

FOR LEASE

CROSSPOINT OFFICE/WAREHOUSE

3503 CROSSPOINT
SAN ANTONIO, TX 78217

Oldham
Goodwin 

Wurzbach Parkway: 44,409 VDP

SITE



AVAILABILITY
± 18,690 SF
OCTOBER 2025



SITE SIZE
± 2.676 ACRES



ZONING
I-2 (INDUSTRIAL)



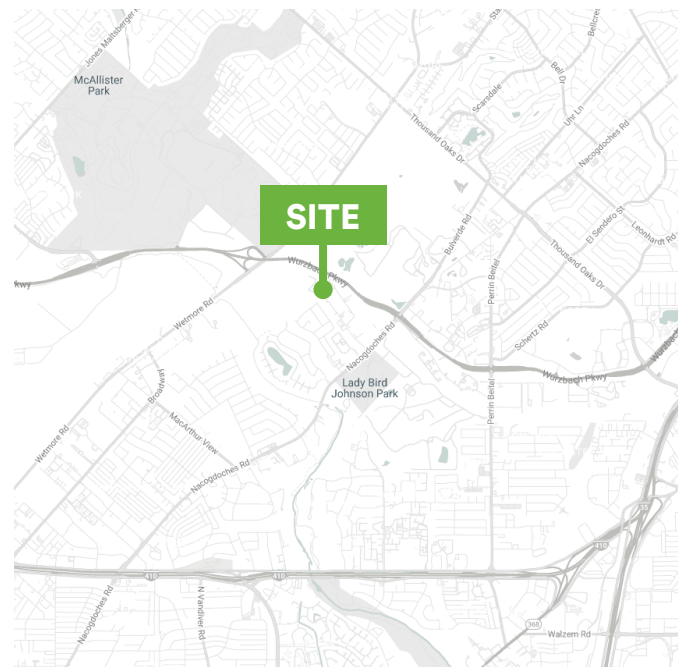
RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

- 18,690 SF Available
- 3,100 SF Office
- 100% HVAC
- 2 Dock High
- 1 Semi Dock High
- Zoned I-2
- Tilt-Wall Construction
- Excellent Interior Finish
- Fenced Truck Court
- Ample Parking
- Easy Access from Wurzbach Pkwy via Nacogdoches Rd.

UTILITIES

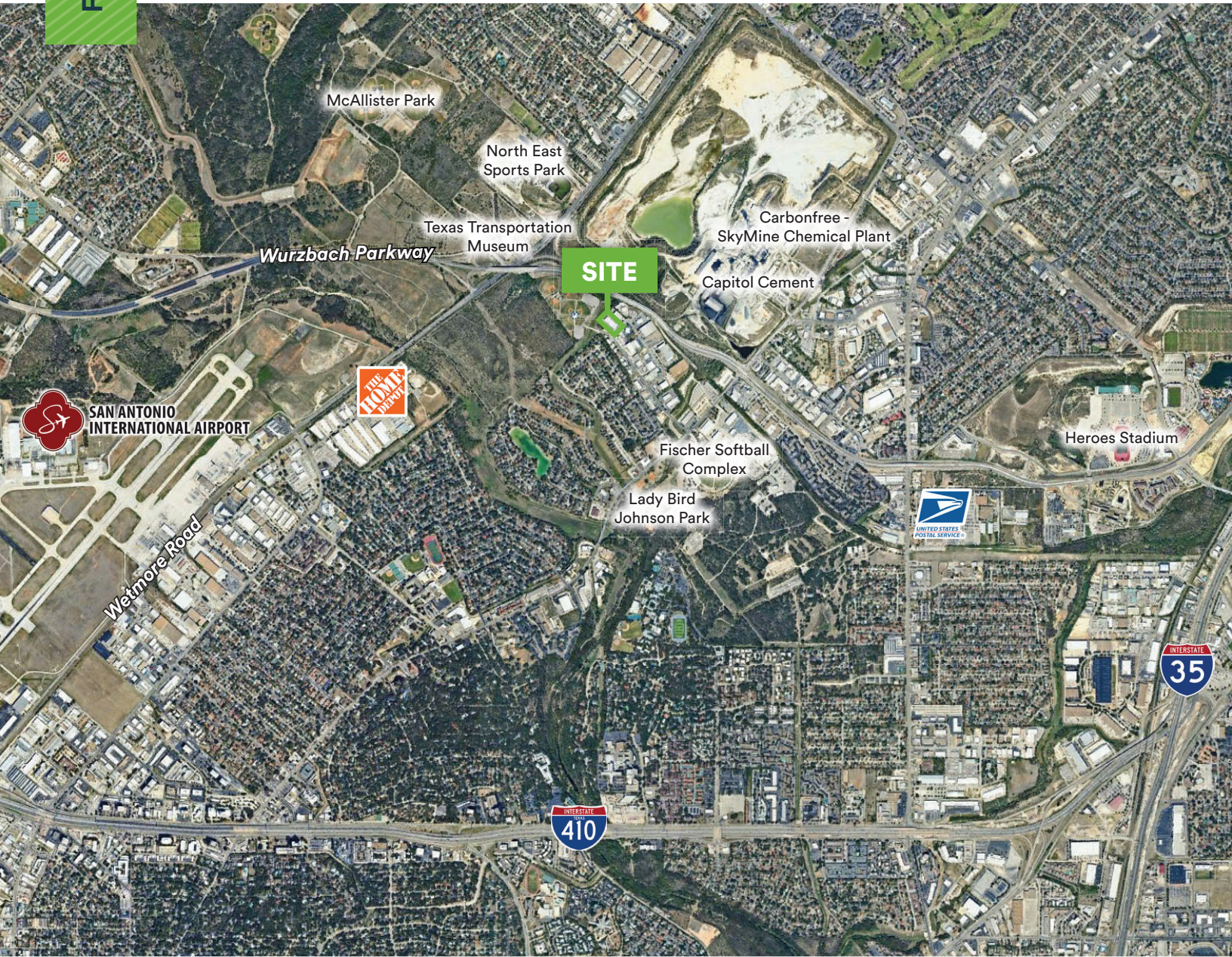
Lighting: Fluorescent | Gas: CPS | Water/Sewer: SAWS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	4,503	86,262	266,007
2029 Total Population	4,549	91,237	282,009
2024-2029 Growth Rate	1.0%	1.2%	1.2%
2024 Households	1,830	36,437	108,616
2029 Households	1,930	38,609	115,381
2024 Median Home Value	\$199,404	\$222,775	\$233,084
2024 Average Household Income	\$65,815	\$79,075	\$85,535



44,409 VPD
Wurzbach Parkway
& Crosspoint Road

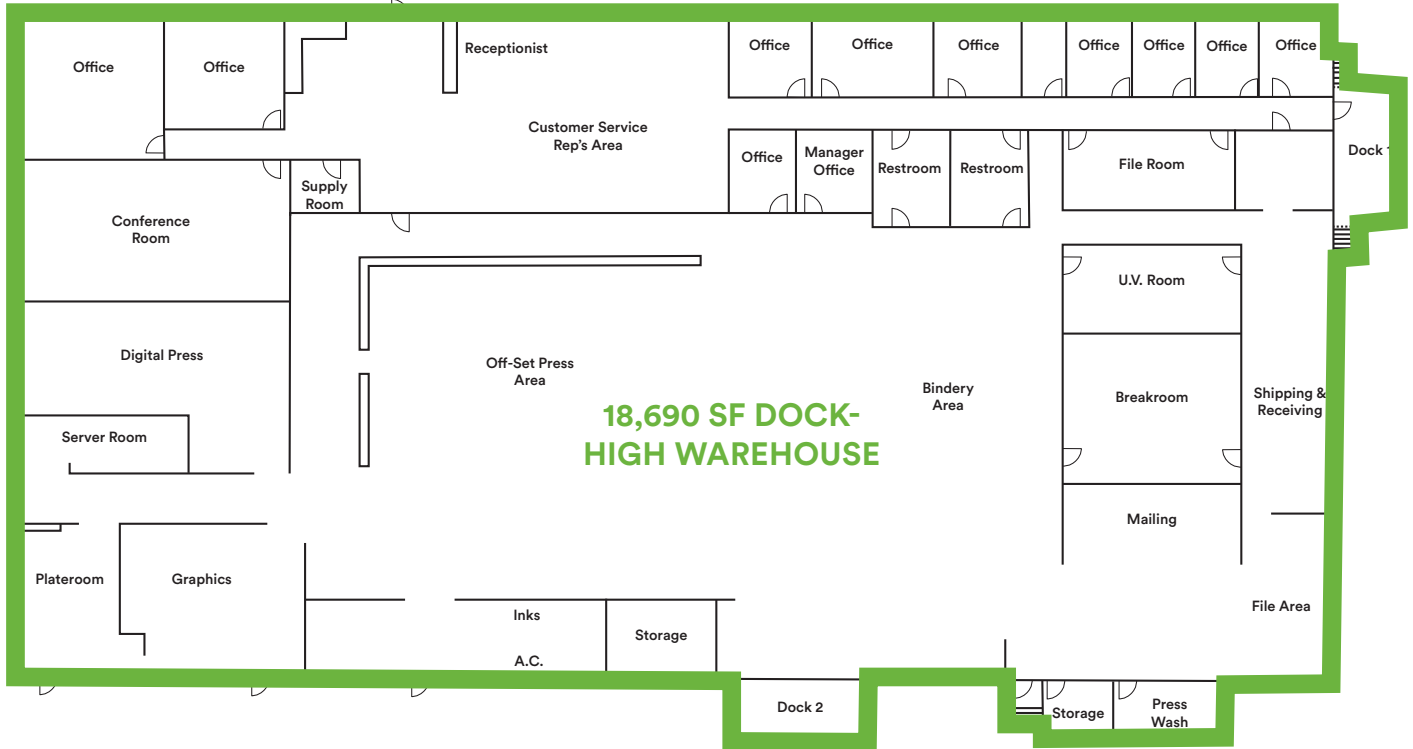


160,986
Employees

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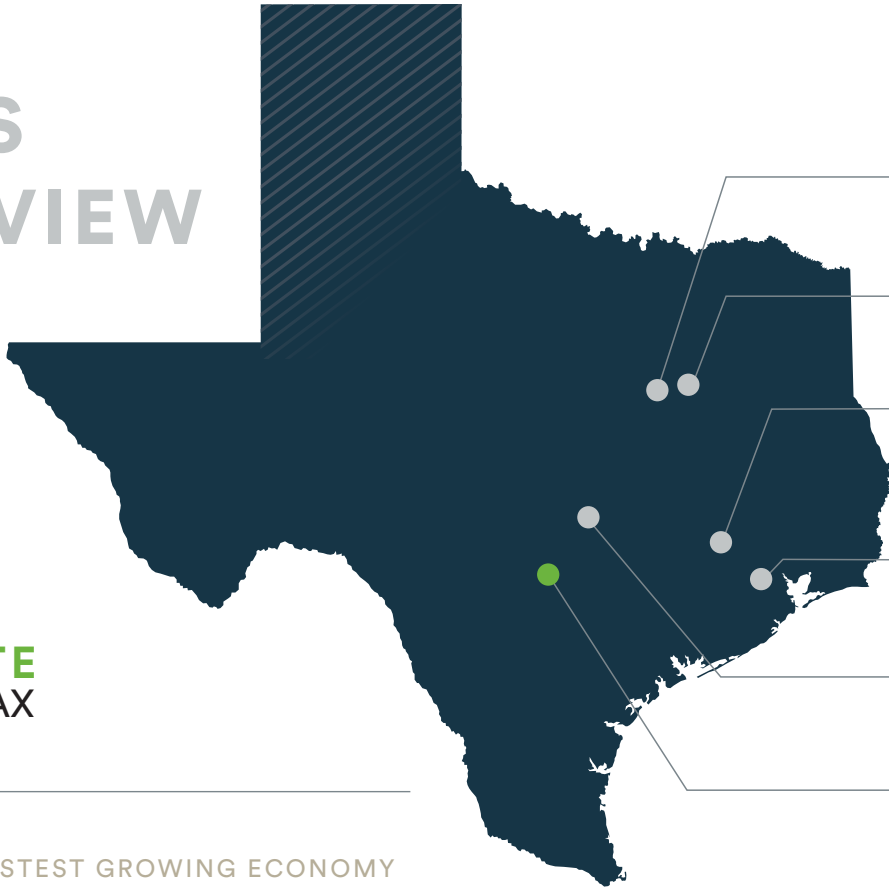
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TEXAS OVERVIEW



**NO STATE
INCOME TAX**



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

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% 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



METRO AREA POPULATION

2,600,000

7TH LARGEST CITY IN THE UNITED STATES
FASTEST GROWING CITY IN THE COUNTRY

4

FORTUNE 500
COMPANIES BASED
IN SAN ANTONIO

HOME TO H-E-B

**THE 6TH LARGEST
PRIVATE COMPANY
IN THE UNITED STATES**



HOME OF THE ALAMO

#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR



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**

WITH AN ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION

**RIVERWALK
UNITED NATIONS
WORLD HERITAGE SITE**

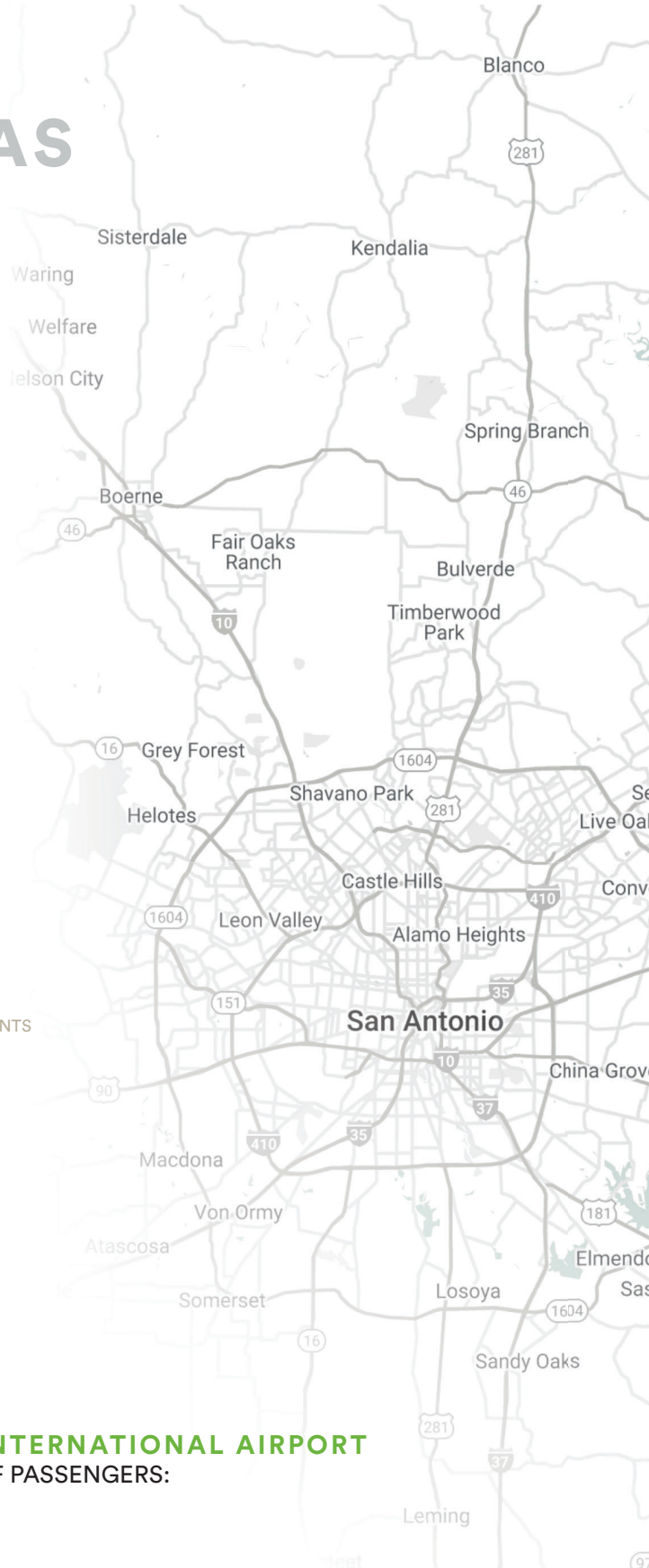
11.5 MILLION VISITORS
ANNUALLY



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.

11-03-2025



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.

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
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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



Steve Monroe

Vice President | Investment Sales

D: 830.218.5171 C: 210.426.1800

Steve.Monroe@OldhamGoodwin.com

San Antonio

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

HOUSTON | BRYAN | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM