



## WESTOAK OFFICE

2161 NW Military Pkwy, San Antonio, Texas 78213



### Rick Carduner

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### Carduner Commercial Inc

2161 NW Military Hwy., Ste. 402

San Antonio, Texas 78213

[www.cardunercommercial.com](http://www.cardunercommercial.com)



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**LOCATION**

SEQ of NW Military Pkwy & West Ave  
San Antonio, Texas 78213

**AVAILABLE**

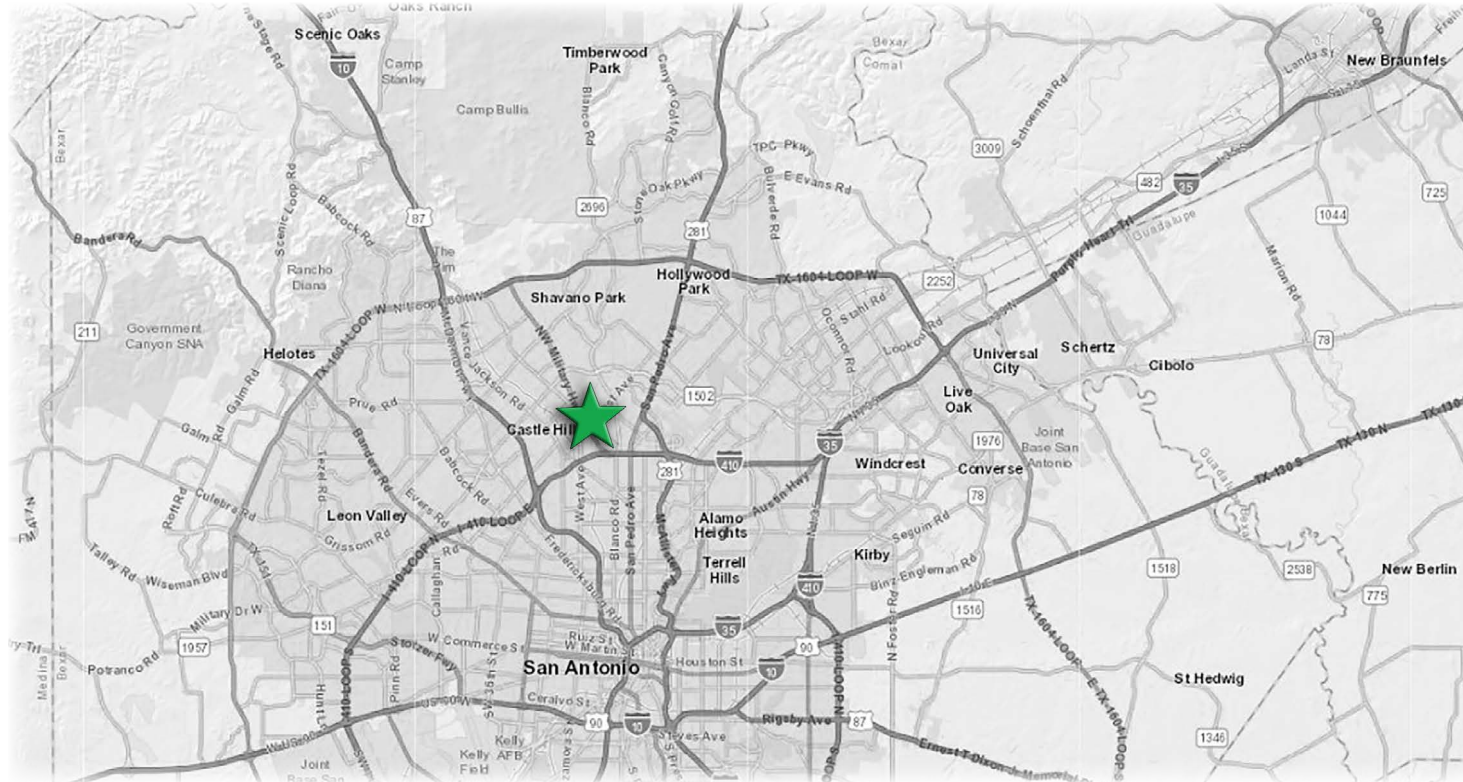
585 SF - 3,746 SF




**PRICE**

\$12.75 PSF base rent + \$11.65 NNN annually

**HIGHLIGHTS**

- 📍 41,144 SF office building located in the heart of Castle Hills
- 📍 Cross access with adjacent retail to the signalized intersection of NW Military Pkwy and West Ave
- 📍 Excellent visibility and access
- 📍 Two highly rated restaurants on the property
- 📍 Easy access to I-410
- 📍 Close proximity to Northstar Mall
- 📍 Less than five miles from San Antonio International Airport


**2021 DEMOGRAPHIC SNAPSHOT**

	1 mile	3 mile	5 mile		1 mile	3 mile	5 mile	Avg. HH Income	1 mile	3 mile	5 mile
 <b>Total Population</b>	11,277	125,024	313,596	 <b>Daytime Population</b>	11,392	146,343	404,489		\$80,819	\$71,425	\$78,953

**TRAFFIC COUNTS**

Military Pkwy	West Ave
23,275 VPD (~20)	13,603 VPD (~20)

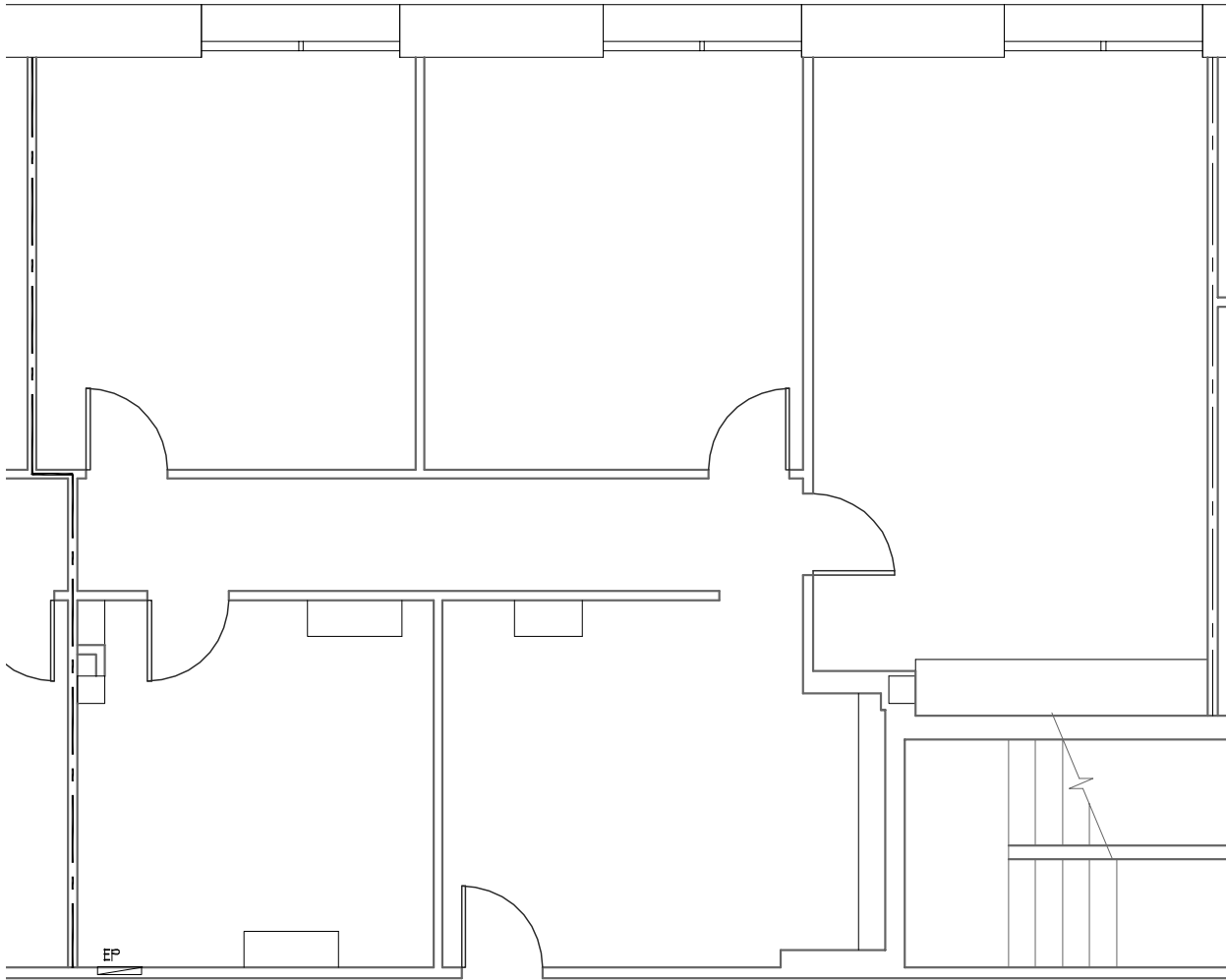
FOR MORE INFORMATION:

**Rick Carduner**

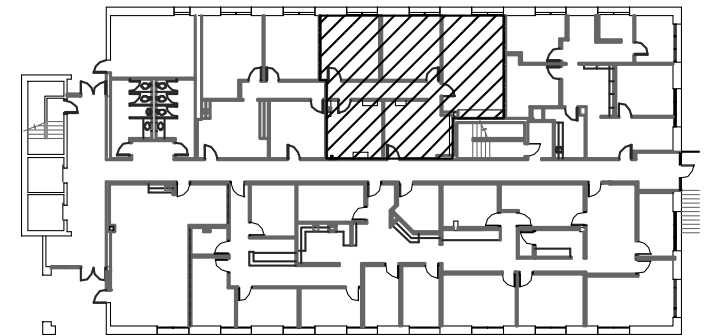
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**SUITE 105**  
**1,634 RSF**



**LOCATION MAP**



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**SUITE 202**  
**704 RSF**



**SUITE 214**  
**585 RSF**

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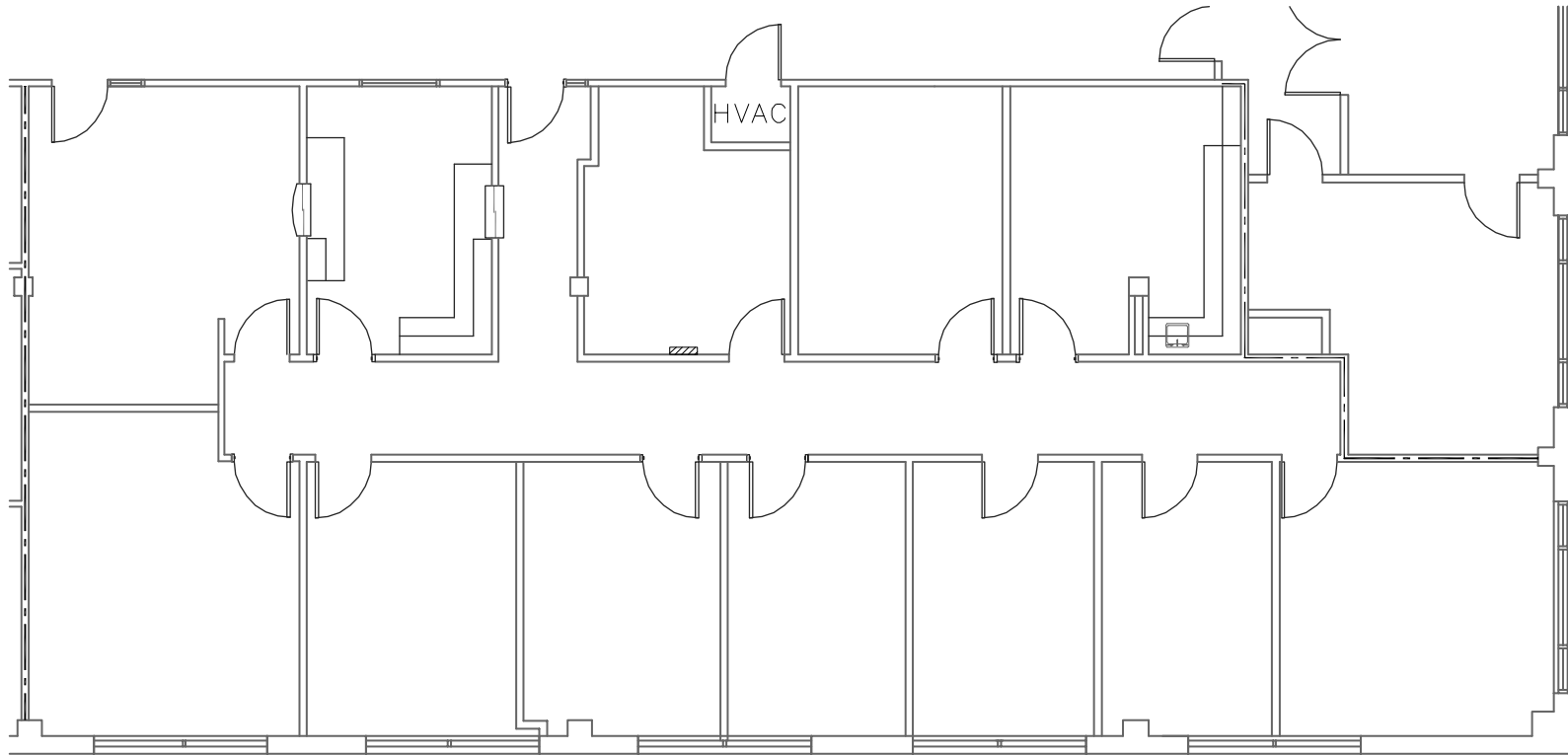
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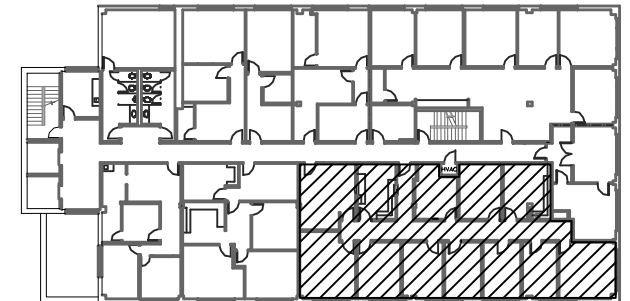
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**SUITE 207**  
**3,151 RSF**

**LOCATION MAP**



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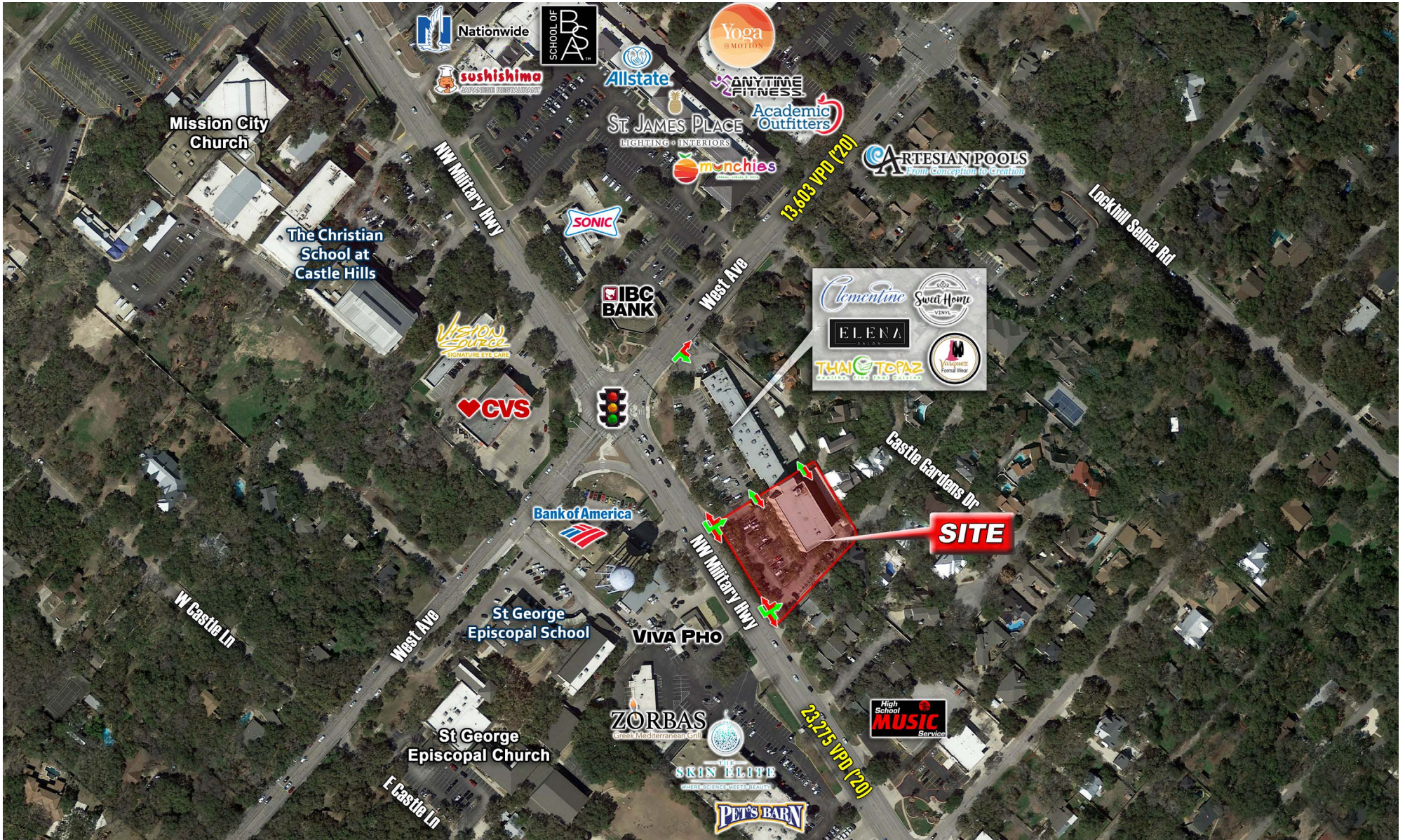
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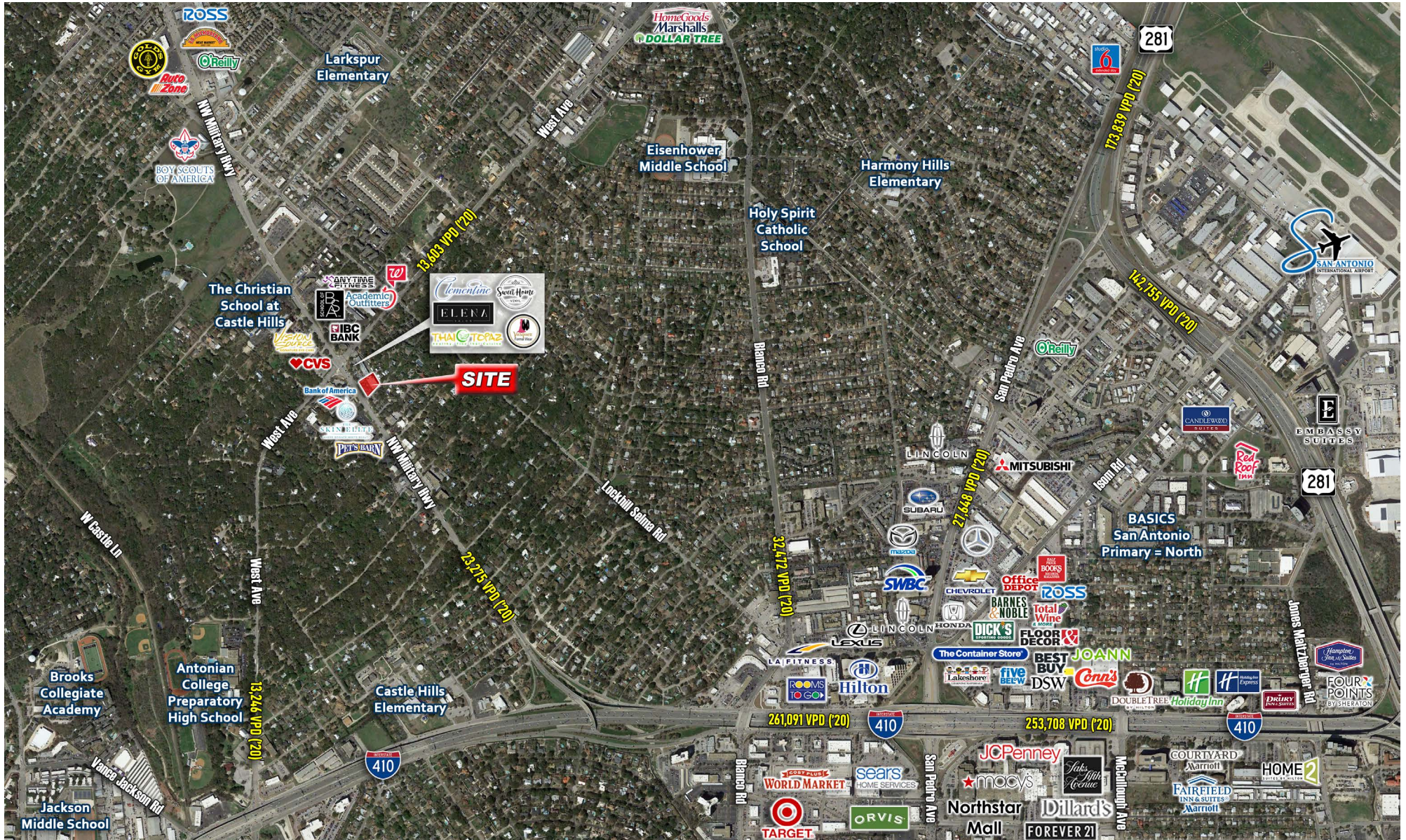
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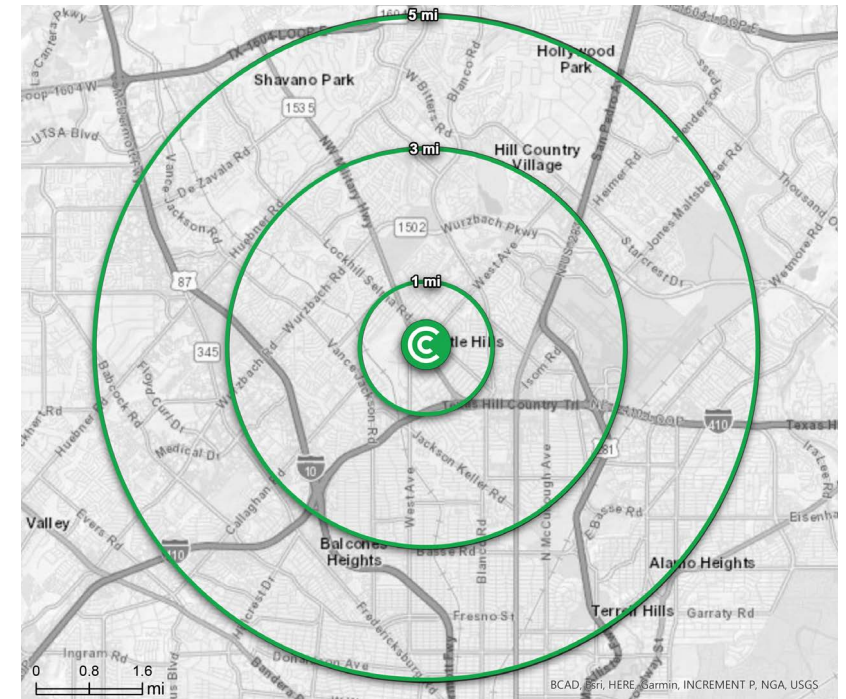
Total  
Population  
(5 mi Radius)  
**313,596**

Total  
Households  
(5 mi Radius)  
**136,903**

Daytime  
Population  
(5 mi Radius)  
**404,489**

Average  
HH Income  
(5 mi Radius)  
**\$78,953**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	10,199	115,600	285,557
2010 Total Population	11,127	121,980	298,905
2021 Total Population	11,277	125,024	313,596
2021 Group Quarters	78	746	2,739
2026 Total Population	11,617	128,210	326,072
2021-2026 Annual Rate	0.60%	0.50%	0.78%
2021 Total Daytime Population	11,392	146,343	404,489
Workers	5,901	84,790	248,236
Residents	5,491	61,553	156,253
<b>Household Summary</b>			
2000 Households	4,621	50,614	121,547
2000 Average Household Size	2.19	2.28	2.32
2010 Households	4,916	53,033	129,420
2010 Average Household Size	2.25	2.29	2.29
2021 Households	4,979	54,384	136,903
2021 Average Household Size	2.25	2.29	2.27
2026 Households	5,129	55,804	142,830
2026 Average Household Size	2.25	2.28	2.26
2021-2026 Annual Rate	0.60%	0.52%	0.85%
2010 Families	2,729	29,267	71,986
2010 Average Family Size	2.94	3.03	3.04
2021 Families	2,687	29,174	73,569
2021 Average Family Size	2.97	3.06	3.05
2026 Families	2,751	29,763	76,125
2026 Average Family Size	2.98	3.07	3.05
2021-2026 Annual Rate	0.47%	0.40%	0.69%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,014	54,484	130,390
Owner Occupied Housing Units	41.7%	41.6%	45.3%
Renter Occupied Housing Units	50.4%	51.3%	47.9%
Vacant Housing Units	7.9%	7.1%	6.8%
2010 Housing Units	5,611	58,465	142,534
Owner Occupied Housing Units	39.3%	39.5%	41.8%
Renter Occupied Housing Units	48.3%	51.2%	49.0%
Vacant Housing Units	12.4%	9.3%	9.2%
2021 Housing Units	5,744	59,983	149,607
Owner Occupied Housing Units	40.4%	38.8%	39.9%
Renter Occupied Housing Units	46.3%	51.9%	51.6%
Vacant Housing Units	13.3%	9.3%	8.5%
2026 Housing Units	5,915	61,443	155,659
Owner Occupied Housing Units	41.2%	39.8%	40.4%
Renter Occupied Housing Units	45.5%	51.0%	51.4%
Vacant Housing Units	13.3%	9.2%	8.2%
<b>Median Household Income</b>			
2021	\$54,268	\$51,289	\$53,401
2026	\$58,464	\$54,486	\$57,035
<b>Median Home Value</b>			
2021	\$293,403	\$243,092	\$256,928
2026	\$332,285	\$306,661	\$308,837
<b>Per Capita Income</b>			
2021	\$35,541	\$31,019	\$34,513
2026	\$39,208	\$34,005	\$37,879
<b>Median Age</b>			
2010	34.5	34.3	35.2
2021	35.3	36.4	37.3
2026	33.9	36.8	38.0



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	4,979	54,384	136,903
<\$15,000	9.1%	10.2%	11.2%
\$15,000 - \$24,999	11.7%	11.1%	10.0%
\$25,000 - \$34,999	10.0%	11.7%	10.4%
\$35,000 - \$49,999	14.5%	15.4%	14.5%
\$50,000 - \$74,999	19.9%	20.7%	20.1%
\$75,000 - \$99,999	10.7%	11.8%	11.5%
\$100,000 - \$149,999	11.0%	10.0%	11.0%
\$150,000 - \$199,999	6.5%	4.8%	5.4%
\$200,000+	6.7%	4.4%	6.0%
Average Household Income	\$80,819	\$71,425	\$78,953
<b>2021 Population 25+ by Educational Attainment</b>			
Total	7,545	85,987	218,940
Less than 9th Grade	4.7%	5.3%	5.3%
9th - 12th Grade, No Diploma	8.9%	7.8%	6.2%
High School Graduate	18.2%	18.6%	17.5%
GED/Alternative Credential	1.9%	3.5%	3.3%
Some College, No Degree	26.8%	23.2%	21.5%
Associate Degree	5.6%	7.5%	7.3%
Bachelor's Degree	20.1%	21.2%	23.1%
Graduate/Professional Degree	13.8%	13.0%	15.6%

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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.

## 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.

**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.

**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.

### Carduner Commercial

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**Richard Carduner**

Designated Broker of Firm

**Richard Carduner**

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

**498582**

License No.

**349911**

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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