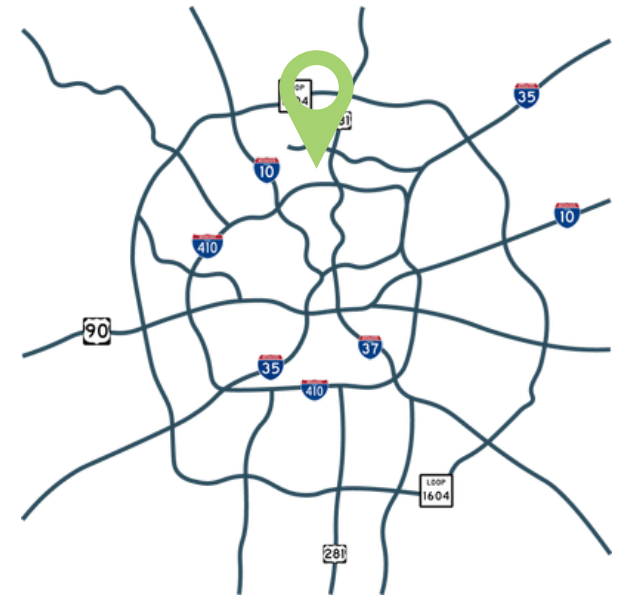


SPACE AVAILABLE

PARKWAY OAKS

938 WURZBACH PARKWAY, SAN ANTONIO, TX

Parkway Oaks is a high-visibility retail outparcel to Walmart, located at 938 Wurzbach Parkway in San Antonio, Texas. With direct access to Wurzbach Parkway and convenient connectivity to US-281 and Loop 410, Parkway Oaks offers excellent visibility, easy ingress and egress, and ample parking.



**SUITE 108
AVAILABLE**

**SUITE 104
AVAILABLE**



KARA WALTERS
ASSOCIATE
(210) 816-2734
KWALTERS@FORESITECRE.COM

PROPERTY HIGHLIGHTS

1

The center is anchored by the well-known and highly trafficked restaurant Tommy's, a local favorite that contributes to steady foot traffic.

2

Strategic placement within a mature, high-density trade area—near medical centers, office users, and established communities

3

Move-in ready medical space with strong retail co-tenancy.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	19,961	92,306	266,120
Household Income	\$82,521	\$123,868	\$107,036
Total Households	9,956	42,274	120,808
Median Age	35.4	40.3	37.9

DESIRED USES

- Medical Clinic
- Med Spa
- Pharmacy
- Fitness

PARKWAY OAKS

SAN ANTONIO, TEXAS

“

Well-positioned for a second-generation urgent care operator seeking a ready-made location in a busy, high-demand trade area.”

Kara Walters

”



PARKWAY OAKS

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Year Built/Renovated	2013
Available SF:	1,202 - 4,500 SF
Building Size:	12,000 SF
Rental Rate:	Contact Broker
Zoning:	C-2
Parking:	57



PARKWAY OAKS

SAN ANTONIO, TEXAS



WURZBACH PARKWAY (47,644 AADT)

Public
Storage



PARKWAY OAKS

SAN ANTONIO, TEXAS



PARKWAY OAKS

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
Suite 104	2,500	Former Urgent Care Available 1/1/2027
Suite 108	1,202	2 nd Gen Restaurant



PARKWAY OAKS

SAN ANTONIO, TEXAS

FLOOR PLAN

Ste. 104





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;
- 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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Kara Walters</u>	<u>808054</u>	<u>kwalters@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone