

For SALE or LEASE

3251 Harry Wurzbach Rd.

San Antonio, TX 78209

WARM SHELL CONDITION MEDICAL OFFICE

High-Visibility San Antonio Location

BUILDING SIZE:	3,520 SF
LOT SIZE:	0.43 Acres
YEAR BUILT:	2017
PROPERTY TYPE:	Warm Shell Condition Building
MARKET:	San Antonio-Alamo Heights
CONDITION:	Gutted Space - Ready for Tenant Build-Out

PROPERTY OVERVIEW

This medical office space represents a partially-built warm **shell 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 stripped to the core, offering 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
- Income-producing bill board on site

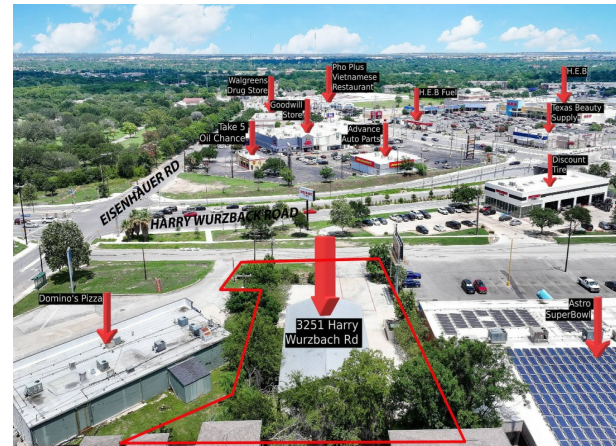
PRIME LOCATION BENEFITS

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

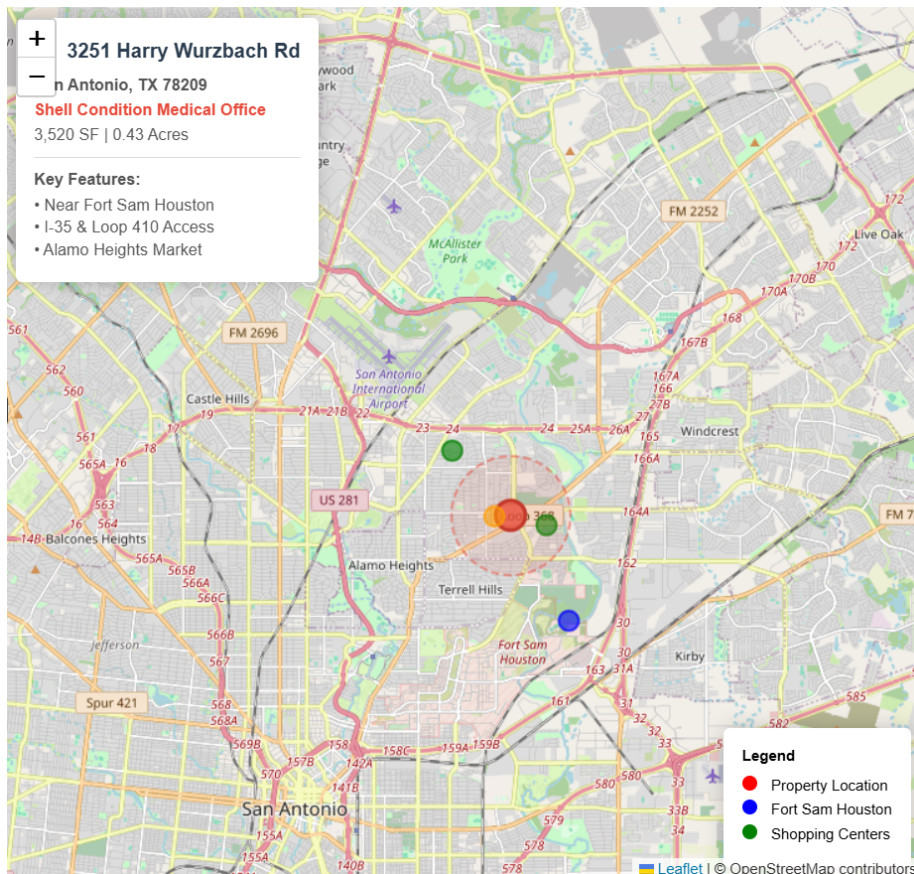


Close-by Tenants include: Walmart, Murphy USA, Sonic Drive-In, Terrell Heights Shopping Center, Astro Superbow

For SALE @ \$950,000

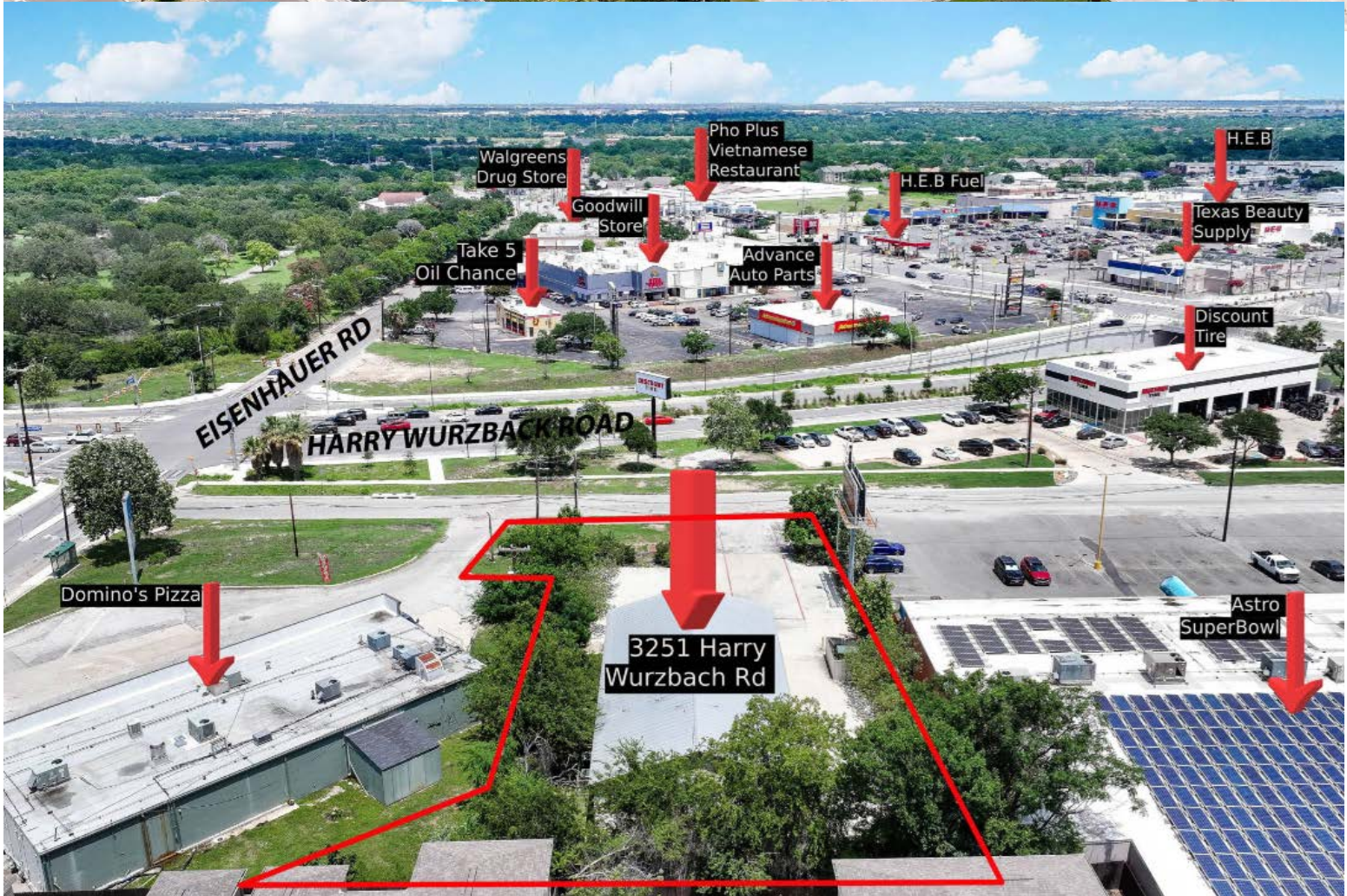
PRICING & LEASE TERMS

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:	Shell Condition - Relet
DATE AVAILABLE:	Immediately
LEASE TERM:	Negotiable



CONTACT INFORMATION

Francis Froude
All Streets Realty LLC
Email: francis@francisfroude.com
Phone: (832) 499-6485



Property Photos



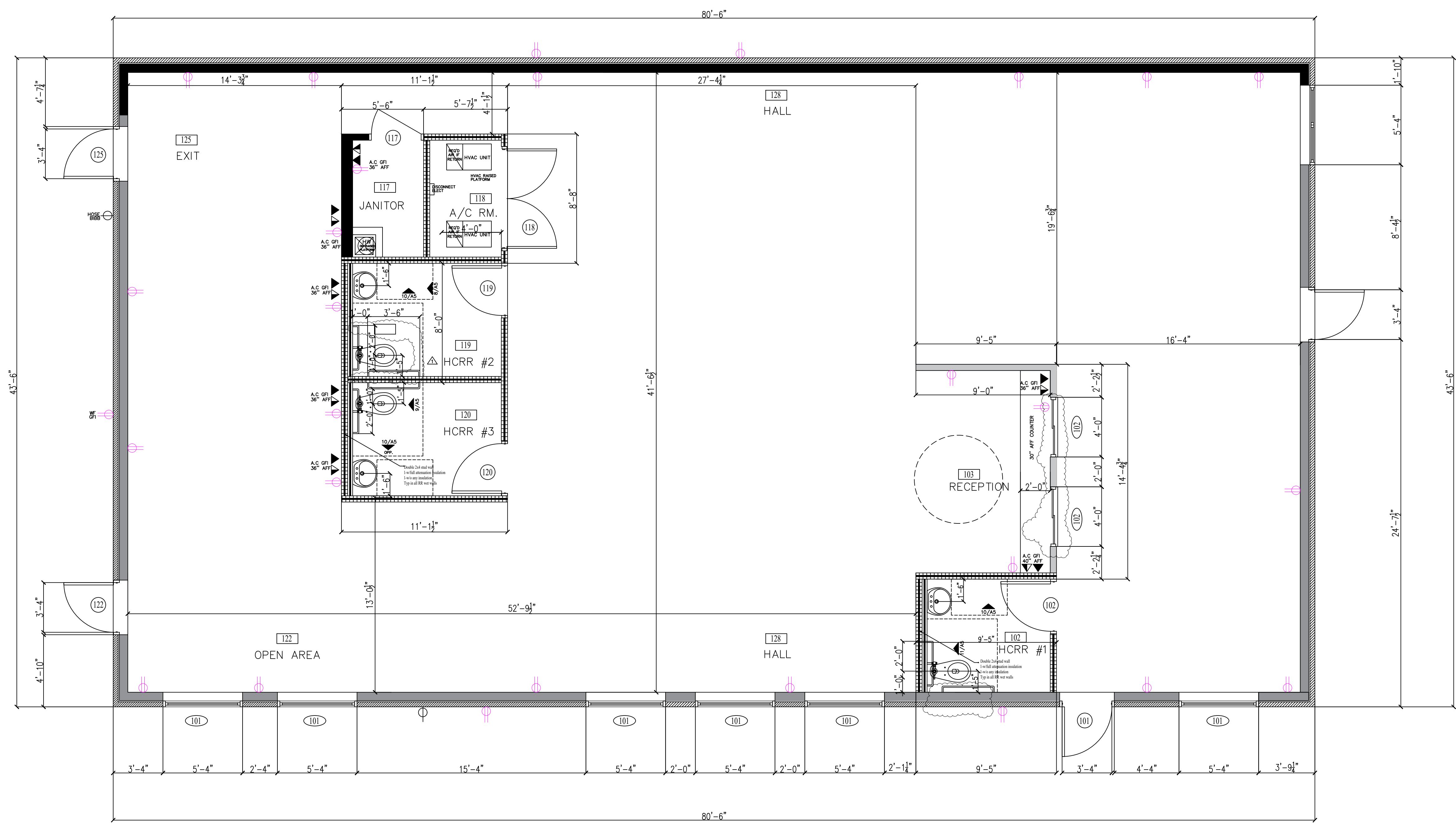
driveway



Building front corner



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



CELCO SURVEYING

REG. # 10193975

TEL: 830-214-5109

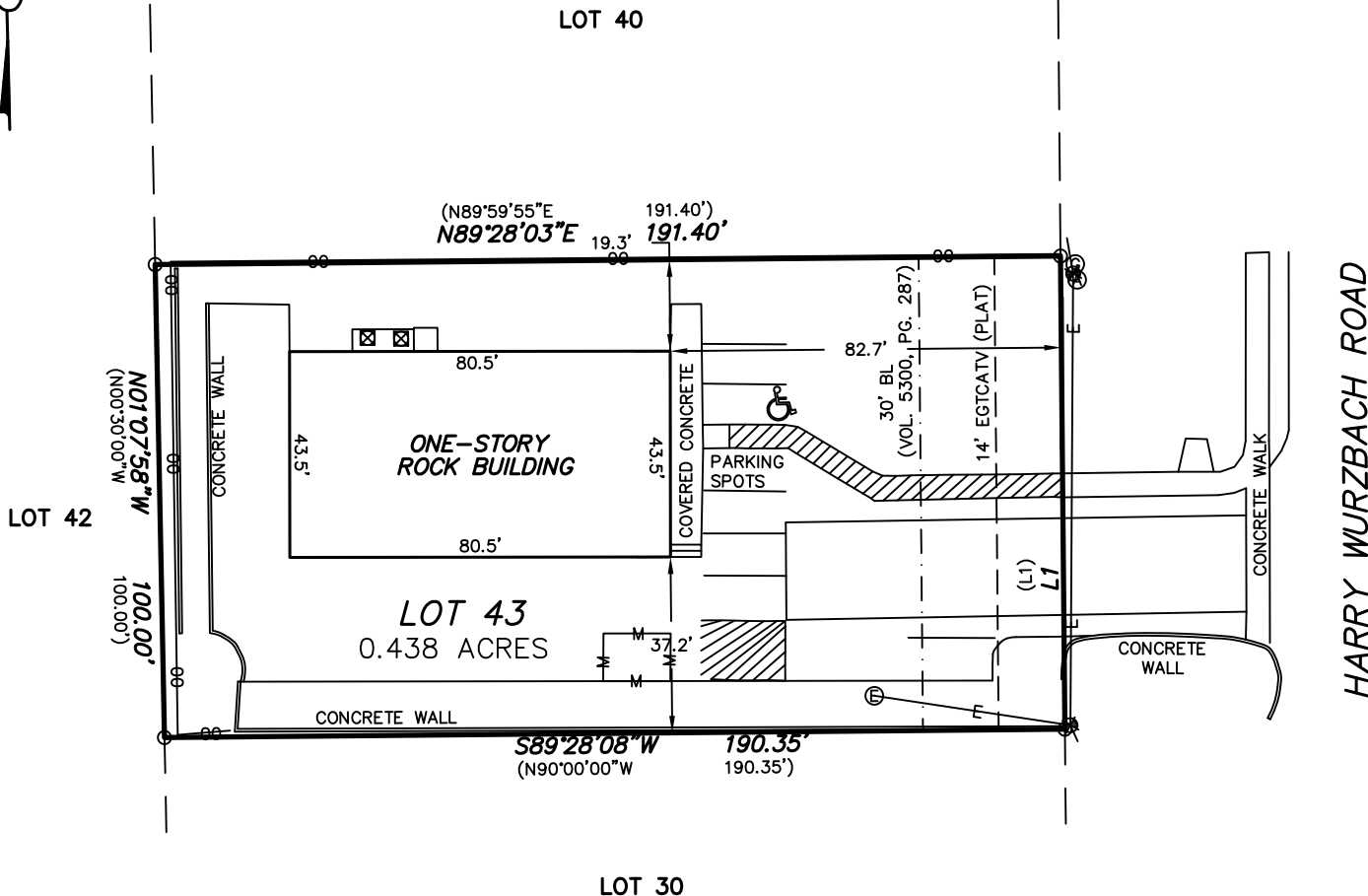
SURVEY PLAT

P.O. Box 701267
SAN ANTONIO, TEXAS 78270
eddie@celcosurveying.com
www.celcosurveying.com

SCALE
1" = 40'

BUILDING SETBACK LINES ARE DETERMINED BY CITY CODE AND SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

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



RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: VOLUME 2009, PAGE 220 OF THE DEED RECORDS, BEXAR COUNTY, TEXAS AND VOLUME 5300, PAGE 287 AND VOLUME 9717, PAGE 186 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS (DOES AFFECT THIS TRACT)

AN ELECTRIC RIGHT-OF-WAY EASEMENT TO THE CITY OF SAN ANTONIO AS RECORDED IN VOLUME 5703, PAGE 425, DEED RECORDS, BEXAR COUNTY, TEXAS.
(BLANKET EASEMENT--DOES AFFECT THIS TRACT)

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00	S00°31'52"E
(L1)	100.00	S00°00'00"E

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- () = RECORD PER PLAT
- PUE = PUBLIC UTILITY EASEMENT
- EGTCATV = ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- E/M = ELECTRIC METER
- G/M = GAS METER
- ⊠ = AIR CONDITIONER
- ♿ = HANDICAP PARKING
- Ⓐ = AT&T BOX
- ⓔ = ELECTRIC METER
- Ⓜ = WATER METER
- Ⓣ = TELEPHONE PED.
- Ⓢ = GAS LID
- ⚡ = POWER POLE
- E— = O/H POWERLINE
- H— = WOOD FENCE
- oo— = CHAIN LINK FENCE

ADDRESS: 3251 HARRY WURZBACH ROAD, SAN ANTONIO, TEXAS

LEGAL DESCRIPTION: LOT 43, BLOCK C, N.C.B. 8711 OF REPLAT OF A PORTION OF AUSTIN HIGHWAY HEIGHTS SUBDIVISION, A SUBDIVISION IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP AND OR PLAT THEREOF RECORDED IN VOLUME 9717, PAGE 186 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

SURVEY CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT REQUIREMENTS OF THE TEXAS STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BUYER: IP REAL ESTATE LLC
TITLE CO: NEW BRUANFELS TITLE COMPANY
G.F.#: NB-4931-25

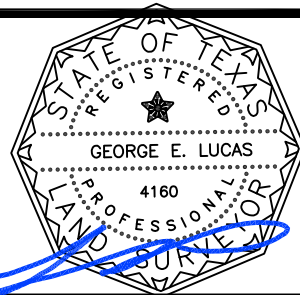
LENDER: SAGE CAPITAL BANK

PLAN No.: 2025-0378

SURVEY DATE:

JULY 10, 2025

GEORGE E. LUCAS R.P.L.S. 4160





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.

All Streets Realty, LLC	9005671	craig@allstreetsrealty.com	(512)964-5975
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig House	539659	craig@allstreetsrealty.com	(512)964-5975
Designated Broker of Firm	License No.	Email	Phone
Grant Gold	564074	grant@allstreetsrealty.com	(512)276-0770
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Francis Froude	743545	francis@francisfroude.com	(832)499-6485
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date