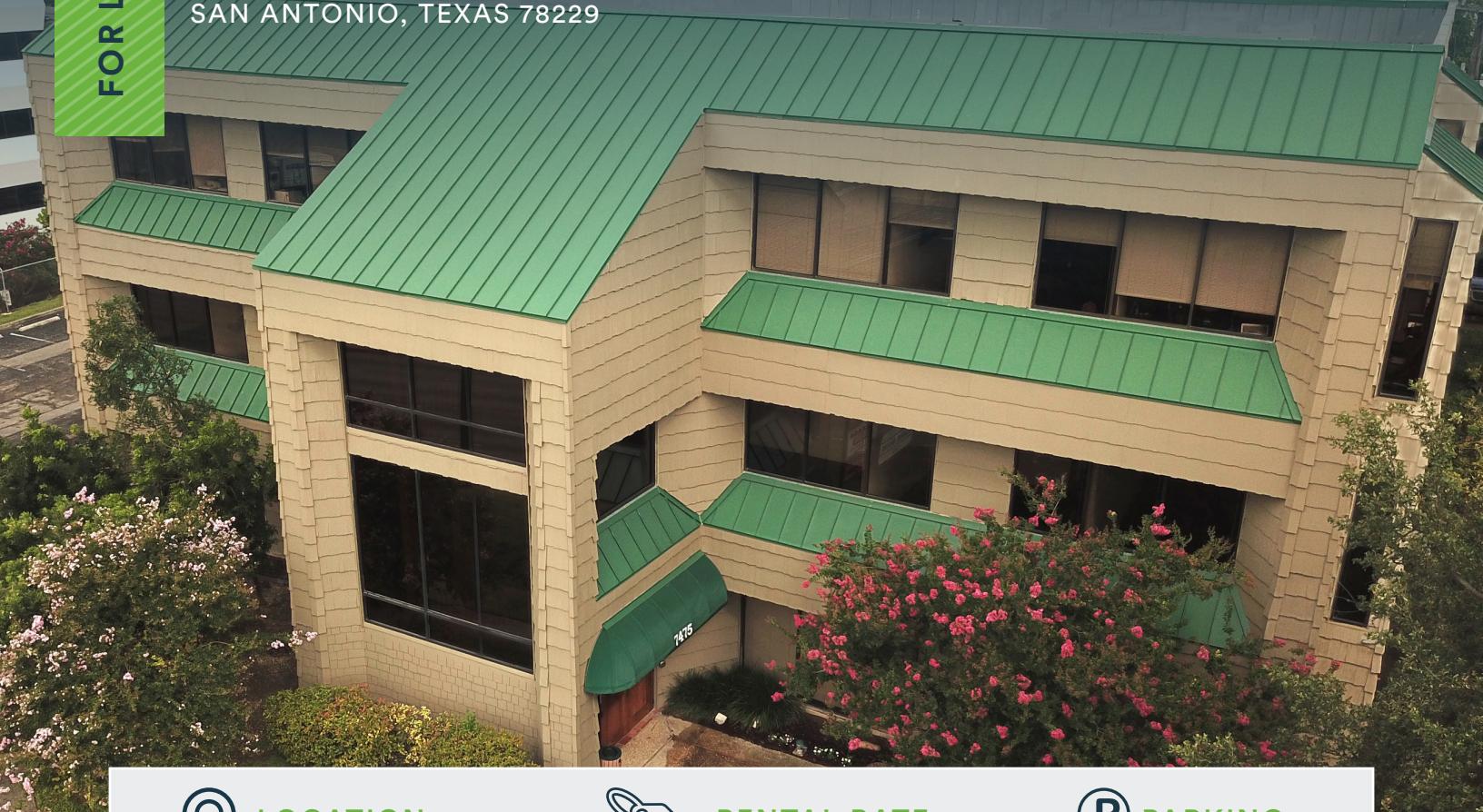


CALLAGHAN BUILDING

7475 CALLAGHAN ROAD
SAN ANTONIO, TEXAS 78229

Oldham
Goodwin

OG



LOCATION
CLOSE TO SOUTH TEXAS
MEDICAL CENTER



RENTAL RATE
\$17.00-18.00/SF/YR



PARKING
3.86/1,000 SF

BUILDING FEATURES

- Excellent location, northside of the Loop 410 and IH-1 intersection
- Minutes from other first class amenities including restaurants, retail, financial institutions, entertainment, and five star hotels
- Great visibility along Callaghan Road
- Signage opportunities available

AVAILABILITY	SF	PRICE
Suite 100 -102	1,647 SF	\$2,333.25/Month
Suite 107	413 SF	\$619.50/Month
Suite 111	493 SF	\$739.50/Month
Suite 200	1,482 SF	\$2,099.50/Month
Suite 201	1,402 SF	\$1,986.16/Month
Suite 202	1,397 SF	\$1,979.80/Month
Suite 203	1,625 SF	\$2,302.80/Month
Suite 301	1,419 SF	\$2,010.25/Month
Suite 304	1,203 SF	\$1,704.25/Month



FOR LEASE

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	15,991	148,928	378,505
2028 Total Population	16,149	149,623	379,180
2023-2028 Annual Growth Rate	0.99%	0.47%	0.18%
2023 Households	7,989	64,388	152,812
2028 Households	8,063	64,747	153,216
2023 Medium Home Value	\$186,145	\$163,560	\$167,446
2023 Average Household Income	\$51,161	\$59,814	\$65,493
2023 Total Consumer Spending	\$154,138,719	\$1,465,455,284	\$3,779,316,291
2028 Total Consumer Spending	\$170,162,052	\$1,610,421,844	\$4,138,624,702



26,012 VPD
Callaghan Road



354,601
Employees

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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. **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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

Licensed No.

Designated Broker of Firm

Licensed No.

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Sales Agent/Associate's Name

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Email

Phone

Email

Phone

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

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



Ben Berry

Associate | Corporate Services
D: 830.218.5174 **C:** 210.414.4929
Ben.Berry@OldhamGoodwin.com

San Antonio

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BRYAN | HOUSTON | WACO/TEMPLE | FORT WORTH



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