



REAL ESTATE INVESTMENT SERVICES

OFFERING  
MEMORANDUM

8607 Wurzbach Rd  
San Antonio, TX 78240

8607 WURZBACH OFFICE CENTER



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All properties and services are marketed by RESOLUT RE in accordance with all applicable fair housing laws, equal opportunity laws, and real estate licensing requirements.



REAL ESTATE INVESTMENT SERVICES



|                     |    |
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# 8607 WURZBACH OFFICE CENTER

8607 Wurzbach Rd, San Antonio, TX 78230



# INVESTMENT SUMMARY

RESOLUT REIS is pleased to present 8607 Wurzbach Office Center, an established office and retail campus located in the highly active northwest submarket of San Antonio—just minutes from the South Texas Medical Center. Unlike conventional settings, 8607 Wurzbach offers a professional and peaceful environment well-suited for healthcare, wellness, and small business professionals.

This unique offering includes eight buildings—both single-tenant and multi-tenant—positioned across three separately platted parcels totaling approximately 23,028 square feet of gross leasable area on 3.2 acres. Currently over 83% occupied, the property has maintained a good track record of tenancy and answers the ongoing demand for small-format office space in the area.

## Key Highlights

- Strategical location minutes from the South Texas Medical Center
- Value-add opportunities in rent roll and capital expenditure
- Community campus with a shaded canopy of heritage trees
- Strong demographics and daytime population



# PROPERTY OVERVIEW

## 8607 WURZBACH OFFICE CENTER

8607 Wurzbach Rd  
San Antonio, TX 78239



### PROPERTY OVERVIEW

|                           |   |
|---------------------------|---|
| Property Type             | Office Retail                           |
| Property Address          | 8607 Wurzbach Rd, San Antonio, TX 78239 |
| Gross Leasable Area (GLA) | 23,028 SF                               |
| Lot Size                  | Combined 3.2 Acres                      |
| Year Built/Renovated      | 1978/2015                               |
| Zoning                    | C-2                                     |
| Property ID               | 514124, 514132, 514133                  |
| Number of Buildings       | 8                                       |
| Access & Frontage         | 1 access point on Wurzbach Rd           |
| Frontage                  | +/- 235' on Wurzbach Rd                 |
| Traffic Counts            | +/- 37,064 VPD on Wurzbach Rd           |
| Nearby Economic Drivers   | The South Texas Medical Center          |

# PRICING DETAILS

| PRICING DETAILS |             |
|-----------------|-------------|
| Offering Price  | Call Broker |
| Cap Rate        | -           |
| NOI (in-place)  | \$102,463   |
| Price Per SqFt  | -           |
| Occupancy       | 83%         |
| Lease Type(s)   | Gross       |

| FINANCING     |   | 1st Loan |
|---------------|---|----------|
| Loan Type     | - |          |
| Loan Amount   | - |          |
| Loan-To-Value | - |          |
| Interest Rate | - |          |
| Amortization  | - |          |
| Term          | - |          |

\*Loan information is subject to change.

Contact Jack Stewart at Trinity REF for more information.

Jack Stewart

Trinity REF

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M: (334) 419-3454

Jack@TrinityREF.com

www.trinityref.com

| RETURNS             | YEAR 1 |
|---------------------|--------|
| Cash-on-Cash        | -      |
| Debt Coverage Ratio | -      |

# RENT ROLL Pg. 1

| LEASE DATES                      |            |             |             |          |         |                 |                  |                 |            |            |            |                   |                 |  |
|----------------------------------|------------|-------------|-------------|----------|---------|-----------------|------------------|-----------------|------------|------------|------------|-------------------|-----------------|--|
| TENANT                           | SUITE      | SQUARE FEET | % BLD SHARE | COMM.    | EXP.    | MONTHLY RENT/SF | TOTAL RENT/MONTH | TOTAL RENT/YEAR | CHANGES ON | CHANGES TO | LEASE TYPE | EXPENSE REIMBURS. | RENEWAL OPTIONS |  |
| Cantina El Alebrije              | Bldg N     | 3,969       | 17.2%       | 7/24/23  | 7/31/29 | \$17.01         | \$5,625          | \$67,500        | N/A        | N/A        | Gross      | \$0               | -               |  |
| Vacant                           | Bldg O     | 1,689       | 7.3%        | -        | -       | \$0.00          | \$0              | \$0             | N/A        | N/A        | Gross      | \$0               | -               |  |
| SA NW Addict Center              | Bldg P     | 1,790       | 7.8%        | 12/31/08 | MTM     | \$14.47         | \$2,159          | \$25,902        | N/A        | N/A        | Gross      | \$0               | -               |  |
| Rehab Therapy Resources          | Bldg P/100 | 2,104       | 9.1%        | 3/4/22   | 2/1/25  | \$12.15         | \$2,130          | \$25,560        | N/A        | N/A        | Gross      | \$0               | -               |  |
| 8607 Wurzbach Corp. Office       | Bldg Q/R   | 2,700       | 11.7%       | 12/1/23  | 12/1/26 | \$4.89          | \$1,100          | \$13,200        | N/A        | N/A        | Gross      | \$0               | -               |  |
| *Vintage Hideaway (Thrift Store) | Bldg S     | 746         | 3.2%        | -        | -       | \$0.00          | \$0              | \$0             | N/A        | N/A        | Gross      | \$0               | -               |  |
| Low T Center                     | Bldg T     | 1,500       | 6.5%        | 2/1/21   | 2/1/26  | \$14.40         | \$1,800          | \$21,600        | N/A        | N/A        | Gross      | \$0               |                 |  |
| Dr. Whiting Rehab                | Bldg V-100 | 940         | 4.1%        | 3/14/22  | 3/31/27 | \$14.06         | \$1,101          | \$13,212        | Jul-2025   | \$7,812.00 | Gross      | \$0               |                 |  |

\* Vintage Hideaway (Thrift Store) is Working on Receiving Certificate of Occupancy.

# RENT ROLL Pg. 2

| LEASE DATES                    |                      |             |             |        |         |                 |                  |                 |            |            |            |                   |                 |  |
|--------------------------------|----------------------|-------------|-------------|--------|---------|-----------------|------------------|-----------------|------------|------------|------------|-------------------|-----------------|--|
| TENANT                         | SUITE                | SQUARE FEET | % BLD SHARE | COMM.  | EXP.    | MONTHLY RENT/SF | TOTAL RENT/MONTH | TOTAL RENT/YEAR | CHANGES ON | CHANGES TO | LEASE TYPE | EXPENSE REIMBURS. | RENEWAL OPTIONS |  |
| Allstate Offices               | Bldg V-101, 102, 103 | 1,344       | 5.8%        | 3/4/22 | 3/1/25  | \$15.11         | \$1,692          | \$20,304        | N/A        | N/A        | Gross      | \$0               | -               |  |
| Dr. Whiting Office             | Bldg V-104           | 644         | 2.8%        | 2/1/15 | 1/31/25 | \$19.55         | \$1,049          | \$12,590        | N/A        | N/A        | Gross      | \$0               | -               |  |
| First Impressions Beauty Salon | Bldg V-200           | 1,000       | 4.3%        | 2/1/18 | MTM     | \$19.80         | \$1,650          | \$19,800        | N/A        | N/A        | Gross      | \$0               | -               |  |
| Blue Bonnet Counseling         | Bldg V-201           | 1,300       | 5.6%        | 2/1/18 | MTM     | \$16.80         | \$1,820          | \$21,840        | N/A        | N/A        | Gross      | \$0               | -               |  |
| Audio Addicts                  | Bldg V-202           | 602         | 2.6%        | 1/1/00 | MTM     | \$9.97          | \$500            | \$6,000         | N/A        | N/A        | Gross      | \$0               | -               |  |
| Vacant                         | Bldg W               | 2,700       | 11.7%       | -      | -       | \$0.00          | \$0              | \$0             | N/A        | N/A        |            | \$0               | -               |  |

# OPERATING STATEMENT

## Assumptions:

Year 1 beginning 6/1/2025

Year 1 CAM based on 2024 with a 2.7% increase.

[1] - Management fees are assumed at \$1,200 per month, which is applied when the standard percentage of gross rents results in a lower amount.

[2] - A capital reserve of \$0.50 per square foot is assumed, based on the age and vintage of the building.

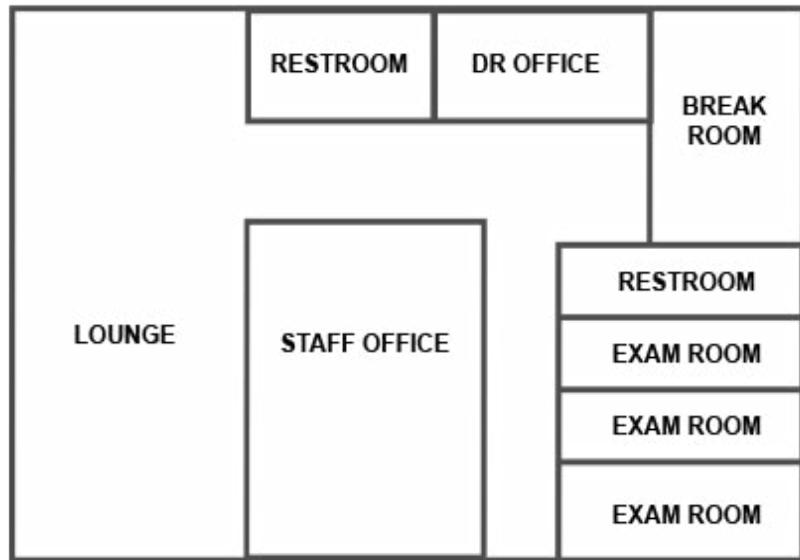


REAL ESTATE INVESTMENT SERVICES

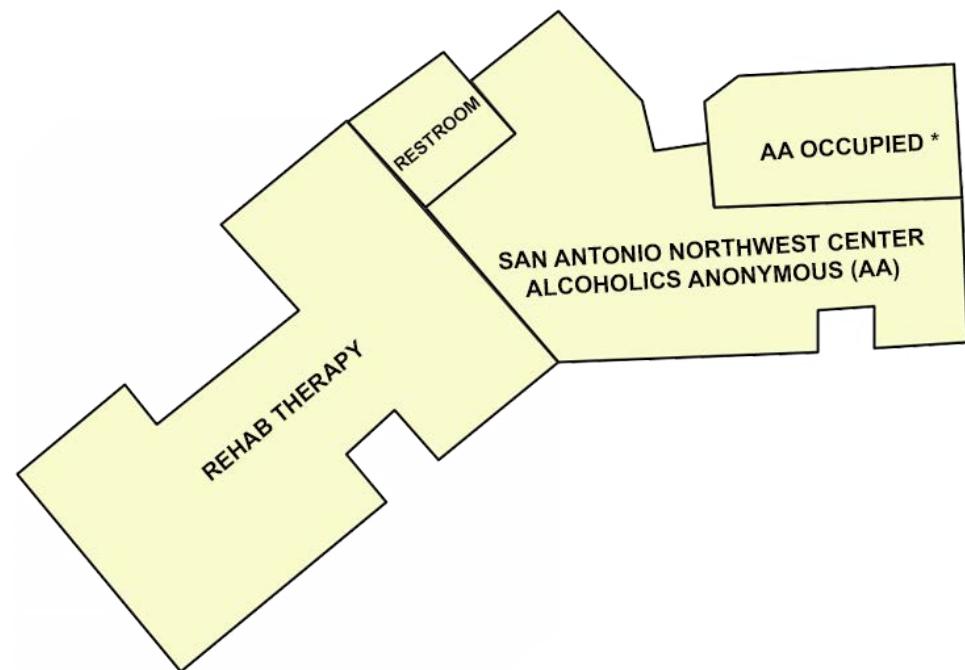
| INCOME                       | YEAR 1      | PER SF    | NOTES |
|------------------------------|-------------|-----------|-------|
| Scheduled Base Rental Income | 247,508     | 10.75     |       |
| Expense Reimbursement Income |             |           |       |
| CAM                          | 0           | 0.00      |       |
| Insurance                    | 0           | 0.00      |       |
| Real Estate Taxes            | 0           | 0.00      |       |
| Management Fees              | 0           | 0.00      |       |
| Total Reimbursement Income   | 0           | 0.00      |       |
| <br>Potential Gross Revenue  | <br>247,508 | <br>10.75 |       |
| General Vacancy              | -           | -         |       |
| Effective Gross Revenue      | \$247,508   | \$10.75   |       |

| OPERATING EXPENSES           | YEAR 1    | PER SF | NOTES |
|------------------------------|-----------|--------|-------|
| Cleaning                     | 4,666     | 0.20   |       |
| Repairs & Maintenance        | 15,481    | 0.67   |       |
| Security                     | 350       | 0.02   |       |
| Pest Control                 | 3,425     | 0.15   |       |
| Water                        | 5,482     | 0.24   |       |
| Trash                        | 2,865     | 0.12   |       |
| Insurance                    | 23,942    | 1.04   |       |
| Real Estate Taxes            | 63,441    | 2.75   |       |
| Management Fee               | 12,000    | 0.52   | [1]   |
| Capital Reserves (\$0.50 SF) | 13,394    | 0.58   | [2]   |
| Total Expenses               | \$145,045 | \$6.30 |       |
| Expenses as % of EGR         | 56.7%     |        |       |
| Net Operating Income         | \$102,463 | \$4.45 |       |

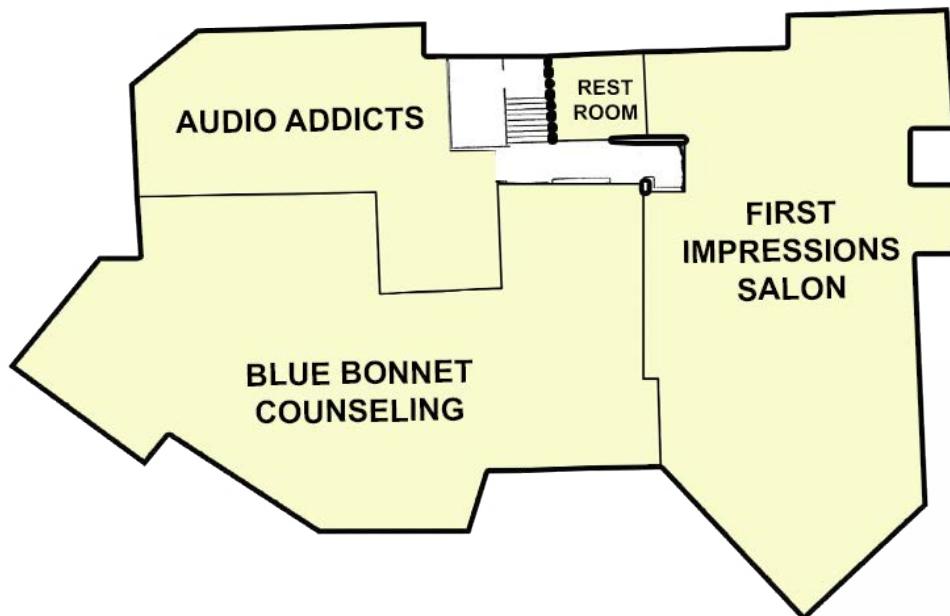




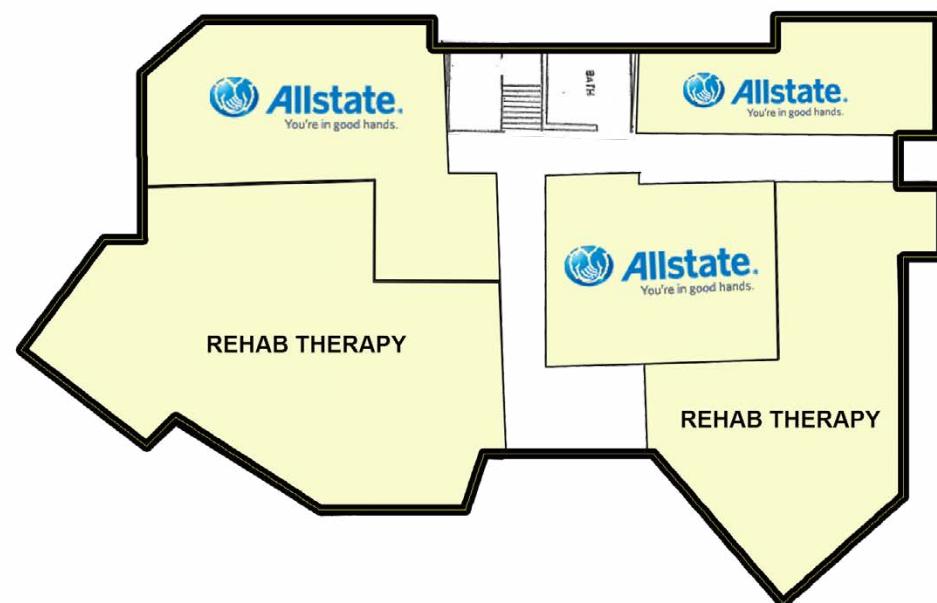
BLDG O  
Space Plan



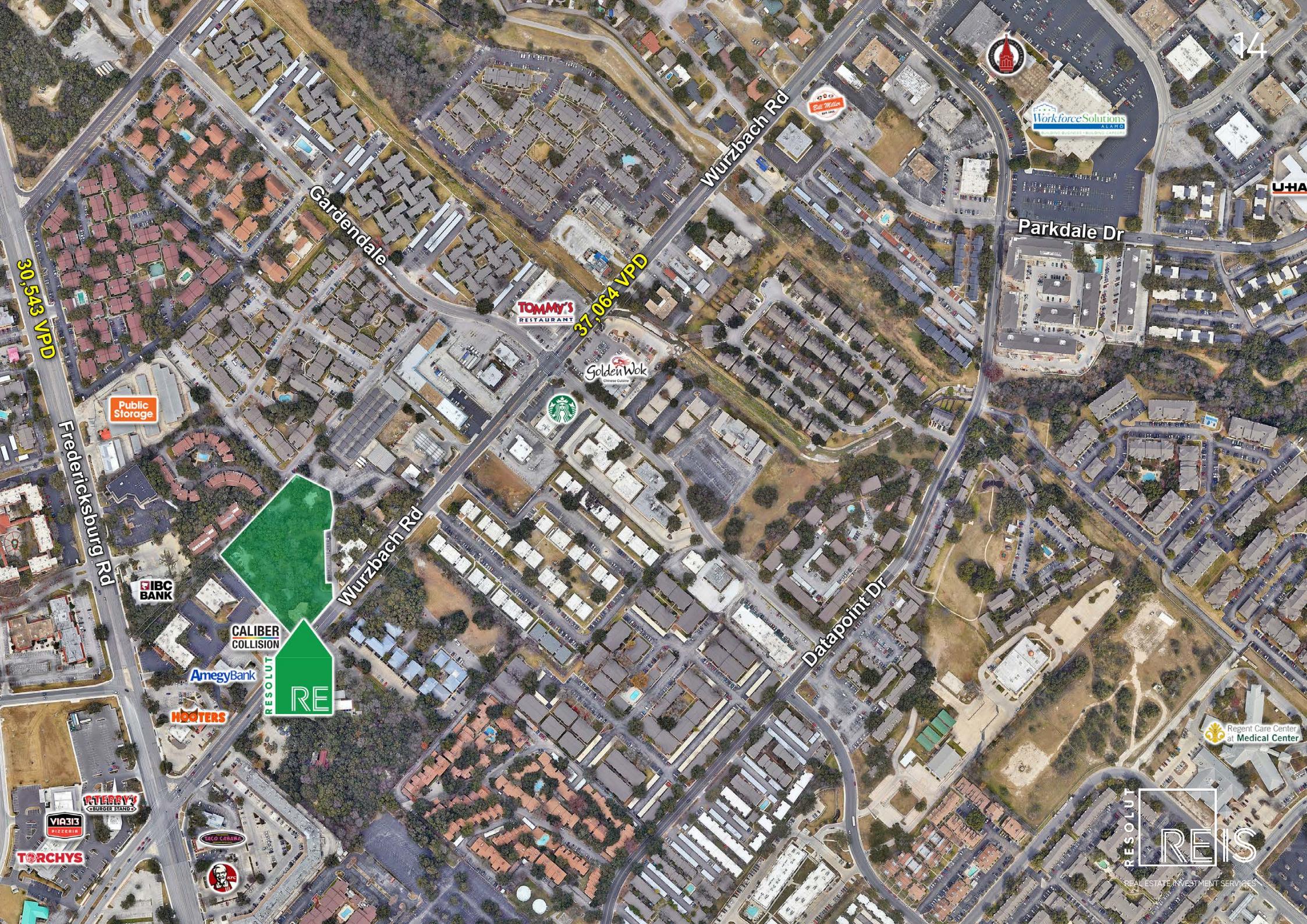
BLDG P  
Space Plan



BLDG V  
2nd Floor Space Plan



BLDG V  
1st Floor Space Plan



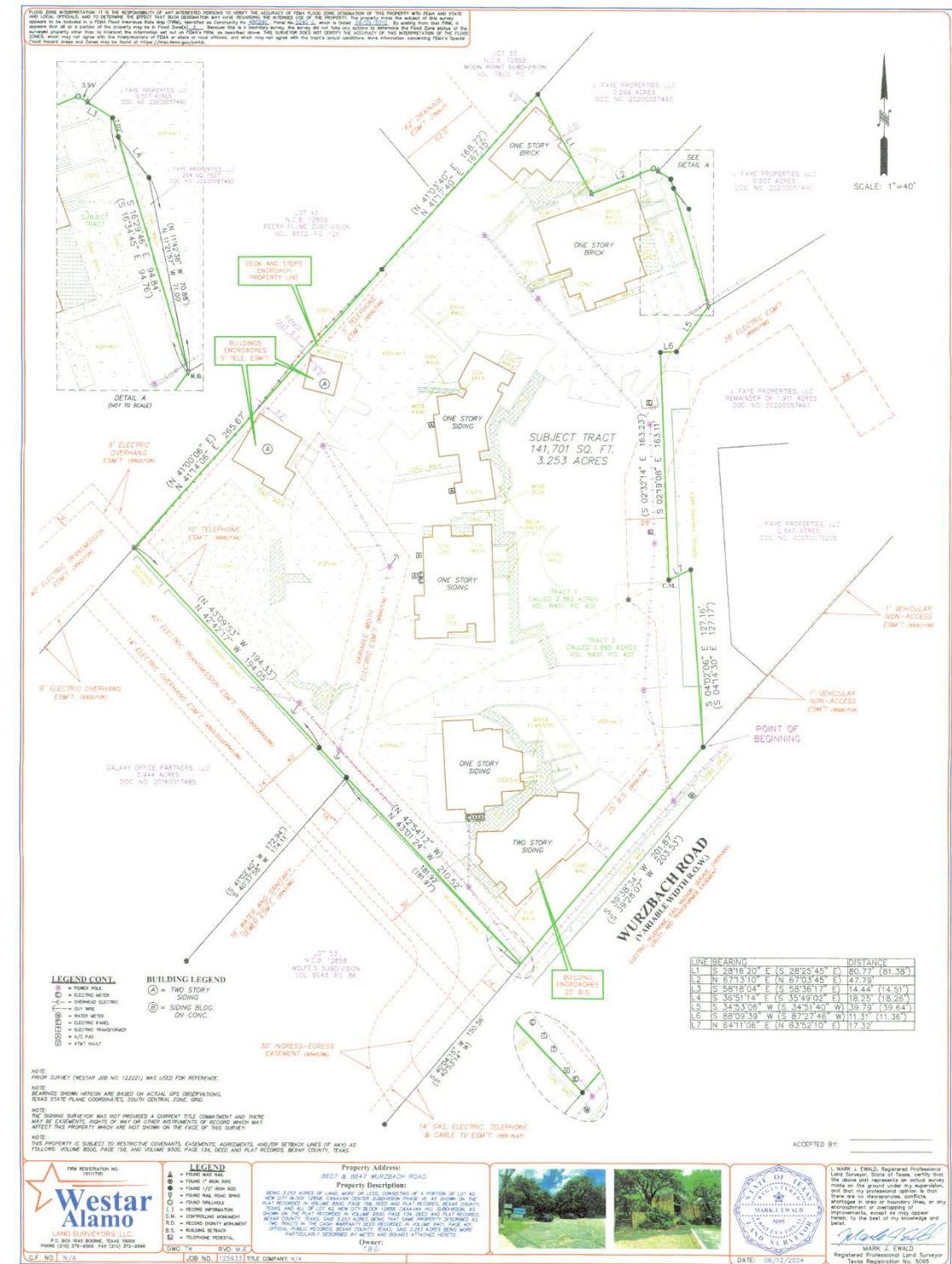


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## Churchill High School

The logo for RESOLUT REIS is displayed. The word "RESOLUT" is in a vertical, sans-serif font on the left, and "REIS" is in a large, stylized, blocky font on the right. The background of the slide is a grainy, high-contrast photograph of a city skyline at night, showing numerous lit-up buildings and skyscrapers.

# SURVEY





## Market Overview: San Antonio-New Braunfels Metropolitan Statistical Area

The San Antonio–New Braunfels Metropolitan Statistical Area (MSA) is one of the fastest-growing and most economically resilient regions in the United States. Encompassing eight counties and anchored by San Antonio—Texas' second-largest city—the MSA serves as a dynamic hub for business, military, tourism, education, and innovation.

### Population Growth & Demographics

The San Antonio–New Braunfels MSA boasts a population of over 2.6 million residents, with projections estimating continued annual growth exceeding 2% through the end of the decade. This sustained population increase is driven by both a strong in-migration of new residents and a high birth rate, contributing to a younger median age compared to national averages. The expanding population base underpins retail demand and supports a deep labor pool.

## Economic Drivers & Employment

The region benefits from a diverse and well-balanced economy, with key industries including:

- Military & Defense: Home to Joint Base San Antonio, one of the largest military installations in the U.S., contributing significantly to regional employment and stability.
- Healthcare & Bioscience: Anchored by the South Texas Medical Center and major employers like Methodist Healthcare and University Health.
- Tourism & Hospitality: San Antonio attracts over 34 million visitors annually, fueling hotel, restaurant, and retail activity.
- Finance, Education & Technology: The area is a growing hub for cybersecurity, data centers, and fintech operations, supported by institutions such as UTSA and Texas A&M–San Antonio.

The unemployment rate consistently trends below national averages, with job growth recovering swiftly post-pandemic and remaining strong in sectors like professional services, construction, and leisure/hospitality.

## Retail Market Fundamentals

Retail real estate in the San Antonio–New Braunfels MSA remains highly competitive and active, bolstered by steady consumer demand, strong household growth, and a resilient small business ecosystem. According to recent market data:

- Retail vacancy rates in core submarkets remain below 5%, with rising rental rates due to limited new construction.
- Multi-tenant strip centers and neighborhood retail centers are in high demand among local and regional tenants seeking to capitalize on growing rooftops and daytime populations.
- Investor interest remains strong, with cap rates remaining attractive relative to other major Texas metros, driven by a favorable cost of living and business climate.

## Strategic Location & Infrastructure

Situated at the crossroads of Interstates 10, 35, and 37, the San Antonio MSA offers seamless connectivity throughout Texas and into Mexico. The region also benefits from proximity to the Port of San Antonio, a 1,900-acre logistics and innovation hub, and the San Antonio International Airport, which serves over 10 million passengers annually.

## Conclusion

With strong economic fundamentals, explosive population growth, and favorable real estate dynamics, the San Antonio–New Braunfels MSA represents a compelling environment for retail investment. This market's stability, diversity, and strategic location continue to drive both tenant demand and investor confidence, positioning this multi-tenant retail property as an attractive opportunity in one of Texas' most promising metros.

|                             | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>POPULATION</b>           |        |         |         |
| 2010 Population             | 21,670 | 125,513 | 335,876 |
| 2020 Population             | 23,111 | 137,259 | 355,252 |
| 2024 Population             | 22,920 | 135,650 | 348,381 |
| 2029 Population             | 22,581 | 134,104 | 344,591 |
| 2010-2020 Annual Rate       | 0.65%  | 0.90%   | 0.56%   |
| 2020-2024 Annual Rate       | -0.20% | -0.28%  | -0.46%  |
| 2024-2029 Annual Rate       | -0.30% | -0.23%  | -0.22%  |
| 2020 Male Population        | 50.2%  | 48.6%   | 48.6%   |
| 2020 Female Population      | 49.8%  | 51.4%   | 51.4%   |
| 2020 Median Age             | 29.7   | 34.0    | 35.1    |
| 2024 Male Population        | 50.6%  | 49.2%   | 49.3%   |
| 2024 Female Population      | 49.4%  | 50.8%   | 50.7%   |
| 2024 Median Age             | 31.0   | 34.6    | 35.7    |
| <b>HOUSEHOLDS</b>           |        |         |         |
| 2024 Wealth Index           | 30     | 57      | 63      |
| 2010 Households             | 10,321 | 57,254  | 138,733 |
| 2020 Households             | 10,703 | 62,425  | 148,830 |
| 2024 Households             | 10,662 | 62,439  | 148,469 |
| 2029 Households             | 10,626 | 62,611  | 149,304 |
| 2010-2020 Annual Rate       | 0.36%  | 0.87%   | 0.71%   |
| 2020-2024 Annual Rate       | -0.09% | 0.01%   | -0.06%  |
| 2024-2029 Annual Rate       | -0.07% | 0.06%   | 0.11%   |
| 2024 Average Household Size | 2.11   | 2.15    | 2.32    |

|  | 1 MILE   | 3 MILES  | 5 MILES  |
|--|----------|----------|----------|
| <b>RACE &amp; ETHNICITY</b>              |          |          |          |
| 2024 White Alone                         | 33.9%    | 42.1%    | 43.0%    |
| 2024 Black Alone                         | 12.5%    | 8.0%     | 6.3%     |
| 2024 American Indian/Alaska Native Alone | 1.0%     | 1.1%     | 1.2%     |
| 2024 Asian Alone                         | 19.6%    | 8.7%     | 5.6%     |
| 2024 Pacific Islander Alone              | 0.1%     | 0.2%     | 0.1%     |
| 2024 Other Race                          | 10.7%    | 12.4%    | 15.0%    |
| 2024 Two or More Races                   | 22.2%    | 27.5%    | 28.8%    |
| 2024 Hispanic Origin (Any Race)          | 43.0%    | 54.2%    | 61.1%    |
| <b>MEDIAN HOUSEHOLD INCOME</b>           |          |          |          |
| 2024 Median Household Income             | \$51,260 | \$56,516 | \$58,851 |
| 2029 Median Household Income             | \$55,061 | \$62,346 | \$65,452 |
| 2024-2029 Annual Rate                    | 1.44%    | 1.98%    | 2.15%    |

# DEMOGRAPHICS



## 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

#### Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

**David J. Simmonds OR Gavin Fite**

Designated Broker of Firm

**David J. Simmonds OR Gavin Fite**

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

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Email

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1



8607 WURZBACH  
OFFICE CENTER



REAL ESTATE INVESTMENT SERVICES

REAL. RESULTS.

#### INVESTMENT SALES & ADVISORY TEAM

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