

Village at Live Oak

12315 Judson Rd

Medical Office/Retail
For Lease



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Property Summary

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

- Excellent visibility
- 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

Traffic Counts

IH-35, just west of Judson Road; 232,237 vpd (2019)
 IH-35 just west of Loop 1604; 183,775 vpd (2019)
 Source: TxDOT Statewide Planning Map

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Quote Sheet

Available SF Suite 108 - 1,608 (sublease)
 Suite 118 - 2,230
 Suite 206 - 4,139
 Suite 218 - 954
 Suite 304 - 1,304
 Suite 318 - 1,488 (direct deal with Landlord available with excellent credit)

} Can be combined to 6,369 SF

Lease Price/SF \$22.00 NNN

Operating Expenses \$6.44 PSF / Yr

Finishout Quote 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.

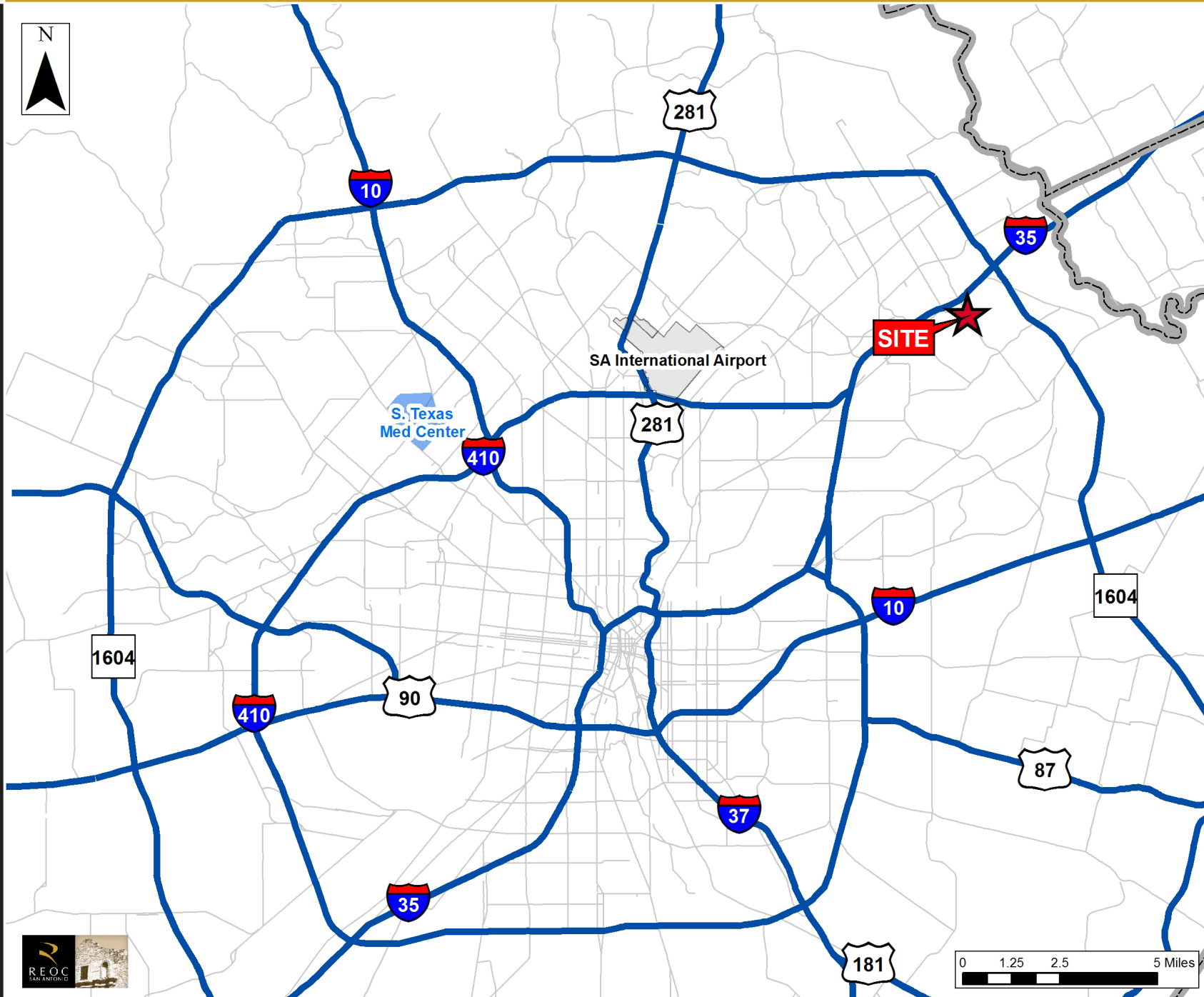
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important 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.

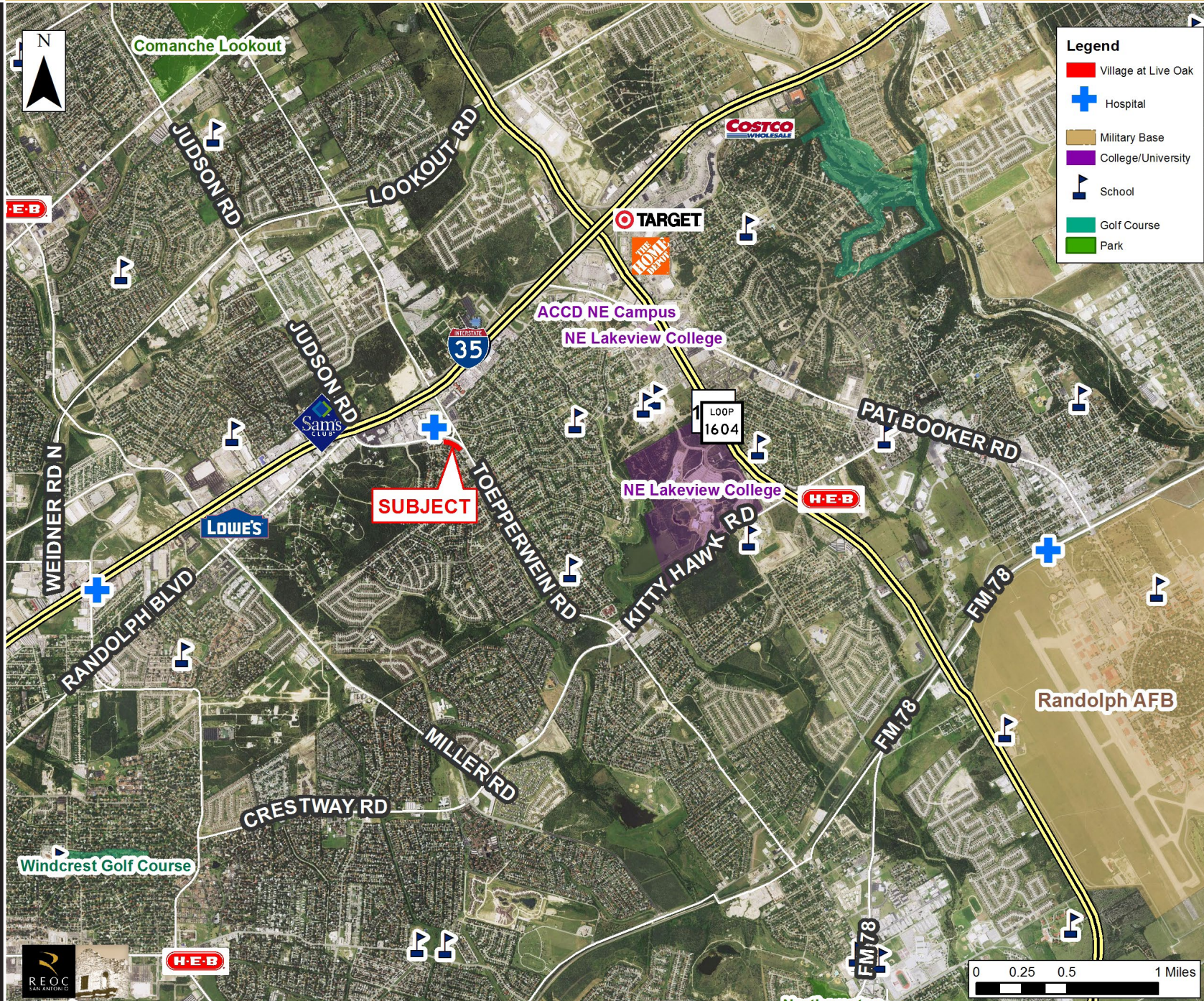
City Location Map



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Aerial Map



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Site Aerial

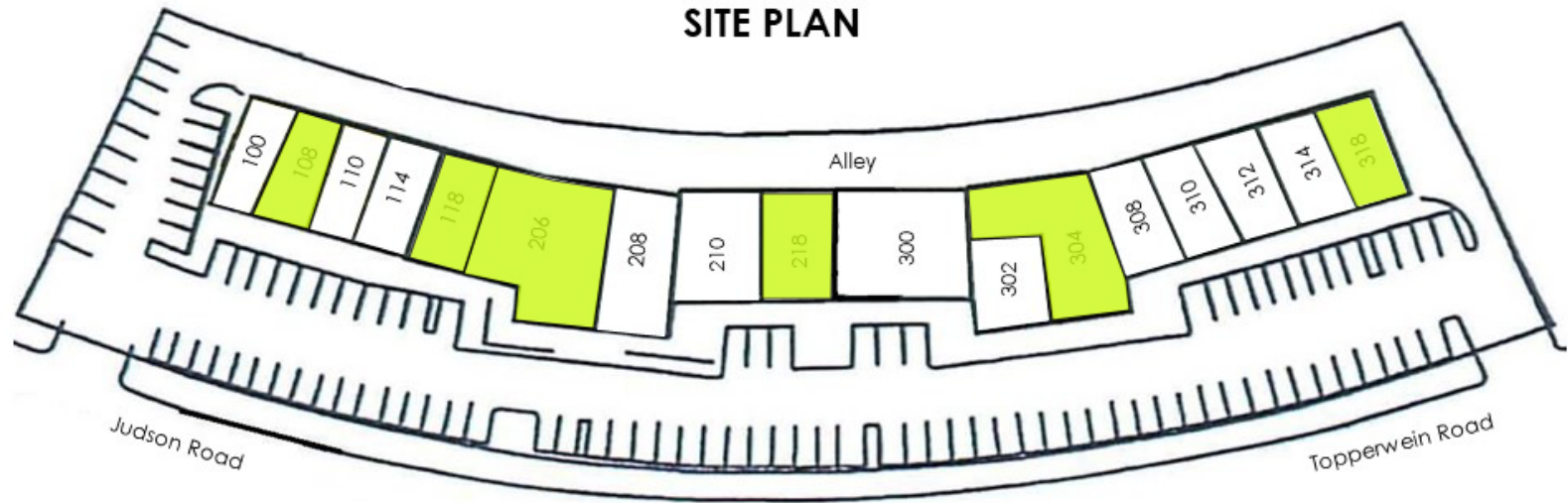


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Site Plan

VILLAGE AT LIVE OAK SITE PLAN

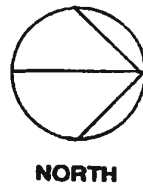
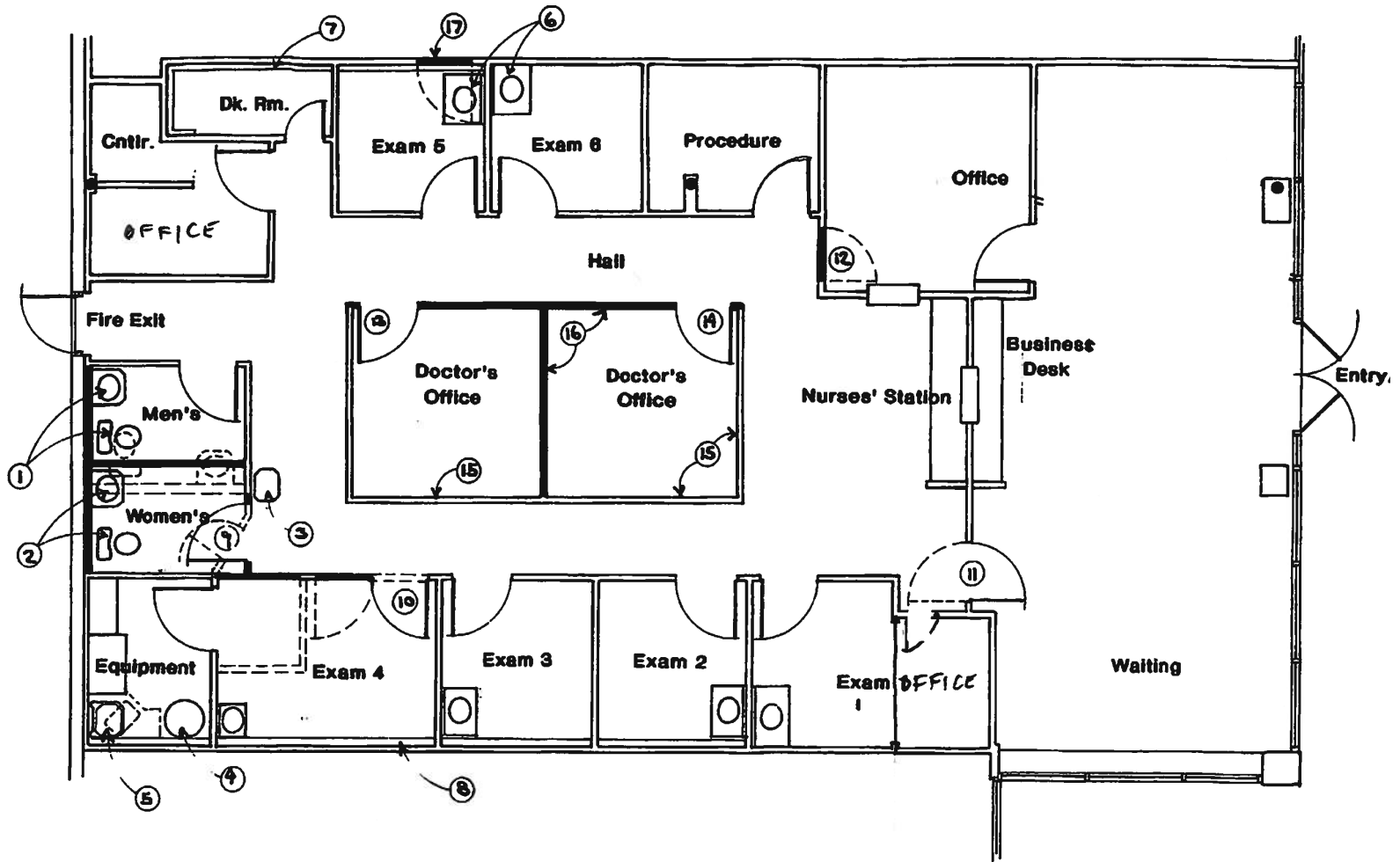


SUITE #	TENANT	SF
100	SUBWAY	1,380
108	AVAILABLE (SUBLEASE)	1,608
110	VEDA MEDICAL	1,225
114	VEDA MEDICAL	1,585
118	AVAILABLE	2,230
206	AVAILABLE	4,139
208	DR. STEPHEN EARLE	1,440
210	NEW SOUND HEARING AID CENTERS	1,358
218	AVAILABLE	954
300	EXPRESS NAILS	1,739
302	STATE FARM INSURANCE	506
304	AVAILABLE	1,304
308	THE VILLAGE FLORIST	875
310	PHYSICAL THERAPY PROVIDERS	1,030
312	PHYSICAL THERAPY PROVIDERS	828
314	LASER HAIR REMOVAL	605
318	AVAILABLE (SUBLEASE)	1,488

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Floor Plan - Suite 118



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Photos



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San Antonio Overview

Largest U.S. Cities

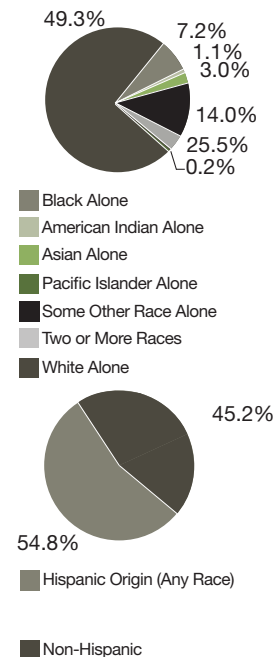
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

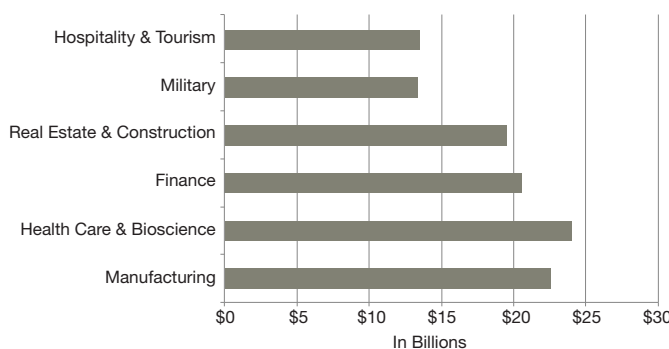
	Population	Median Age	Total Households
2010 Census	2,142,508	34.1	763,022
2020 Census	2,558,143	-	925,609
2022 Estimate	2,661,164	36.2	964,841
2027 Projection	2,799,634	36.9	1,018,054

	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	-	-	-
2020 Census	-	-	-
2022 Estimate	\$94,960	\$67,803	\$34,540
2027 Projection	\$109,551	\$78,753	\$39,942

Ethnicity 2022 Estimate



Major Industries



Fortune 500 Companies

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

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.

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Demographics: 1-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	8,463		9,633		9,577		9,614	
Households	3,050		3,450		3,483		3,521	
Families	2,249		-		2,493		2,519	
Average Household Size	2.77		2.78		2.74		2.72	
Owner Occupied Housing Units	2,391		-		2,663		2,736	
Renter Occupied Housing Units	659		-		820		785	
Median Age	37.4		-		38.9		39.2	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.08%		0.88%		0.25%			
Households	0.22%		0.92%		0.31%			
Families	0.21%		0.96%		0.28%			
Owner HHs	0.54%		1.19%		0.53%			
Median Household Income	2.46%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			171	4.9%	124	3.5%		
\$15,000 - \$24,999			210	6.0%	149	4.2%		
\$25,000 - \$34,999			202	5.8%	150	4.3%		
\$35,000 - \$49,999			370	10.6%	284	8.1%		
\$50,000 - \$74,999			824	23.7%	818	23.2%		
\$75,000 - \$99,999			569	16.3%	603	17.1%		
\$100,000 - \$149,999			777	22.3%	933	26.5%		
\$150,000 - \$199,999			168	4.8%	246	7.0%		
\$200,000+			193	5.5%	214	6.1%		
Median Household Income			\$73,449		\$82,922			
Average Household Income			\$93,222		\$106,066			
Per Capita Income			\$34,731		\$39,841			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	604	7.1%	605	6.3%	606	6.3%		
5 - 9	593	7.0%	636	6.6%	620	6.5%		
10 - 14	602	7.1%	655	6.8%	658	6.8%		
15 - 19	499	5.9%	557	5.8%	599	6.2%		
20 - 24	465	5.5%	498	5.2%	471	4.9%		
25 - 34	1,199	14.2%	1,277	13.3%	1,235	12.8%		
35 - 44	1,150	13.6%	1,352	14.1%	1,419	14.8%		
45 - 54	1,214	14.3%	1,146	12.0%	1,146	11.9%		
55 - 64	1,071	12.7%	1,161	12.1%	1,065	11.1%		
65 - 74	689	8.1%	1,015	10.6%	995	10.4%		
75 - 84	314	3.7%	542	5.7%	633	6.6%		
85+	65	0.8%	133	1.4%	165	1.7%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,045	71.4%	4,661	48.4%	4,485	46.8%	4,149	43.2%
Black Alone	1,028	12.1%	1,090	11.3%	1,075	11.2%	1,082	11.3%
American Indian Alone	45	0.5%	111	1.2%	107	1.1%	110	1.1%
Asian Alone	323	3.8%	430	4.5%	434	4.5%	462	4.8%
Pacific Islander Alone	36	0.4%	36	0.4%	36	0.4%	36	0.4%
Some Other Race Alone	601	7.1%	993	10.3%	1,009	10.5%	1,052	10.9%
Two or More Races	385	4.5%	2,312	24.0%	2,432	25.4%	2,724	28.3%
Hispanic Origin (Any Race)	3,073	36.3%	4,197	43.6%	4,307	45.0%	4,483	46.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	94,748		109,352		111,784		114,861	
Households	35,062		40,792		41,795		43,284	
Families	24,752		-		28,362		29,232	
Average Household Size	2.67		2.66		2.66		2.64	
Owner Occupied Housing Units	24,005		-		26,752		27,871	
Renter Occupied Housing Units	11,057		-		15,043		15,414	
Median Age	35.6		-		37.4		37.7	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.54%		0.88%		0.25%			
Households	0.70%		0.92%		0.31%			
Families	0.61%		0.96%		0.28%			
Owner HHs	0.82%		1.19%		0.53%			
Median Household Income	2.83%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			2,392	5.7%	1,841	4.3%		
\$15,000 - \$24,999			2,654	6.4%	2,167	5.0%		
\$25,000 - \$34,999			3,162	7.6%	2,831	6.5%		
\$35,000 - \$49,999			5,273	12.6%	5,113	11.8%		
\$50,000 - \$74,999			9,768	23.4%	8,966	20.7%		
\$75,000 - \$99,999			6,832	16.3%	6,982	16.1%		
\$100,000 - \$149,999			7,899	18.9%	10,025	23.2%		
\$150,000 - \$199,999			2,385	5.7%	3,620	8.4%		
\$200,000+			1,430	3.4%	1,739	4.0%		
Median Household Income			\$66,893		\$76,921			
Average Household Income			\$84,906		\$97,321			
Per Capita Income			\$31,731		\$36,655			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	6,852	7.2%	7,271	6.5%	7,510	6.5%		
5 - 9	6,870	7.3%	7,539	6.7%	7,606	6.6%		
10 - 14	6,759	7.1%	7,522	6.7%	7,942	6.9%		
15 - 19	6,430	6.8%	6,733	6.0%	6,987	6.1%		
20 - 24	5,804	6.1%	6,282	5.6%	6,225	5.4%		
25 - 34	13,844	14.6%	16,559	14.8%	16,422	14.3%		
35 - 44	12,935	13.7%	15,678	14.0%	16,775	14.6%		
45 - 54	12,969	13.7%	13,219	11.8%	13,495	11.7%		
55 - 64	10,934	11.5%	13,026	11.7%	12,181	10.6%		
65 - 74	6,515	6.9%	10,733	9.6%	10,940	9.5%		
75 - 84	3,518	3.7%	5,482	4.9%	6,710	5.8%		
85+	1,320	1.4%	1,738	1.6%	2,069	1.8%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	66,942	70.7%	51,833	47.4%	51,417	46.0%	48,869	42.5%
Black Alone	11,671	12.3%	13,400	12.3%	13,493	12.1%	13,804	12.0%
American Indian Alone	653	0.7%	1,249	1.1%	1,261	1.1%	1,347	1.2%
Asian Alone	2,792	2.9%	3,744	3.4%	3,831	3.4%	4,106	3.6%
Pacific Islander Alone	267	0.3%	422	0.4%	420	0.4%	432	0.4%
Some Other Race Alone	8,227	8.7%	13,662	12.5%	14,184	12.7%	15,138	13.2%
Two or More Races	4,195	4.4%	25,041	22.9%	27,178	24.3%	31,164	27.1%
Hispanic Origin (Any Race)	37,286	39.4%	50,205	45.9%	52,854	47.3%	56,129	48.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographics: 5-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	220,659		253,445		261,938		269,347	
Households	80,579		93,391		96,456		99,588	
Families	56,940		-		65,864		67,969	
Average Household Size	2.71		2.70		2.70		2.69	
Owner Occupied Housing Units	52,096		-		60,390		63,263	
Renter Occupied Housing Units	28,483		-		36,066		36,326	
Median Age	34.2		-		35.9		36.1	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.56%		0.88%		0.25%			
Households	0.64%		0.92%		0.31%			
Families	0.63%		0.96%		0.28%			
Owner HHs	0.93%		1.19%		0.53%			
Median Household Income	2.94%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			6,253	6.5%	4,892	4.9%		
\$15,000 - \$24,999			6,473	6.7%	5,321	5.3%		
\$25,000 - \$34,999			7,678	8.0%	6,885	6.9%		
\$35,000 - \$49,999			12,371	12.8%	11,520	11.6%		
\$50,000 - \$74,999			21,920	22.7%	20,743	20.8%		
\$75,000 - \$99,999			15,123	15.7%	15,944	16.0%		
\$100,000 - \$149,999			17,439	18.1%	21,635	21.7%		
\$150,000 - \$199,999			5,844	6.1%	8,577	8.6%		
\$200,000+			3,355	3.5%	4,071	4.1%		
Median Household Income			\$65,309		\$75,491			
Average Household Income			\$83,982		\$96,247			
Per Capita Income			\$31,019		\$35,708			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	16,602	7.5%	17,876	6.8%	18,630	6.9%		
5 - 9	16,837	7.6%	18,329	7.0%	18,680	6.9%		
10 - 14	16,912	7.7%	17,993	6.9%	19,020	7.1%		
15 - 19	16,058	7.3%	16,496	6.3%	16,810	6.2%		
20 - 24	14,172	6.4%	16,179	6.2%	15,494	5.8%		
25 - 34	32,143	14.6%	40,748	15.6%	41,544	15.4%		
35 - 44	30,891	14.0%	36,313	13.9%	39,532	14.7%		
45 - 54	30,811	14.0%	30,989	11.8%	30,776	11.4%		
55 - 64	23,487	10.6%	30,135	11.5%	27,936	10.4%		
65 - 74	13,100	5.9%	22,586	8.6%	23,689	8.8%		
75 - 84	7,093	3.2%	10,805	4.1%	13,230	4.9%		
85+	2,553	1.2%	3,490	1.3%	4,008	1.5%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	149,105	67.6%	115,595	45.6%	115,877	44.2%	110,269	40.9%
Black Alone	32,667	14.8%	36,358	14.3%	37,273	14.2%	38,392	14.3%
American Indian Alone	1,679	0.8%	2,831	1.1%	2,899	1.1%	3,094	1.1%
Asian Alone	6,255	2.8%	8,373	3.3%	8,716	3.3%	9,405	3.5%
Pacific Islander Alone	592	0.3%	829	0.3%	831	0.3%	855	0.3%
Some Other Race Alone	20,636	9.4%	32,901	13.0%	34,592	13.2%	36,948	13.7%
Two or More Races	9,725	4.4%	56,559	22.3%	61,749	23.6%	70,384	26.1%
Hispanic Origin (Any Race)	89,029	40.3%	117,526	46.4%	124,703	47.6%	131,782	48.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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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.

REOC General Partner, LLC **493853** **bharris@reocsananantonio.com** **(210) 524-4000**
Licensed Broker/Broker Firm Name or License No. Email Phone
Primary Assumed Business Name

Brian Dale Harris **405243** **bharris@reocsananantonio.com** **(210) 524-4000**
Designated Broker of Firm License No. Email Phone

N/A **N/A** **N/A** **N/A**
Licensed Supervisor of Sales Agent/
Associate License No. Email Phone

Blake McFarlane Bonner **334780** **bbonner@reocsananantonio.com** **(210) 524-4000**
Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000

Fax 210 5244029



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.

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Buyer/Tenant/Seller/Landlord Initials	_____	Date	_____
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