

STOREFRONT RETAIL/OFFICE MEDICAL CENTER

FOR LEASE



**11034 MILITARY DR W
SAN ANTONIO, TX 78251**



9311 San Pedro Ave., Ste 850
San Antonio, TX 78216
210 366-2222
www.endurasa.com

JOSH RENEAU
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Total Building Size: 9,040 SF

Rental Rate: Contact Broker

Year Built: 2020

Parking: 45 surface spaces



Storefront retail/office medical center building located on Military Dr W and Loop 1604 approximately 2 miles from State Hwy 151, between The Shops at Alamo Ranch and The Shops at Dove Creek master planned developments, including single family residential, apartments, and a large selection of retail, restaurants and entertainment. Home to some of San Antonio's largest employer centers; Wells Fargo Operations Center, Northwest Vista College, Sea World of Texas, The Capital Group, Hyatt Hill Country Resort, Chase Financial Services and Santikos Casa Blanca movie theatre. Including near by hospitals, Christus Santa Rosa, Baptist at Westover Hills, Methodist Hospitals and 2 miles from the new 226,000 sf VA Outpatient Clinic.



9.2.25

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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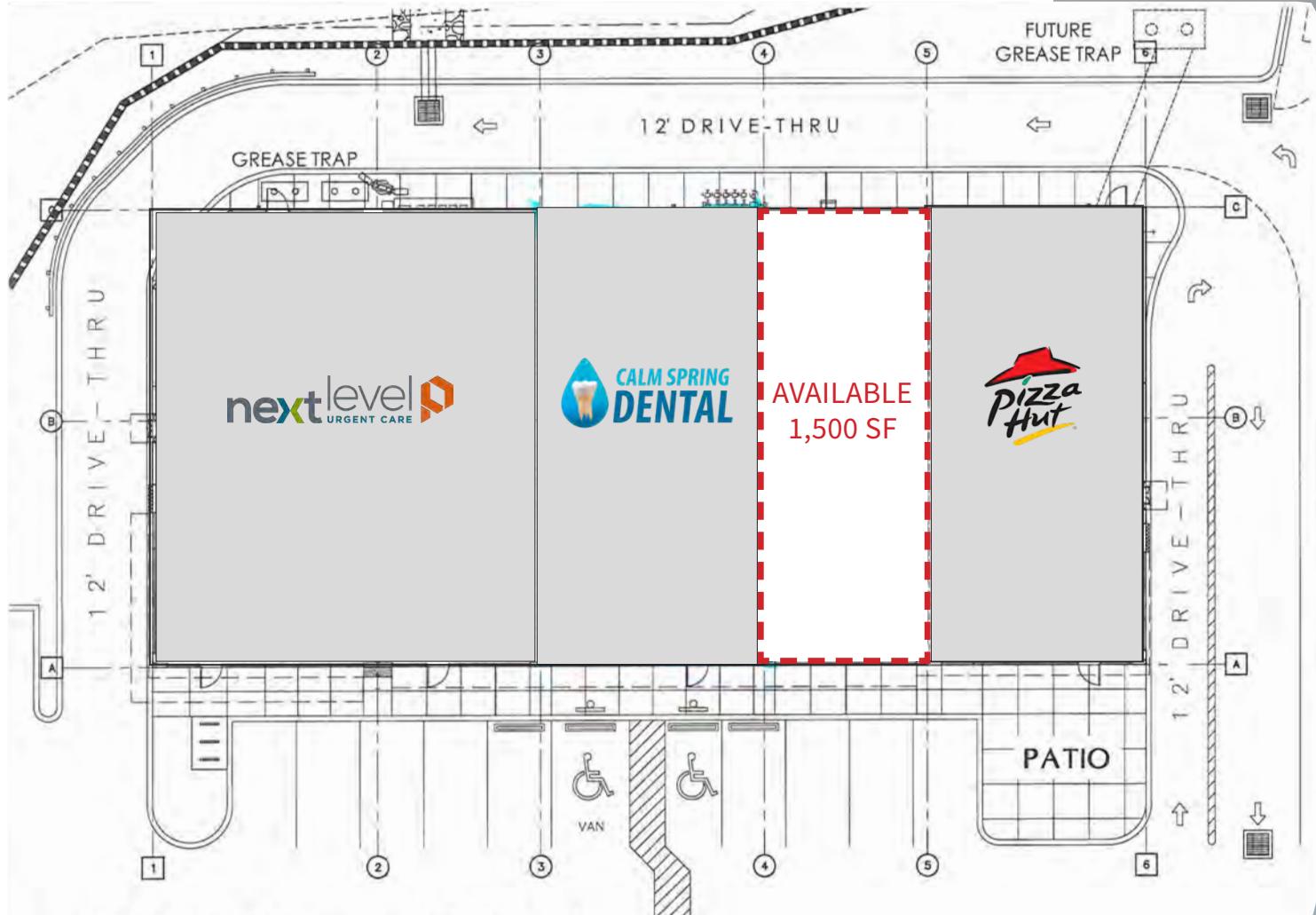
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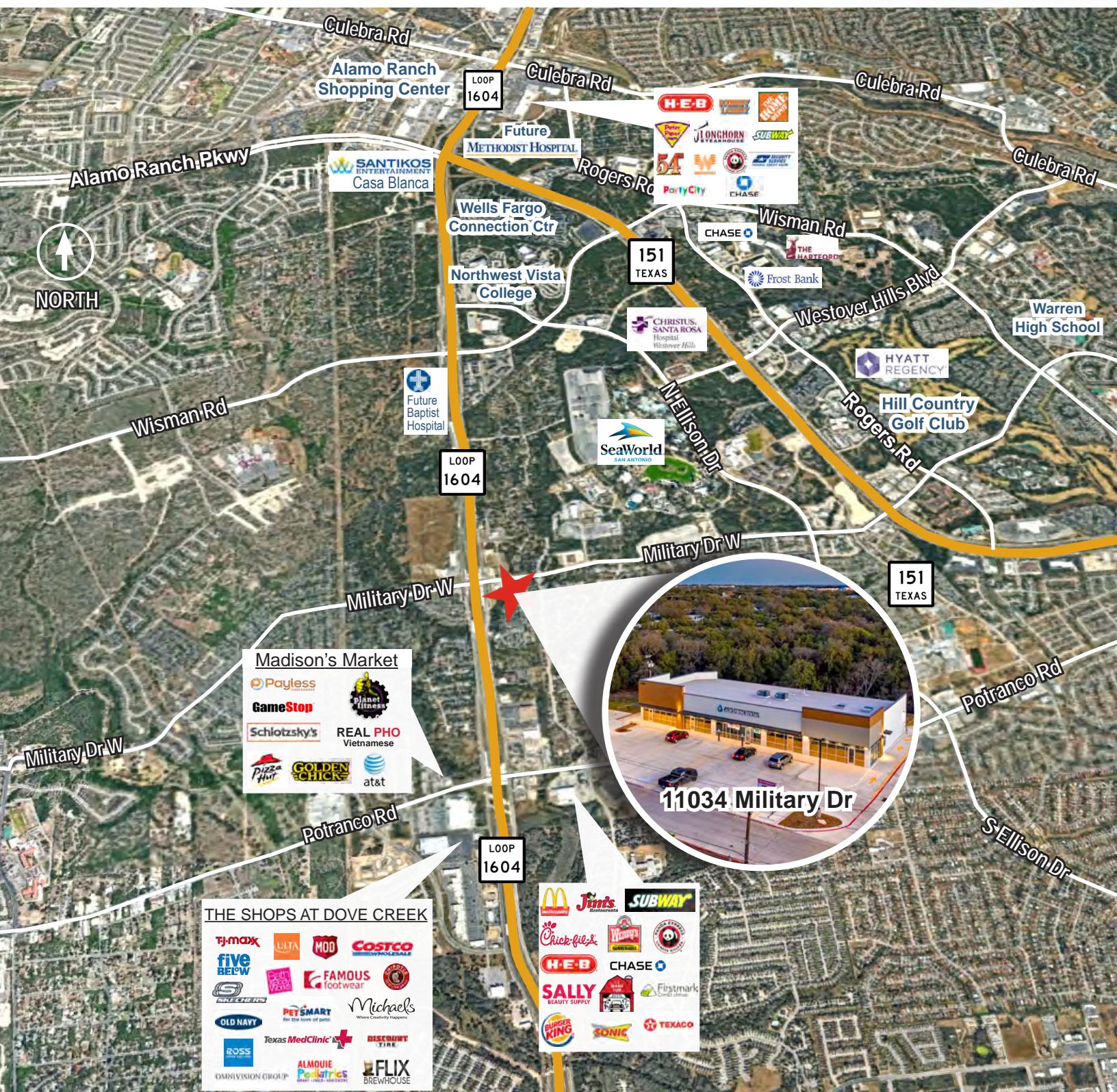
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ADVISORY GROUP

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population			
2024 Total Population:	11,108	108,163	281,222
2029 Population Projection:	11,701	115,745	300,322
Population Growth 2024-2029:	-0.9%	1.3%	1.0%
Median Age:	34.8	33.7	33.7
Households			
2024 Total Households:	3,610	35,527	94,886
Household Growth 2024-2029:	0.8%	2.3%	1.6%
Median Household Income:	\$98,360	\$93,103	\$79,943
Average Household Size:	3	3	2.9
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$221,900	\$240,800	\$223,137
Median Year Built:	1998	2006	2003
Daytime Employment			
Total Businesses:	260	2,273	5,378
Total Employees:	5,315	22,629	47,154
Vehicle Traffic			
Potranco Rd @ Loop 1604:	35,131 vpd		
W Military Dr @ Loop 1604:	10,221 vpd		
Wiseman Rd @ Loop 1604:	9,471 vpd		

Source: 2024 Costar

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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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Reneau	581341	jreneau@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date