

Medical Office/Retail For Lease



Village at Live Oak

12315 Judson Rd, San Antonio, TX 78233

Offered by:
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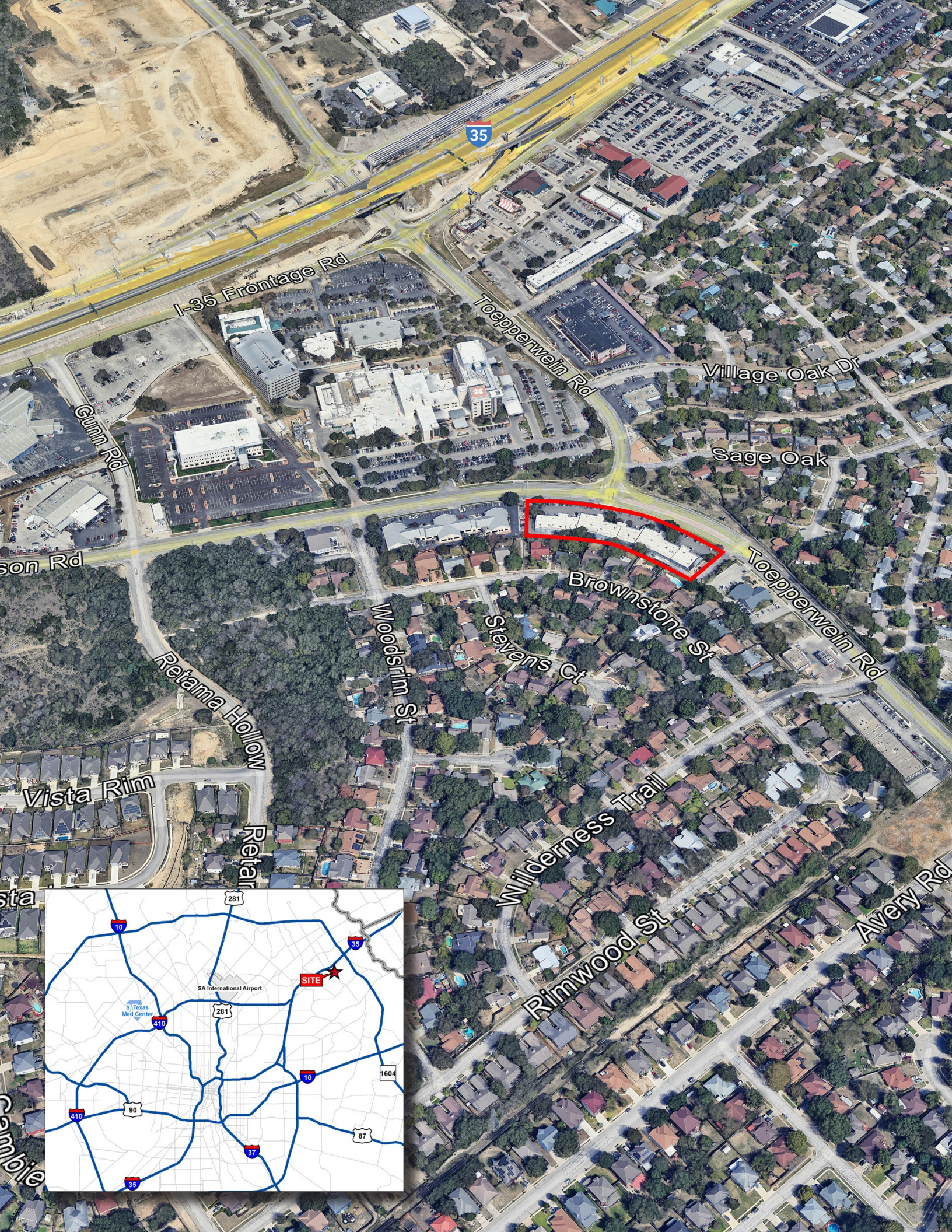
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Benefits

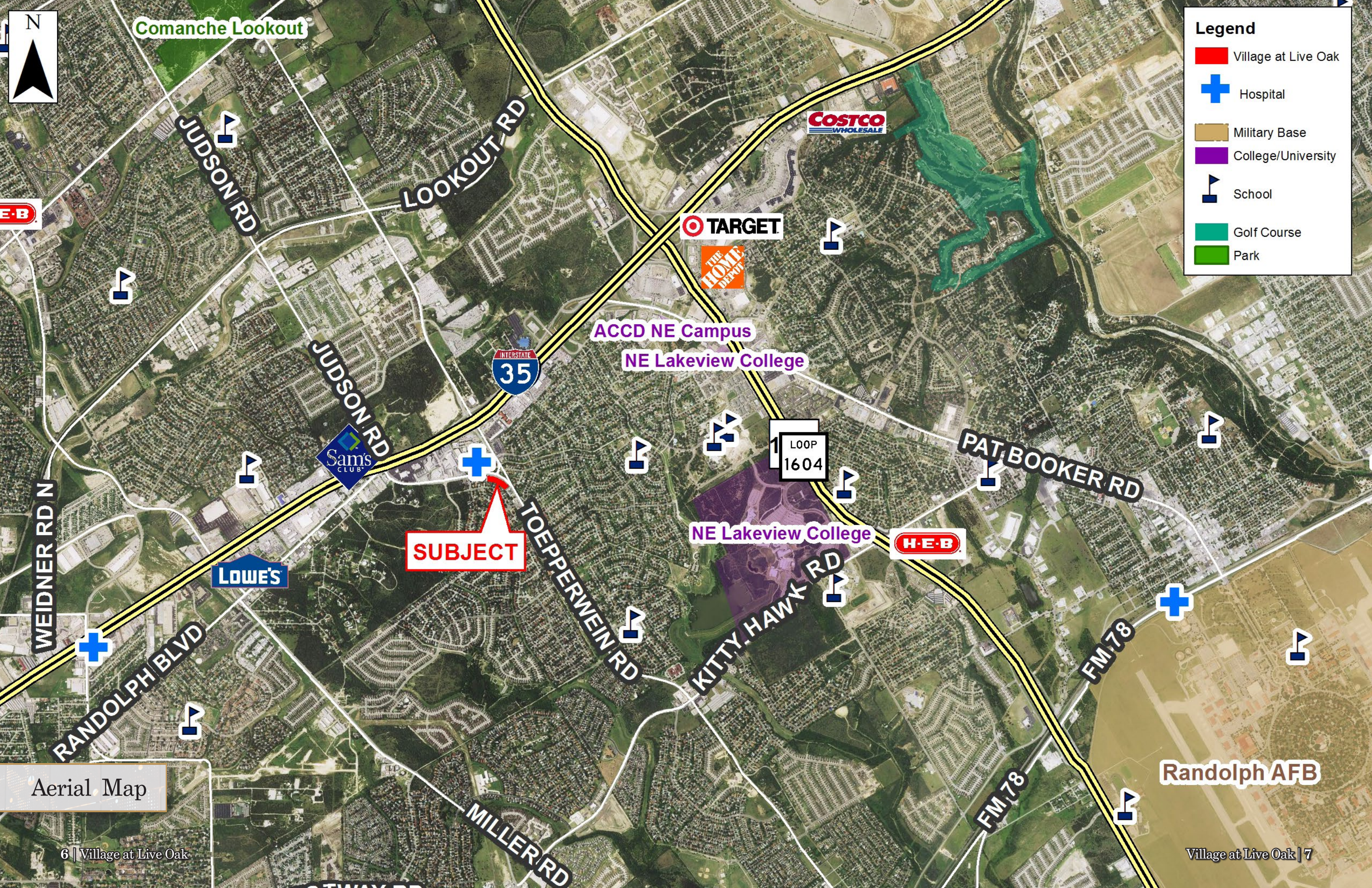
Property Highlights

Address	12315 Judson Road
Location	Judson Rd and Topperwein Rd
Property Details	24,294 SF 2.0040 Acres
Legal Description	CB 5049B BLK 3 LOT 23 BRENTWOOD OAKS UNIT-4
Zoning	B-2
Year Built	1985
Floors	1
Road Frontage	647.34

Comments

- Easy access to IH-35, Loop 1604, and Loop 410
- Well located across from Northeast Methodist Hospital
- Easy ingress/egress to adjacent thoroughfares
- Pylon signage available
- Enjoys strong demographics
- Professionally managed
- Attractive architecture and landscaping
- Ideal for a wide variety of commercial uses including medical, office, and retail
- Surrounded by numerous established and growing subdivisions
- Abundant surface parking

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



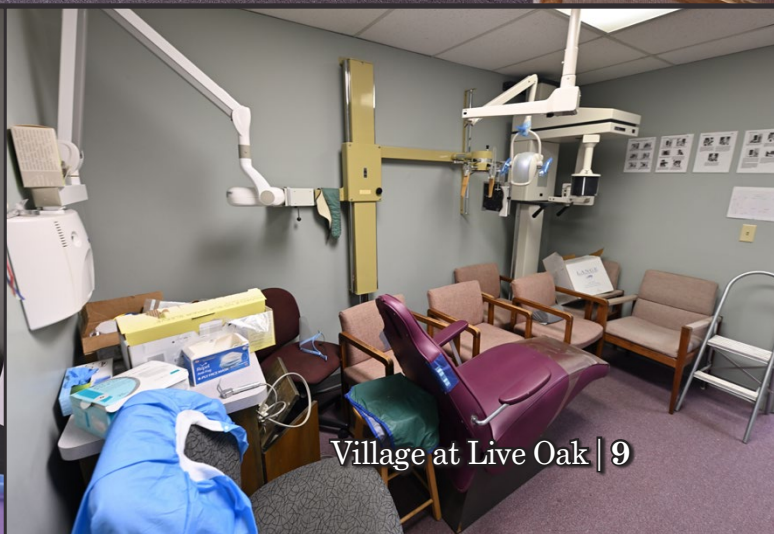
Legend

- Village at Live Oak
- Hospital
- Military Base
- College/University
- School
- Golf Course
- Park

SUBJECT

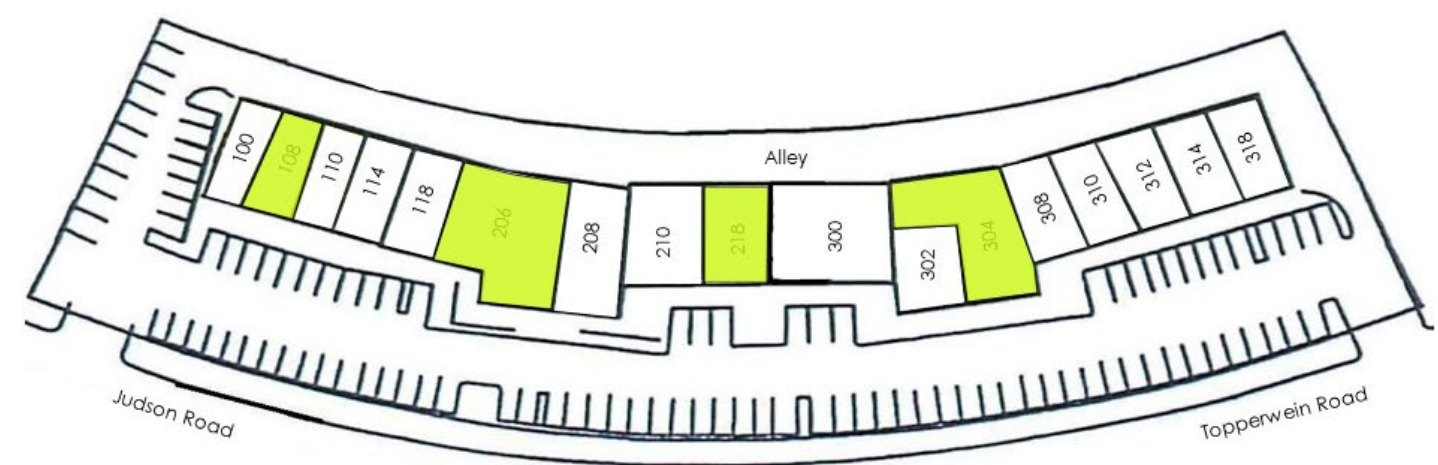
Aerial Map

Randolph AFB





Site Plan



Suite	Tenant	RSF
100	Subway	1,380
108	Available (Sublease)	1,608
110	Veda Medical	1,225
114	Veda Medical	1,585
118	Alavie Interventional Pain Management	2,230
206	Available	4,139
208	Dr Stephen Earle	1,440
210	New Sound Hearing Aid Centers	1,358
218	Available	954
300	Express Nails	1,739
302	State Farm Insurance	506
304	Available	1,304
308	The Village Florist	875
310	Physical Therapy Providers	1,030
312	Physical Therapy Providers	828
314	Laser Hair Removal	605
318	Robert M. Narvaez MD, PA	1,488

Availability & Rates

Suite	Status	RSF
108	Available (Sublease)	1,608
206	Available	4,139
218	Available	954
304	Available	1,304

Lease Rate	\$22.00 NNN
Operating Expenses	\$6.44 PSF / Yr
Improvements	Negotiable
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord’s leasing representative.

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Leasing Contacts



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San Antonio Market Overview

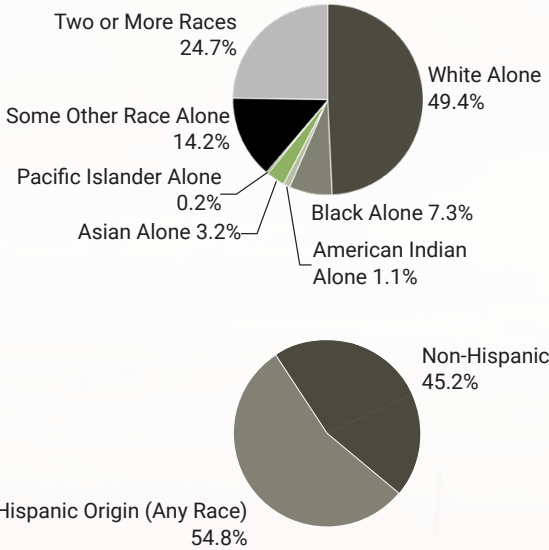
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio
- 8 San Diego
- 9 Dallas
- 10 San Jose

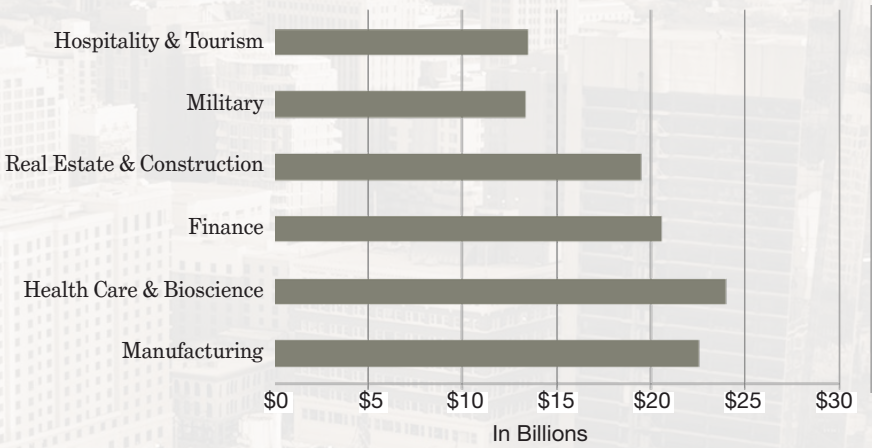


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

Demographics - 1 Mile

Summary	Census 2020	2025	2030
Total Population	10,578	10,551	10,784
Total Households	3,840	4,005	4,175
Family Households	2,720	2,743	2,838
Average Household Size	2.75	2.63	2.58
Owner Occupied Housing Units	2,797	2,948	3,088
Renter Occupied Housing Units	1,043	1,057	1,087
Median Age	38.1	38.8	40.0

Trends 2025 - 2030	Area	State	National	
Population	0.4%	1.1%	0.4%	
Households	0.8%	1.4%	0.6%	
Family Population	0.7%	1.3%	0.5%	
Owner Occupied Housing Units	0.9%	1.8%	0.0%	
Median Household Income	1.5%	2.3%	2.5%	
Median Household Income	\$79,322	-	\$85,544	-
Average Household Income	\$101,606	-	\$112,065	-
Per Capita Income	\$38,841	-	\$43,757	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,070	47.9%	4,804	45.5%	4,657	43.2%
Black Alone	1,211	11.4%	1,247	11.8%	1,268	11.8%
American Indian	122	1.1%	125	1.2%	130	1.2%
Asian Alone	449	4.2%	483	4.6%	516	4.8%
Pacific Islander	39	0.4%	40	0.4%	41	0.4%
Some Other Race	1,153	10.9%	1,215	11.5%	1,329	12.3%
Two or More Races	2,533	23.9%	2,639	25.0%	2,843	26.4%
Hispanic (Any Race)	4,706	44.5%	4,923	46.7%	5,372	49.8%

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data


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Demographics - 3 Mile

Summary	Census 2020	2025	2030
Total Population	109,111	112,725	115,544
Total Households	40,712	43,536	45,573
Family Households	28,082	28,743	29,750
Average Household Size	2.66	2.57	2.52
Owner Occupied Housing Units	25,865	27,306	29,274
Renter Occupied Housing Units	14,847	16,230	16,299
Median Age	36.8	38.0	39.2

Trends 2025 - 2030	Area	State	National	
Population	0.5%	1.1%	0.4%	
Households	0.9%	1.4%	0.6%	
Family Population	0.7%	1.3%	0.5%	
Owner Occupied Housing Units	1.4%	1.8%	0.0%	
Median Household Income	1.7%	2.3%	2.5%	
Median Household Income	\$77,460	-	\$84,237	-
Average Household Income	\$93,822	-	\$101,971	-
Per Capita Income	\$36,241	-	\$40,217	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,870	47.5%	51,350	45.5%	50,207	43.5%
Black Alone	13,273	12.2%	13,806	12.3%	13,941	12.1%
American Indian	1,243	1.1%	1,366	1.2%	1,415	1.2%
Asian Alone	3,764	3.5%	4,104	3.6%	4,370	3.8%
Pacific Islander	423	0.4%	456	0.4%	478	0.4%
Some Other Race	13,569	12.4%	14,677	13.0%	16,012	13.9%
Two or More Races	24,968	22.9%	26,966	23.9%	29,121	25.2%
Hispanic (Any Race)	49,989	45.8%	54,022	47.9%	58,927	51.0%

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographics - 5 Mile



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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Phone 210 524 4000 Fax 210 5244029

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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2-10-2025



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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;
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- Must treat all parties to the transaction impartially and fairly;
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 - 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.

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Buyer/Tenant/Seller/Landlord Initials

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