

2nd Generation Medical Space Available



2nd Generation Medical Space For Lease – 8000 Pat Booker



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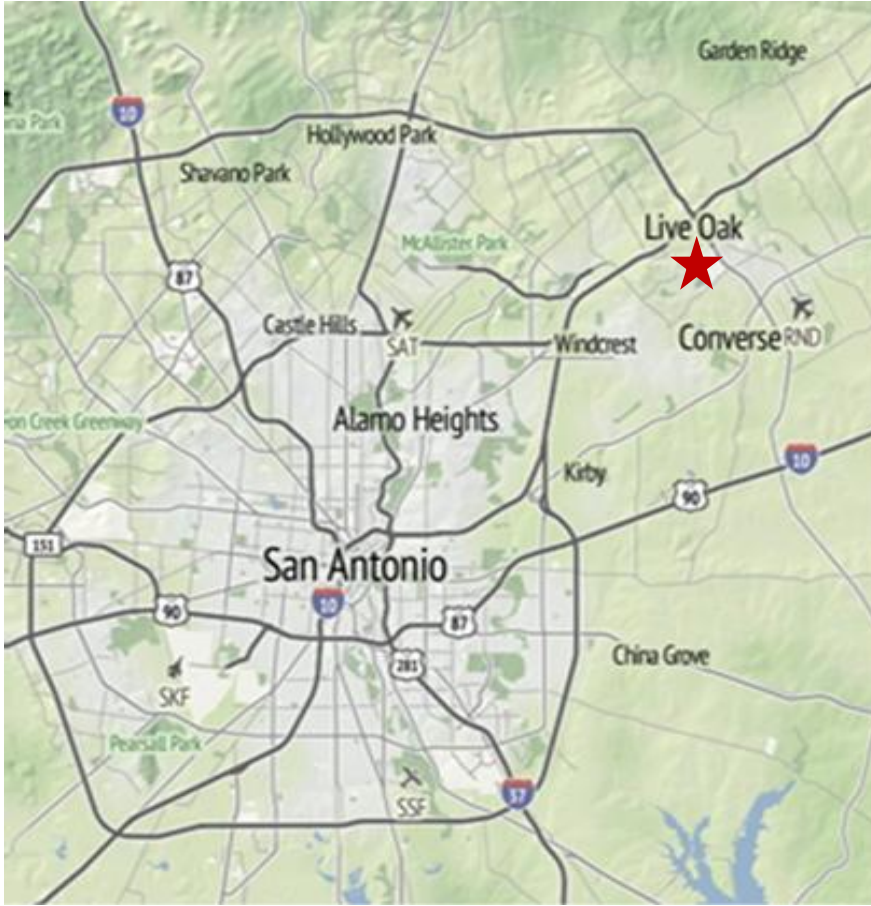
MSL Investments, LLC

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San Antonio, Texas 78259

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Property Details



Property:	8000 PAT BOOKER
Address:	8000 Pat Booker Road, Suite 104 San Antonio, Texas 78233 Just east of I-35 and south of Loop 1604
Size:	2,330 sf feet
Zoning:	C-3 (City of San Antonio)
Base Rent Rate:	\$28.00 NNN
TI Allowance:	TBD
Operating Expenses:	All Leases are Triple Net 2025 estimated NNN expenses: \$9.50 psf
Parking Ratio:	5.2/1,000 sf
Building & Pylon Signage	Both available to Tenant

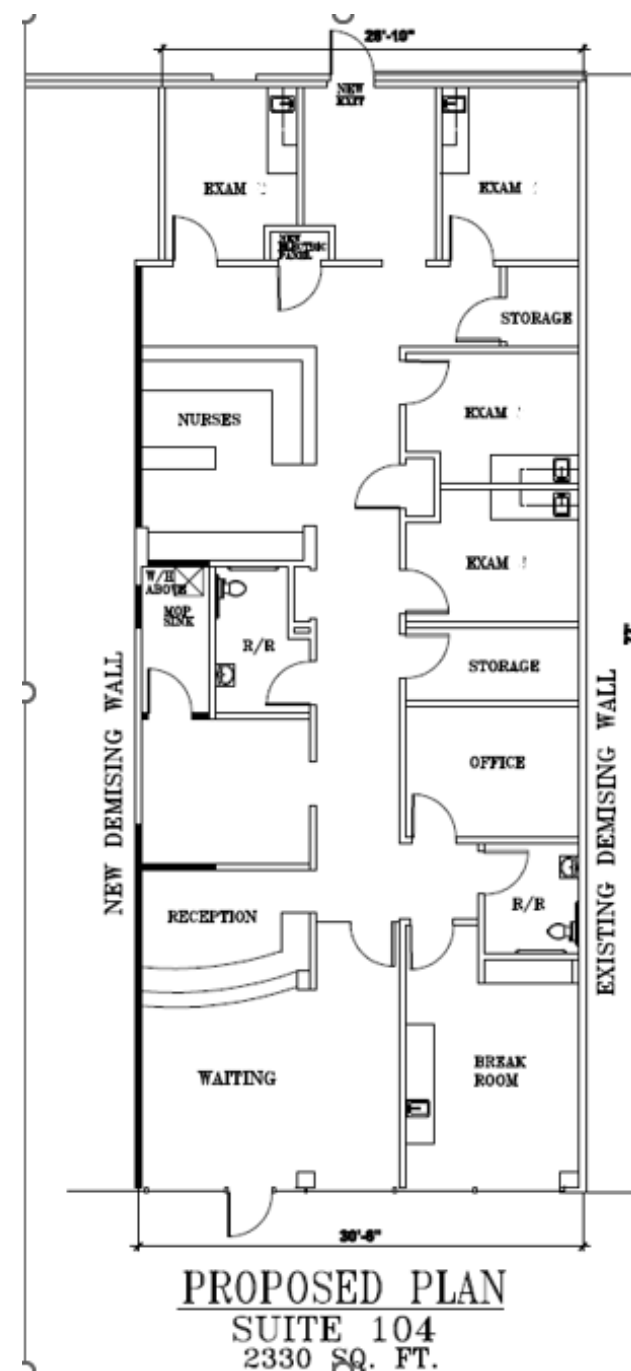
Property is located in northeast San Antonio, on Pat Booker Rd with access from both Loop 1604 and I-35 and is just north of **Methodist Hospital** Northeast campus. The center has an attractive stucco exterior with great curb appeal and offers terrific parking and signage. Extensive finish outs with exams with water, nurse observation counter, reception with waiting room, breakroom, (2) ADA restrooms and administrative offices.

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Suite 104 Floor Plan- 2,330 sf

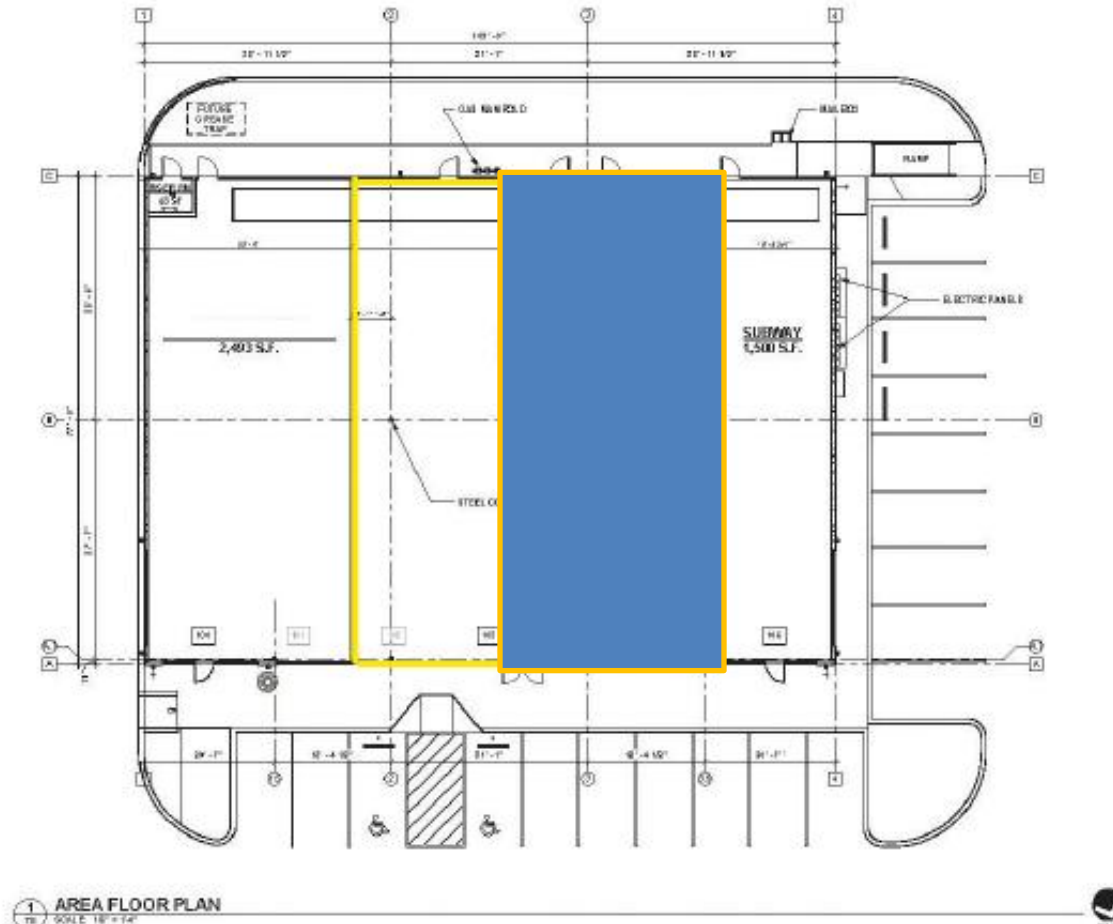
Space Highlights:

- 2nd generation Medical Space with updated finishes
- 4/5 Exams with water
- Nursing observation
- (2) ADA Restrooms
- Ease of access with dedicated on and off ramps from I-35 and Loop 1604. Not affected by the new flyover or roadway improvements
- Visibility of Building and Pylon Signage from Loop 1604
- Close to:
 - Northeast Methodist
 - North East Baptist
 - Baptist Neighborhood Hospital Schertz (16977 I-35)



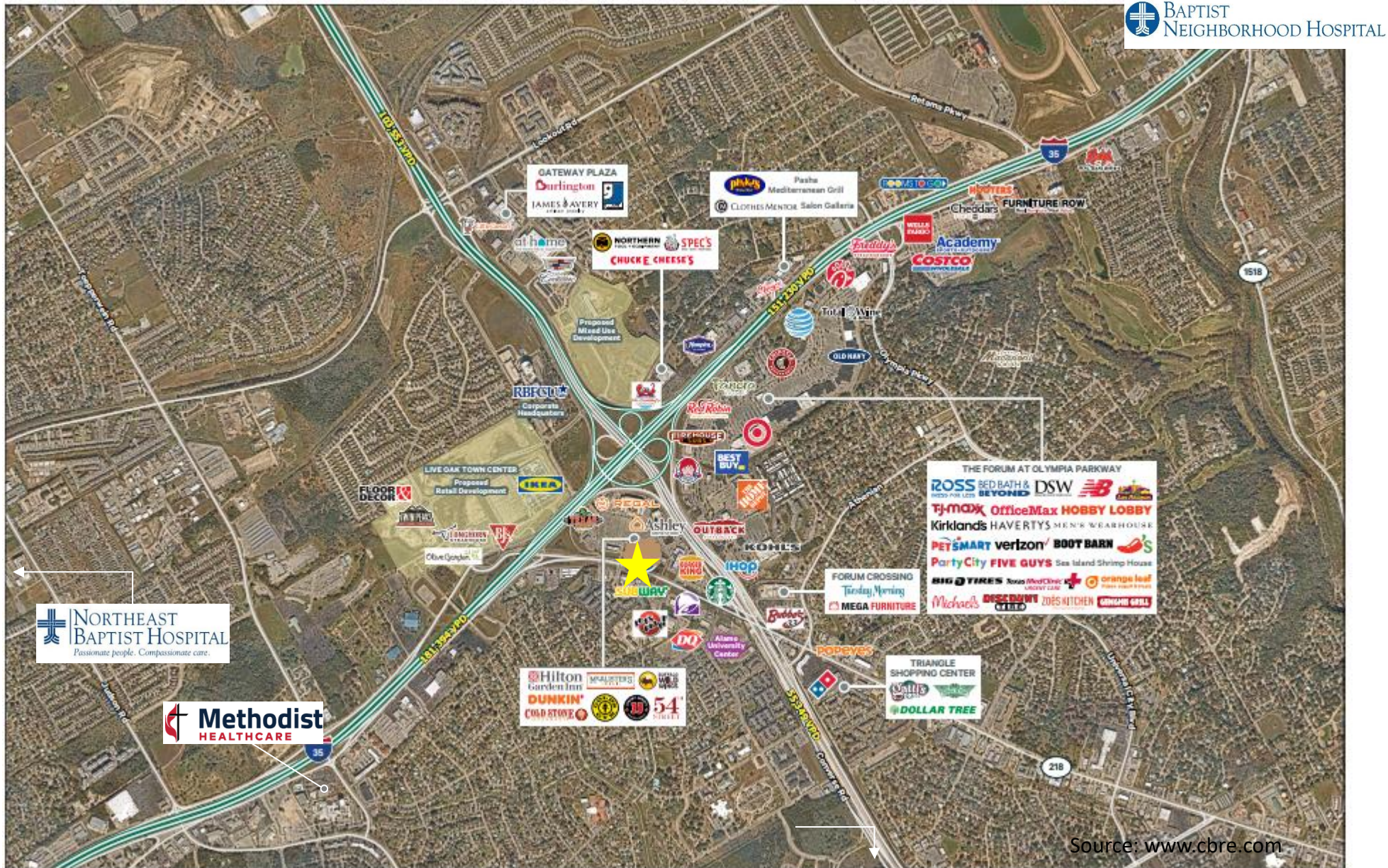
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Site Plan



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Aerial Location



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BAPTIST
NEIGHBORHOOD HOSPITAL

M S L
INVESTMENTS
COMMERCIAL REAL ESTATE SERVICES

LP 1604 Expansion



Site

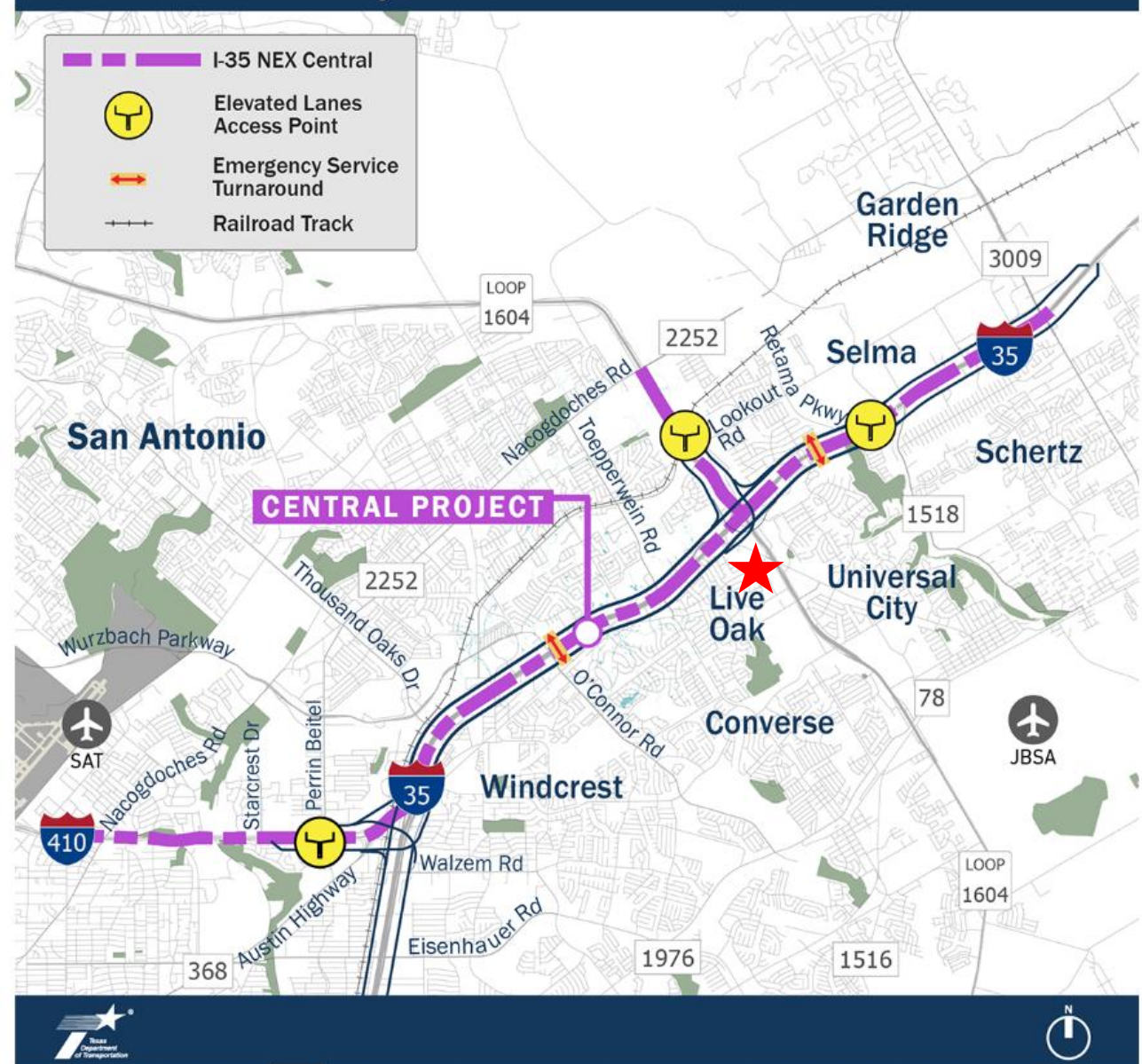
Expansion Visualization:



<https://qrco.de/bgEpYn>

I-35 NEX Central Project map

I-35 NEX Central Project



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Demographics

Population			
	2 miles	5 miles	10 miles
2020 Population	43,397	226,267	553,181
2024 Population	44,141	227,594	571,445
2029 Population Projection	46,968	244,542	617,804
Annual Growth 2020-2024	0.4%	0.1%	0.8%
Annual Growth 2024-2029	1.3%	1.5%	1.6%
Median Age	36.3	37	36.9
Bachelor's Degree or Higher	30%	28%	33%
U.S. Armed Forces	401	2,627	8,584
Population By Race			
	2 miles	5 miles	10 miles
White	20,277	100,313	261,491
Black	5,080	29,338	71,600
American Indian/Alaskan Native	528	2,857	6,640
Asian	1,767	7,248	19,975
Hawaiian & Pacific Islander	170	592	1,220
Two or More Races	16,320	87,247	210,518
Hispanic Origin	20,037	107,190	255,984
Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$220,841	\$199,072	\$238,087
Median Year Built	1997	1991	1992
Households			
	2 miles	5 miles	10 miles
2020 Households	16,817	82,507	205,380
2024 Households	17,039	82,883	211,842
2029 Household Projection	18,144	89,177	229,097
Annual Growth 2020-2024	0.7%	0.5%	1.1%
Annual Growth 2024-2029	1.3%	1.5%	1.6%
Owner Occupied Households	10,741	58,402	145,574
Renter Occupied Households	7,404	30,775	83,523
Avg Household Size	2.6	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$516.6M	\$2.5B	\$6.7B
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$86,721	\$86,331	\$94,350
Median Household Income	\$70,110	\$70,434	\$72,642
< \$25,000	1,763	10,622	26,641
\$25,000 - 50,000	3,262	16,142	41,412
\$50,000 - 75,000	4,346	17,860	41,631
\$75,000 - 100,000	2,230	12,329	29,195
\$100,000 - 125,000	2,124	10,098	23,686
\$125,000 - 150,000	1,324	6,478	16,080
\$150,000 - 200,000	1,323	5,393	16,767
\$200,000+	666	3,960	16,432

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Traffic Counts

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Village Oak Dr	Oak TerDr SW	6,040	2025	0.13 mi
C W Anderson Loop	I- 35 NW	70,906	2025	0.22 mi
Anderson Loop	Shin Oak Dr NW	38,131	2021	0.25 mi
Anderson Loop	I- 35 Access Rd N	94,164	2025	0.25 mi
Athenian Dr	Centerbrook N	11,024	2025	0.39 mi
I- 35	Pat Booker Rd SW	161,285	2025	0.41 mi
North Pan Am Expressway	Mc Morris Blvd SW	181,952	2025	0.42 mi
I- 35	C W Anderson Loop NE	9,650	2025	0.46 mi
Centerbrook	Brookline SE	625	2025	0.46 mi
Village Oak Dr	Shin Oak Dr NE	1,508	2025	0.48 mi

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OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY: _____

I Certify that I have provided _____ the Prospective Buyer or Tenant,
with a copy of this information.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date