

HARDY OAK MEDICAL BUILDING MEDICAL OFFICE TIMESHARE – SUITE 320

18626 HARDY OAK BLVD
SAN ANTONIO, TX 78258



Hardy Oak is a state-of-the-art medical office building anchored by well-known tenants such as PediOrthoSA and South Texas Spinal Clinic. Located in Stone Oak Medical Center, Hardy Oak Medical Building is also across the street from the Stone Oak Methodist Hospital, placing it in a very desirable region to practice in.

PROPERTY FEATURES

- Fully Furnished Medical Office & Exam Rooms in a Prime Class A Location
- Turnkey Space & Services
- Low Overhead or Start Up Cost
- Internet Included
- **Sublease** - Perfect for New Physician or Part Time Location
- ADA accessible

Suite	RSF
320	4,451

AVAILABILITIES

Days	Times
Monday	Mornings
Wednesday	All Day
Thursday	Mornings
Friday	Afternoons

CONTACT



Jim Ploetz
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9150 Huebner Rd. Suite 300
San Antonio TX 78240

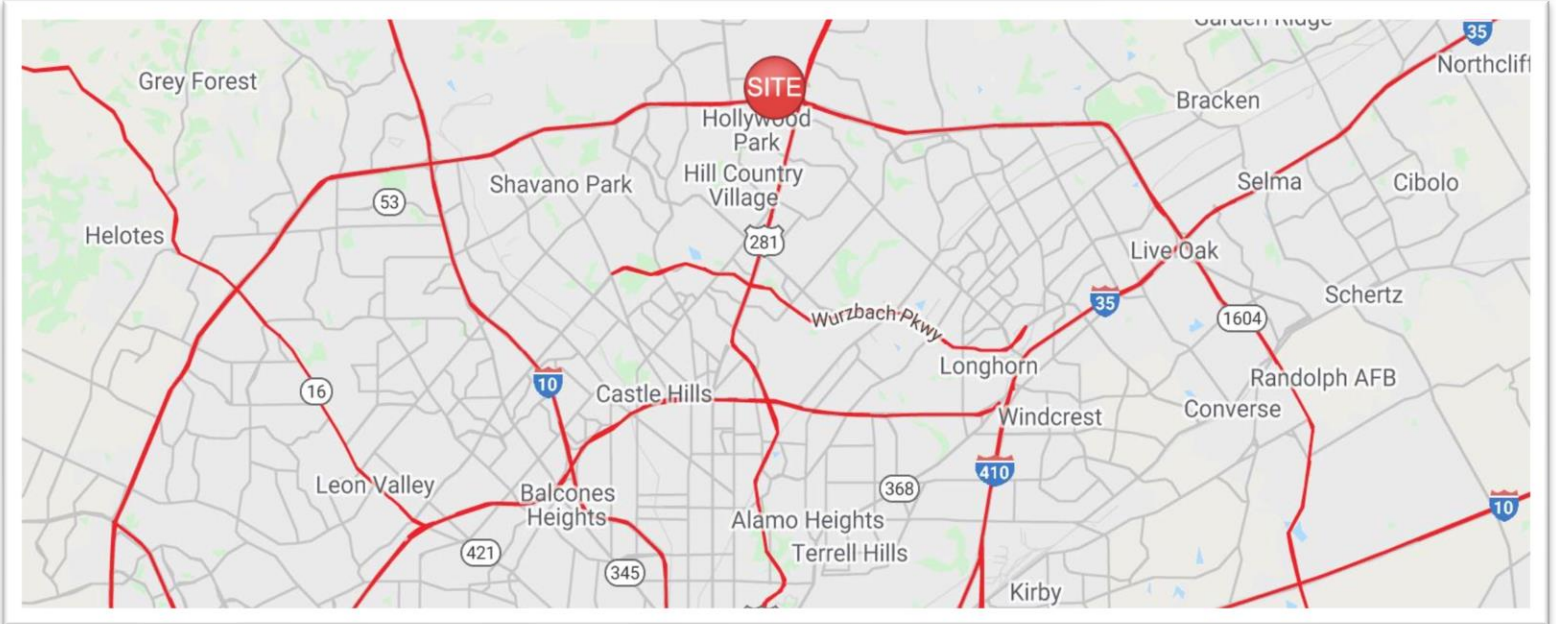


healthcare

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LOCATION

18626 HARDY OAK BLVD
SAN ANTONIO, TEXAS 78258

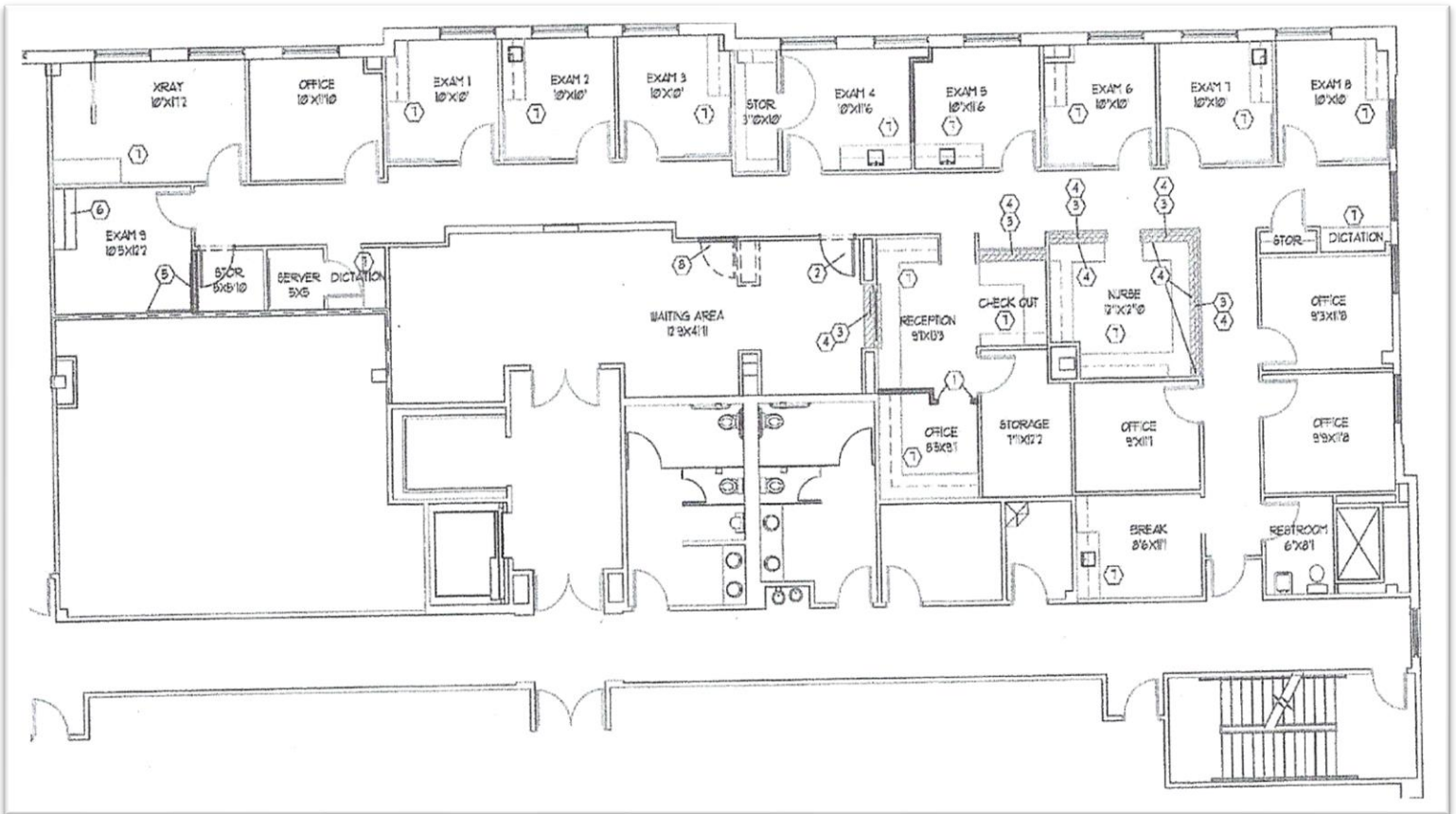


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FLOORPLAN

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PHOTOS

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DEMOGRAPHICS

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Population, Households, and Income

Distance From Property

	1 Mile	3 Miles	5 Miles
2021 Total Population	4,400	73,123	181,566
2026 Population	6,529	89,068	215,878
Population Growth 2021-2026	1.6%	1.1%	1.1%
2021 Total Households	2,690	35,775	86,914
Household Growth 2021-2026	1.6%	1.1%	1.0%
Median HH Income	\$98,537	\$92,841	\$89,281

Traffic Count

Collection Street	Cross Street	Traffic Volume	Year	Distance From Property
Anderson Loop	N Loop 1604 E Access Rd E	131,024	2020	.44 Miles
US Hwy 281	E Sonterra Blvd N	114,889	2020	.61 Miles





INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to 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 informant about the property or transaction received by the broker;
- Answer the client's questions and present any over to or counter-over from the client; and
- Treat all pares 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 dues 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 dues 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 pares 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 pares to the transaction impartially and fairly;
- May, with the pares' 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 wring 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in wring 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 dues 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.

Equity, LLC	9005579	tkrotzer@equity.net	614-334-7851
<i>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Leon Jackson	434936	ljackson@equity.net	512-827-3591
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jim Ploetz	353193	jploetz@equity.net	210-202-0870
<i>Licensed Supervisor of Sales Agent/ Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jim Ploetz	353193	jploetz@equity.net	210-202-0870
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Buyer/Tenant/Seller/Landlord Initials _____ **Date** _____