



Villages on Sonterra

MEDICAL OFFICE SPACE FOR LEASE

1202 E Sonterra Blvd
San Antonio, TX 78258

 Transwestern

About the Building

Medical Office Space for Lease

Secure your practice in the center of Stone Oak, a master-planned community with strong demographics and a built-in patient base. This medical space for lease offers prime access to a dense network of leading hospitals and specialty care providers.

AVAILABILITY

- Suite 601: ±6,269 SF
- 2nd generation medical space



Kelly Ralston

Senior Vice President
(210) 253-2928
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Russell T. Noll, CCIM, CPM®

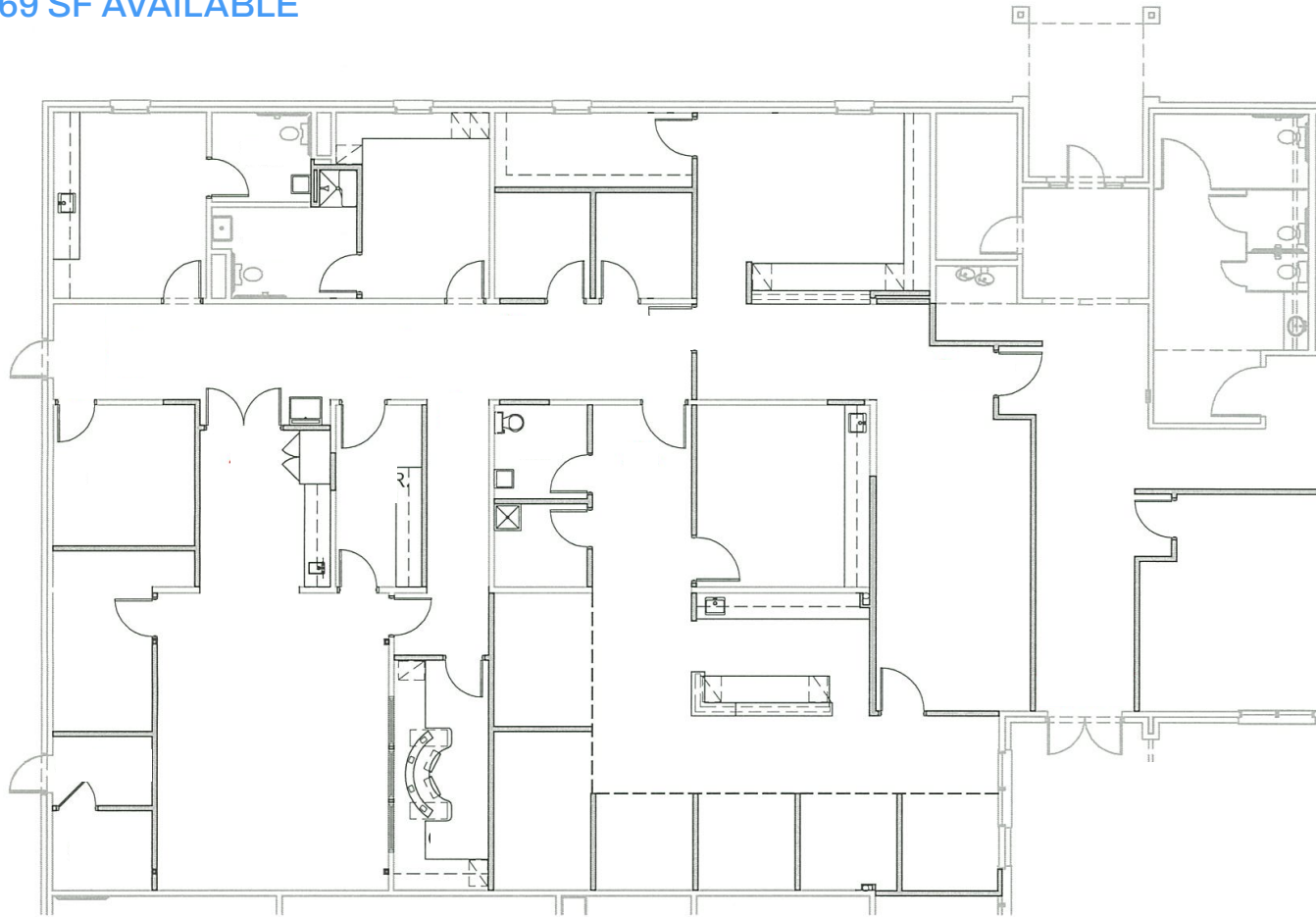
Executive Managing Director
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Floor Plan

SUITE 601 • ±6,269 SF AVAILABLE



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Location Map



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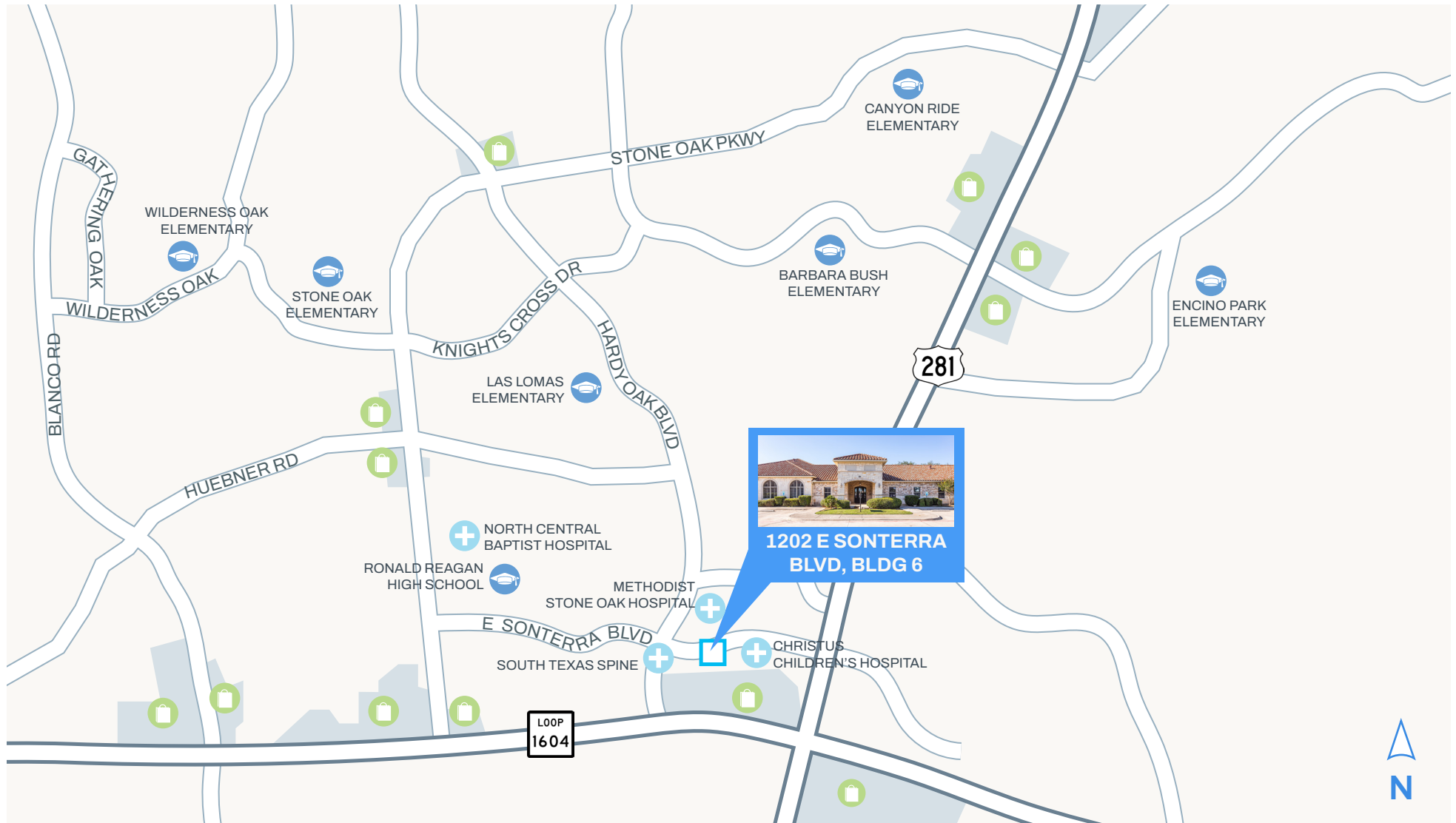
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Demographics

Population Demographics	2 Mile	5 Mile	10 Mile
2010 Population	29,333	183,895	599,931
2020 Population	36,549	214,380	713,339
2029 Population Projection	39,045	227,970	761,853
Annual Growth 2010-2020	2.9%	1.7%	2.1%
Annual Growth 2024-2029	1.4%	1.3%	1.4%
White	20,072	116,500	342,698
Black	1,881	11,114	51,352
American Indian/Alaskan Native	313	1,705	7,612
Asian	1,972	12,174	36,407
Hawaiian & Pacific Islander	48	305	1,105
Two or More Races	12,264	72,583	274,166
Hispanic Origin	14,662	85,969	341,721
Household Demographics			
2010 Households	11,874	72,340	240,903
2020 Households	14,410	82,891	280,175
2029 Household Projection	16,226	89,645	309,098
Annual Growth 2010-2020	1.9%	1.2%	1.4%
Annual Growth 2024-2029	1.4%	1.3%	1.4%
Owner Occupied	8,152	55,551	160,528
Renter Occupied	8,074	34,094	148,570
Avg Household Income	\$110,382	\$117,797	\$95,201
Median Household Income	\$86,742	\$92,403	\$68,995

Stone Oak Master Planned Community

Originally designed with multiple land uses to allow for community development, Stone Oak's unique master-planned structure invites everything from recreation and leisure to business and medicine.

Today it is one of the largest San Antonio neighborhoods and has flourished around Stone Oak's thriving epicenter producing coveted San Antonio real estate.

Stone Oak has many recreational amenities, such as tennis courts, parks, trails and golf courses, all of which surround the beautiful, rolling hills or the Texas Hill Country. The natural beauty of the surrounding parks and green spaces make this suburban oasis feel like it is miles and miles from the pressures of the city.

Stone Oak is located just minutes from the San Antonio airport and downtown and is a popular destination for many of San Antonio's professionals.



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kelly Ralston	538964	kelly.ralston@transwestern.com	210-341-1344
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Date