

±20.84 ACRES :: WESTOVER HILLS :: FOR SALE

4199 W Loop 1604 N San Antonio, TX 78253



±20.84 Acres



±20.84 ACRES - 4199 W LOOP 1604 N / OVERVIEW

SAN ANTONIO, TX 78253

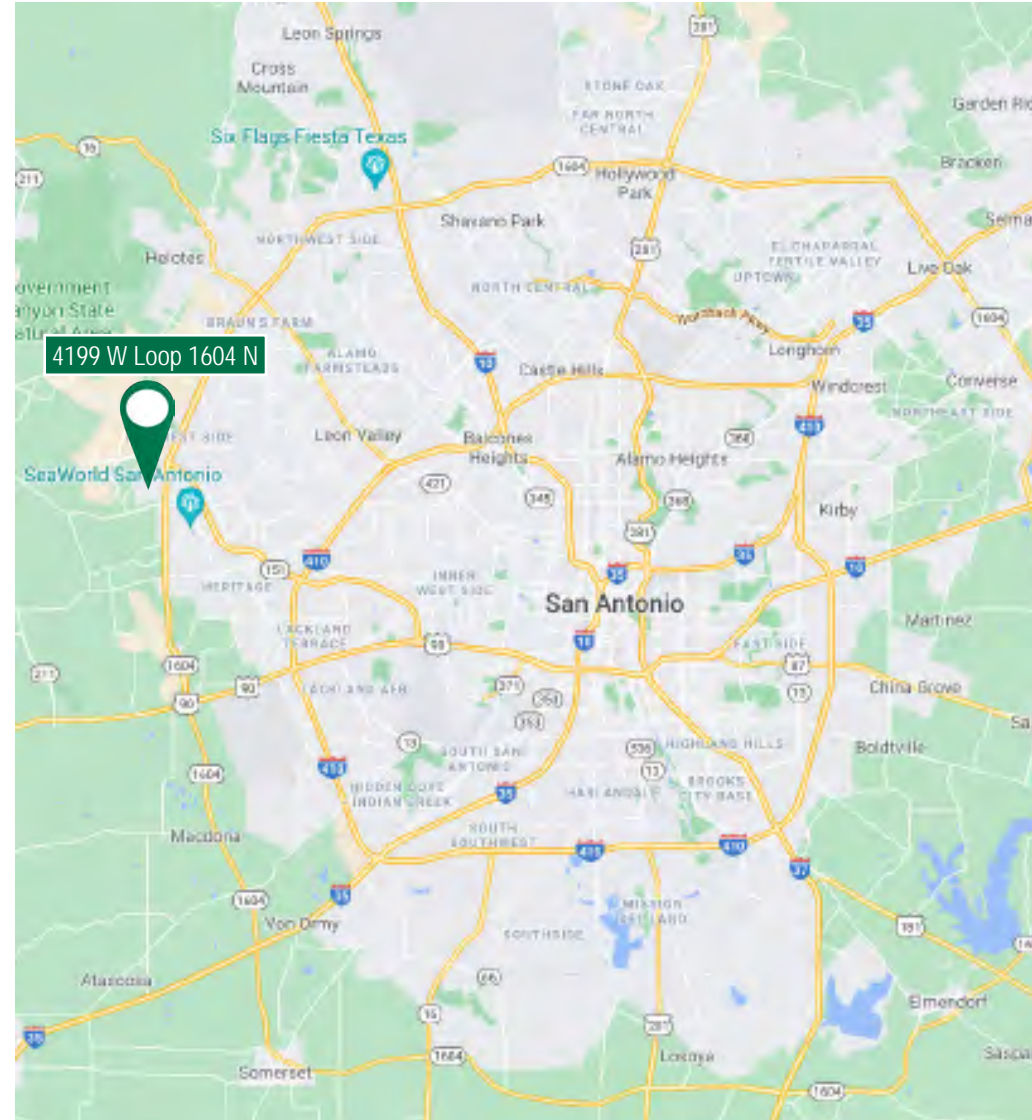
For Sale

Land Size:	±20.84 acres (divisible)
Frontage:	±1,700 feet on Loop 1604
Asking Price:	Contact Broker
Utilities*:	Available
Zoning:	±400 ft from Loop 1604 C-3 ±100 ft C-2

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

HIGHLIGHTS

- The property is very well suited for commercial development with great exposure to Loop 1604. The \$62.5 million TxDOT improvement project expanding Loop 1604 from Potranco Rd to Hwy 151 has been completed. The four-lane divided highway was upgraded to a toll-free expressway that includes new overpasses at Wiseman Blvd, Military Drive W, and Potranco Rd as well as expanded frontage roads.
Source: TxDOT
- Westover Hills is a master-planned community and home to some of San Antonio's key employers. Major employers include: Wells Fargo Home Mortgage Operations Center, Northwest Vista College, Sea World of Texas, QVC, The Capital Group, Hyatt Hill Country Resort and Chase Financial Services, Petco.
- Westover Hills is also the location for health care campuses including Methodist Healthcare, Baptist Healthcare, CHRISTUS Santa Rosa Hospital, and the new Veterans Hospital under construction.
- Northwest Vista College was established in 2007 and quickly grew enrollment to over 10,000 students.
- Wiseman Blvd, a major thoroughfare just south of the property, has been extended West from Loop 1604 through the Village of West Pointe, a planned 3,200 acre mixed use tract.



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.

5.28.24



9311 San Pedro Ave., Ste. 850
 San Antonio, Texas 78216
 210.366.2222 office / 210.366.2231 fax
www.endurasa.com

ERIC LUNDBLAD, CCIM
 210.918.6402 direct
 210.273.2946 mobile
elundblad@endurasa.com

JIM LUNDBLAD
 210.918.6400 direct
 210.602.5401 mobile
jlundblad@endurasa.com



±20.84 ACRES - 4199 W LOOP 1604 N / SURVEY
 SAN ANTONIO, TX 78253

For Sale



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.



9311 San Pedro Ave., Ste. 850
 San Antonio, Texas 78216
 210.366.2222 office / 210.366.2231 fax
www.endurasa.com

ERIC LUNDBLAD, CCIM
 210.918.6402 direct
 210.273.2946 mobile
elundblad@endurasa.com

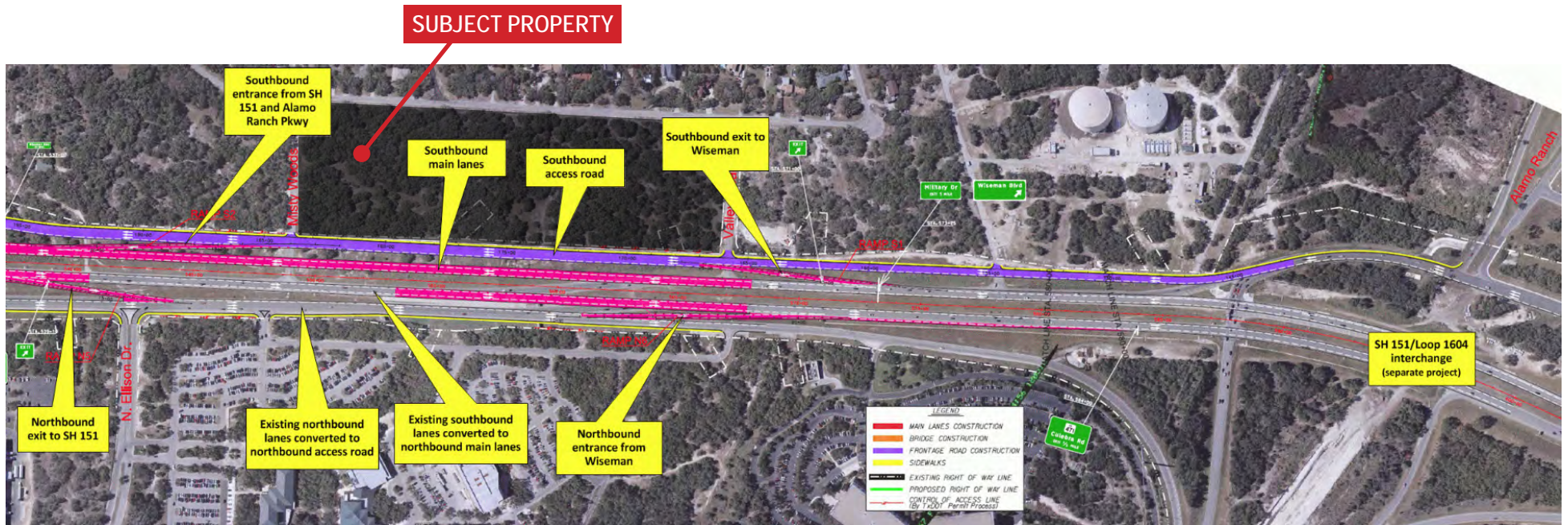
JIM LUNDBLAD
 210.918.6400 direct
 210.602.5401 mobile
jlundblad@endurasa.com



±20.84 ACRES - 4199 W LOOP 1604 N / TXDOT EXPANSION

SAN ANTONIO, TX 78253

For Sale



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.



9311 San Pedro Ave., Ste. 850
 San Antonio, Texas 78216
 210.366.2222 office / 210.366.2231 fax
www.endurasa.com

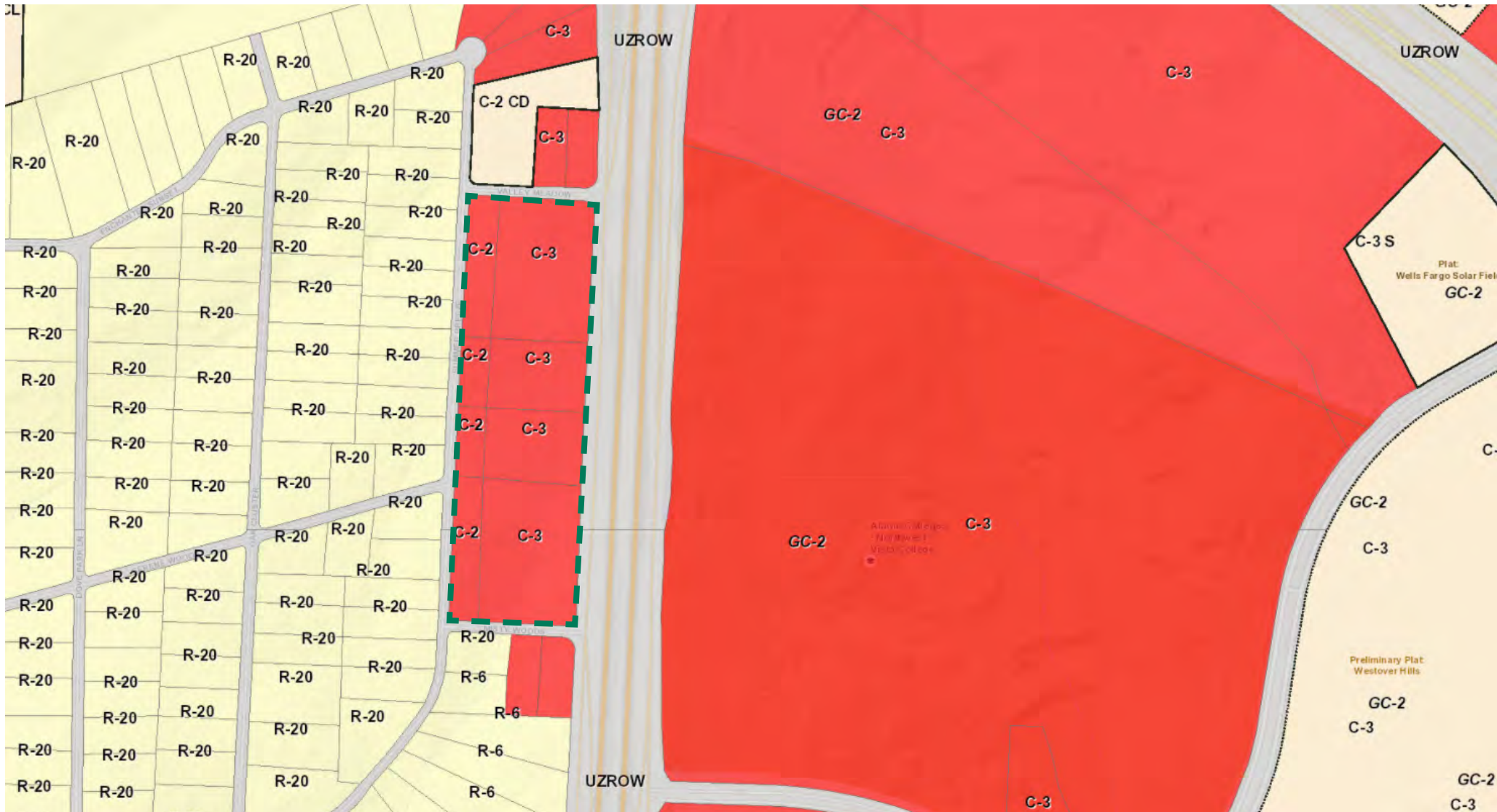
ERIC LUNDBLAD, CCIM
 210.918.6402 direct
 210.273.2946 mobile
elundblad@endurasa.com

JIM LUNDBLAD
 210.918.6400 direct
 210.602.5401 mobile
jlundblad@endurasa.com



±20.84 ACRES - 4199 W LOOP 1604 N / ZONING
SAN ANTONIO, TX 78253

For Sale



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.



9311 San Pedro Ave., Ste. 850
 San Antonio, Texas 78216
 210.366.2222 office / 210.366.2231 fax
www.endurasa.com

ERIC LUNDBLAD, CCIM
 210.918.6402 direct
 210.273.2946 mobile
elundblad@endurasa.com

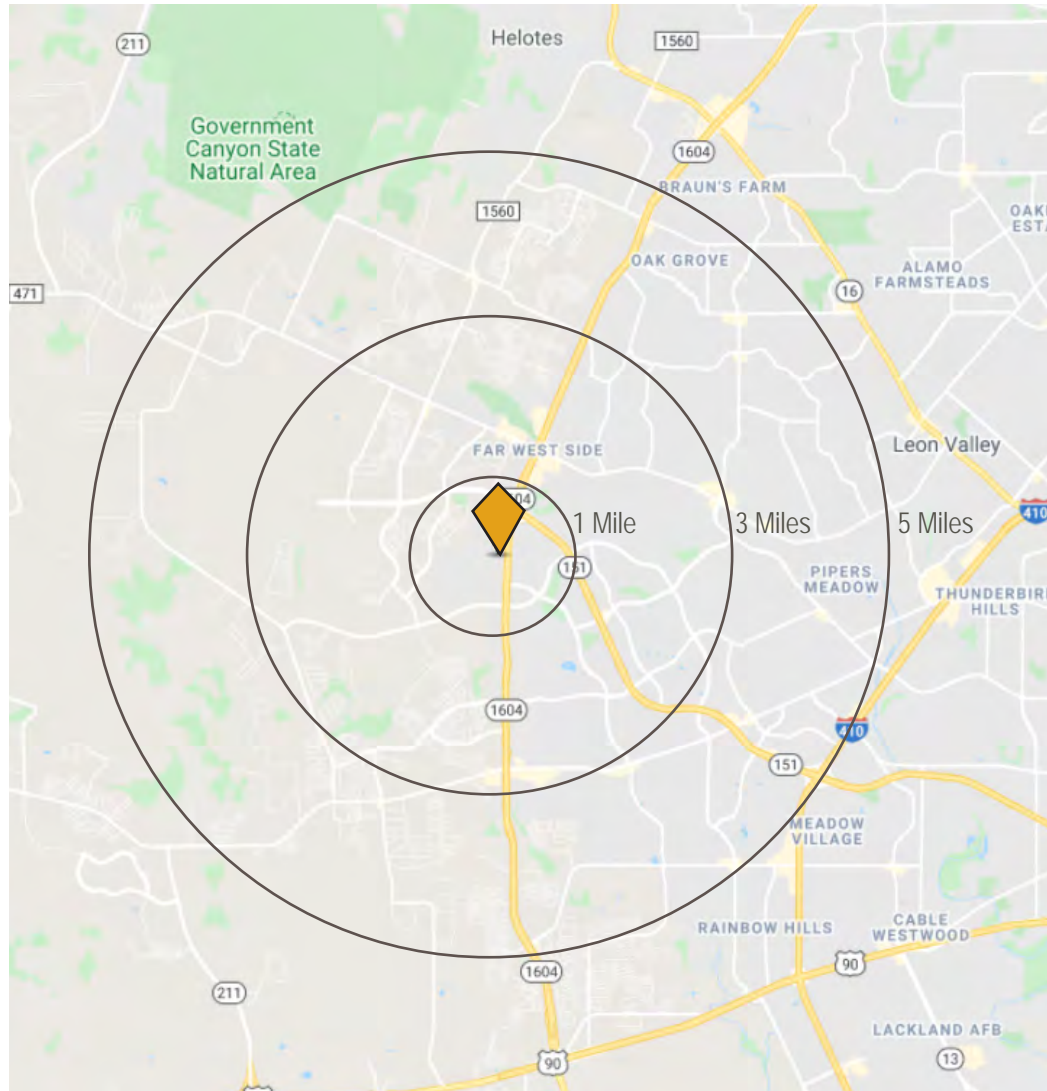
JIM LUNDBLAD
 210.918.6400 direct
 210.602.5401 mobile
jlundblad@endurasa.com



±20.84 ACRES - 4199 W LOOP 1604 N / DEMOGRAPHICS

SAN ANTONIO, TX 78253

For Sale



	1 Mile	3 Mile	5 Mile
Population			
2023 Total Population:	7,260	97,797	278,242
2028 Population Projection:	7,902	102,463	289,461
Population Growth 2023-2028:	1.8%	1.0%	0.8%
Average Age:	35.1	34.1	34
Households			
2023 Total Households:	2,452	33,837	95,647
Household Growth 2023-2028:	1.8%	1.0%	0.9%
Median Household Income:	\$108,735	\$86,616	\$81,686
Average Household Size:	3	2.9	2.9
2023 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$287,074	\$224,580	\$209,606
Median Year Built:	2010	2006	2004
Daytime Employment			
Total Businesses:	77	2,298	4,697
Total Employees:	515	23,736	42,639
Vehicle Traffic			
Hwy 151 @ Hwy 151 access:	61,082 vpd		
Hwy 151 @ Loop 1604:	22,261 vpd		
N Ellison Dr @ Loop 1604:	4,397 vpd		

Source: CoStar

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.



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office / 210.366.2231 fax
www.endurasa.com

ERIC LUNDBLAD,CCIM
210.918.6402 direct
210.273.2946 mobile
elundblad@endurasa.com

JIM LUNDBLAD
210.918.6400 direct
210.602.5401 mobile
jlundblad@endurasa.com

Methodist to Break Ground on \$150M West Side Hospital

October 28, 2021, 10:24am CDT

Nearly two years after confirming to the Business Journal plans for a new hospital campus in the fast-growing Westover Hills area, Methodist Healthcare is preparing to begin construction.

"There was a period of time where we felt like there was so much uncertainty in the early days of the of the pandemic about what was going to happen to our health and to our economy, to people's jobs and health insurance," Methodist Healthcare CEO Allen Harrison said. "We sort of hit the pause button on this project."

As there became more clarity, Methodist put the wheels in motion.

Plans now call for a four-story, acute-care hospital spanning 180,000 square feet and a four-story medical office building encompassing roughly 125,000 square feet. Both structures are expected to be completed by 2023.

The 54-bed hospital will cost about \$150 million to develop and will house a wide range of services including general surgery and neonatal intensive care, as well as emergency, maternity, cardiology and gastroenterology care. The hospital will be constructed so that it can be expanded to six floors. It will contain 50,000 square feet of shelled space to accommodate more immediate growth.

"It's going to serve a an area whose population exceeds Corpus Christi," Harrison said.

This will be the health system's first new hospital since it opened one in Stone Oak in 2008.

The medical office building will be owned by physicians and other investors and is already about 85% pre-leased, Methodist officials



METHODIST HEALTHCARE
Conceptual rendering of Methodist Healthcare's new hospital and medical office building planned for Westover Hills.

said. Its tenant mix will include a South Texas Radiology Imaging Center.

I first reported in early November 2019 that Methodist planned to construct the multi-building campus. That was roughly a month after Methodist opened a new emergency center on a portion of the 74-acre site.

By March 2020, Covid-19 had become a global pandemic. But with only one existing hospital in the area, built by Christus Santa Rosa in 2009, Methodist officials believe there is plenty of demand another.

Harrison said the project is expected to create 280 new jobs and funnel more than \$24 million in payroll into the area.

SOURCE: SAN ANTONIO BUSINESS JOURNAL

Baptist plans major hospital, medical campus near Sea World

Jun 8, 2021, 12:54pm CDT

Baptist Health System officials have confirmed plans for a new medical campus in the Westover Hills area near SeaWorld, which will be anchored in part by a large, acute-care hospital, an ambulatory surgical center and multiple medical office buildings.

The project is slated for a 72-acre site at Wiseman Boulevard and Loop 1604, in a part of the city that has experienced significant population gains. At full build out, Baptist's investment in the campus could approach \$400 million.

"Growth in the Westover Hills area has exceeded the supply of medical care available to people who live and work there," said Baptist Health System Group CEO [Matt Stone](#). "We see this as a generational development and one that can serve as a health care anchor for the Westover community and surrounding areas."

Work on the initial phase that will include the first medical building housing physician offices and ambulatory facilities is expected to begin by next spring. Stone said that first medical office building could span 80,000 square feet.

The larger, full-service hospital is projected to open in late 2023.

Baptist officials said the campus could ultimately include additional medical and also retail development.



BAPTIST HEALTH SYSTEM | PAPE-DAWSON ENGINEERS

Baptist Health System's planned hospital campus will span more than 70 acres.

Dallas-based Tenet Healthcare Corp. [NYSE: THC], which owns Baptist, believes there is plenty of demand for its planned westward expansion. Baptist leadership has been exploring plans for the area for some time.

"The decision to secure additional land in the Westover area was made after a detailed assessment of how the community has developed over the past decade," said [Brady Phillips](#), chief strategy officer for Baptist. "The new location will afford us the space to invest in critical services — including cardiovascular, maternity, and surgical care — at a scale that is commensurate with the needs of the area."

Baptist already operates one of its eight smaller Neighborhood Hospital facilities in the area — on Town Center Drive near Highway 151. The planned campus will greatly enhance the health system's presence in Far West San Antonio.

It's taken time for Baptist to secure the amount of real estate and the location needed to build such an expansive campus.

Phillips said the decision to move forward on this plan was also spurred by "increasing preferences in the community for larger-format facilities closer to home."

Stone told me the retail aspect has become more important for such destination medical developments as it helps create a "healing campus" environment more attractive to patients and providers. That will only become more important, he added, as the rooftop count in and around Westover Hills continues to increase.

"We see this as a foundational expansion of our network and a critical investment in the community we serve" Stone said.

SOURCE: SAN ANTONIO BUSINESS JOURNAL



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group, GP, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Eric Lundblad Sales Agent/Associate's Name	584796 License No.	elundblad@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group, GP, LLC 581037 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Designated Broker of Firm Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Supervisor of Sales Agent/ Associate Email

James G. Lundblad 337803 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Sales Agent/Associate's Name Email

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date