



SOUTH TEXAS REGIONAL MEDICAL

1907 Hwy 97 E | Jourdanon, Texas 78026

**BUILDING OWNED & MANAGED BY
HEALTHCARE REALTY**



Medical Office Space for Lease

South Texas Regional Medical Center is a 50,050 SF two-story medical office building located on the campus of Methodist Hospital Atascosa in Jourdanton, TX. Serving the Atascosa County and surrounding South Texas communities, the hospital provides first class care to include emergency services, orthopedics, cardiology, sports medicine and urology. Located 40 miles south of San Antonio, this building offers an opportunity for medical practices to extend their geographic reach to provide critical primary care and specialty services closer to home without the burden of extended travel. South Texas Regional Medical Center offers move-in-ready second generation clinical, administrative and conference spaces.



Property Highlights

- Class A second generation medical and office suites ready to occupy and serve patients immediately.
- Conveniently located on campus and adjacent to emergency and inpatient services.
- Abundant free surface parking for staff and patients.



Building Size
50,050 SF



Year Built
2014



Parking
On-campus convenient free surface parking



Building Feature
Two gurney elevators



No. of Floors: 2

Available Floorplans

Level 1



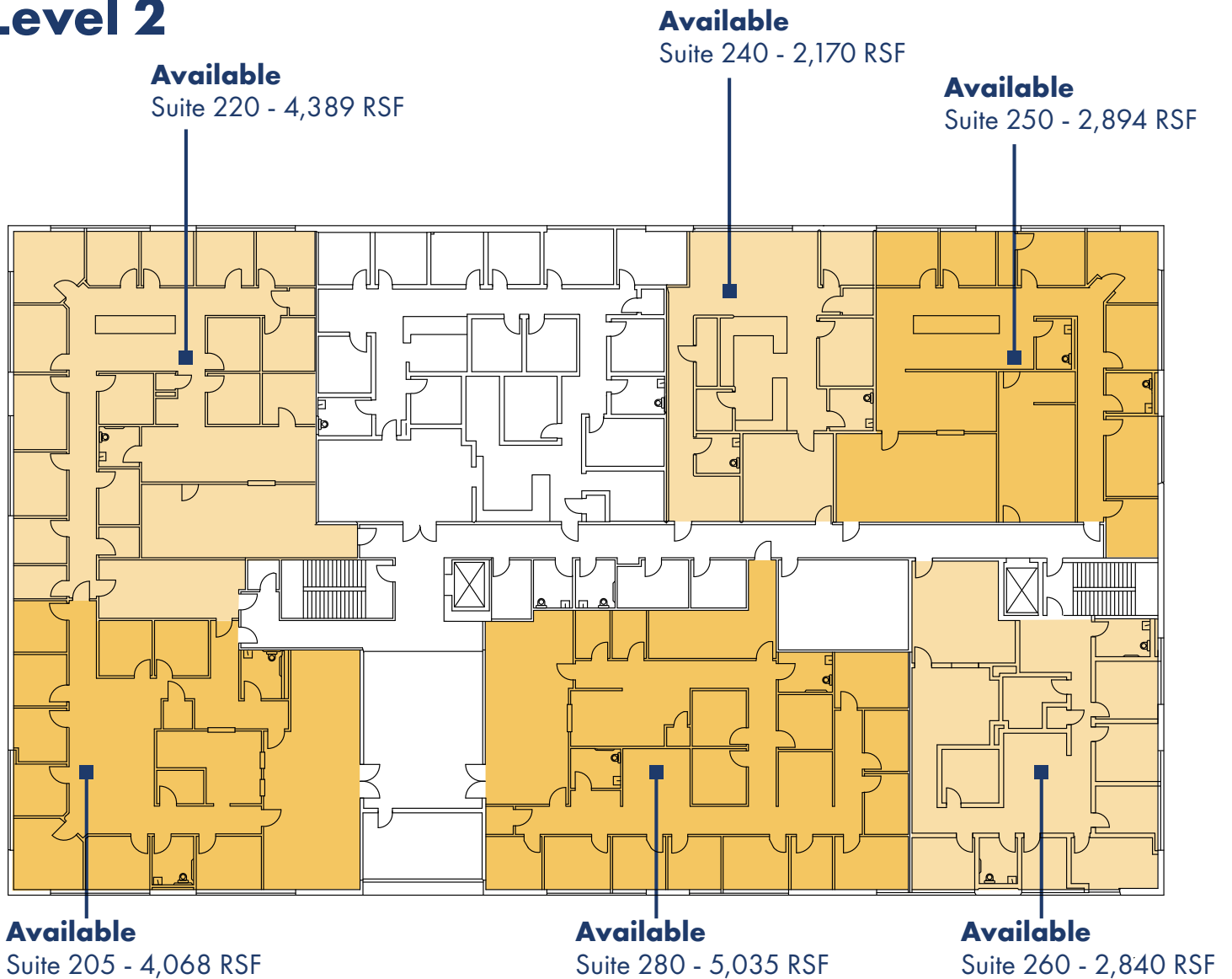
Lee N. McKenna
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Allie Sledge
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allie.sledge@jll.com



Available Floorplans

Level 2



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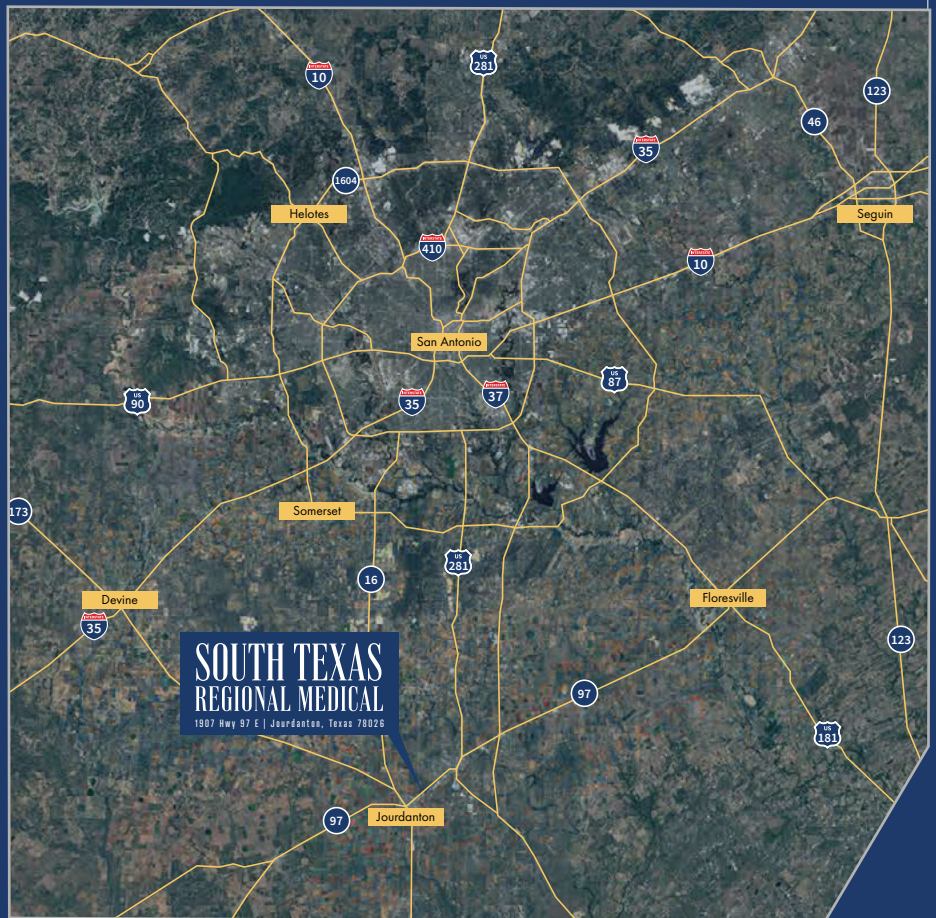


RESTAURANTS

- Wingstop
- McDonald's
- Pizza Hut
- Sonic Drive-In
- Bill Miller BBQ
- Church's Texas Chicken
- Chili's Grill & Bar
- IHOP
- Subway
- Dairy Queen

SHOPPING

- Dollar General
- Walmart Supercenter
- H-E-B
- The UPS Store
- Tractor Supply
- Primo's Feed & Supply
- Walgreens
- Dollar Tree



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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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Lee McKenna	715532	lee.mckenna@jll.com	210-293-6842
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Allie Sledge	748527	allie.sledge@jll.com	210-293-6843
Sales Agent/Associate's Name	License No.	Email	Phone

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