights and unlock endless possibilities in this vibrant hub of creativity and opportunity. Welcome to the future of commercial success.

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# LOCATION & HIGHLIGHTS

10919 WURZBACH ROAD



## LOCATION INFORMATION

Building Name: 10919 Wurzbach Rd San Antonio, TX 78230-2449  
Street Address: 10919 Wurzbach Road  
City, State, Zip: San Antonio, TX 78230  
County: Bexar  
Market:  
Sub-market:  
Cross Streets: Vance Jackson  
Signal Intersection: Yes

## LOCATION OVERVIEW



## PROPERTY HIGHLIGHTS



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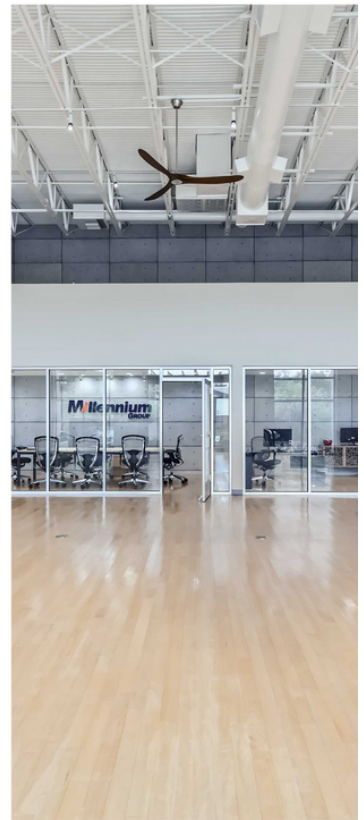
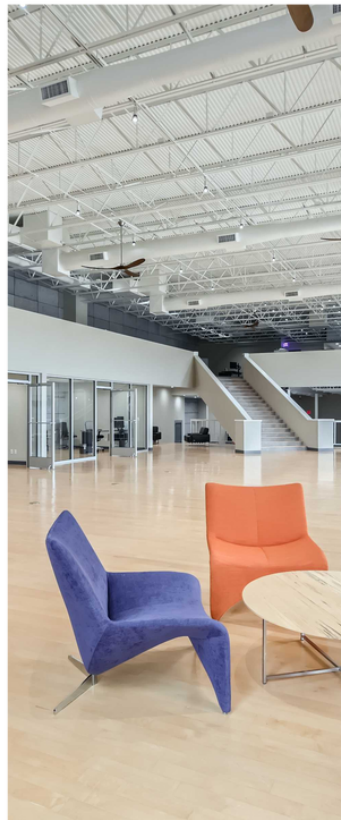
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# PROPERTY PHOTOS

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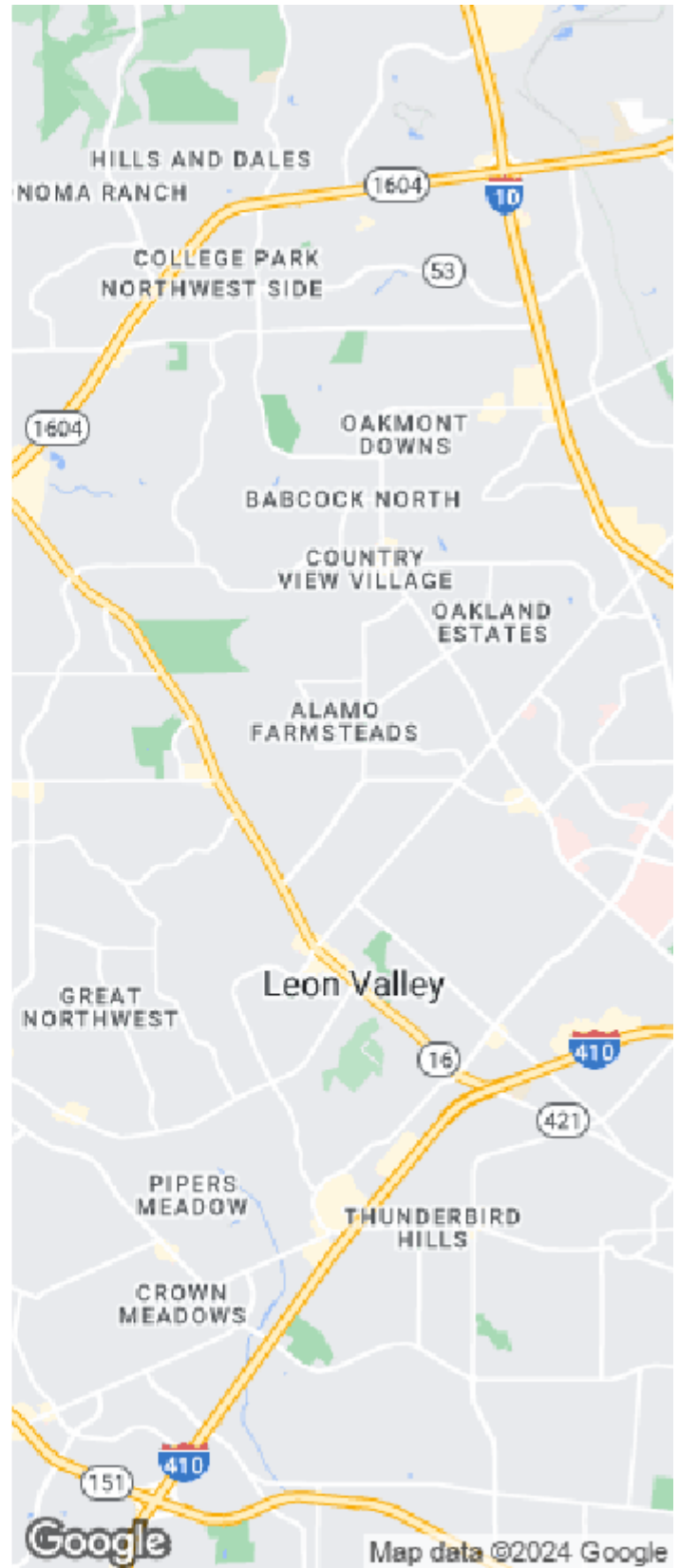
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# LOCATION MAPS

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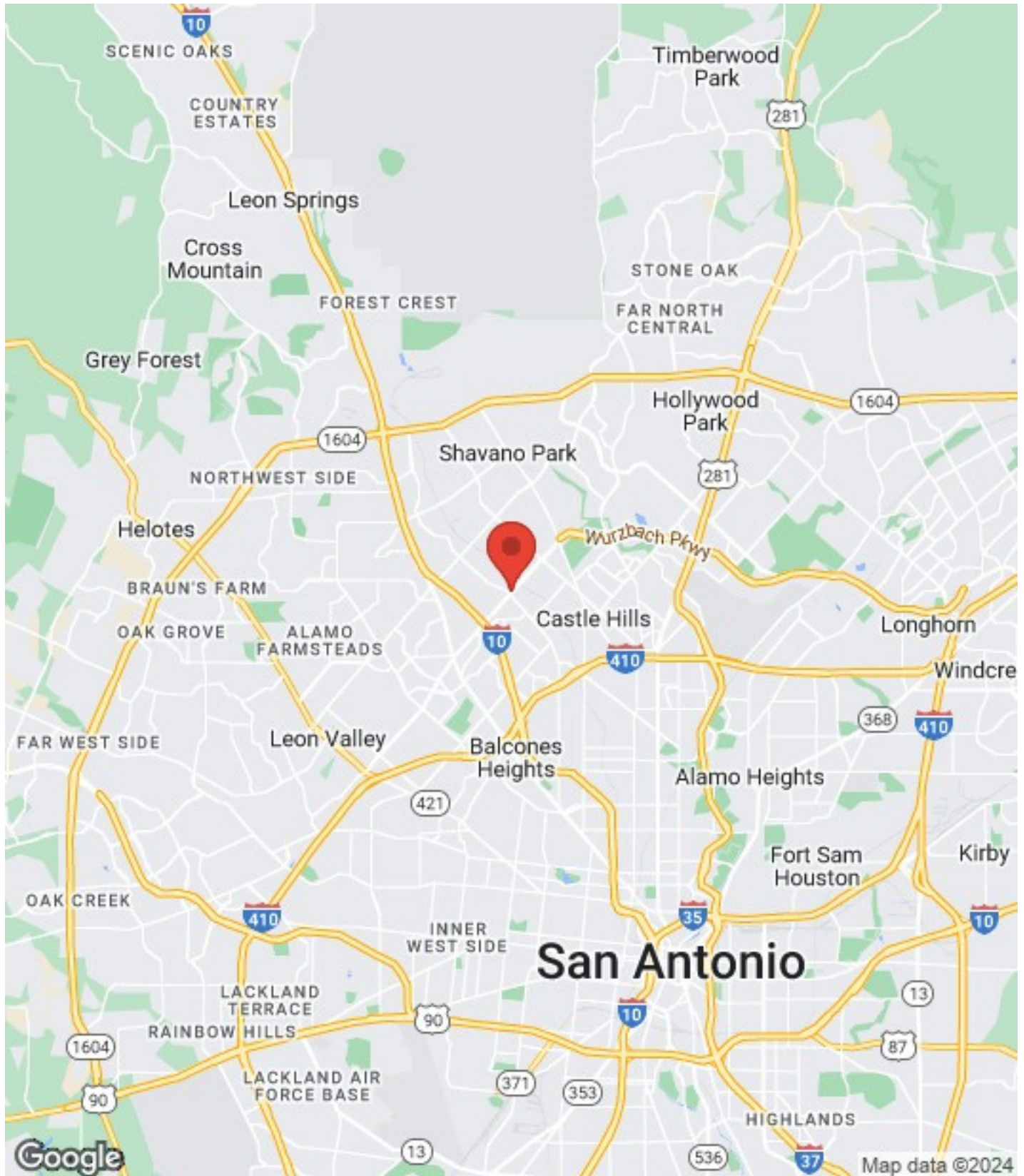
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# REGIONAL MAP

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# AERIAL MAP

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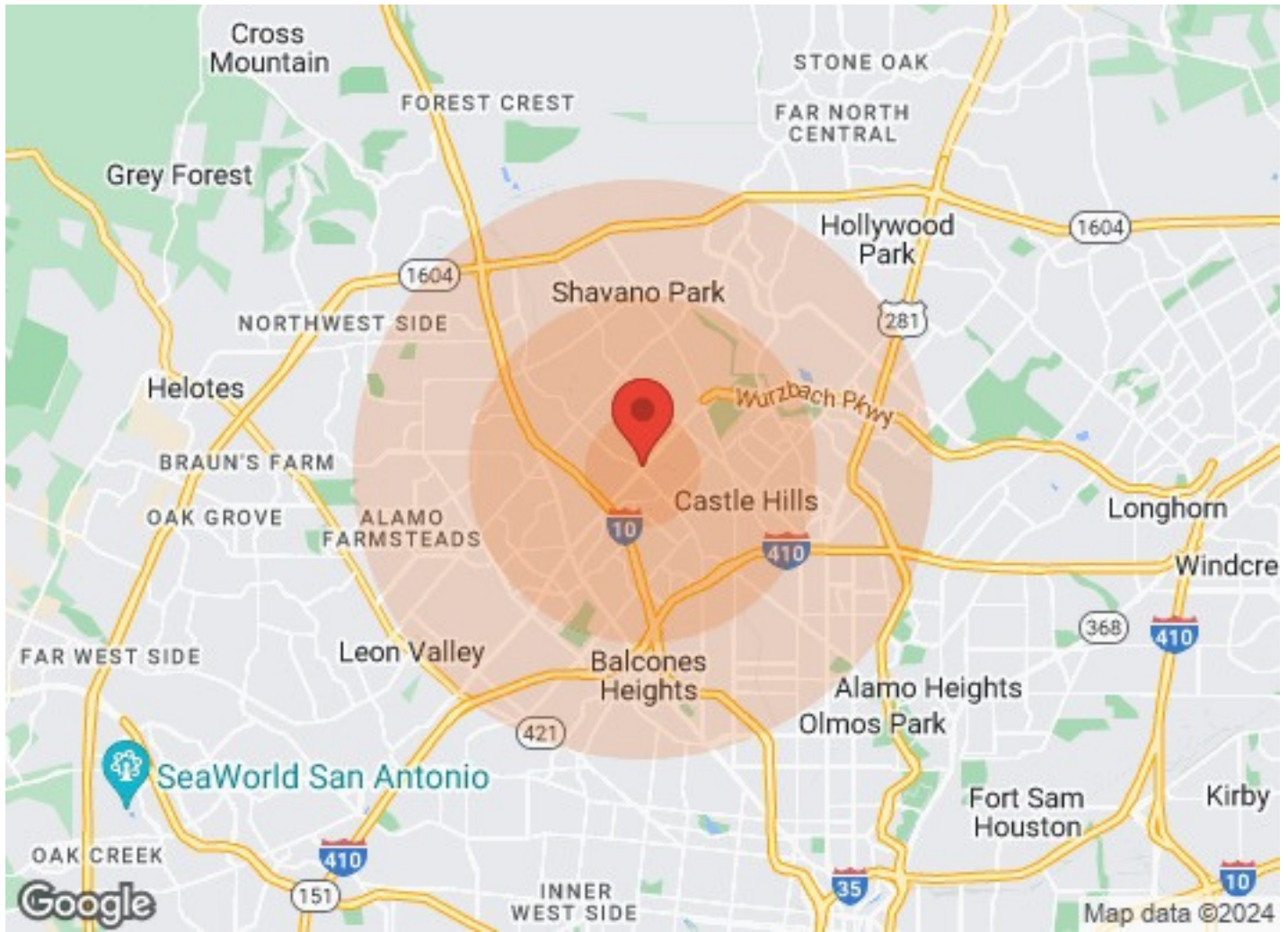
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# DEMOGRAPHICS

10919 WURZBACH ROAD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	7,248	64,193	155,66	Median	\$49,446	\$43,918	\$43,918
Female	8,432	69,053	3	< \$15,000	772	10,126	22,093
Total Population	15,680	133,246	163,50	\$15,000-\$24,999	535	7,543	16,084
			5	\$25,000-\$34,999	950	8,368	17,203
<b>Age</b>				\$35,000-\$49,999	1,142	8,725	19,595
Ages 0-14	2,470	24,854	8	\$50,000-\$74,999	1,425	10,313	23,450
Ages 15-24	1,659	14,639		\$75,000-\$99,999	792	6,414	14,194
Ages 25-54	5,679	60,977	<b>5 Miles</b>	\$100,000-\$149,999	813	5,748	13,281
Ages 55-64	2,065	14,852	61,070	\$150,000-\$199,999	381	2,289	5,218
Ages 65+	3,807	17,924	37,297	> \$200,000	465	2,031	5,150
			339,77				
<b>Race</b>				<b>Housing</b>			
White	13,329	99,607	36,522	Total Units	8,256	69,030	152,310
Black	464	7,610	44,504	Occupied	7,630	62,402	139,050
Am In/AK Nat	18	509		Owner Occupied	4,206	23,384	62,310
Hawaiian	N/A	32	<b>5 Miles</b>	Renter Occupied	3,424	39,018	76,740
Hispanic	7,600	67,517	245,23	Vacant	626	6,628	13,260
Multi-Racial	3,246	37,442	14,833				
			1,020				
			98				
			377,93				
			92,318				

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# DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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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.

Keller Williams Realty - Heritage	434367	Heritage@mykwsa.com	210.493.3030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	210.493.3030
Designated Broker of Firm	License No.	Email	Phone
Craig Owen	398330	craigowen@mykwsa.com	210.493.3030
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Hess	576181	toddhess@kwcommercial.com	830.660.0999
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	210.493.3030
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Douglas Curtis	437750	doug@thecurtisteamtx.com	210.477.4855
Sales Agent/Associate’s Name	License No.	Email	Phone

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