

HUEBNER CREEK OFFICE PARK

Medical / Office Building

For Lease or Sale



9819 Huebner Rd, Bldg 4, San Antonio, TX 78240

BUILDING SIZE: 6,563 SF

RENTAL RATE: Contact Broker

ASKING PRICE: \$400/sf

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation



CORFAC INTERNATIONAL *Locally Owned. Globally Connected.*

9311 San Pedro, Ste. 850
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Class A Medical/Office building at Huebner Creek Office Park. Located on Huebner Rd near the South Texas Medical Center, the location is very accessible and desirable.

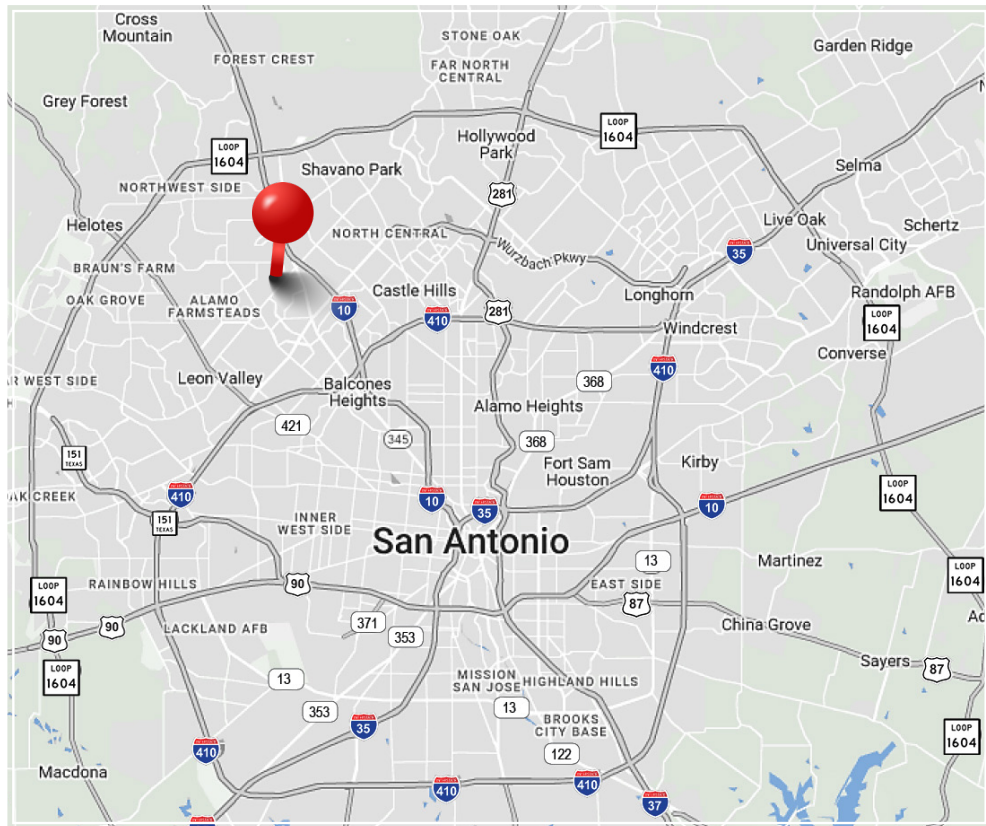
Nearby Hospitals are Methodist, Baptist, Christus Santa Rosa, Foundation Surgical Hospital, and University Hospital.



TRAFFIC COUNT:

Fredericksburg Rd @ Huebner Rd: 31, 235 vpd

Huebner Rd @ USAA Blvd: 19,050 vpd



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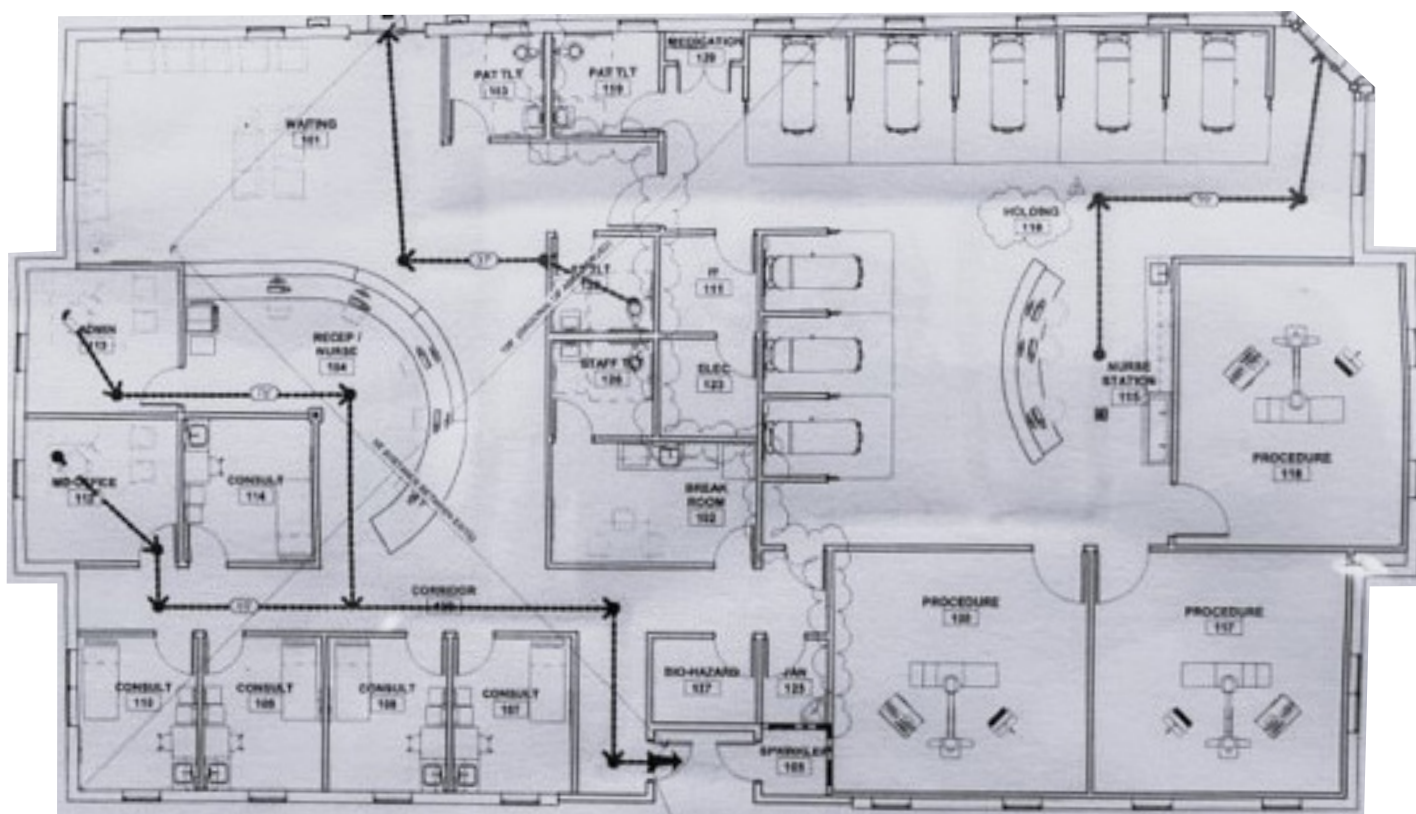
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4630 N Loop W, Suite 1604

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**Building 4
6,563 RSF**



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ENDURA[®]
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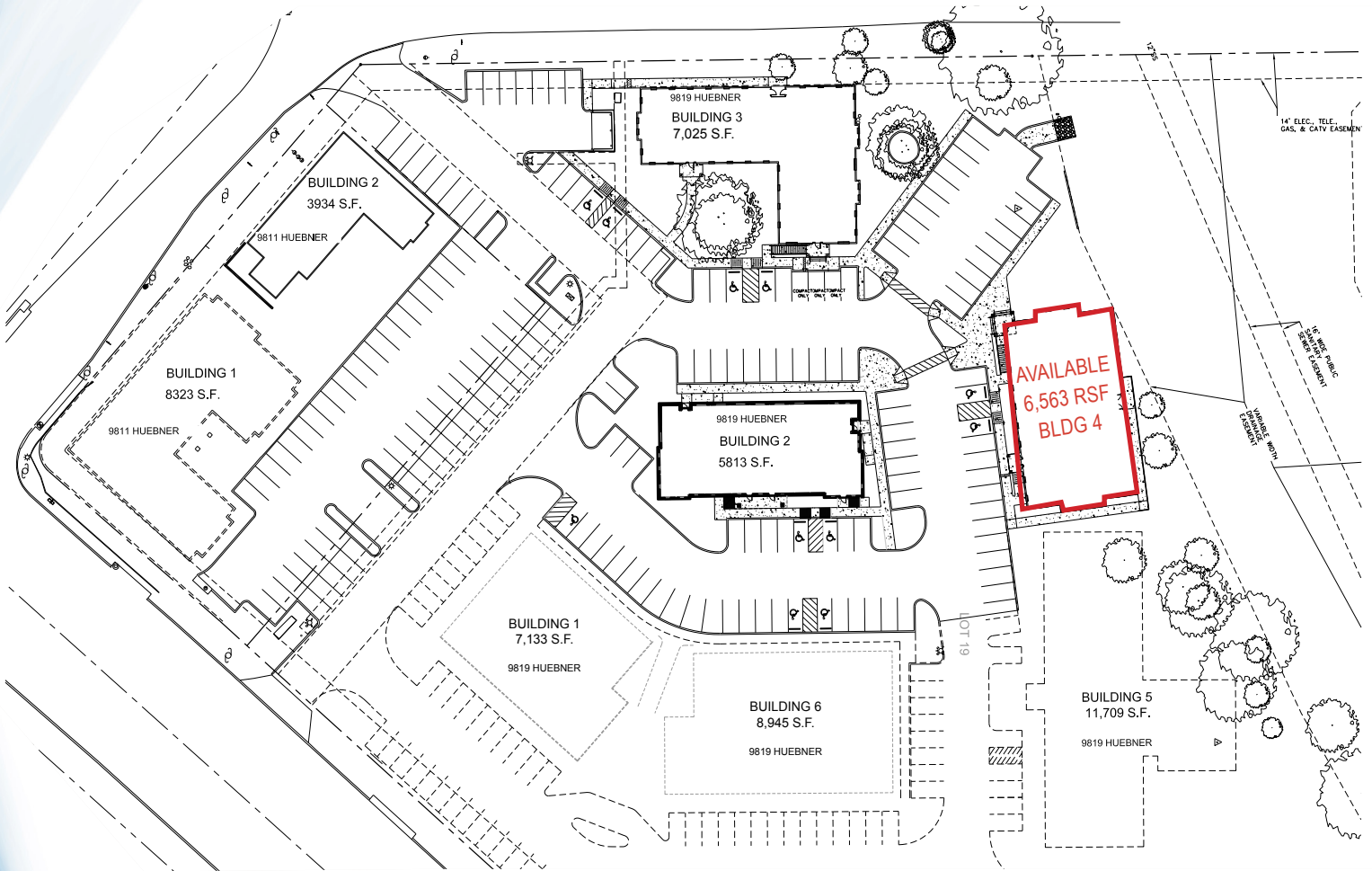
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	1 Mile	3 Mile	5 Mile
Population			
2024 Total Population:	11,941	142,104	334,244
2029 Population Projection:	12,880	151,159	355,361
Population Growth 2024-2029:	1.6%	1.3%	1.3%
Median Age:	33.3	34.5	34.9
Households			
2024 Total Households:	5,744	64,724	141,661
Household Growth 2024-2029:	1.6%	1.3%	1.3%
Median Household Income:	\$60,181	\$56,277	\$58,244
Average Household Size:	2	2.2	2.3
Average Household Vehicles:	1	2	2
Housing			
Median Home Value:	\$216,346	\$239,364	\$240,930
Median Year Built:	1994	1988	1987
Daytime Employment			
Total Businesses:	1,157	12,550	22,895
Total Employees:	12,421	105,088	197,852
Vehicle Traffic			
IH-10 @ Huebner Rd:	168,253 vpd		
Fredericksburg Rd @ Huebner Rd:	31,235 vpd		
Huebner Rd @ USAA Blvd:	19,050 vpd		

Source: 2024 Costar



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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.

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.

<u>Endura Advisory Group, GP, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>581037</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Designated Broker of Firm	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Licensed Supervisor of Sales Agent/ Associate	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>David Held</u> Sales Agent/Associate's Name	<u>319600</u> License No.	<u>dheld@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date