

**FOR  
LEASE**

Medical  
Office  
Space

Move-in  
Ready Suites

Stone Oak  
Medical Center

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# Villages on Sonterra

1202 E Sonterra Blvd, San Antonio, Texas 78258

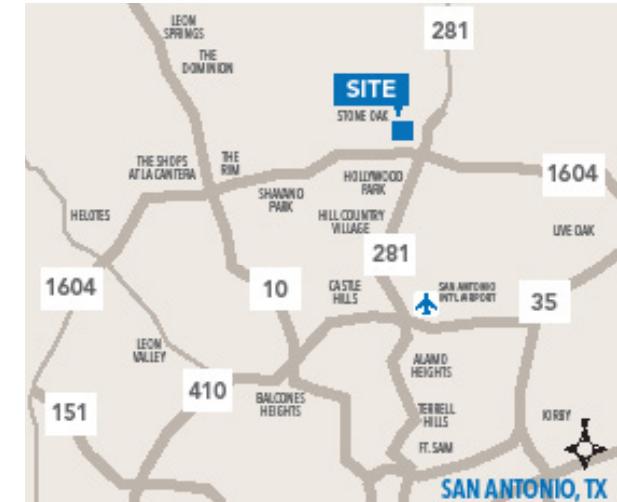


## Availability:

- Suite 601: ±6,269 SF
- Asking Rate: \$19.50 NNN
- Move-in Ready Medical Space
- Existing Surgery Center

## Location:

- Stone Oak Master Planned Community
- Location benefits from direct proximity to major hospitals: North Central Baptist, Methodist Stone Oak, South Texas Spine & Surgical Hospital and Christus Children's Hospital Stone Oak



## For Information:

**Russell T. Noll, CCIM, CPM®**  
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**Kelly Ralston**  
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kelly.ralston@transwestern.com

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**Suite 601: ±6,269 RSF**



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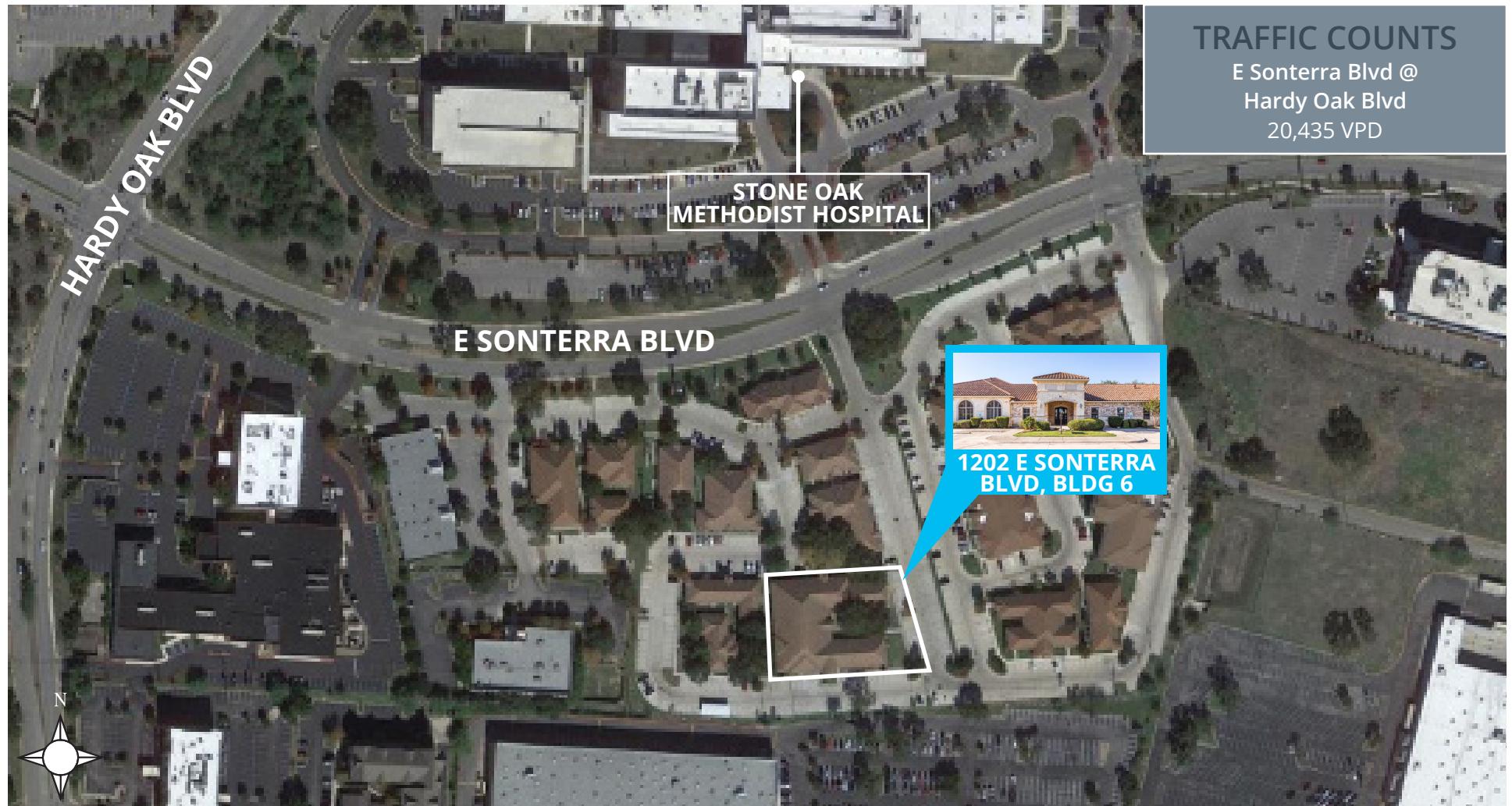
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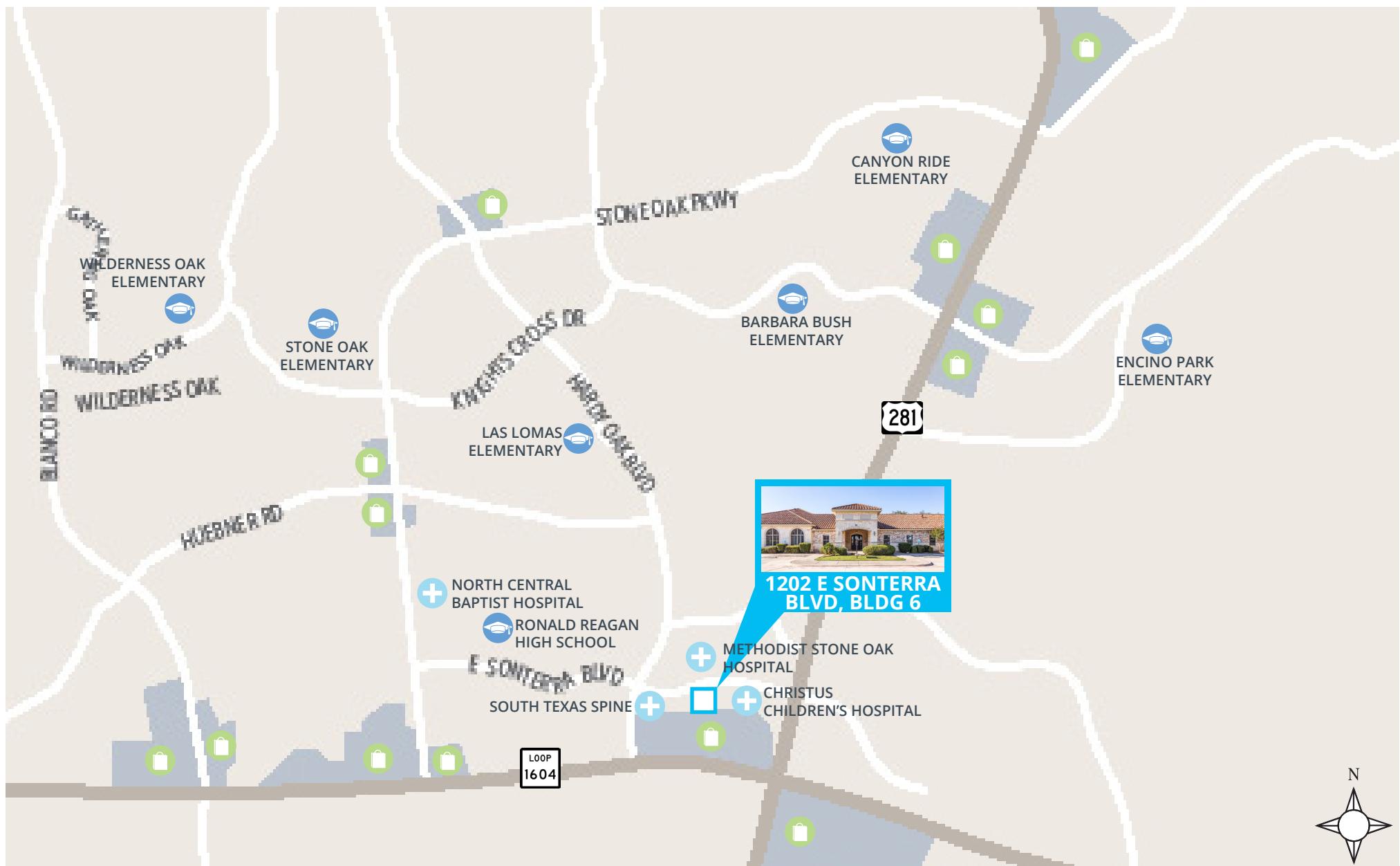
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Population Demographics	2 Mile	5 Mile	10 Mile
2010 Population	29,333	183,895	599,931
2020 Population	37,949	215,507	724,125
2025 Population Projection	40,925	229,517	774,560
Annual Growth 2010-2020	2.9%	1.7%	2.1%
Annual Growth 2020-2025	1.6%	1.3%	1.4%
White	32,139	184,191	604,190
Black	1,982	11,279	54,677
American Indian/Alaskan Native	210	1,413	7,077
Asian	2,620	12,757	37,478
Hawaiian & Pacific Islander	66	384	1,629
Two or More Races	933	5,484	19,074
Hispanic Origin	13,218	75,611	326,803
Household Demographics			
2010 Households	11,874	72,340	240,903
2020 Households	14,972	82,962	286,230
2025 Household Projection	16,069	87,938	305,013
Annual Growth 2010-2020	1.9%	1.2%	1.4%
Annual Growth 2020-2025	1.5%	1.2%	1.3%
Owner Occupied	8,692	54,577	158,156
Renter Occupied	6,280	28,385	128,074
Avg Household Income	\$102,058	\$106,162	\$85,851
Median Household Income	\$81,414	\$83,453	\$62,850

## Stone Oak Master Planned Community

Originally designed with multiple land uses to allow for community development, Stone Oak's unique master-planned structure invites everything from recreation and leisure to business and medicine.

Today it is one of the largest San Antonio neighborhoods and has flourished around Stone Oak's thriving epicenter producing coveted San Antonio real estate.

Stone Oak has many recreational amenities, such as tennis courts, parks, trails and golf courses, all of which surround the beautiful, rolling hills of the Texas Hill Country. The natural beauty of the surrounding parks and green spaces make this suburban oasis feel like it is miles and miles from the pressures of the city.

Stone Oak is located just minutes from the San Antonio airport and downtown and is a popular destination for many of San Antonio's professionals.





## 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.

**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:
  - 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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Russell Noll	386386	russell.noll@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Kelly Ralston	538964	kelly.ralston@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

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