

WESTOVER OFFICES

OFFICE/MEDICAL CONDOS

FOR SALE OR LEASE



9710 Westover Hills
Buildings - 2, 5, and 6
San Antonio, TX 78251

9710 WESTOVER HILLS BLVD

SAN ANTONIO, TX 78251

Overview

Available: Building 2 - 3,015 sf
Building 5 - 3,015 sf
Building 6 - 3,015 sf

Rental Rate: Contact Broker

Asking Price: Contact Broker

Year Built: 2022

Submarket: Far West

Westover Offices located in Westover Hills at the corner of Westover Hills and Wiseman Rd/Hunt Lane, in one of the fastest growing areas in San Antonio. Under five minutes from State Hwy 151 & approximately 5 minutes from Loop 1604. A seven building office park positioned in the center of residential living and some of San Antonio's largest employer centers, located 2 miles from the Christus Santa Rosa Westover Hills Hospital and the new 226,000 sf North West San Antonio VA Clinic and approximately 3 miles from Westover Hills Baptist Hospital and Methodist ER Westover Hills Hospital. Also, in proximity is a ± 5 minute drive to Earl Warren High School.

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.



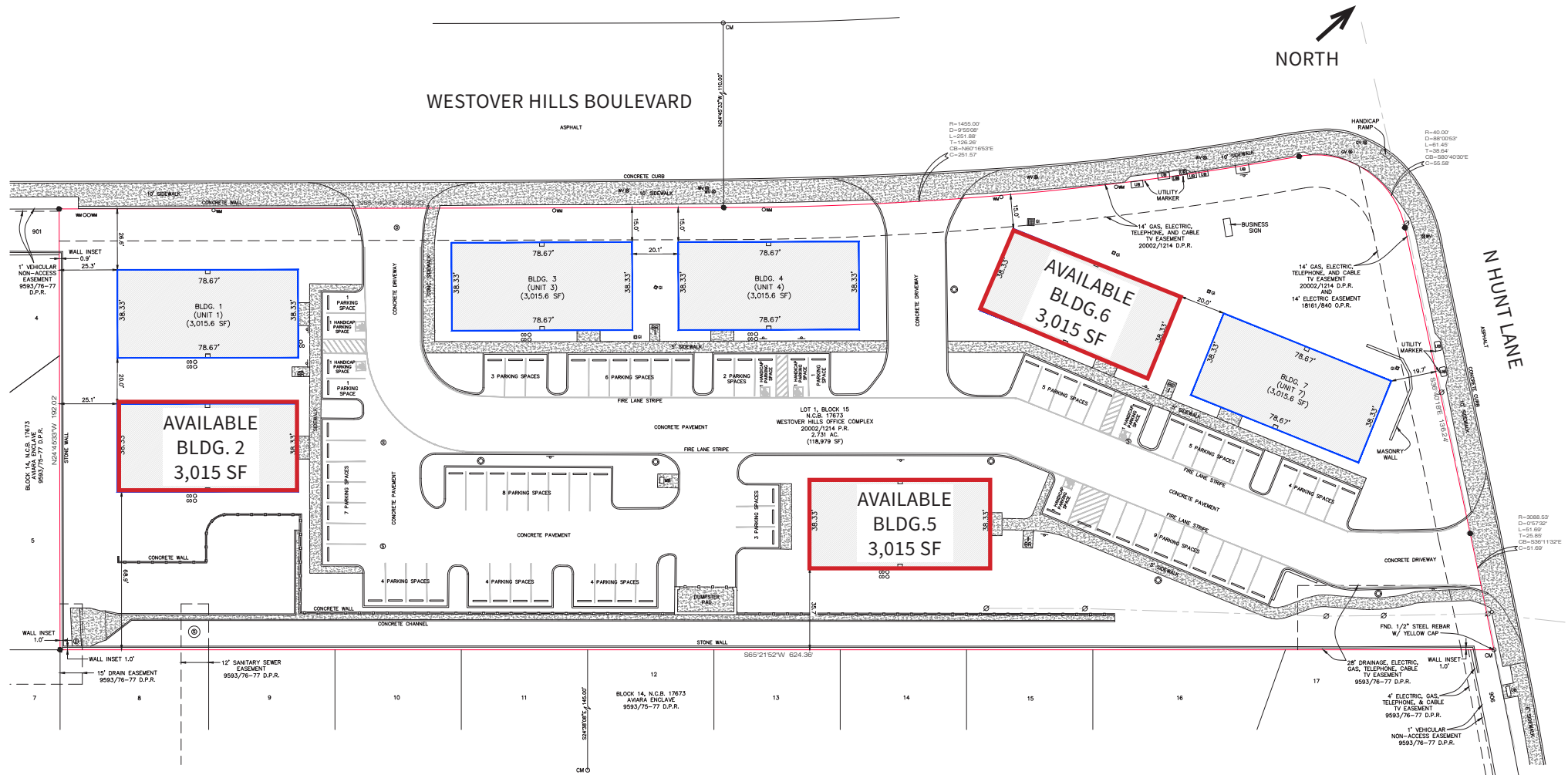
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3.6.25

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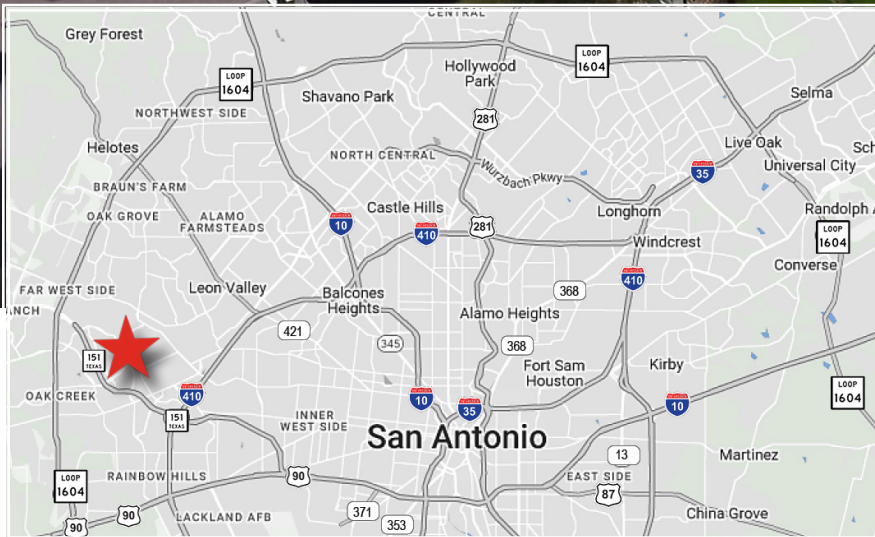
Survey



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Aerial View



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Aerial View



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Demographics



1 MILE

ESTIMATED
POPULATION
8,370

ESTIMATED
HOUSEHOLDS
3,039

ESTIMATED MEDIAN
HOUSEHOLD INCOME
\$88,651

ESTIMATED AVG.
MEDIAN HOME VALUE
\$254,277

3 MILE

ESTIMATED
POPULATION
120,011

ESTIMATED
HOUSEHOLDS
43,810

ESTIMATED MEDIAN
HOUSEHOLD INCOME
\$71,840

ESTIMATED AVG.
MEDIAN HOME VALUE
\$197,956

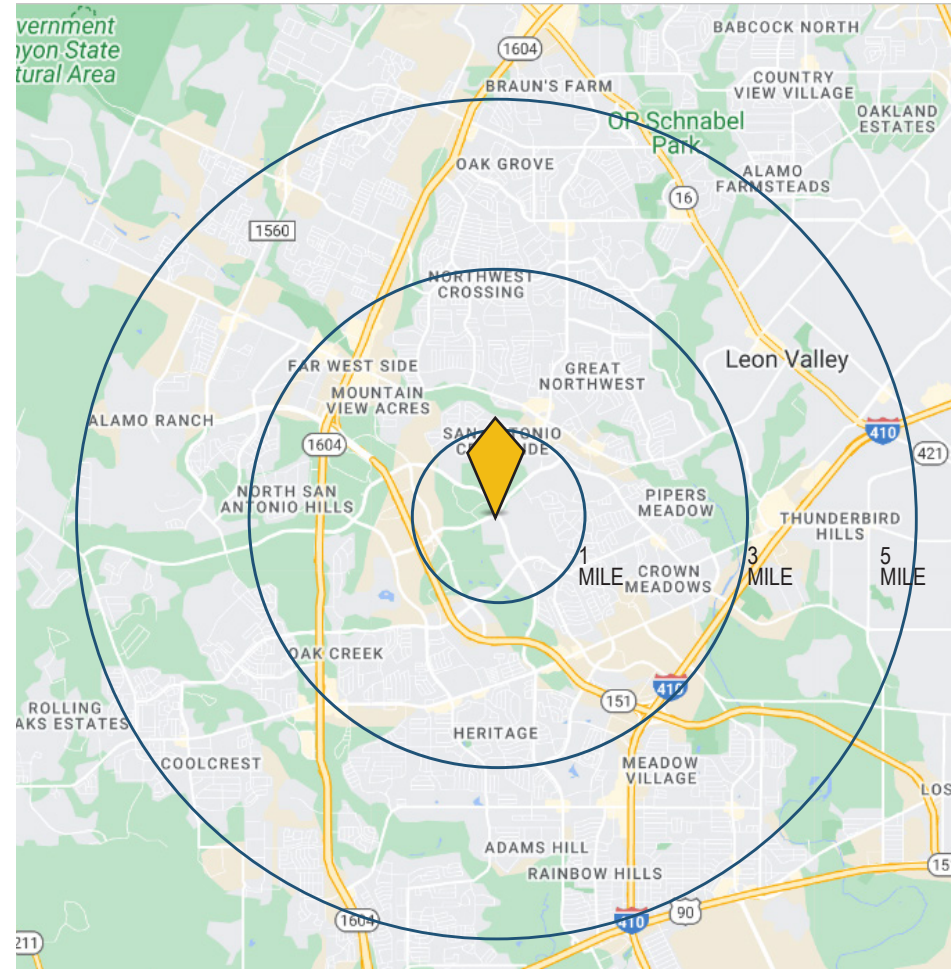
5 MILE

ESTIMATED
POPULATION
340,970

ESTIMATED
HOUSEHOLDS
118,732

ESTIMATED MEDIAN
HOUSEHOLD INCOME
\$74,195

ESTIMATED AVG.
MEDIAN HOME VALUE
\$211,824



TRAFFIC COUNT

Source: 2024 Costar

WESTOVER HILLS @ PORTOLA BLVD: 21,576 VPD

N HUNT LN @ MILITARY DR W: 11,609 VPD

WISEMAN BLVD @ WESTOVER HILLS: 6,561 VPD

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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. **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.

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	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kayla Harms	706286	kharms@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date