



Downtown San Antonio
~ 13 Miles



Oliver Wendell Holmes
High School
2,576 Students



REGAL



JCPenney

OUTBACK
STEAKHOUSE

Chick-fil-A

WHATABURGERS



Dillard's
The Style of Your Life.

Bath & Body Works
H.M.
VICTORIA'S SECRET

macy's

INGRAM PARK MALL OUTPARCEL

Redevelopment Opportunity

3425-3433 Wurzbach Road, San Antonio, TX



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DEAL SUMMARY



Address

3425-3433 Wurzbach Road
San Antonio, TX 78238

Asking Price

\$1,699,000

Land Price/SF

\$24.72

Total Land Area

68,737 SF

Year Built/Renovated

2003/2016

Zoning

C-3
(General Commercial)



PROPERTY SUMMARY



Total Land Area 68,737 SF

Total Lot Size 1.58 AC

Parcel Numbers 18083-002-0010 - Zoned C3 (0.50 AC)
18083-002-0020 - Zoned C3 (1.08 AC)

Zoning: C3 General Commercial

*C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. **Examples of permitted uses: Fast food with a drive-thru, bank with a drive-thru, casual dining, single-tenant retail, multi-tenant retail, express car wash, gas station with a convenience store, automotive repair shop, automotive parts store, etc.** No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code. Click [here](#) to learn more.*

Traffic Counts 36,005 Combined Vehicles Per Day (Wurzbach Rd & Timberhill Dr)



INVESTMENT HIGHLIGHTS



Potential Redevelopment Opportunity

Rare opportunity to acquire two parcels within a dense area of San Antonio consisting of 1.58 acres in size. The property comes with an attractive C-3 general commercial zoning designation with limited restrictions.

Adjacent to a Super Regional Mall | Ingram Park Mall

The Ingram Park Mall is a staple shopping destination in San Antonio featuring high traffic retailers such as Dillard's, Macy's, and JC Penney totaling over 1.19M SF in size. The mall is a huge traffic driver for the subject property and brings a steady influx of drive-by traffic to the foot of this property on a daily basis.

Significant Built-In Customer Base | 2,000+ MF Units Within 1-Mile Radius

Stonybrook Apartments & Townhomes (541 Units), Timber Edge Apartments (176 Units), La Marquesa Apartments (100 Units), Eagle Ridge Apartments (280 Units), The Row at Northwestern (324 Units), Park on Wurzbach (264 Units) and Achieve Wurzbach (324 Units) are all multi-family projects located within a 1-mile radius of the subject property. Since 2010, the population has increased by 18.56% within a 1-mile radius.

Superior Demographics Within Immediate Trade Area

The subject property is located within a high-growth submarket of San Antonio, one of the fastest growing MSA's in the country, with over 354,822 people living within a 5-mile radius and over 1,000,000 people within a 10-mile vicinity of the subject property.

Low Initial Land Basis

The prospective buyer's going-in land basis Year 1 of just under \$25/SF is arguably below market for any improved commercial PAD within San Antonio.

Income Tax Free State

Property is located in Texas, one of the few states that does not levy a state income tax.



PROPERTY AERIAL



Downtown San Antonio
~ 13 Miles



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REGAL



Wurzbach Road - 21,053 VPD

New Office
Development
Under Construction

PROPERTY AERIAL



Methodist Hospital
1,536 Beds

petco **ULTA BEAUTY** **BEST BUY**
DSW **five BELOW**
DESIGNER SHOE WAREHOUSE
SPEC'S **BARNES & NOBLE** **DOLLAR TREE**
WINES · SPIRITS · FINER FOODS

Park on Wurzbach
264-Units Coming Soon

Achieve Wurzbach
324-Units Coming Soon

BOOT BARN **Olive Garden** **OLLIE'S**
WELLMED **AMERICAN FREIGHT**
FURNITURE - MATTRESS

sunglass hut **CHAMPS** **SP**
GameStop **claire's** **THE CHILDREN'S PLACE**
KAY **JEWELERS** **Jewelry** **LENSCRAFTERS**
AMERICAN EAGLE **VANS** **crocs**
OUTFITTERS "OFF THE WALL"
Buckle **zumiez** **Foot Locker**
AuntieAnne's **CHARLEY'S** **GREAT AMERICAN COOKIES**

EAGLE RIDGE
APARTMENTS
280 Units

ExtraSpace
Storage

Dillard's
The Style of Your Life.

Bath & Body Works **H&M** **VICTORIA'S SECRET**

macy's

CIRCLE K

Valero

Timberhill Drive - 14,952 VPD

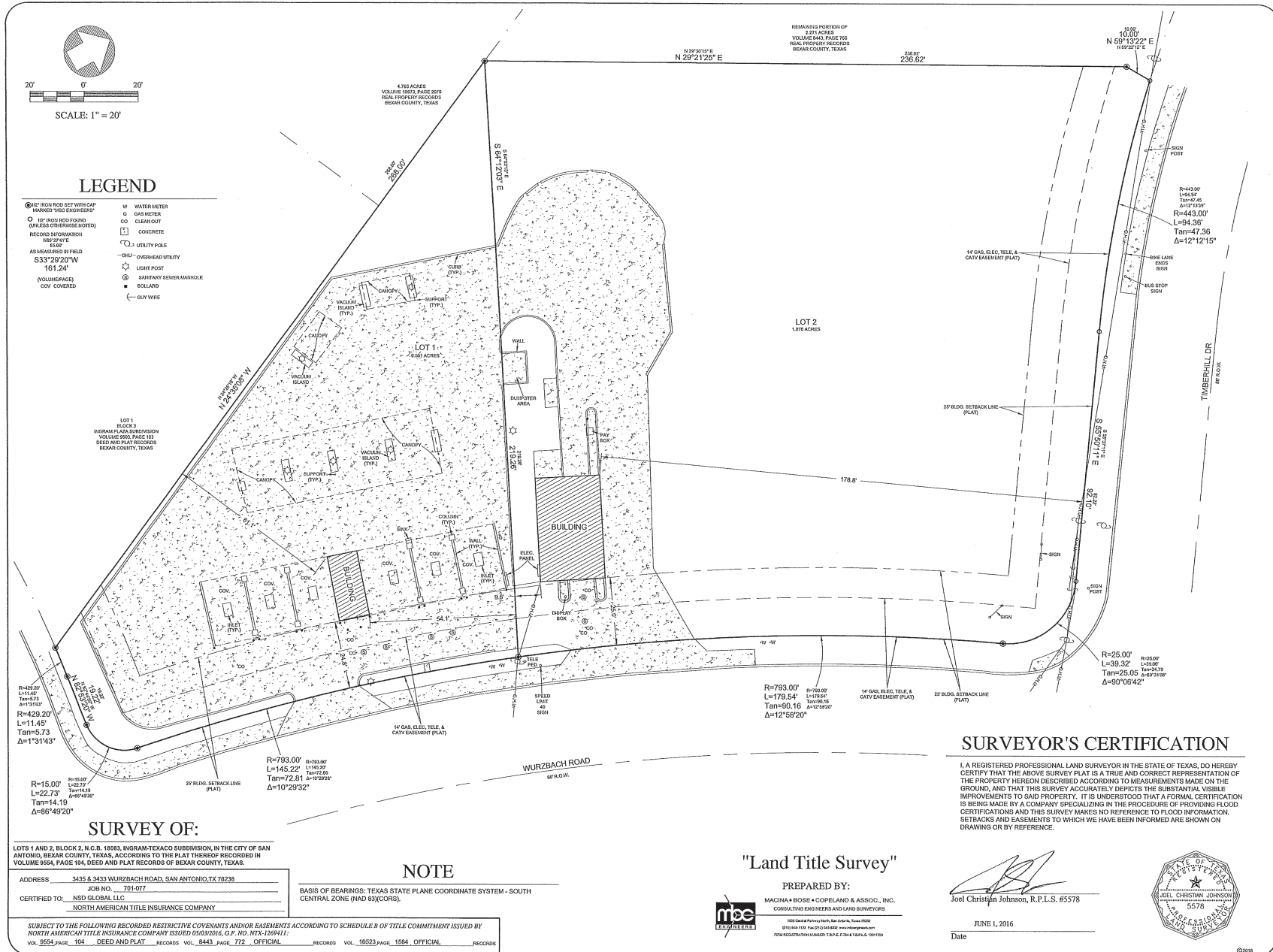
Wurzbach Road - 21,053 VPD



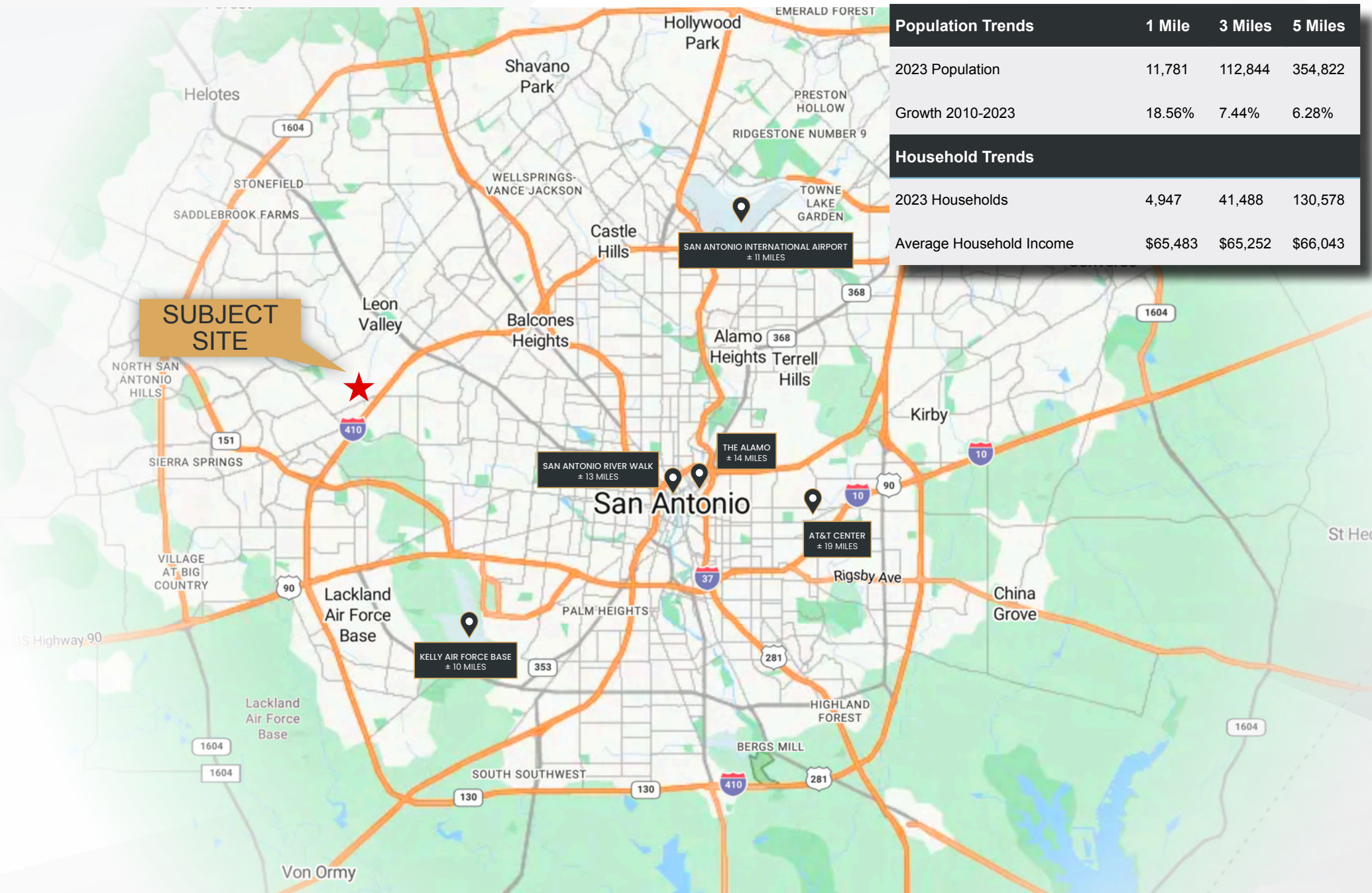
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PROPERTY AERIAL





DEMOGRAPHICS - San Antonio, TX



Population Trends	1 Mile	3 Miles	5 Miles
2023 Population	11,781	112,844	354,822
Growth 2010-2023	18.56%	7.44%	6.28%

Household Trends	1 Mile	3 Miles	5 Miles
2023 Households	4,947	41,488	130,578
Average Household Income	\$65,483	\$65,252	\$66,043

LOCATION OVERVIEW - San Antonio, TX

Home of the historic Alamo and rich Texas history, San Antonio has achieved staying power as one of the most attractive environments for business in the United States because of the wealth of opportunities throughout the area such as an educated workforce and a business-friendly climate. San Antonio cultivates a business environment by: (a) Making historic investments in infrastructure, while remaining one of the more fiscally strong cities of its size in the U.S. (b) Securing voter approval in two bond elections for over \$1 billion in investments in infrastructure, roads, libraries, and fire between 2010 and 2020. (c) Keeping property taxes for its citizens. San Antonio was among very few cities in the U.S. that lowered property taxes in 2009. d) Maintaining a AAA General Obligation Bond rating, the only U.S. city with more than 1 million people to do so through the leading financial rating agencies: Standard, Poor, Fitch, and Moody.

San Antonio is accessible between the east and west coasts and the Gulf of Mexico; which makes it a prime destination for expansion, relocation, or a new business startup. As the seventh-largest city in the United States, San Antonio is experiencing solid economic growth in 21st century industries such as bioscience and healthcare, aerospace, IT and cybersecurity and green technologies. Biotech companies and healthcare systems in San Antonio contribute billions to the local economy. San Antonio is a model city for the new face of America - a diverse, progressive and globally competitive city with a solid vision for national and international economic development.



This Offering Memorandum may not be all-inclusive or contain all the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the listing brokerage company. The material is based in part upon information supplied by the Owner and in part upon financial information obtained by Echo West Capital Advisors from sources it deems reliable. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence. All photographs and graphic elements are property of Echo West Capital Advisors and use without expressed written permission is prohibited.



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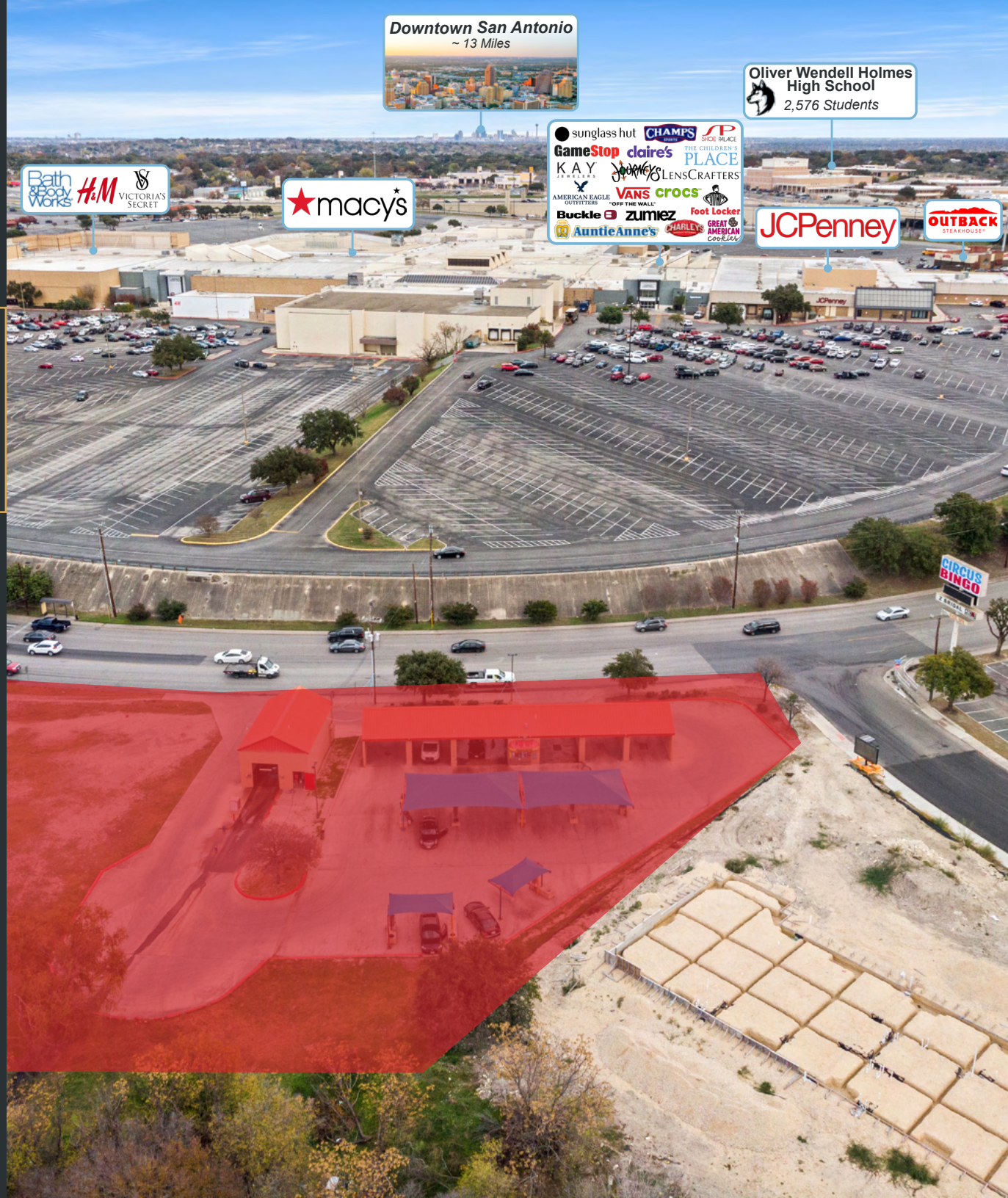
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Information About Brokerage Services

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:
 - 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.

_____ 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
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date