

# MEDICAL OFFICE BUILDING

For Sale



7386 Barlite Blvd, San Antonio, TX 78224



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

**RICK LAGRANGE**  
210.918.6404 direct  
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[rlagrange@endurasa.com](mailto:rlagrange@endurasa.com)

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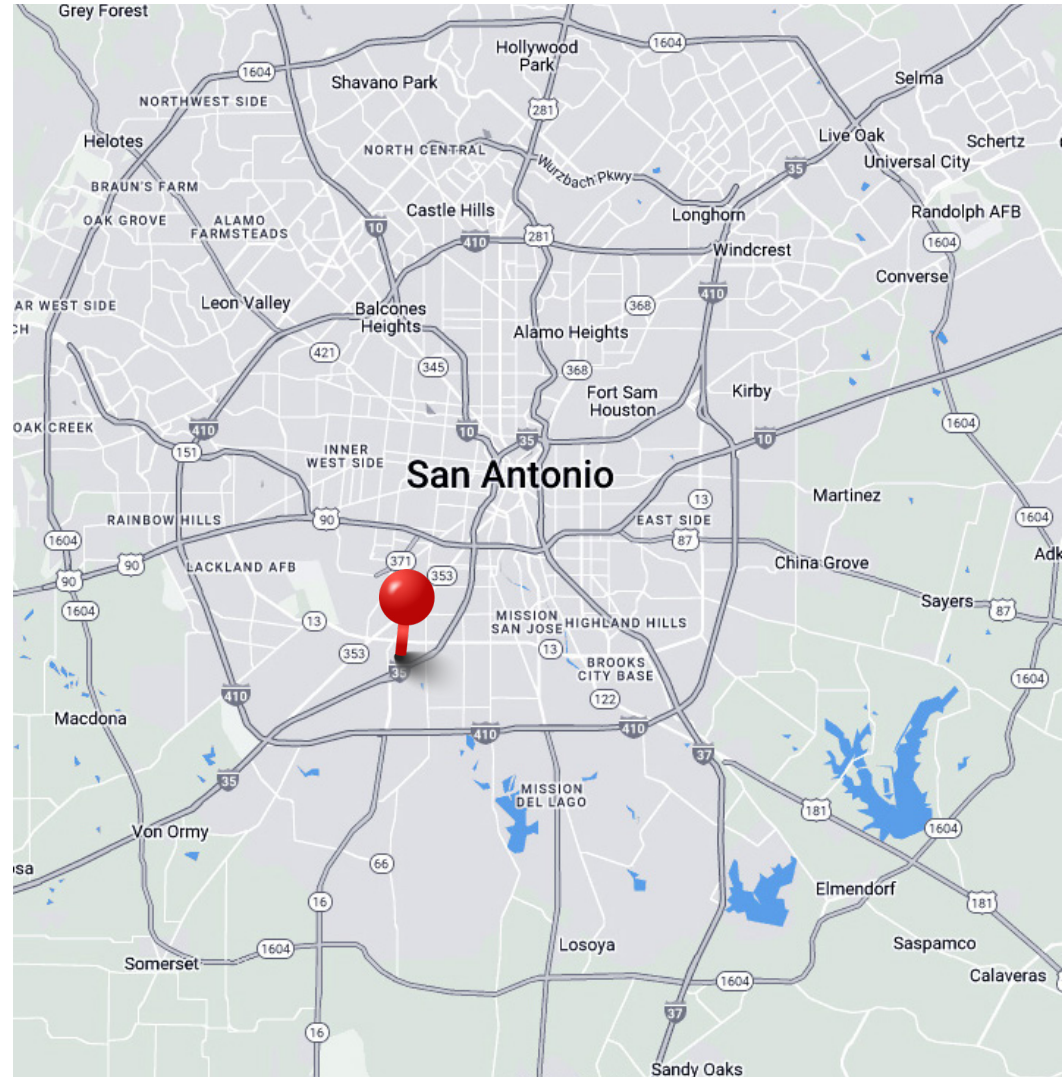
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*For Sale*

|                             |                                  |
|-----------------------------|----------------------------------|
| <b>TOTAL BUILDING SIZE:</b> | <i>3,528 SF</i>                  |
| <b>ACRES:</b>               | <i>0.42 acres</i>                |
| <b>SUBMARKET:</b>           | <i>South</i>                     |
| <b>ASKING PRICE:</b>        | <i>Contact Broker</i>            |
| <b>FRONTAGE:</b>            | <i>±120 feet on Barlite Blvd</i> |
| <b>PARKING:</b>             | <i>70 surface spaces</i>         |
| <b>YEAR REMODELED:</b>      | <i>2010</i>                      |

The commercial office property is situated on 0.42 acres on the south submarket near the intersection of IH-35 and Loop 410, this location provides convenient access to major highways. The area is known for its proximity to medical facilities, this makes 7386 Barlite Blvd a strategic location for business seeking office space in a well-connected area with a strong medical presence.

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.



4.25.25



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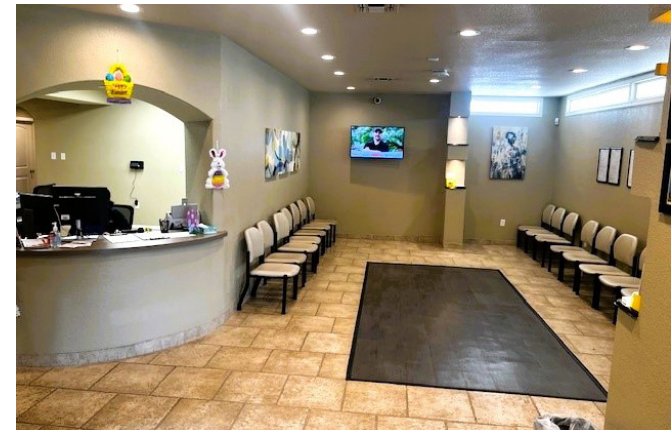
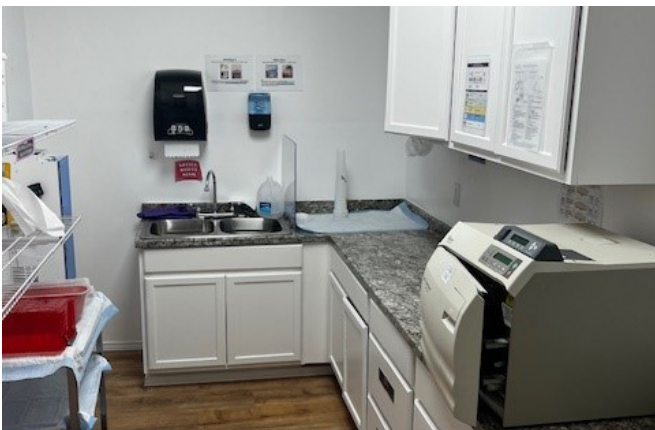
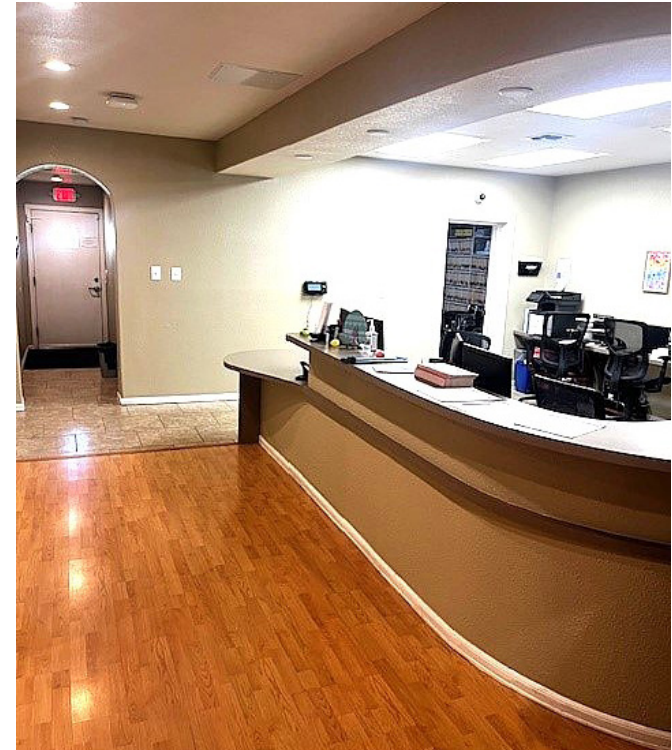
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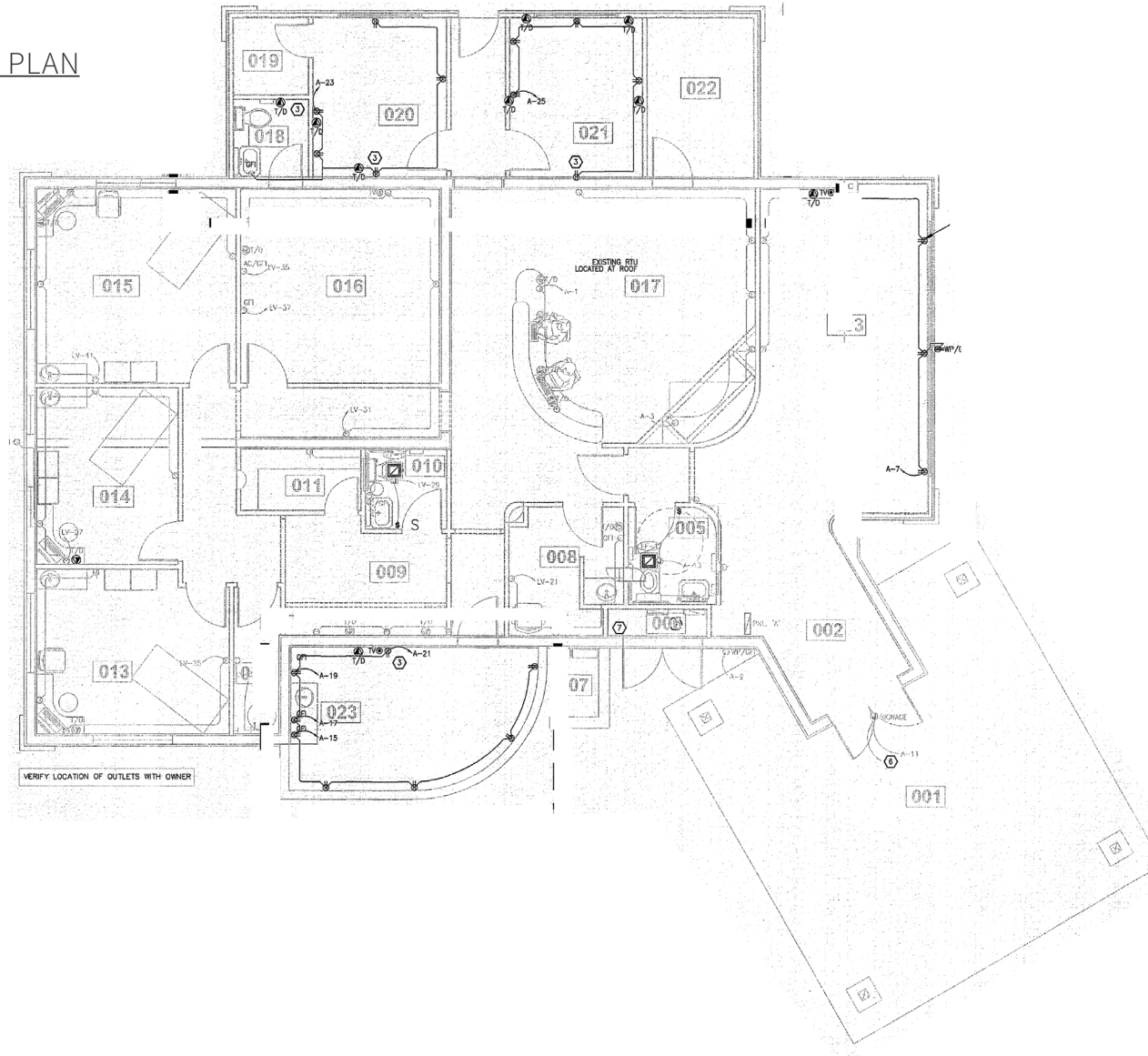
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# MEDICAL OFFICE BUILDING

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*For Sale*

FLOOR PLAN



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## DEMOGRAPHICS



1 MILE

ESTIMATED  
POPULATION  
**11,248**

ESTIMATED  
HOUSEHOLDS  
**3,767**

MEDIAN.  
HOUSEHOLD INCOME  
**\$35,465**

MEDIAN HOME VALUE  
YEAR BUILT  
**\$86,156**  
**1968**

3 MILE

ESTIMATED  
POPULATION  
**88,647**

ESTIMATED  
HOUSEHOLDS  
**28,386**

ESTIMATED AVG.  
HOUSEHOLD INCOME  
**\$42,939**

MEDIAN HOME VALUE  
YEAR BUILT  
**\$106,963**  
**1965**

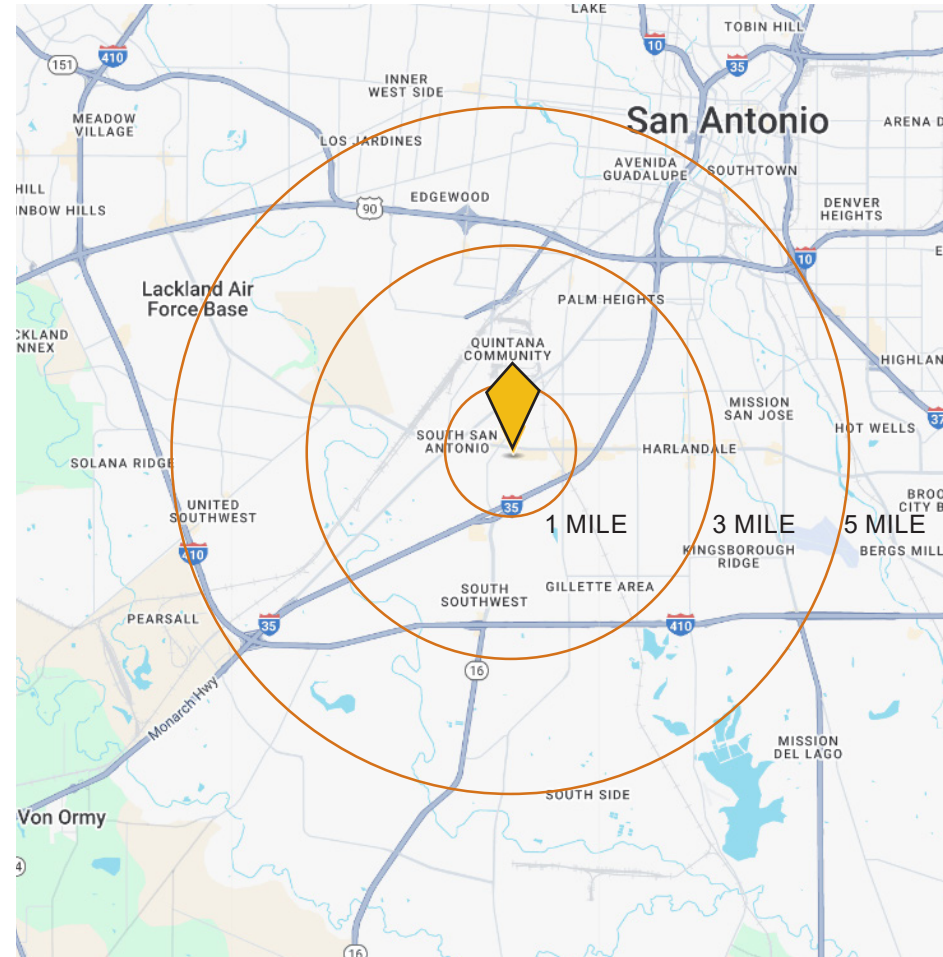
5 MILE

ESTIMATED  
POPULATION  
**232,112**

ESTIMATED  
HOUSEHOLDS  
**73,119**

ESTIMATED AVG.  
HOUSEHOLD INCOME  
**\$38,876**

MEDIAN HOME VALUE  
YEAR BUILT  
**\$110,168**  
**1965**



Source: 2024 Costar

## TRAFFIC COUNT

SOUTHWEST MILITARY DR @ BARLITE BLVD: 23,559 VPD  
BARLITE BLVD @ SW MILITARY DR: 13,433 VPD

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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.

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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         |
| Rick LaGrange                                                      | 484122      | rlagrange@endurasa.com | (210)366-2222 |
| Sales Agent/Associate's Name                                       | License No. | Email                  | Phone         |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

IABS 1-1



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| James G. Lundblad                                                  | 337803      | jlundblad@endurasa.com | (210)366-2222 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                  | Phone         |
| Paul Barker                                                        | 467930      | pbarker@endurasa.com   | (210)366-2222 |
| Sales Agent/Associate's Name                                       | License No. | Email                  | Phone         |

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