

21

SPURS
LANE

SAN ANTONIO, TX



SOUTH TEXAS MEDICAL CENTER

2,736 - 6,646 RSF SUITES AVAILABLE

ELEVATING THE PATIENT EXPERIENCE





21 SPURS LEED SILVER

State-of-the-art Class A medical office building conveniently located in the South Texas Medical Center.



Suites of all sizes available



Existing multispecialty tenants for cross-referral opportunities



Surgery center & orthopedic imaging center



An exceptional patient-physician experience



Free conference and training center



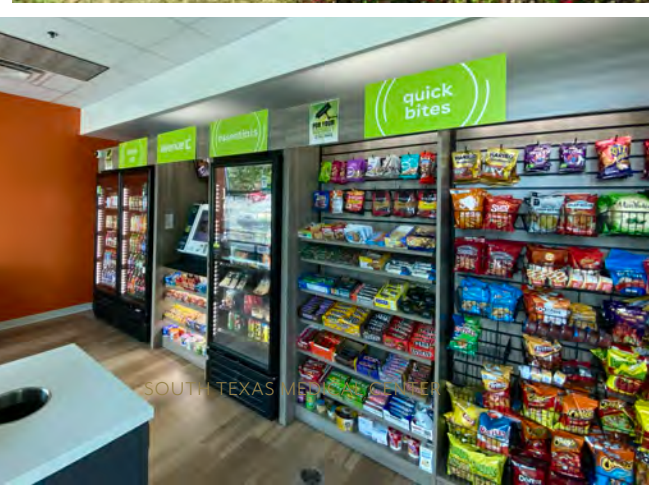
Renovated in 2022



Two covered entries for convenient patient drop-off



Parking ratio: 4.80/1,000 SF



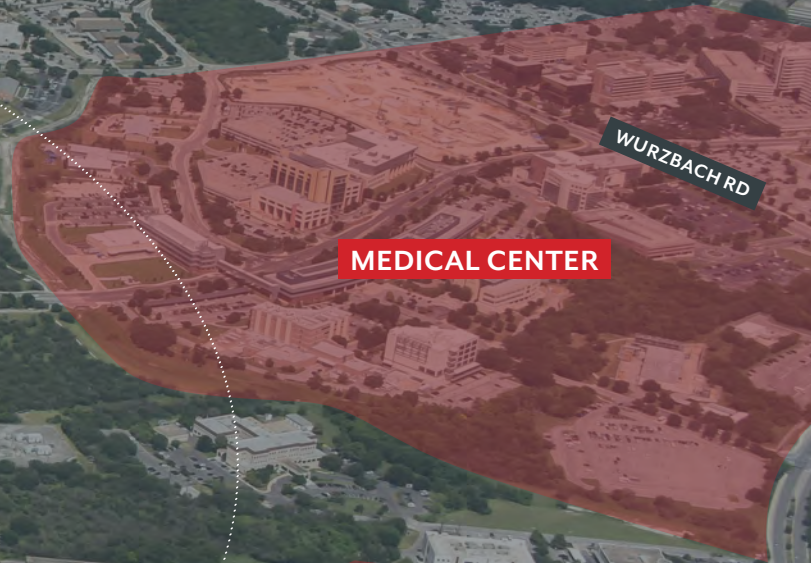
Area Demographics

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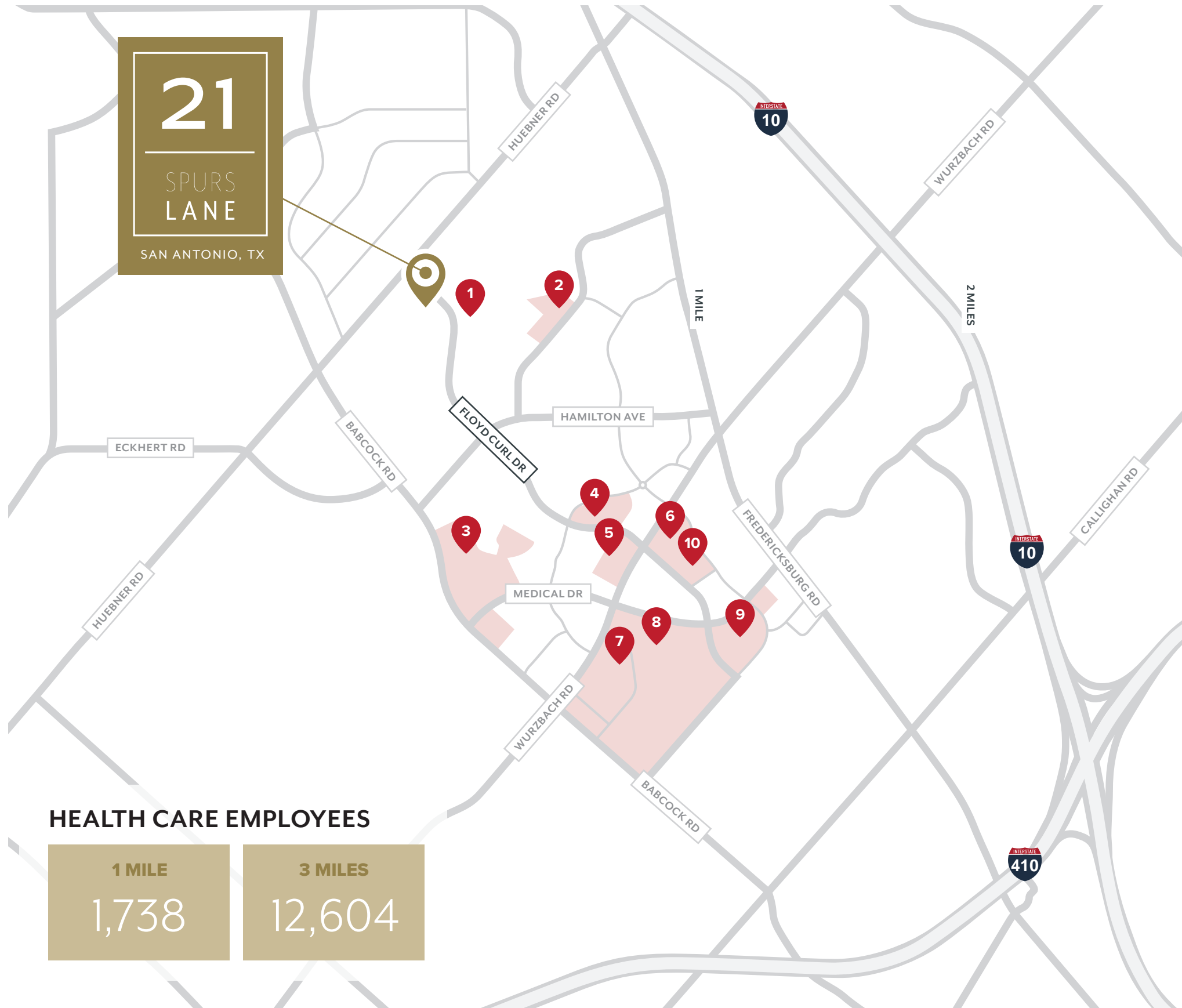
	1 MILE	3 MILES	5 MILES	10 MILES
2023 Population	16,245	138,718	340,853	1,041,578
2023 Households	7,799	63,297	143,574	406,738
2023 Daytime Population	19,217	195,798	402,727	1,251,572
2023 Businesses	702	6,395	13,011	41,036

Demographic Breakdown by Age (5 miles)

Age 0-19	81,424	23.6%
Age 20-39	120,430	34.8%
Age 40-59	76,353	22.1%
Age 60-79	55,719	16.2%
Age 80-85+	11,994	3.5%



Convenient Medical Center Location



Nearby Medical Center Locations within 2 Miles

- 1 PAM Health Specialty Hospital of San Antonio Medical Center
- 2 Healthsouth Rehabilitation Institute of San Antonio (Riosa)
- 3 CHRISTUS Santa Rosa Hospital - Medical Center
- 4 UT Health San Antonio
- 5 Mays Cancer Center
- 6 Methodist Hospital Specialty and Transplant
- 7 Audie L. Murphy VA Medical Center
- 8 University Hospital- University Health
 - UT MD Anderson Cancer Center
- 9 Methodist Hospital
 - Methodist Children's
 - Methodist Heart
 - Methodist Women's Pavilion
- 10 St. Luke's Baptist Hospital

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For additional information, please contact:

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

