

For Sale





Price: **Contact Broker**

Building Size: 2.804 SF

Site Size: 1.03 Acres

Property Format: Auto Center

Zoning: C-3

Parking Spaces: 33

Year Built: 1999 Building Dimensions: 25' Wide 75' Deep

Building Configuration: Freestanding

Ownership: Sears Holding Corporation

Adjacent Developments:

North: Vein & Associates of Texas (medical)

South: Health Texas Medical Group

East: Amegy Bank

West: Allstate Insurance, E.R. Bar

Property Highlights

- Within minutes of University Hospital & USAA corporate campus
- Masonry construction with 7 bay doors
- San Antonio is Texas' second largest city

8551 Wurzbach Rd San Antonio, TX

Clay Mote

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cmote@venturedfw.com

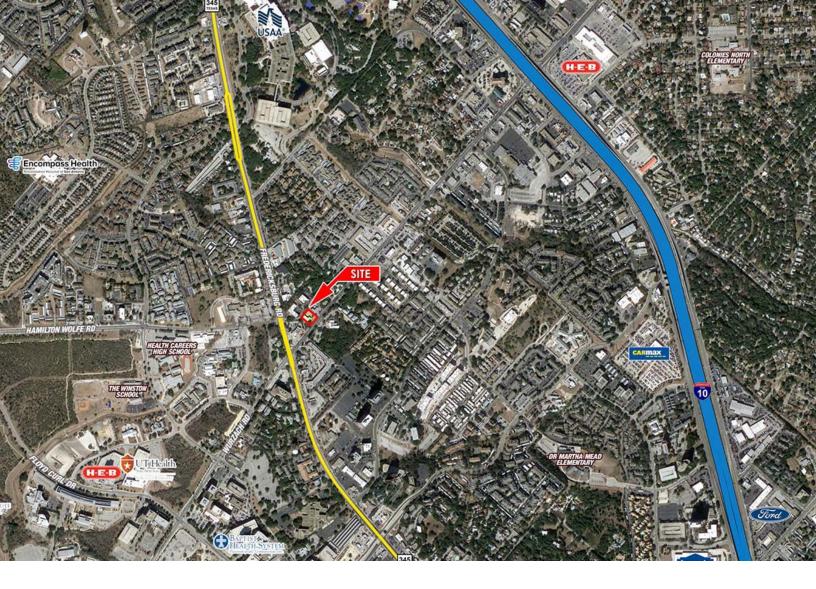
Texas License # 447471

Bryan Cornelius

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Demographic Summary

	1 mile	3 miles	5 miles
TOTAL POPULATION	21,976	137,653	367,490
DAYTIME POPULATION	36,869	104,558	197,804
AVERAGE HH INCOME	\$49,401	\$64,749	\$68,301
MEDIAN AGE	29.3	33.9	34.4

Traffic Counts

Wurzbach Rd, West of site: 22,813 AADT (TxDOT 2017)
Wurzbach Rd, East of site: 43,300 AADT (TxDOT 2017)



DISCLAIME

The information contained herein is obtained from sources believed to be reliable. However, Jones Lang LaSalle and local brokers make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.







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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Venture Commercial

Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker's Name	License No.	Email	Phone
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Agent's Supervisor's Name Bryan Cornelius	License No. 401088	Email bcornelius@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord In	itials Date	



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Designated Broker's Name	License No.	Email	Phone
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Agent's Supervisor's Name Clayborne Mote	License No. 447471	Email cmote@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord In	itials Date	

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