

1931 Rogers Road, San Antonio, TX 78251



Property Summary

Size: 1,560 sqft

Price: \$23/NNN

Term: 5 years

Generous TI Allowance

Property Overview

This property located in Westover Hills is surrounded by other medical users within the same complex. This property has 1,560 sqft available in shell condition ready for build-out with a generous Tenant Improvement Allowance being offered.

In this building is a reconstructive plastic surgeon and a physical therapy office.

This location is in Shell Condition so it can be built out to suit your needs!

Location Overview

This location is less than 2 miles from the Christus Santa Rosa Westover Hills Hospital and approx 3 miles from the currently under construction Baptist and Methodist Hospitals.



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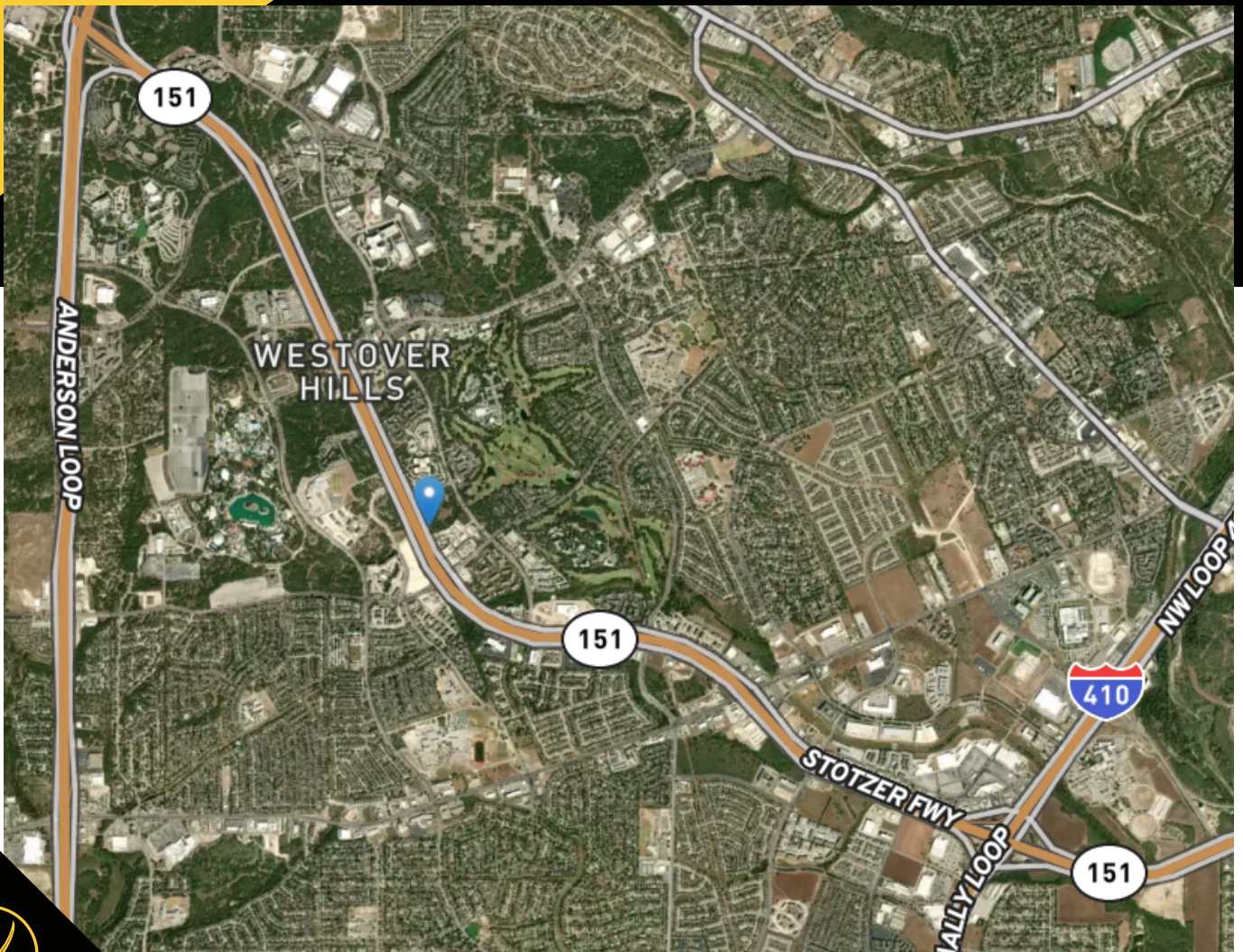
Will Curtis, CCIM

(210) 201-5444

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1931 Rogers Road- Map



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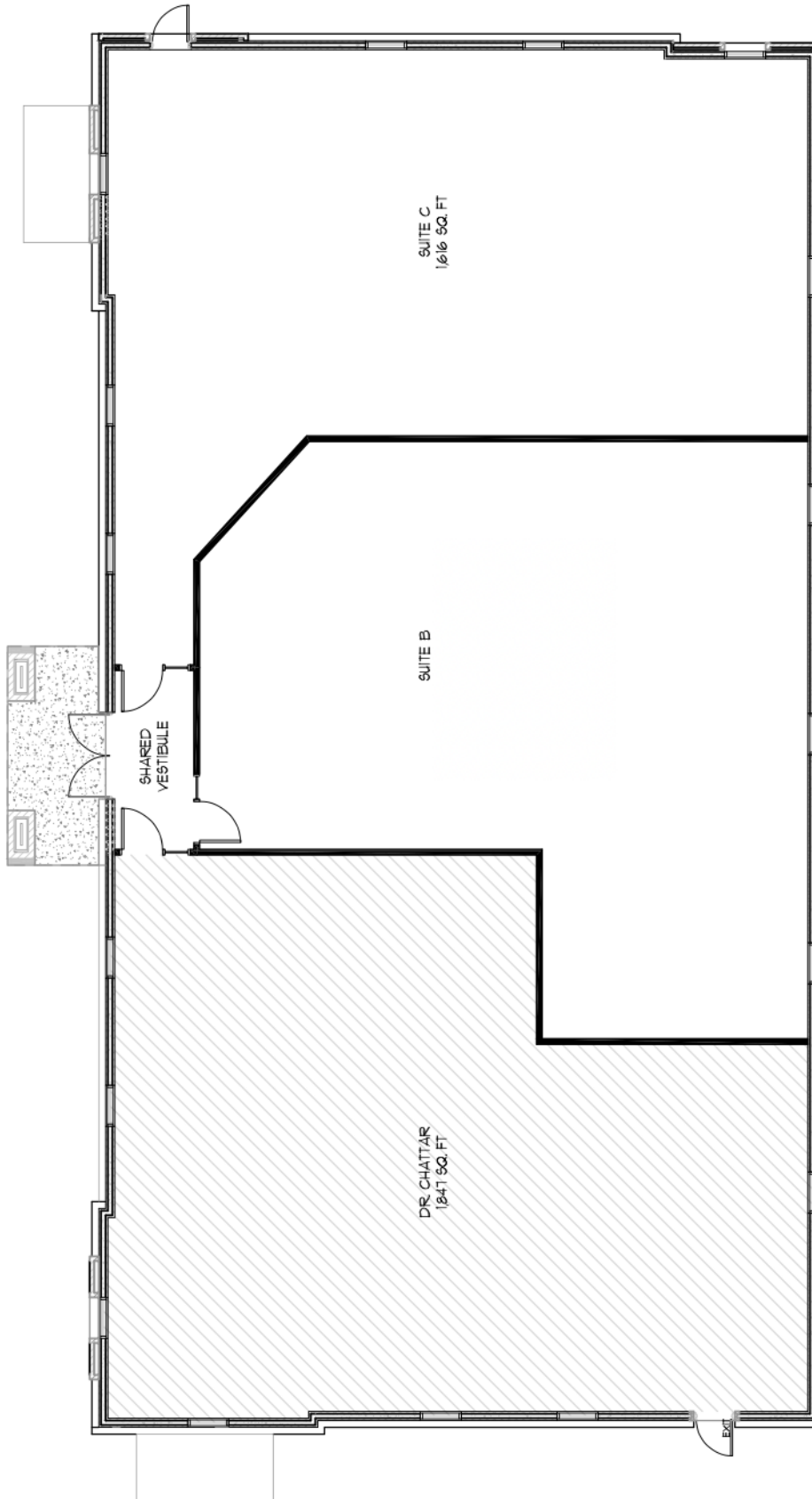
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1931 Rogers Road- Floor Plan



* Suite A occupied by Elite Plastic and Reconstructive Surgery

[DRAWING INFO.] _____
 SCALE: NTS
 LEVEL ONE
 RUTH@THEJORDANGROUP-SA.COM

[DATE] _____
 08/20/18



[]
OPTION 1
 WESTOVER HILLS MOB
 SAN ANTONIO, TX
 []



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1931 Roger Road - Business Map



Population	1 Mile	3 Miles	5 Miles
Male	7,048	58,657	136,631
Female	6,686	57,667	137,219
Total Population	13,734	116,324	273,850

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,174	28,314	67,316
Ages 15-24	2,190	17,820	42,412
Ages 55-64	1,544	12,193	27,962
Ages 65+	1,838	12,719	28,800

Race	1 Mile	3 Miles	5 Miles
White	9,616	82,111	197,447
Black	1,327	10,601	20,375
Am In/AK Nat	35	370	789
Hawaiian	18	40	131
Hispanic	6,788	71,281	177,364
Multi-Racial	4,618	41,376	100,424

Income	1 Mile	3 Miles	5 Miles
Median	\$75,891	\$66,052	\$60,082
< \$15,000	197	3,163	8,302
\$15,000-\$24,999	82	2,637	7,967
\$25,000-\$34,999	293	3,671	9,581
\$35,000-\$49,999	695	6,141	15,160
\$50,000-\$74,999	1,329	10,221	22,945
\$75,000-\$99,999	1,112	6,607	13,924
\$10,000-\$149,999	816	4,843	10,746
\$150,000-\$199,999	280	1,339	2,167
> \$200,000	196	571	798

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,036	40,317	94,753
Occupied	4,646	38,109	89,640
Owner Occupied	2,511	24,913	59,641
Renter Occupied	2,135	13,196	29,999
Vacant	390	2,208	5,113



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Information About Brokerage Services

Texas law requires all real estate licensees 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>Crossed Sabers Commercial Real Estate, LLC</u>	<u>9007995</u>	<u>Will@crossedsaberscre.com</u>	<u>(210)201-5444</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>William G. Curtis III</u>	<u>627466</u>	<u>will@crossedsaberscre.com</u>	<u>(210)201-5444</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>William G. Curits III</u>	<u>627466</u>	<u>Will@crossedsaberscre.com</u>	<u>(210)201-5444</u>
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
IABS 1-0 Date

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