



818 Knight Cross Bld 5

Medical / Therapy For Lease



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Broker

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Property Details



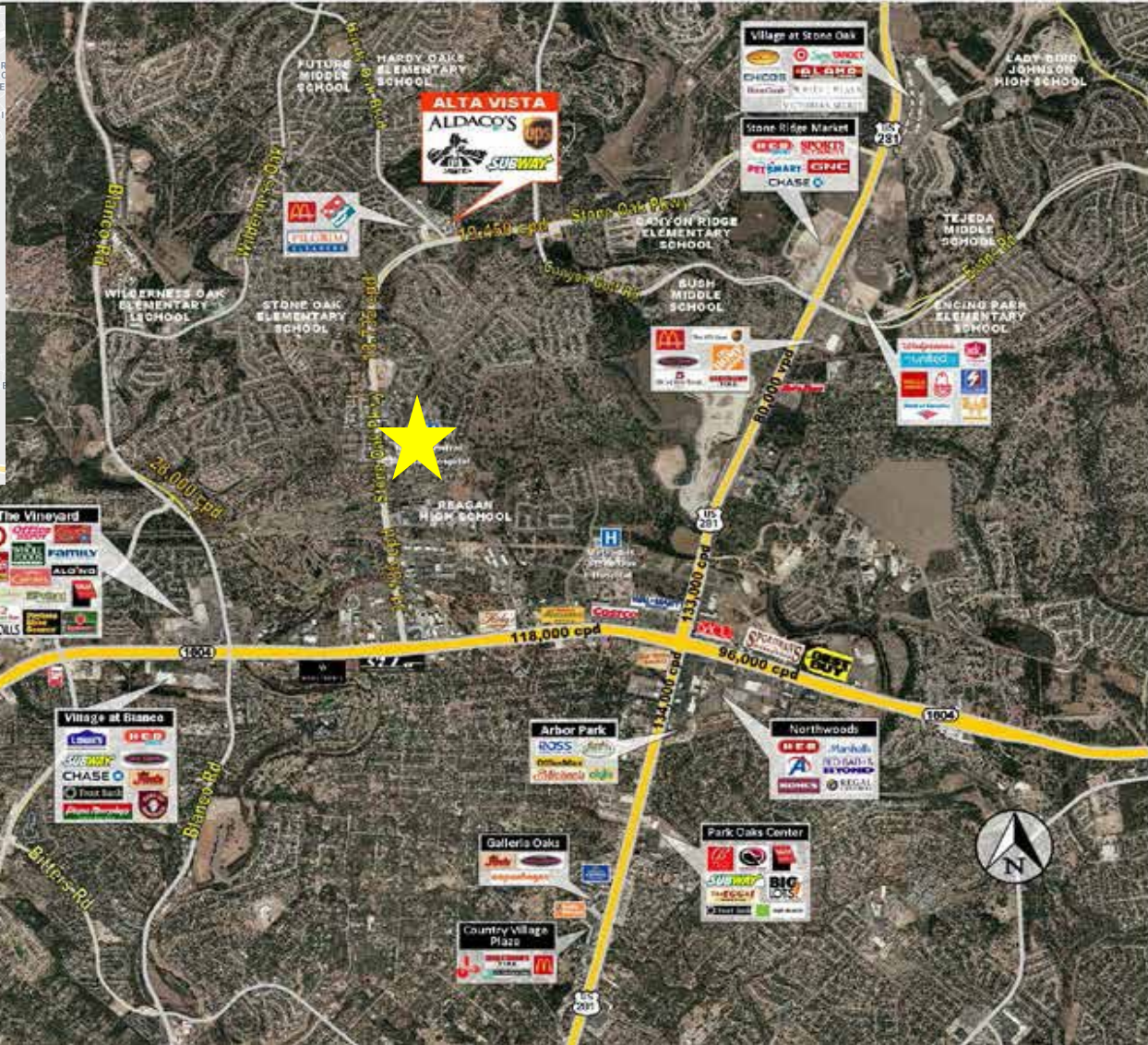
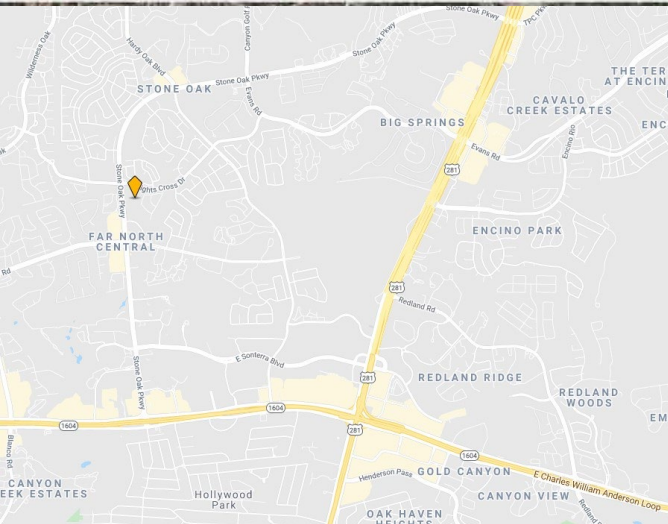
Property:	Hardy Oak Blvd.
Address:	818 Knights Cross San Antonio, Texas 78258
Year Built:	2010
Space Available:	Medical/ Therapy Space Suite 5107: 3,210 sf Additional space on Second Floor available June 2024
Zoning:	C-3(City of San Antonio)
Base Rent Rate:	\$24.00 PSF NNN
Operating Expenses:	All Leases are Triple Net 2023 estimated NNN expenses: \$7.75psf
Parking Ratio:	4.5/1,000 sf

818 Knights Cross is located just the intersection of Stone Oak Parkway and Knights Cross., in the popular Stone Oak area of San Antonio. This property is nestled among densely populated residential communities, with close proximity to many schools, hospitals, medical practices, retail businesses and restaurants. It is positioned only 1 miles north of Baptist North Central Hospital and 2.5 miles northwest of Methodist Stone Oak Hospital.

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Aerial



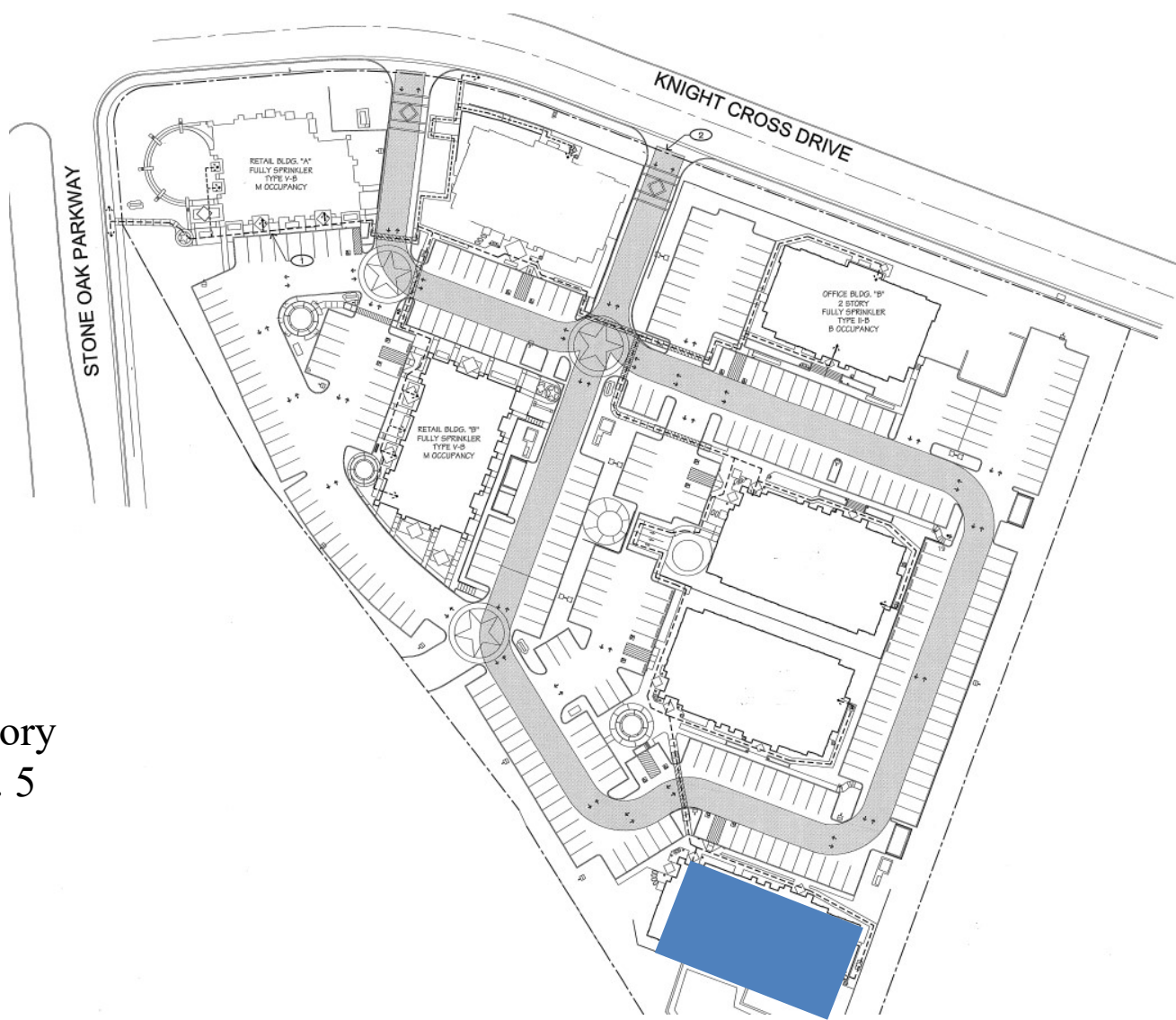
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- **Centrally located in Stone Oak**
- **Ease of Access from Stone Oak Parkway and Knights Cross/ Hardy Oak**
- **Common Entry**
- **Common Restrooms**
- **Full Service Building**
- **24/7 Access**

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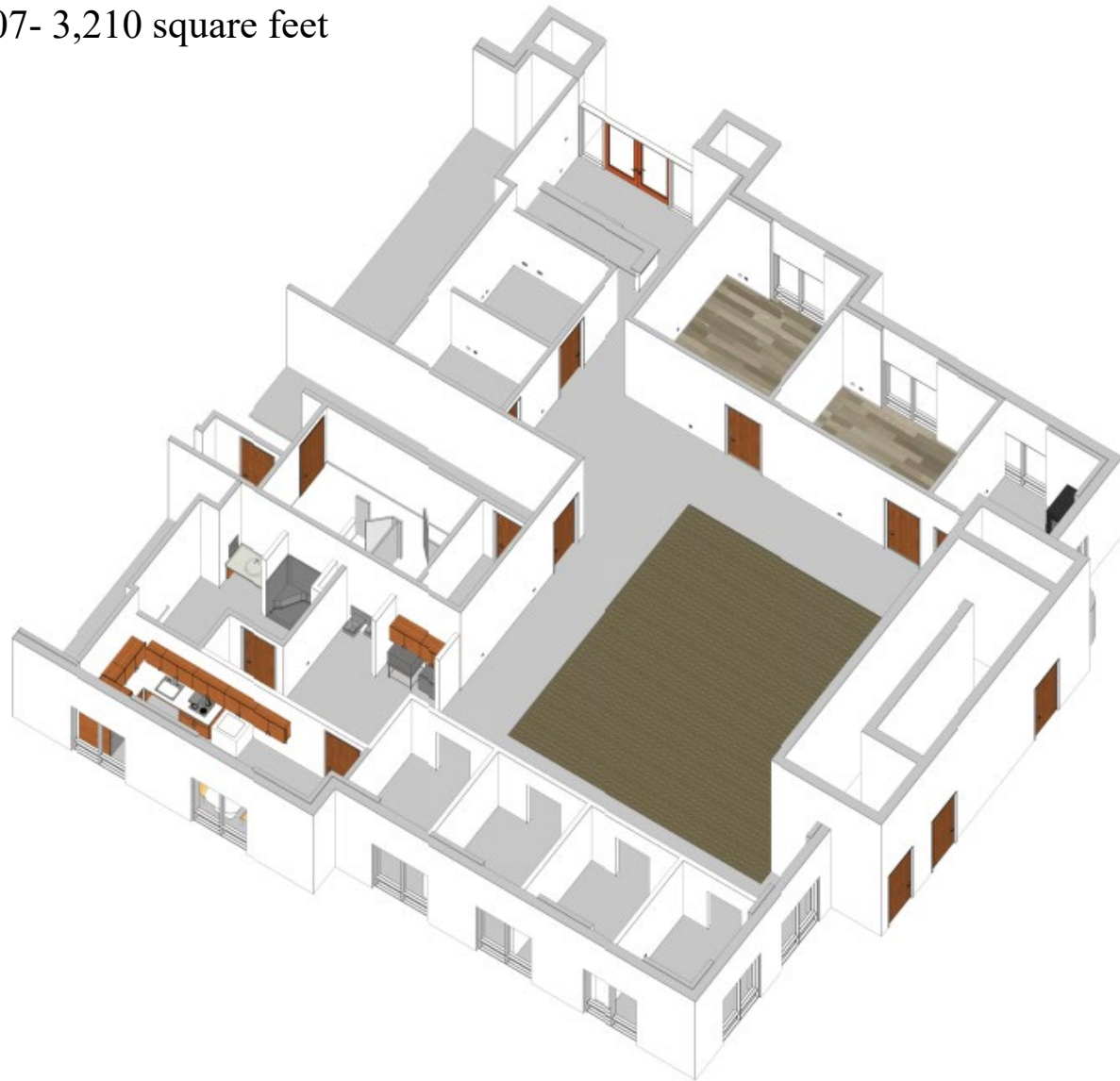
Site Plan



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Available Suite 5107- 3,210 square feet

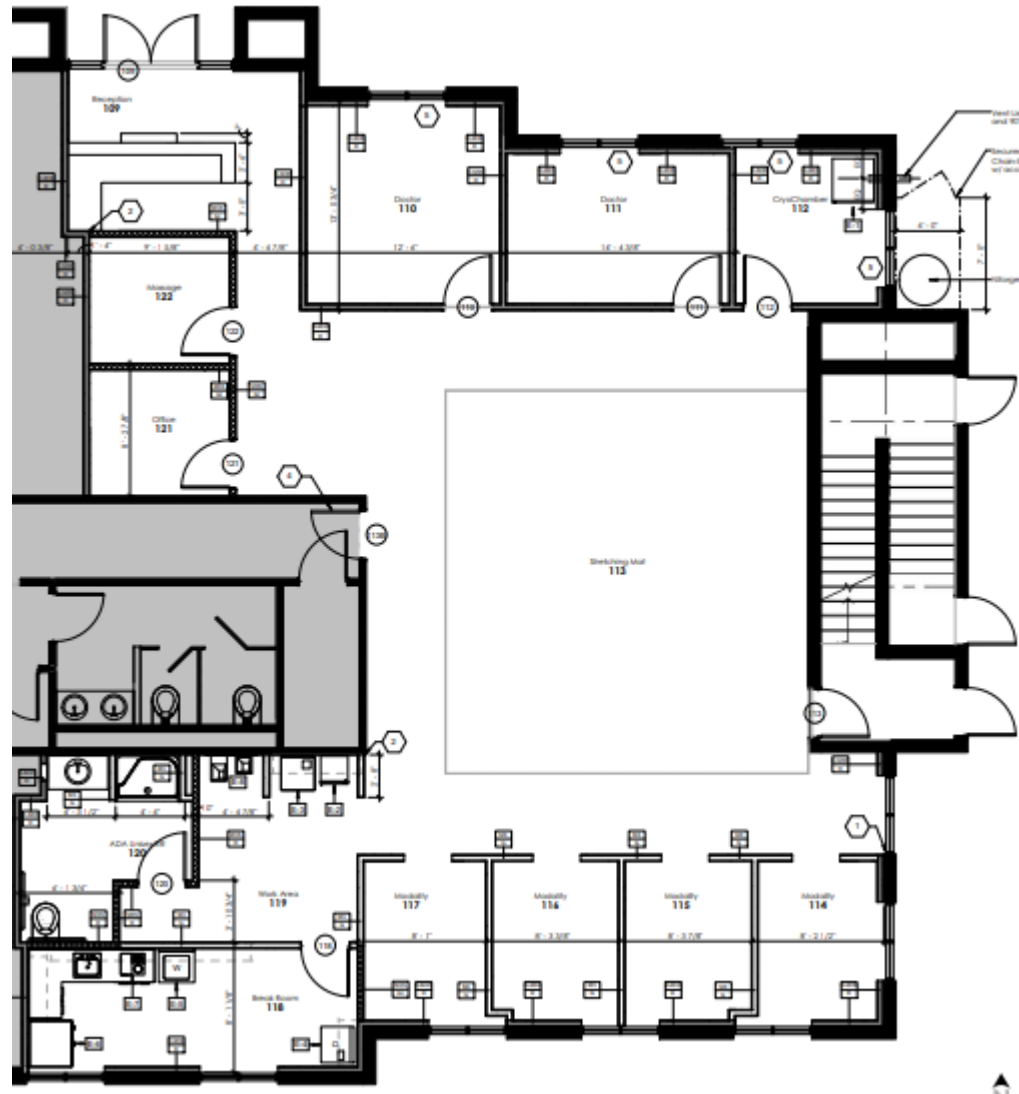
Nice built in reception
(10) office/exam rooms
Large open Area
Breakroom
Restroom / shower area



818 Knight Cross Bld 5 – For Lease

Floor Plan

Suite 5107



818 Knight Cross Bld 5 – For Lease

Demographics

POPULATION	2 mile	5 mile	10 mile
2010 Population	35,051	130,822	453,296
2020 Population	44,755	160,935	558,234
2025 Population Projection	47,578	170,303	591,874
Annual Growth 2010-2020	2.50%	2.10%	2.10%
Annual Growth 2020-2025	1.30%	1.20%	1.20%
Median Age	35.2	36.7	35.7
Bachelor's Degree or Higher	56%	52%	41%
US Armed Forces	242	863	2,167

HOUSING	2 mile	5 mile	10 mile
Median Home Value	\$319,757	\$316,114	\$265,524
Median Year Built	2004	2002	1992
2010 Households	11,918	48,581	181,624
2020 Households	15,132	58,760	219,457
2025 Household Projection	16,059	61,974	231,812
Annual Growth 2010-2020	1.90%	1.50%	1.50%
Annual Growth 2020-2025	1.20%	1.10%	1.10%
Owner Occupied	11,453	42,515	131,916
Renter Occupied	4,606	19,459	99,895
Average Household Size	2.9	2.7	2.5
Average Household Vehicles	2	2	2
Total Consumer Spending	\$609.1 Million	\$2.3 Billion	\$7.1 Billion

Demographics

INCOME			
	2 mile	5 mile	10 mile
Avg. Household Income	\$129,824	\$125,011	\$97,915
Median Household Income	\$107,375	\$100,793	\$72,625
< \$25,000	1,156	4,270	31,065
\$25,000 - 50,000	1,728	7,942	41,327
\$50,000 - 75,000	2,216	9,095	41,025
\$75,000 - 100,000	1,863	7,841	27,819
\$100,000 - 125,000	2,044	7,312	22,282
\$125,000 - 150,000	1,580	5,305	14,745
\$150,000 - 200,000	2,033	8,031	20,570
> \$200,000	2,512	8,964	20,615

DAYTIME EMPLOYMENT									
	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service - Producing Industries		1453	6	52,276	6,319	8	229,593	23,685	10
Trade Transportation & Utiliti	666	112	6	8,986	709	13	44,637	3,532	13
Information	108	16	7	1,782	113	16	7,063	459	15
Financial Activities	978	185	5	7,360	1,056	7	27,969	4,049	7
Professional & Business Serv	773	179	4	5,522	935	6	41,175	4,101	10
Education & Health Services	4,475	775	6	15,255	2,416	6	54,343	7,068	8
Leisure & Hospitality	1,047	95	11	9,237	544	17	37,354	2,124	18
Other Services	440	88	5	3,912	531	7	15,141	2,247	7
Public Administration	11	3	4	222	15	15	1,911	105	18
Goods - Producing Industries	607	89	7	4,450	509	9	31,110	2,512	12
Natural Resources & Mining	17	5	3	70	26	3	187	68	3
Construction	408	69	6	3,255	398	8	17,181	1,838	9
Manufacturing	182	15	12	1,125	85	13	13,742	606	23
Total	9,105	1542	6	56,726	6,828	8	260,703	26,197	10

Traffic

TRAFFIC				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hardy Oak Blvd.	Stone Oak Pkwy SE	13,516	2020	0.11 mi
Stoneway Dr.	Hardy Oak Blvd. NE	697	2018	0.24 mi
Stoneway Dr.	Hardy Oak Blvd. NE	663	2014	0.24 mi
Stone Oak Pkwy	Las Lomas Blvd. SW	19,089	2020	0.25 mi
Stone Oak Pkwy	Mesa Ranch E	20,253	2018	0.28 mi
Hedgestone Dr.	Stoneway Dr. NW	545	2020	0.30 mi
Las Lomas Blvd.	La Pena Dr. SE	1,049	2018	0.36 mi
Las Lomas Blvd.	La Pena Dr. SE	1,050	2013	0.36 mi
Summit Springs	Summit Crest E	1,064	2014	0.38 mi
Summit Springs	-	1,215	2018	0.38 mi

OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY _____

I Certify that I have provided _____ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____
DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____
DATE: _____

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date