



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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HIGHLY VISIBLE MEDICAL OFFICE NEAR METHODIST STONE OAK

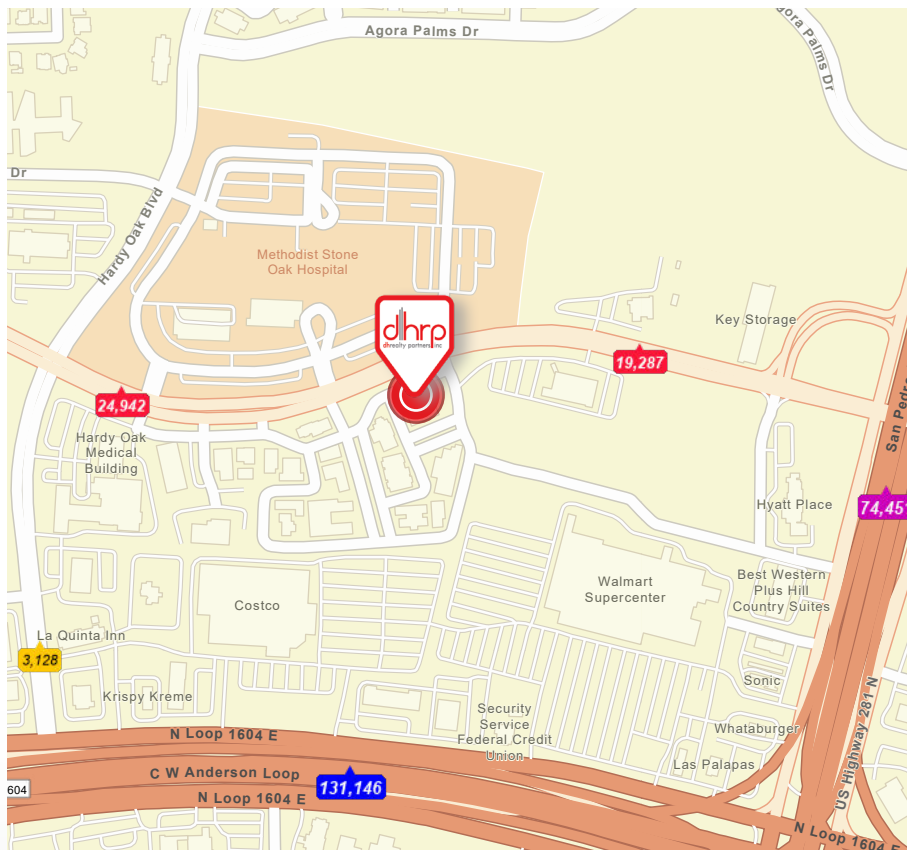
1314 E. Sonterra Blvd, Suite 601 | San Antonio, TX 78258



FOR LEASE

HIGHLY VISIBLE MEDICAL OFFICE NEAR METHODIST STONE OAK

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HIGHLIGHTS

- Excellent Visibility
- Close Proximity to Methodist Stone Oak Hospital
- Easy Access to 281 & 1604
- Surrounded by Medical Professionals
- Large Exam Rooms

LOCATION

The property is located on Sonterra Blvd. in north central San Antonio directly across the street from the Methodist Stone Oak Hospital with excellent visibility, access, and demographics.

DESCRIPTION

PRIME LOCATION! Formerly occupied by Neurology Center of San Antonio, the interior offers lofty ceilings, sizable exam rooms and offices, and plenty of seating for patients. Building construction consists of natural limestone and brick, with a tile roof.

AVAILABLE SPACE

Suite 601: ±9,415 SF

LEASE TERMS

5 - 15 Years, NNN

ZONING

C-3

LEASE RATE

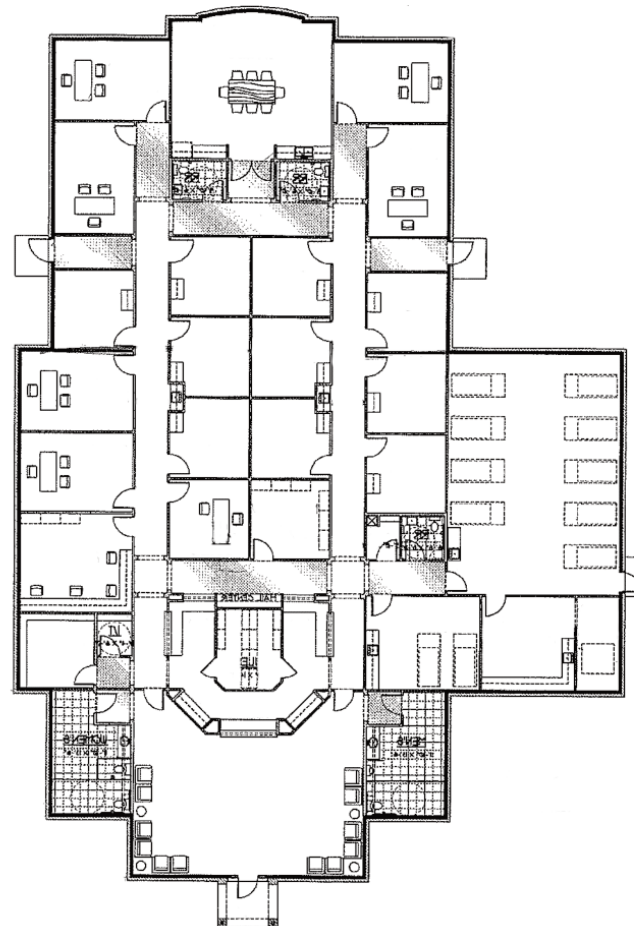
Contact Brokers

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FLOOR PLAN



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INTERIOR PHOTOS



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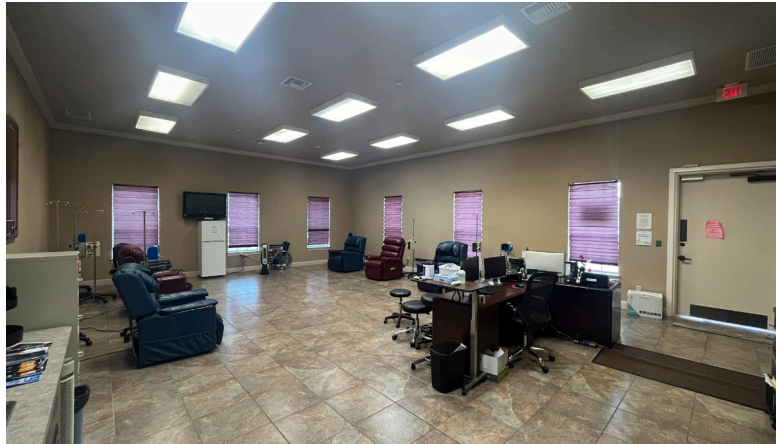


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EXTERIOR PHOTOS



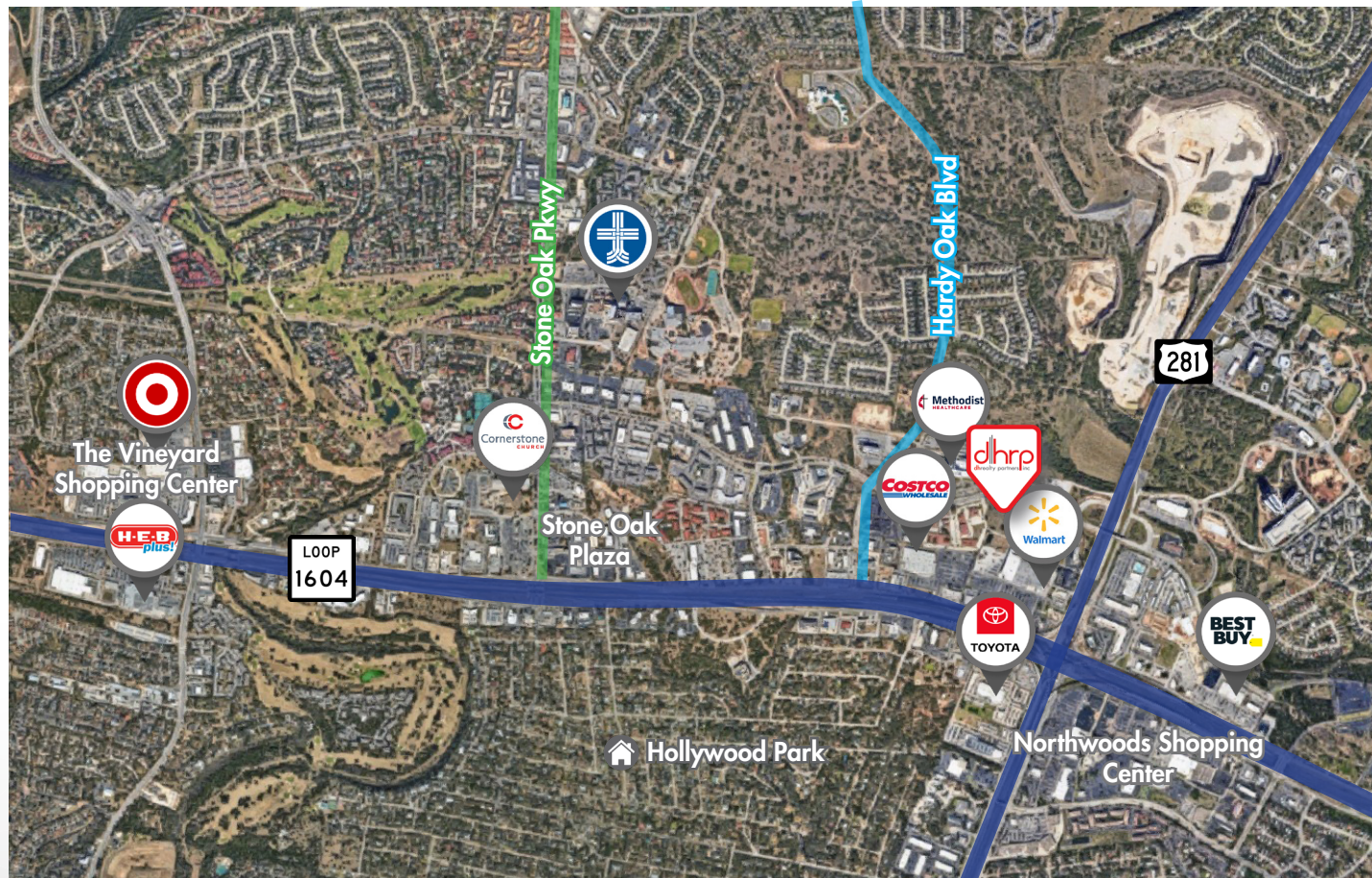
**DIRECTLY ACROSS FROM
METHODIST STONE OAK**

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AERIAL MAP

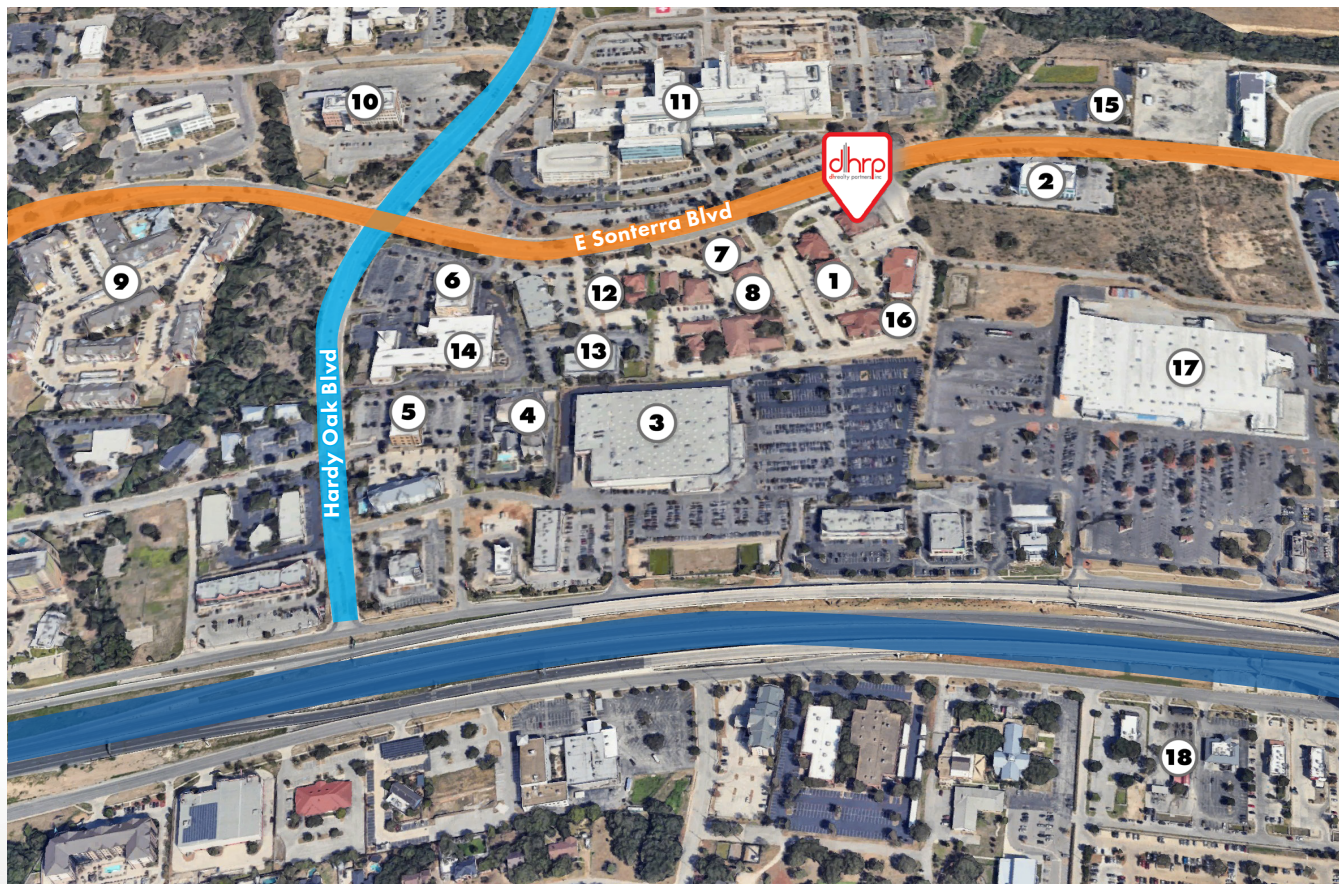


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POINTS OF INTEREST



1. Summit Family Medicine
2. Medicare Associates of Stone Oak
3. **Costco Wholesale**
4. Residence Inn by Marriott
5. Sonterra Oaks Medical Plaza
6. Hardy Oaks Medical Building
7. OPTimalMD
8. TX Top Pediatrics
9. Sonterra Blue Apartments
10. Gastroenterology Consultants of San Antonio
11. **Methodist Hospital Stone Oak**
12. Sonterra RX
13. S.A. Dental Specialists
14. South Texas Spine & Surgical Hospital
15. Children's Eye Center of South Texas
16. San Antonio Podiatry Associates
17. **Walmart Supercenter**

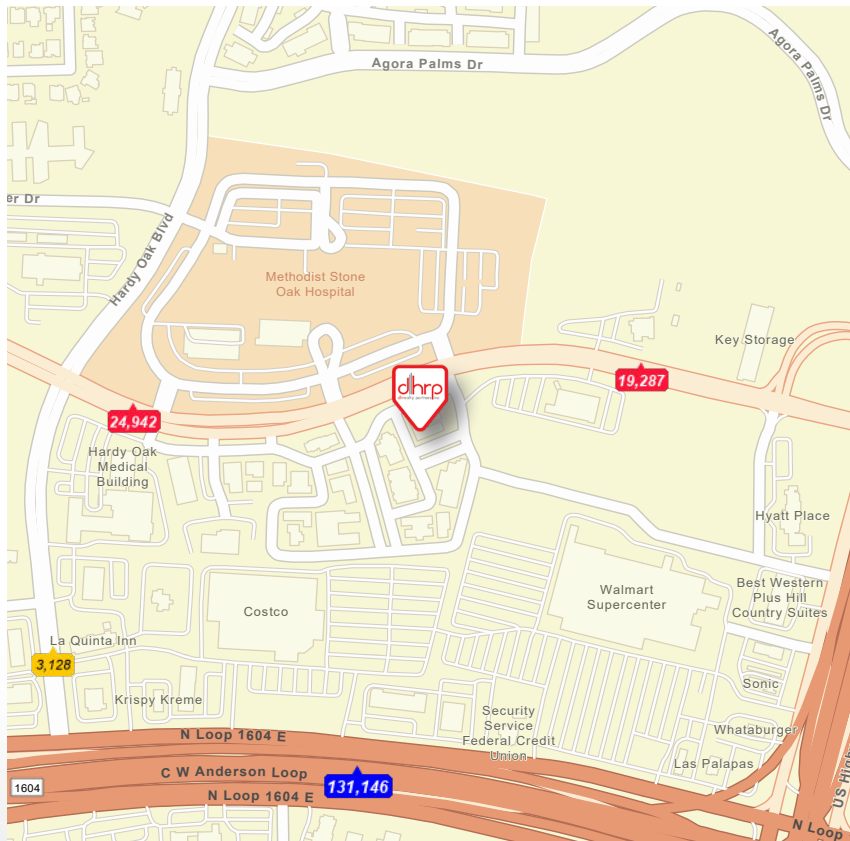
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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,668	84,238	220,772
Median Age	39.2	49.3	38.4
Avg Household Size	2.1	2.5	2.5
Median Household Income	\$90,269	\$102,880	\$103,238

Source: ESRI, 2023



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SAN ANTONIO MARKET OVERVIEW

San Antonio has been named “Military City, USA” for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio’s healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio’s second largest employer.

With a thriving local economy, **a central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience and healthcare, aerospace, IT and cybersecurity**.

2.3M
TOTAL
POPULATION

7TH
LARGEST CITY
IN THE U.S.

3RD
FASTEST
GROWING
ECONOMY

28%
PROJECTED
POPULATION
GROWTH

12
ACCREDITED
UNIVERSITIES &
COLLEGES

120
NEW RESIDENTS
PER DAY

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

<u>DH Realty Partners, Inc.</u>	<u>147342</u>	<u>www.dhrp.us</u>	<u>(210)222-2424</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Daniel Briggs</u>	<u>311372</u>	<u>danielbriggs@dhrp.us</u>	<u>(210)222-2424</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michael D. Hoover</u>	<u>391636</u>	<u>hoover@dhrp.us</u>	<u>(210)222-2424</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Matthew Baylor</u>	<u>510763</u>	<u>mbaylor@dhrp.us</u>	<u>(210)222-2424</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205

Phone: (210)222-2424 Fax: (210)271-0183

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