

FOR LEASE

# PARKWAY OAKS

938 WURZBACH PARKWAY  
SAN ANTONIO, TEXAS 78231

Oldham  
Goodwin 

AVAILABLE



## AVAILABILITY

2,500 SF



## TRAFFIC

84,843 VPD  
COMBINED



## RENTAL RATE

CALL BROKER

## PROPERTY HIGHLIGHTS

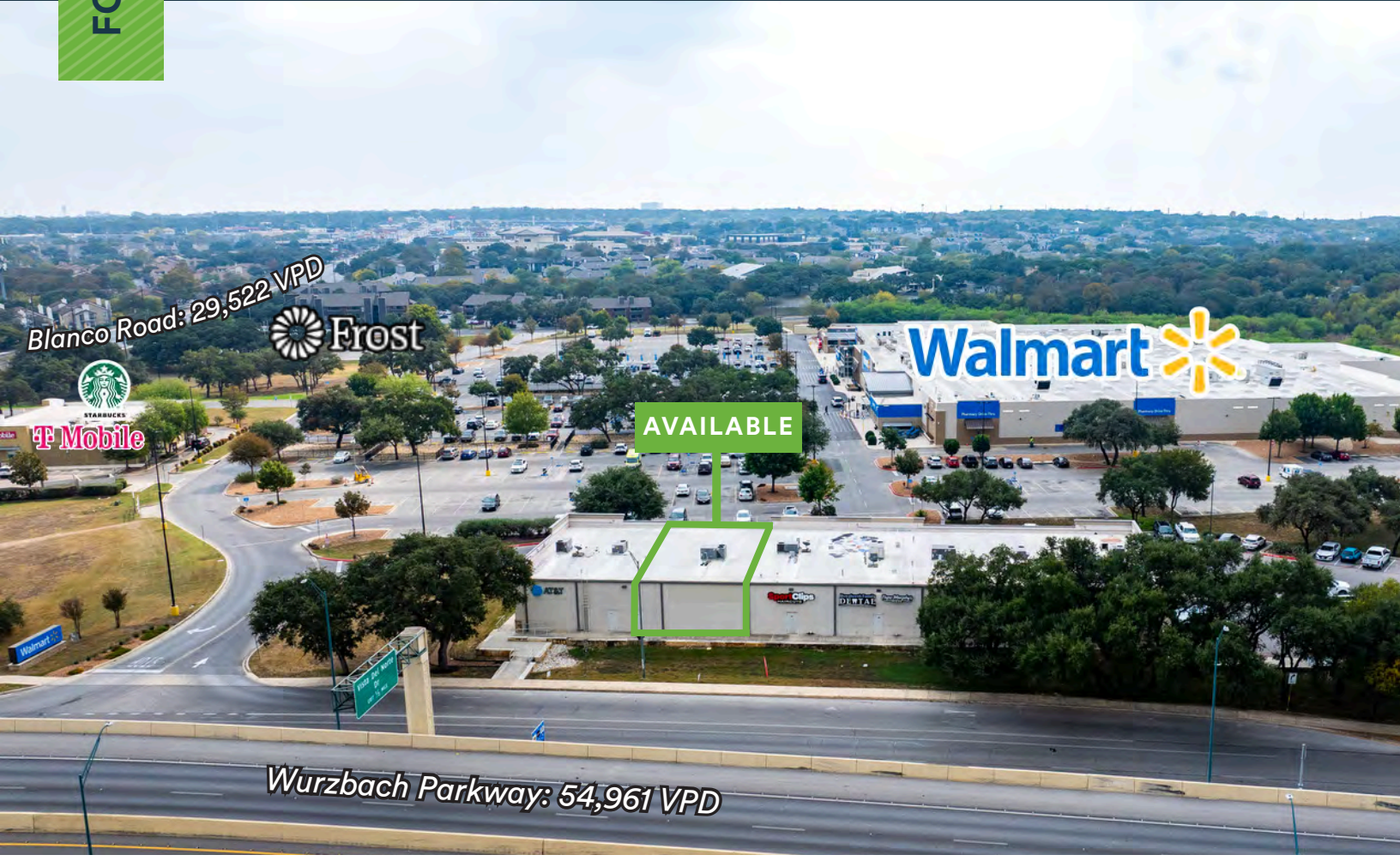
- Walmart Super Center anchored development, generating over 1.8M visits annually
- Second Generation medical office space/urgent care available immediately
- Prominent location at the intersection of Wurzbach Parkway and Blanco Road with a combined traffic count of 84,483 VPD for 2023
- Affluent trade area with 3 Mile Household Income in excess of \$100,000
- Ample surface parking available, with over 5 spaces/1,000 SF
- Dense submarket with over 93,000 residents within 3 miles of the project



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	22,491	96,195	275,508
2029 Total Population	24,114	102,388	293,160
2024 - 2029 Growth Rate	7.22%	6.44%	6.41%
2024 Households	10,826	42,578	121,527
2029 Households	11,623	45,404	129,643
2024 Median Home Value	\$302,955	\$331,094	\$293,410
2024 Average Household Income	\$73,979	\$110,792	\$97,037
2024 Total Consumer Spending	\$245,793,114	\$1,280,997,471	\$3,382,135,740
2029 Total Consumer Spending	\$286,184,417	\$1,478,311,655	\$3,909,990,570



54,961 VPD

Wurzbach Parkway

29,522 VPD

Blanco Road



4,407

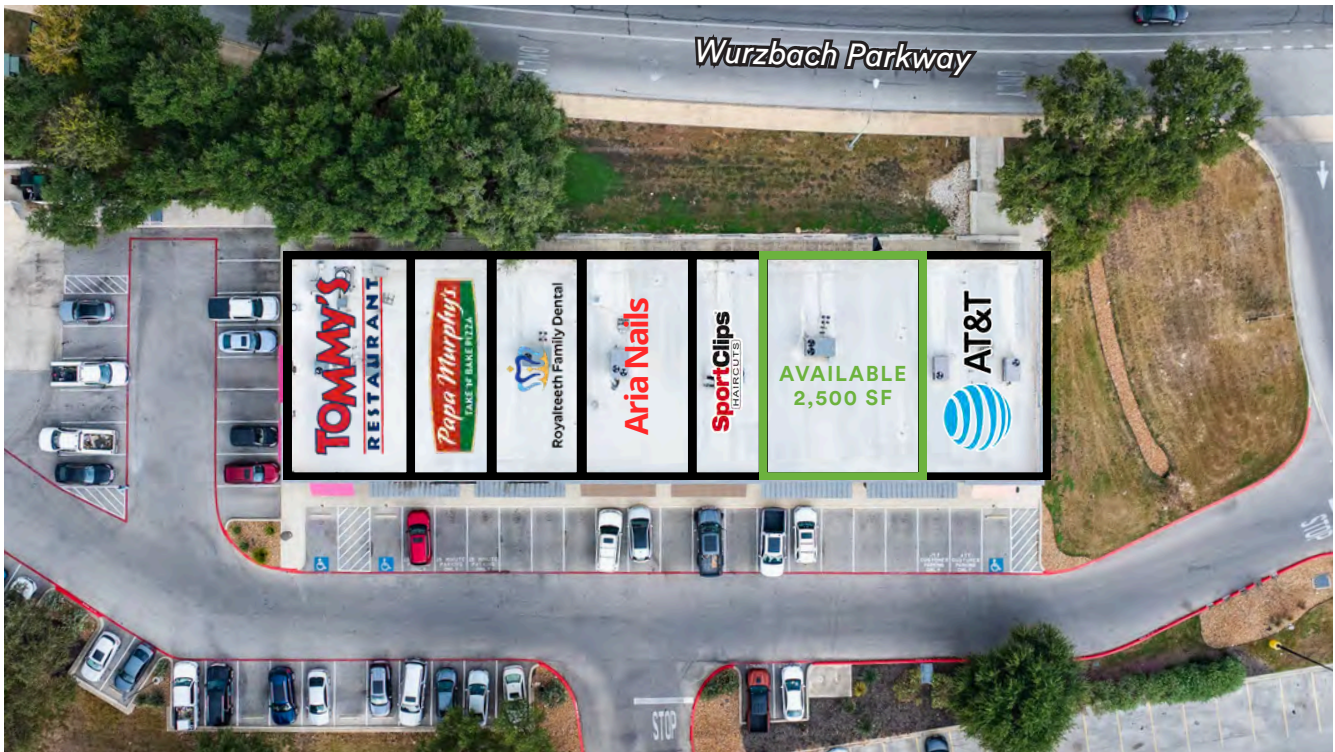
Employees

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## SITE PLAN



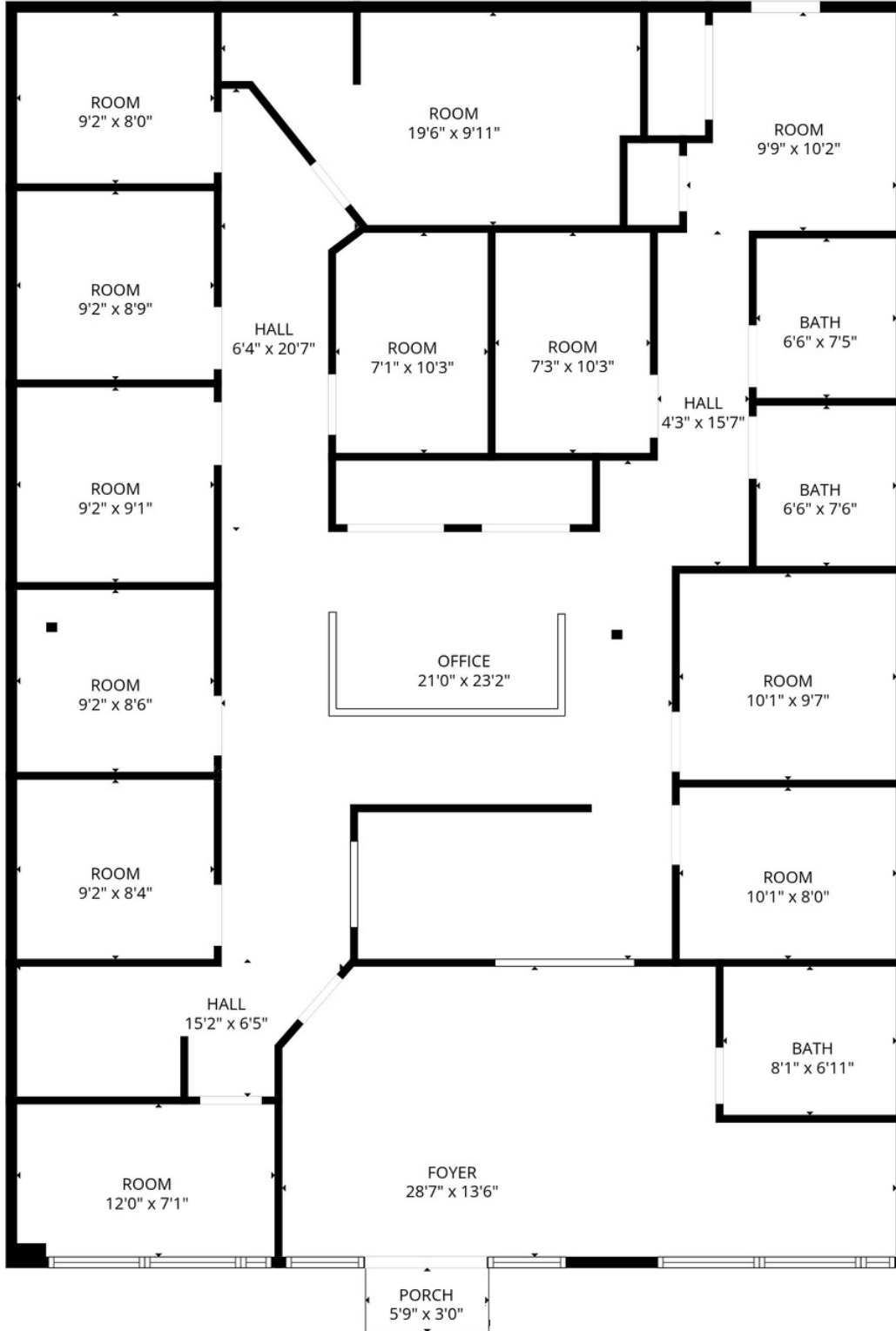
SUITE	AVAILABILITY	RSF
101	AT&T	2,000
104	Available - Former Fast Med	2,500
105	Sports Clips	1,080
106	Aria Nails	1,600
107	Royalteeth Family Dental	1,619
108	Papa Murphy's	1,200
109	Tommy's Restaurant	2,000

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## FLOOR PLAN



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AVAILABLE

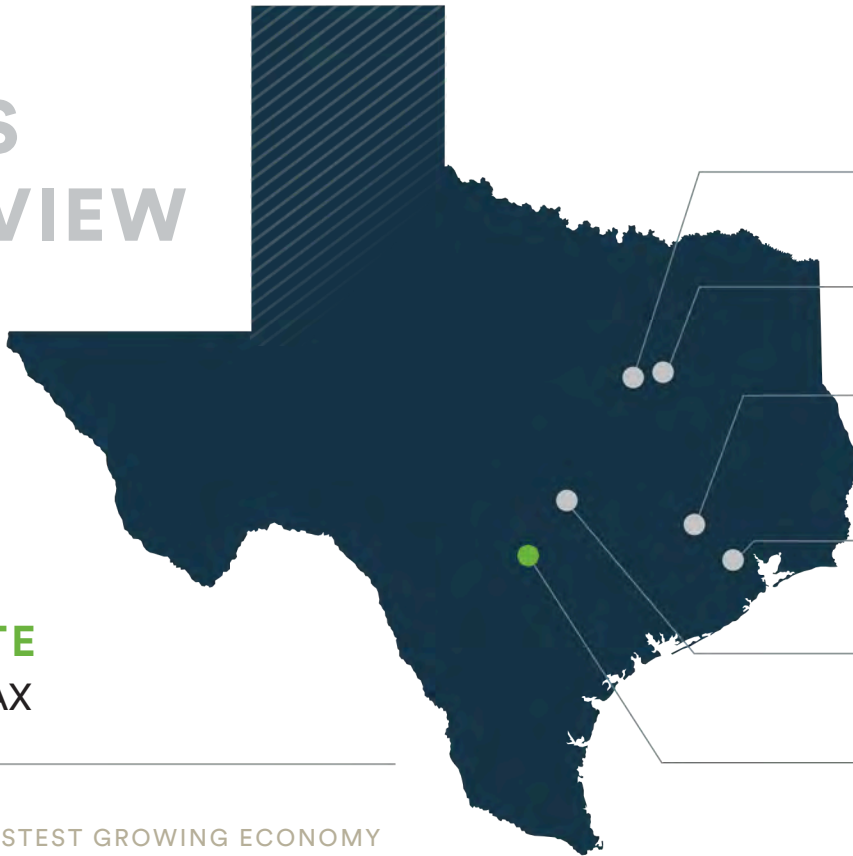


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## TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION IN  
THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**



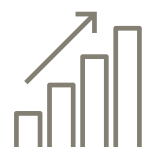
POPULATION  
**28,995,881**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**

FOR LEASE

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## SAN ANTONIO, TEXAS

### HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY



METRO AREA POPULATION

**2,600,000**

**7<sup>TH</sup>**

LARGEST CITY IN THE UNITED STATES  
FASTEST GROWING CITY IN THE COUNTRY

### HOME TO H-E-B

THE 6<sup>TH</sup> LARGEST  
PRIVATE COMPANY IN  
THE UNITED STATES



### 31 INSTITUTIONS OF HIGHER LEARNING

HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT  
OVER 35,000 STUDENTS



### MILITARY CITY, USA

JOINT BASE SAN ANTONIO  
ENCOMPASSES FOUR  
MILITARY INSTALLATIONS

ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION



### HOME OF THE ALAMO

#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR

**4**

FORTUNE 500  
COMPANIES BASED  
IN SAN ANTONIO



### SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000

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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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



**Tyler Bradfield**

Vice President | Retail Services

**D:** 979.977.7656 **C:** 210.508.0181

[Tyler.Bradfield@OldhamGoodwin.com](mailto:Tyler.Bradfield@OldhamGoodwin.com)

## San Antonio

1901 NW Military Highway, Suite 201 | San Antonio, Texas 78213

HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH     [OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM)

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