

For SALE or LEASE

3251 Harry Wurzbach Rd.

San Antonio, TX 78209

OPEN LAYOUT - MEDICAL OFFICE

High-Visibility San Antonio Location

BUILDING SIZE:	3,520 SF
LOT SIZE:	0.43 Acres
YEAR BUILT:	2017
PROPERTY TYPE:	Open Layout
MARKET:	San Antonio-Alamo Heights
CONDITION:	Open Layout - Ready for Tenant Build-Out

PROPERTY OVERVIEW

This medical office space represents a partially-built **open layout condition opportunity** for healthcare professionals, clinics, or treatment centers seeking to design and build out their own custom medical facility. The property was previously operated as a rehabilitation and opioid treatment center and has been opened up to offer maximum flexibility for complete tenant customization and modern clinical build-out.

KEY FEATURES

- 3,520 SF of open, flexible space
- Shell condition with concrete slab flooring
- Existing utilities and infrastructure in place
- Structural integrity verified (built 2017)
- Excellent visibility and accessibility
- Adjacent to major medical facilities and established retail centers
- ADA-compliant site with ample parking

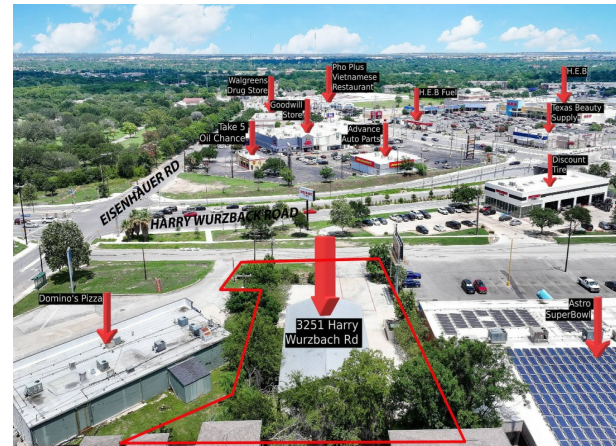
PRIME LOCATION BENEFITS

High-visibility site near intersection of Harry Wurzbach and Austin Hwy

Minutes from Fort Sam Houston and other major medical hubs

Easy access to Loop 410, I-35, and Alamo Heights

Strong surrounding demographics with established residential and medical presence

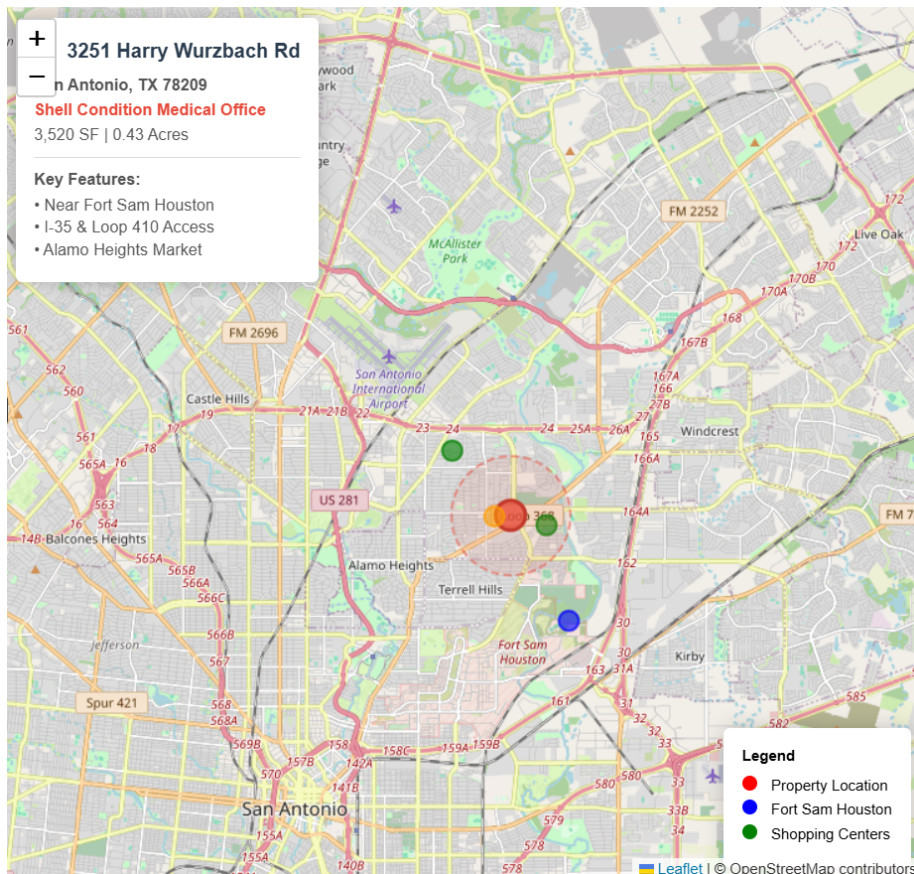


Close-by Tenants include: Walmart, Murphy USA, Sonic Drive-In, Terrell Heights Shopping Center, Astro Superbow

For SALE @ \$898,950

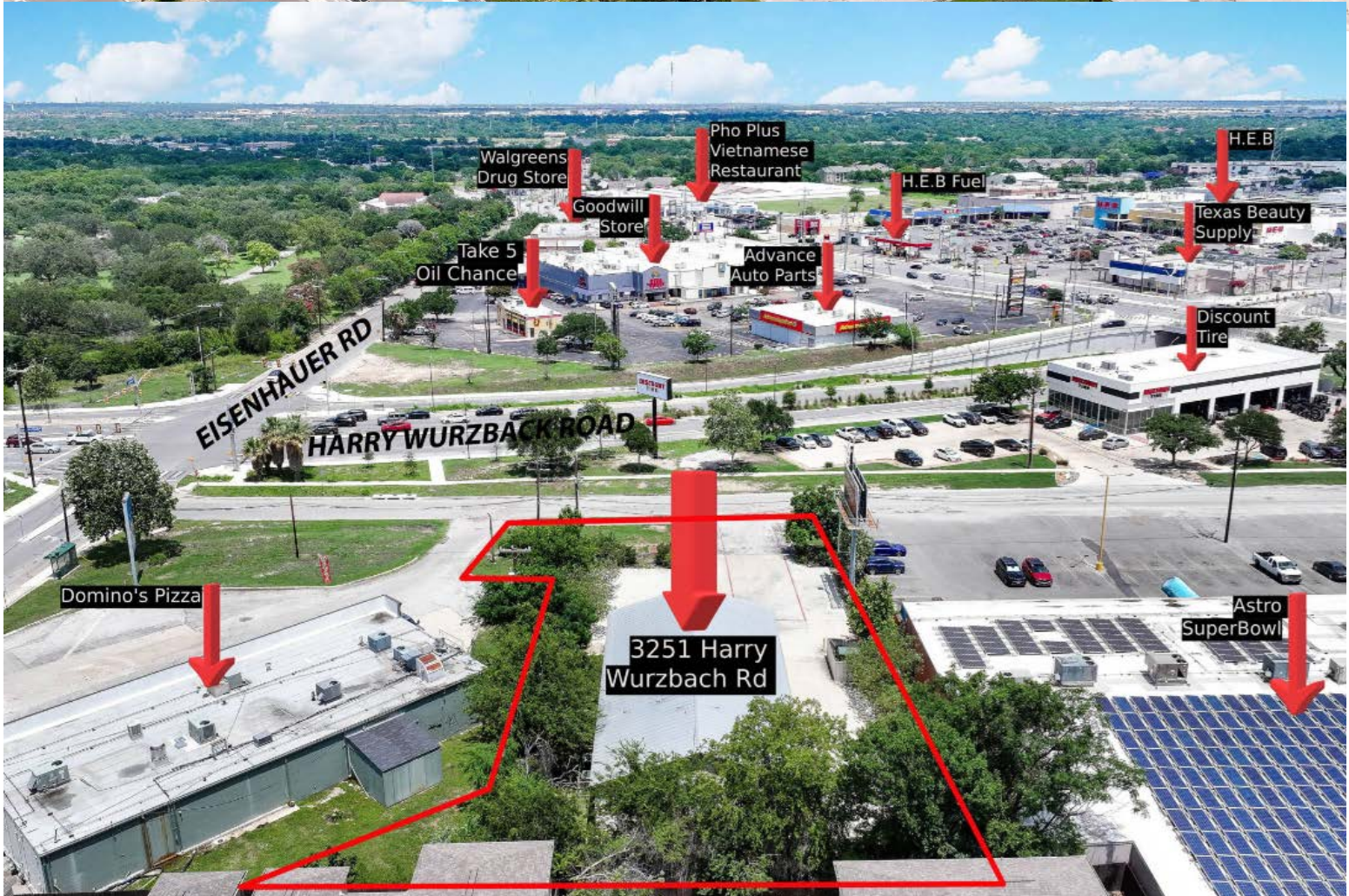
PRICING & LEASE TERMS

BASE RENT:	\$18.75 /SF/YR
NNN CHARGES:	\$8.00 /SF/YR
TOTAL ANNUAL RATE:	\$26.75 /SF/YR
MONTHLY RENT (BASE):	\$1.56 /SF/MO
SERVICE TYPE:	Triple Net (NNN)
SPACE TYPE:	Open Layout with TI
DATE AVAILABLE:	Immediately
LEASE TERM:	Negotiable



CONTACT INFORMATION

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Property Photos



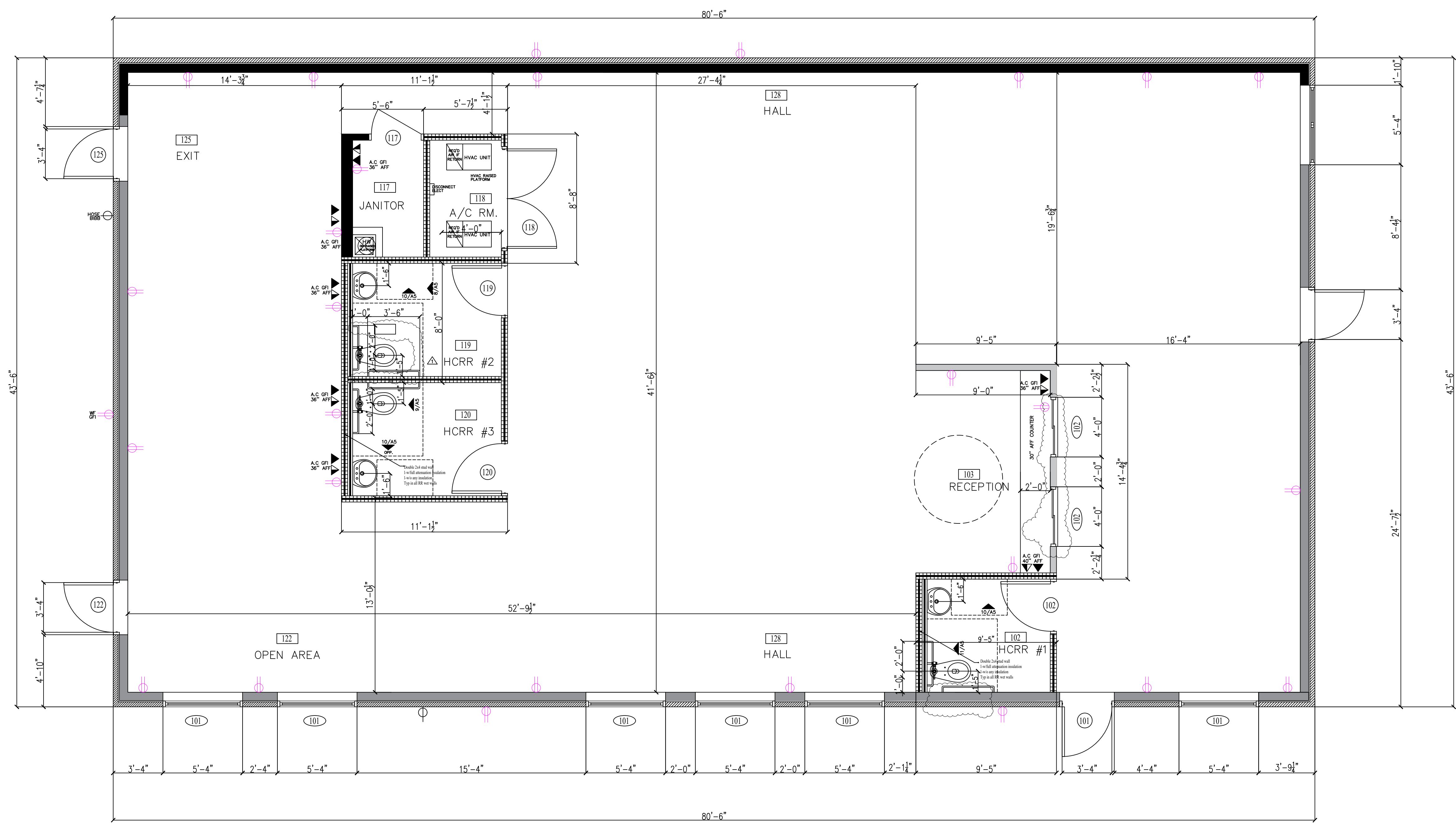
driveway



Building front corner



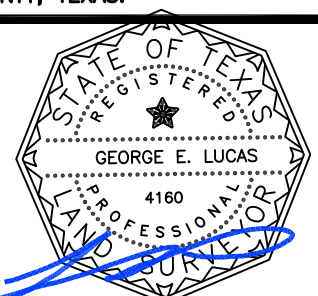
Openned up space - ready for user's built-out



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BEARING BASIS DERIVED FROM TEXAS STATE
PLANE COORDINATE SYSTEM, TEXAS SOUTH
CENTRAL ZONE, NAD 83 DATUM.





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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date