



# Villages on Sonterra

1202 E. Sonterra Blvd, Building 6, Suite 609, San Antonio, TX 78258

## For Lease





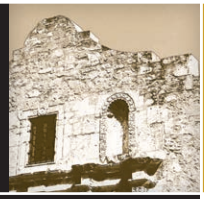

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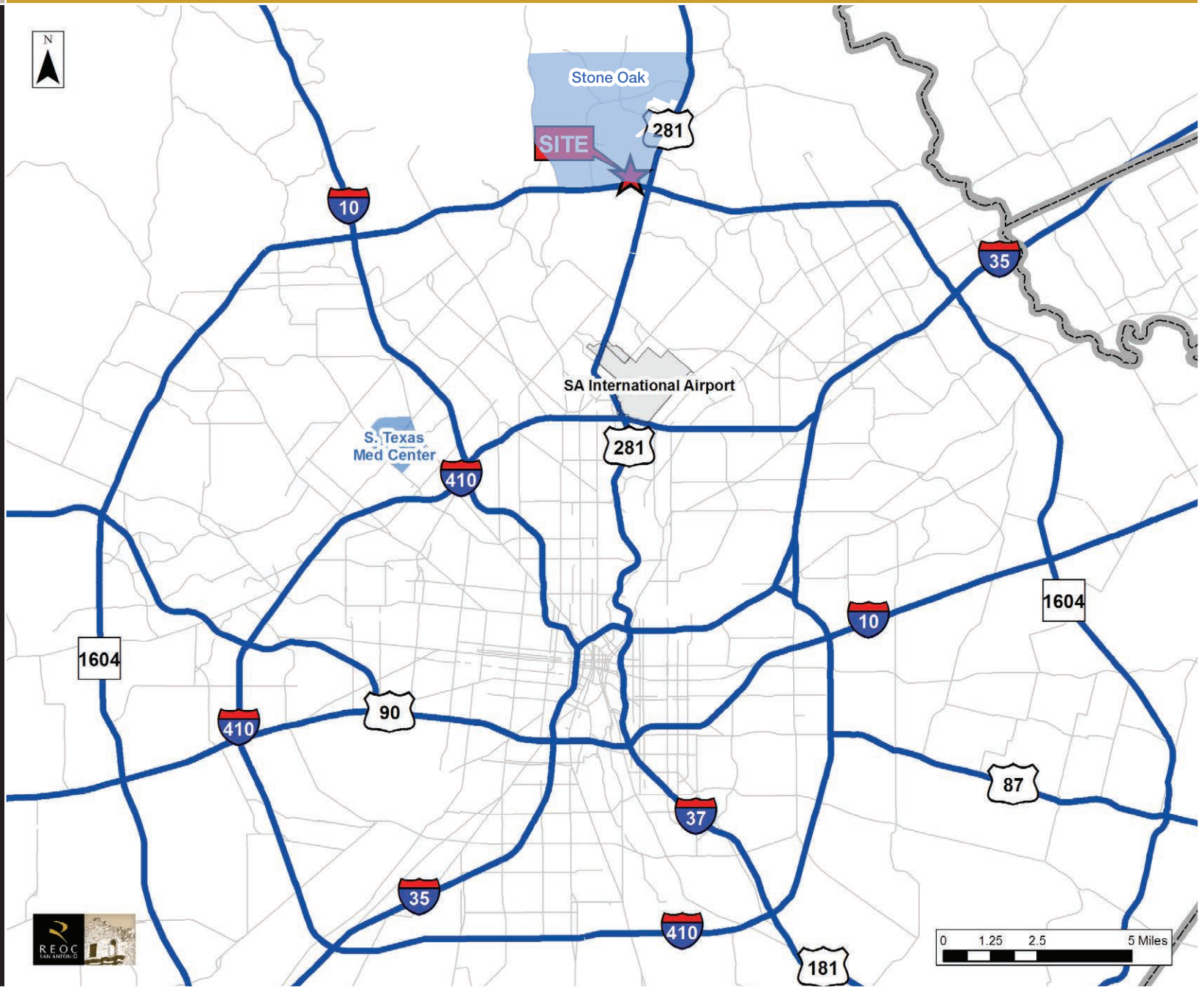
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# City Location Map

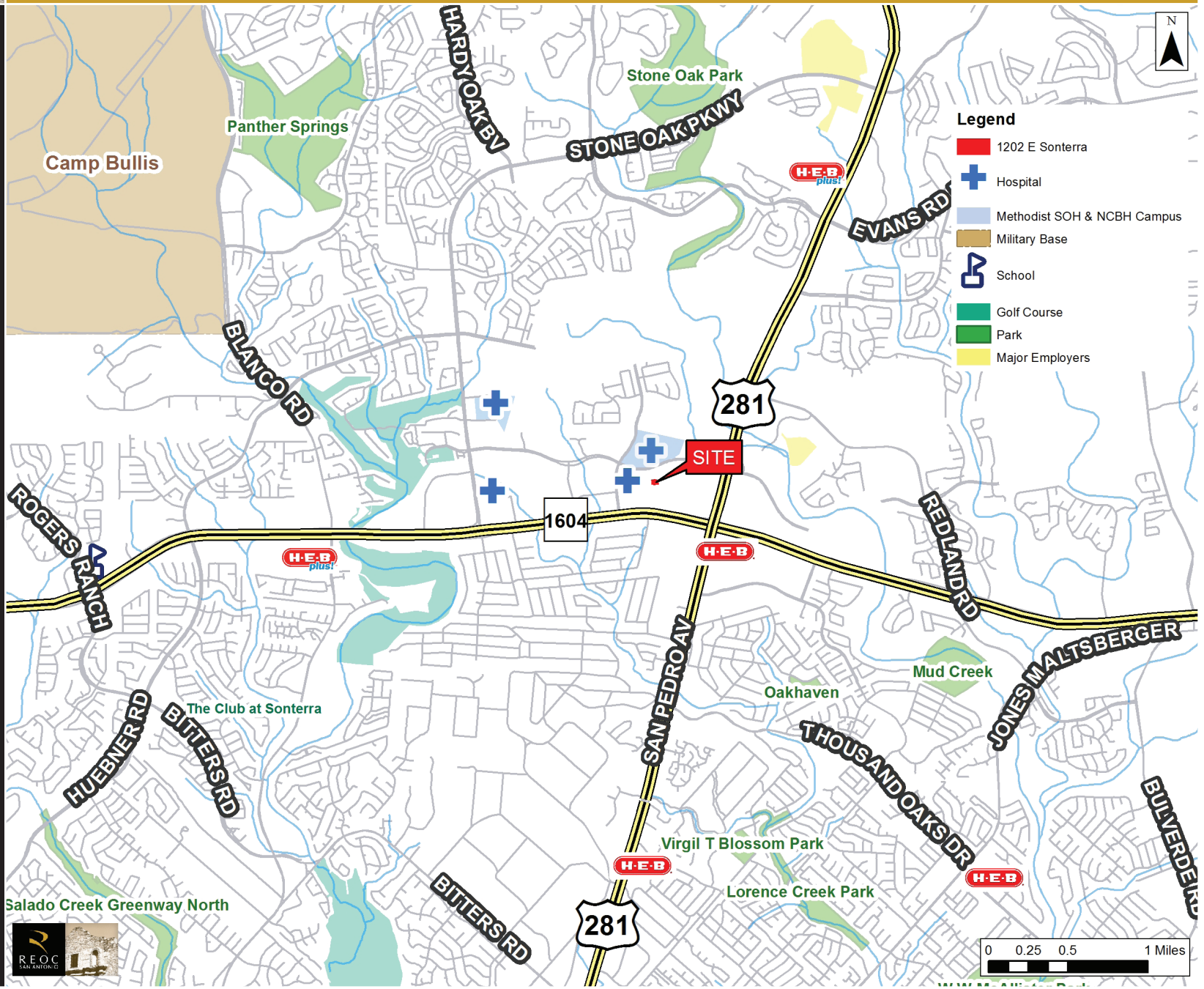



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# Area Location Map



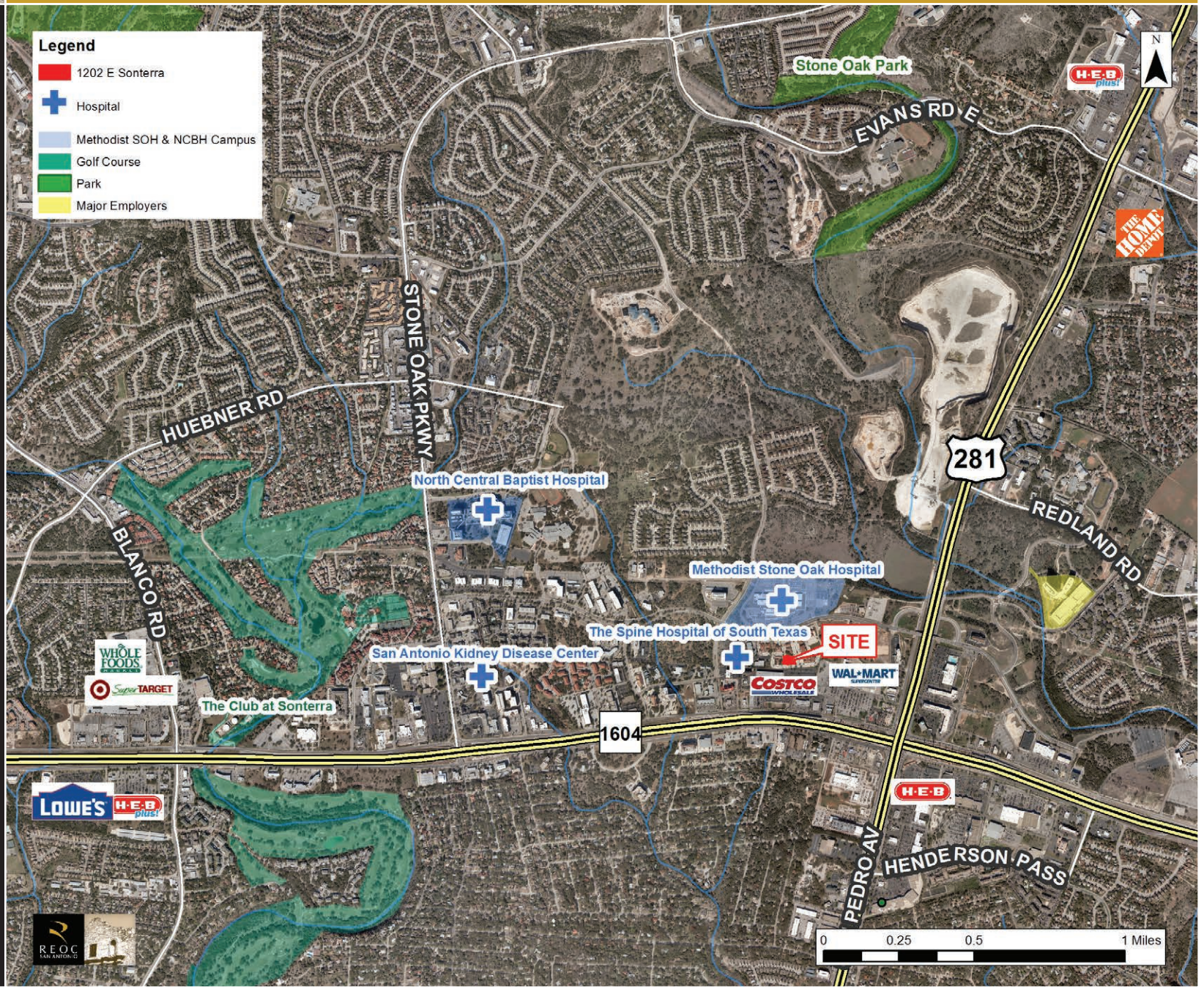


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# Aerial Map





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# Aerial Map

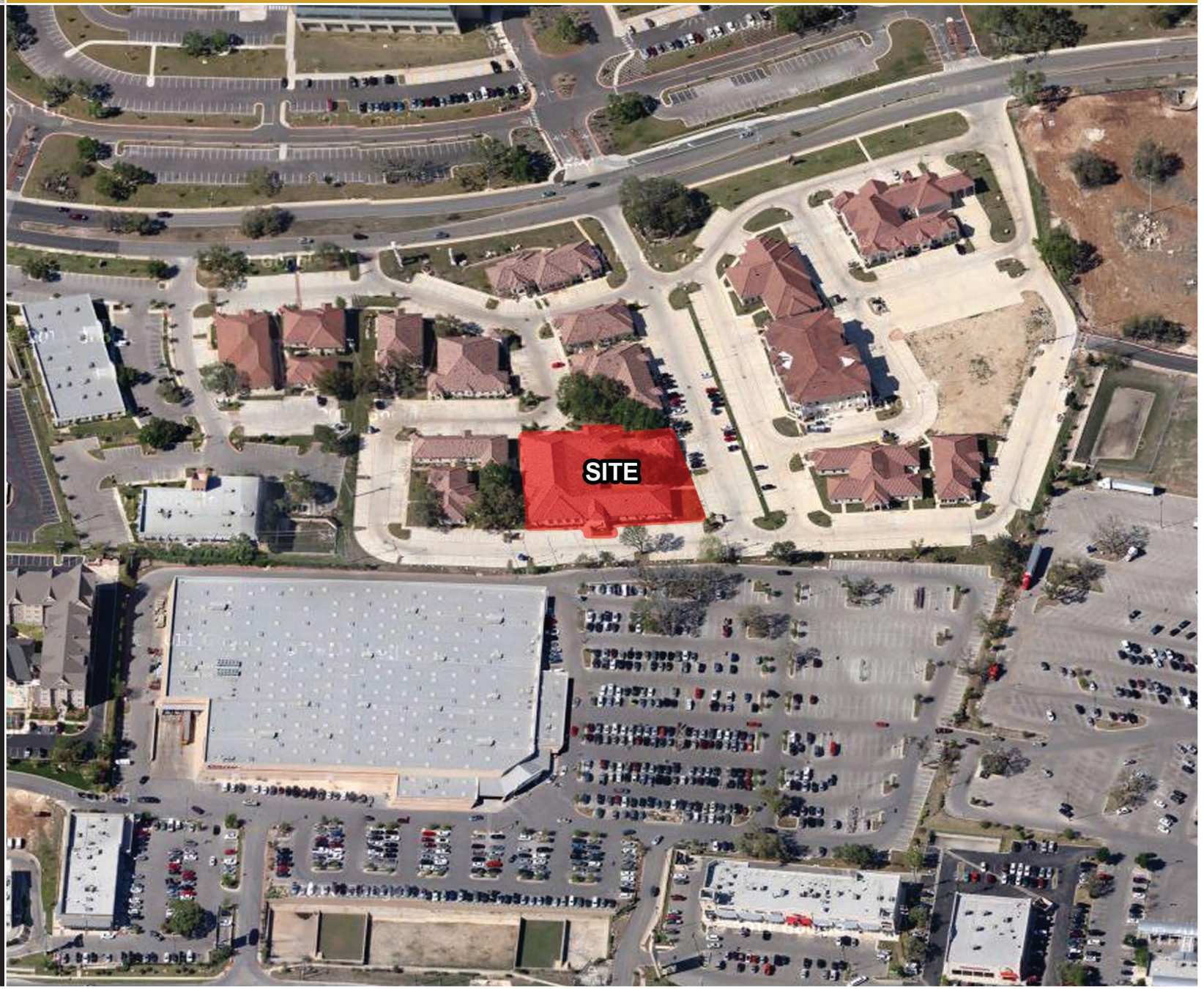



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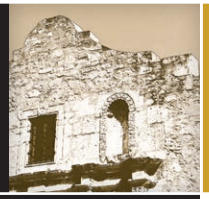
# Oblique Aerial Photo



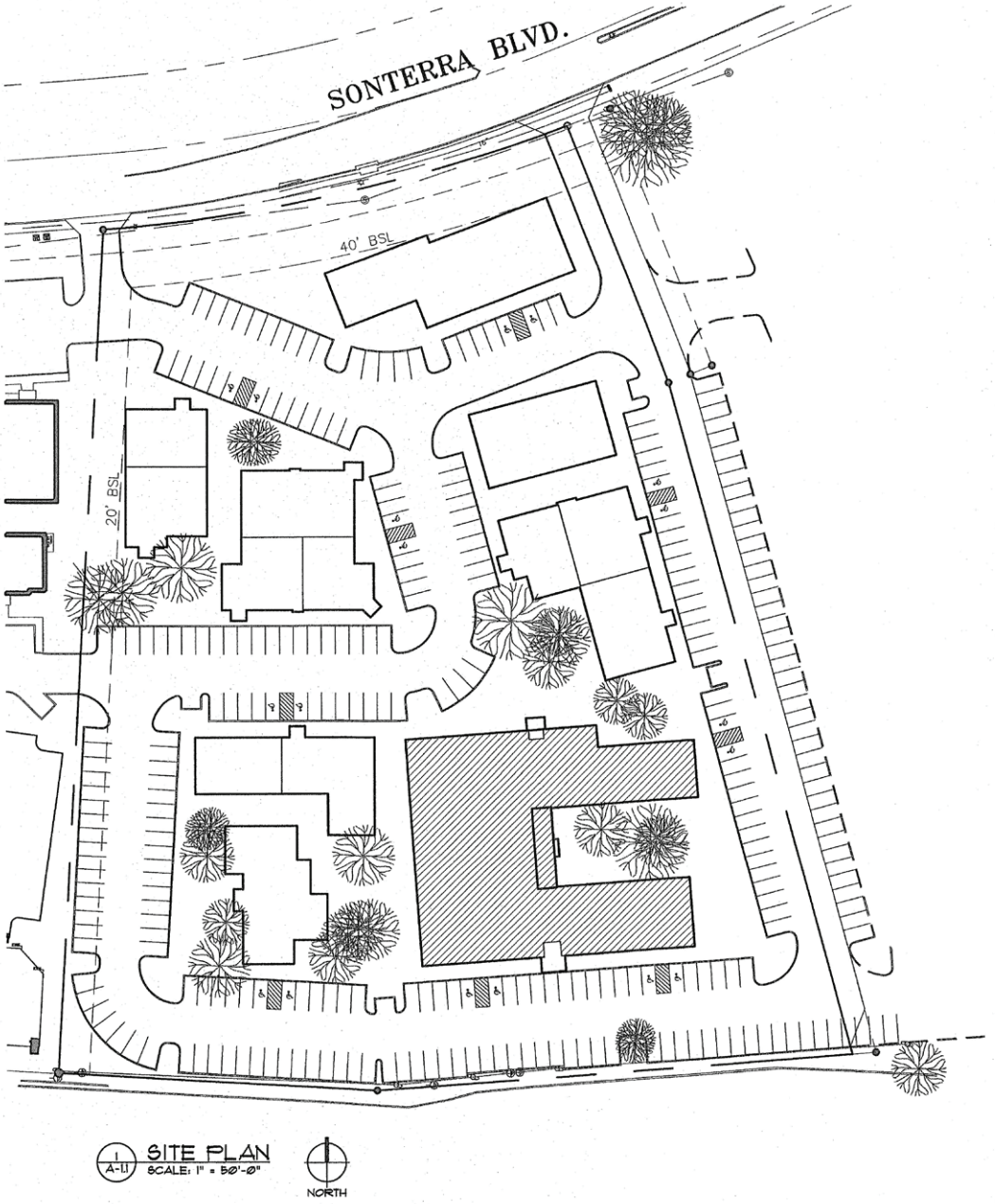

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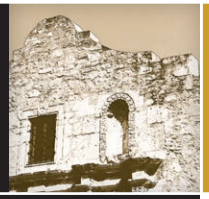
# Site Plan



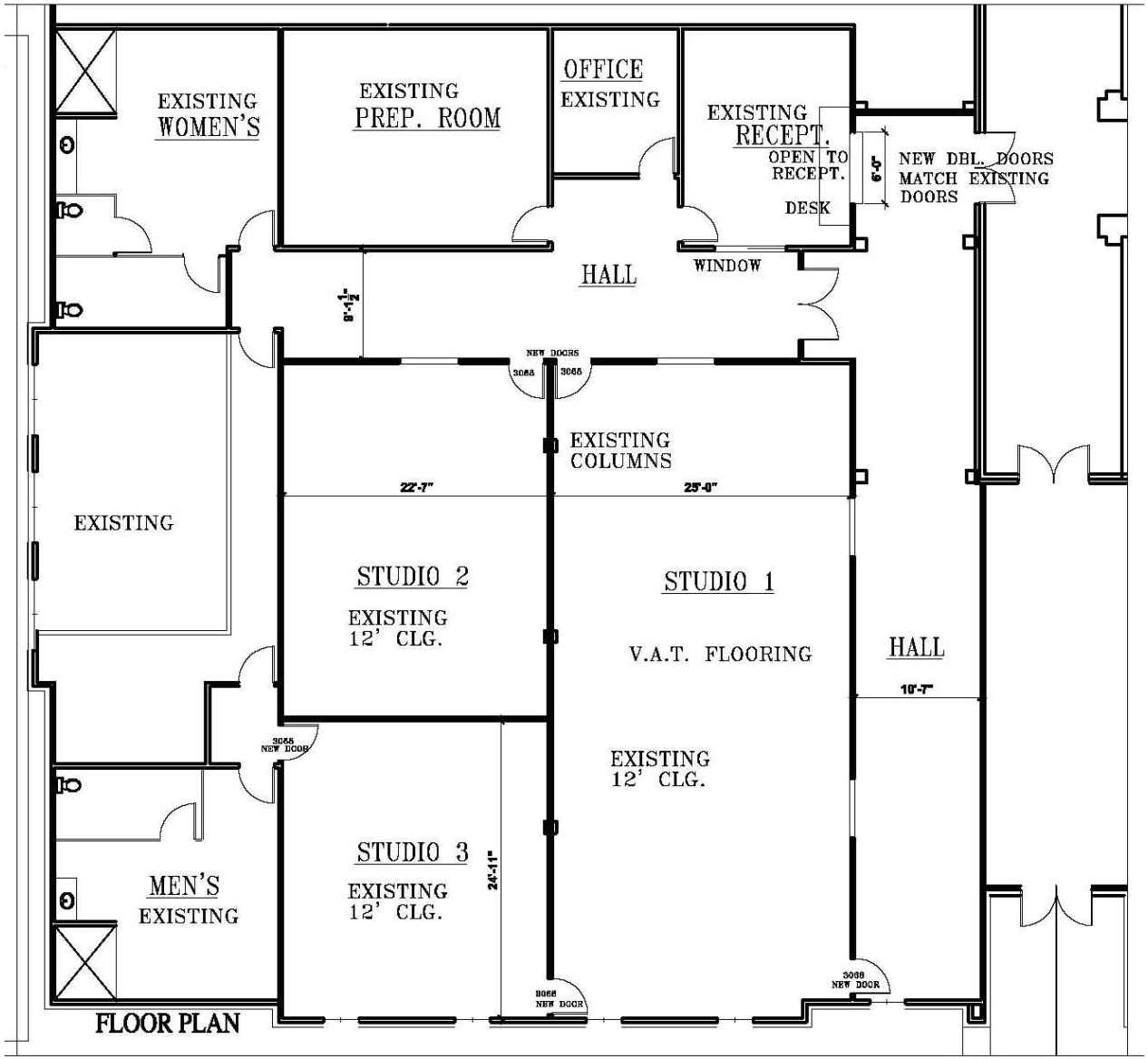

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# Existing Floor Plan



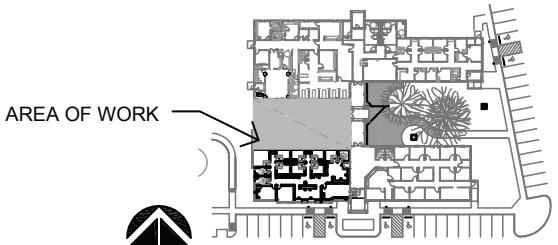

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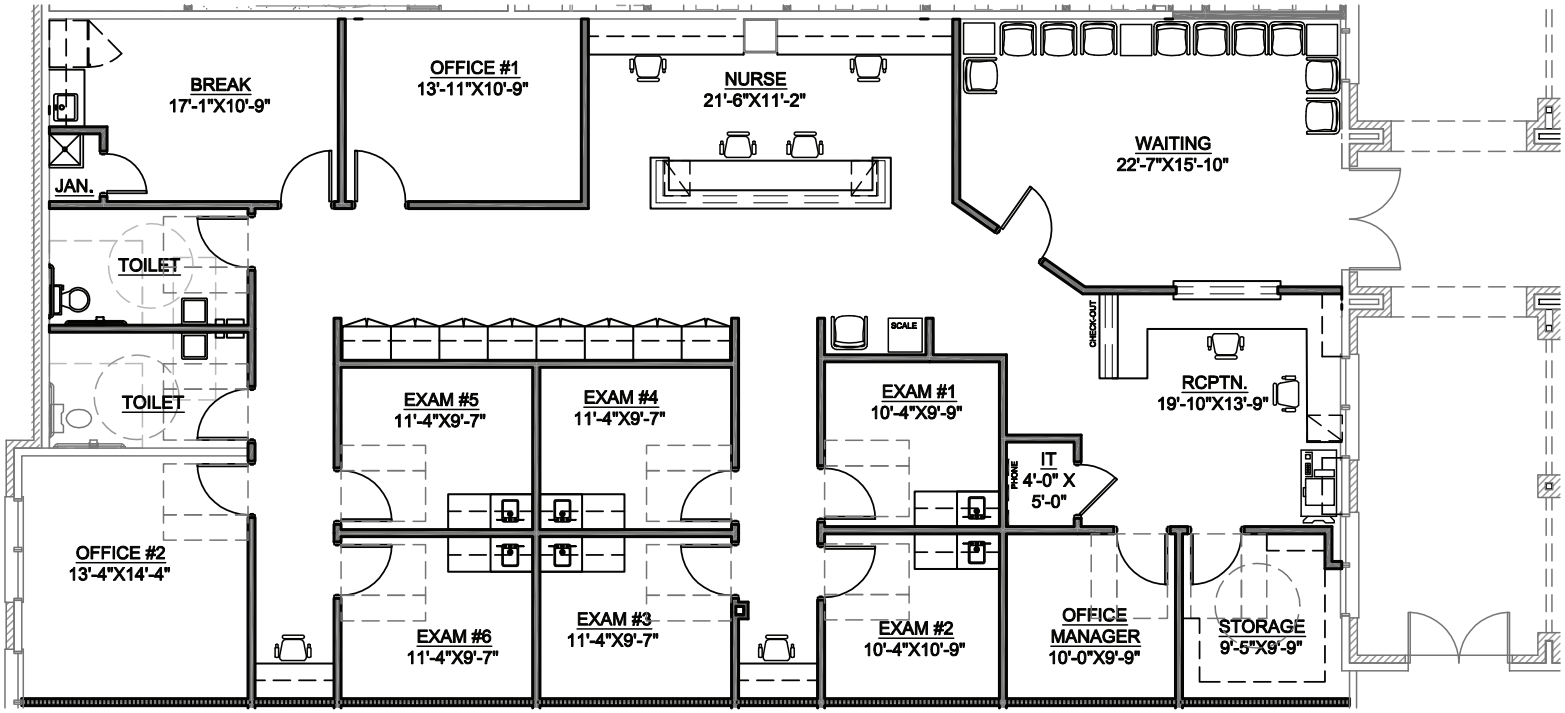
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# Conceptual Medical Office Reconstruction

## Suite 609-A




KEY PLAN
Not to Scale




## Suite 609 - A

1202 Sonterra Blvd. San Antonio, Texas

Area: 3,149 u.s.f.

December 08, 2017

Scale: Not to Scale

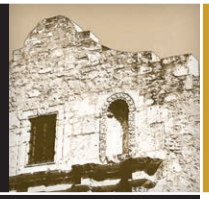
LKDG Prj. No. 17147

LK design group
architecture · planning · interiors
16010 Via Shavano 210.824.8825 - San Antonio, Texas 78249 fax 210.824.4150

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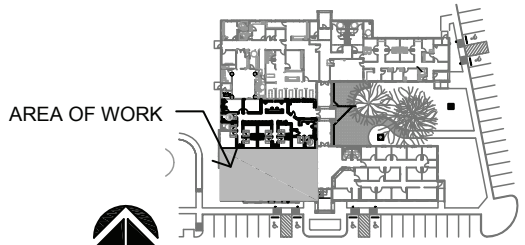
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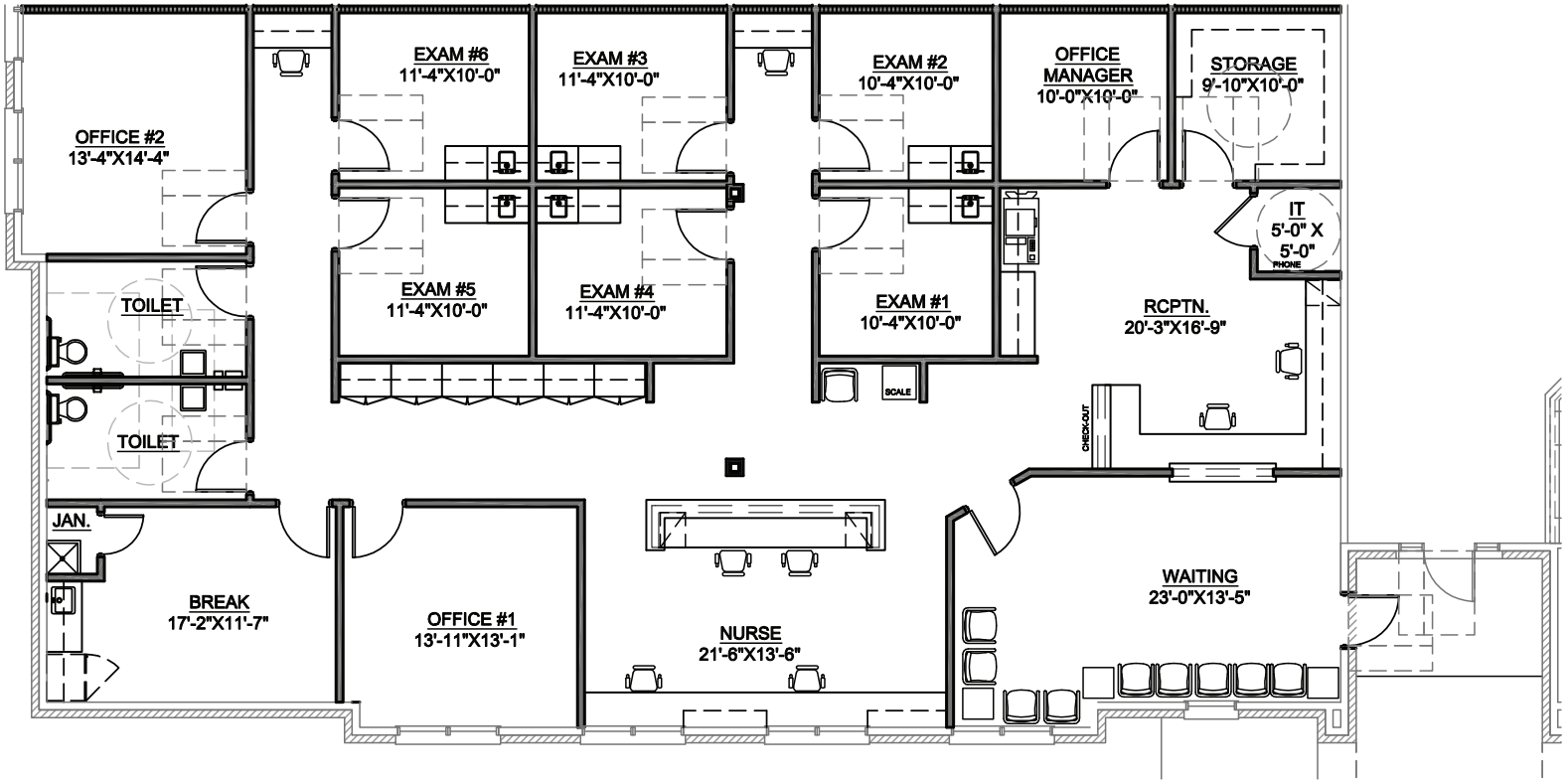
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# Conceptual Medical Office Reconstruction

## Suite 609-B




## Suite 609 - B

1202 Sonterra Blvd. San Antonio, Texas

Area: 3,325 u.s.f.

December 08, 2017

Scale: Not to Scale

LKDG Prj. No. 17147

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# Photos










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# Photos





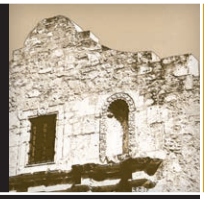





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# Property Summary

| | |
|---|---|
| Address | 1202 E Sonterra Blvd, Bldg 6, Suite 609, San Antonio, TX 78258 |
| Location | Sonterra Blvd. & Hardy Oak Blvd. |
| Property Details | 20,356 SF Office Building<br>6,474 SF - Suite 609 (Divisible - possible reconfiguration into two suites) |
| Year Built | 2007 |
| Floors | 1 |
| Market Sector | FNC |

Comments

- Located in prestigious Stone Oak area
- Convenient access to Hwy 281 & Loop 1604
- Across Sonterra from Methodist Hospital
- Adjacent to orthopedic and spine surgical hospital
- Numerous restaurants and retail nearby
- Common parking
- Negotiable finish-out allowance

**Traffic Counts**

Loop 1604 Access Rd, west of Hwy 281; 24,242 vpd (2017)

Hwy 281 Access Rd, south of E Sonterra Blvd; 18, 546 vpd (2017)

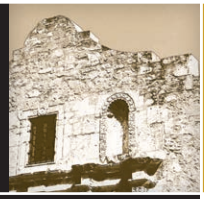
Source: TxDOT Traffic Count Database System

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REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

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# Quote Sheet

| | |
|---|---|
| **Total Square Footage Available** | 6,474 (Divisible into 3,149 SF and 3,329 SF) |
| **Base Rental** | $14.50 NNN per rentable square foot<br>(Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord) |
| **Triple Net** | $8.50 PSF (Approximately) |
| **Add-On Factor** | 0 |
| **Term** | Five (5) year |
| **Improvements** | Negotiable depending on term |
| **Deposit** | One month's rent |
| **Financial Information** | Requested |
| **Disclosure** | A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative. |

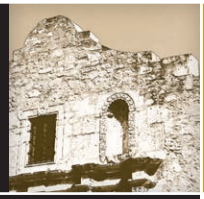
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

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# San Antonio Overview

## Largest U.S. Cities

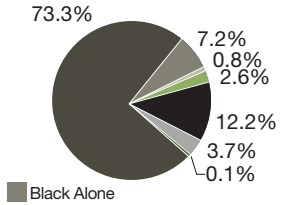
| | |
|---|---|
| 1 | New York |
| 2 | Los Angeles |
| 3 | Chicago |
| 4 | Houston |
| 5 | Phoenix |
| 6 | Philadephia |
| 7 | San Antonio |
| 8 | San Diego |
| 9 | Dallas |
| 10 | San Jose |

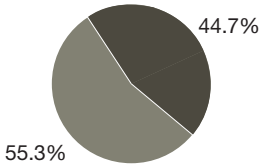
## San Antonio-New Braunfels Metro Area

| | Population | Median Age | Total Households |
|---|---|---|---|
| 2000 Census | 1,711,703 | 32.9 | 601,265 |
| 2010 Census | 2,142,508 | 34.1 | 763,022 |
| 2019 Estimate | 2,547,033 | 35.6 | 904,857 |
| 2024 Projection | 2,776,239 | 36.3 | 986,160 |

| | Avg. Household Income | Median Household Income | Per Capita Income |
|---|---|---|---|
| 2000 Census | $51,426 | $39,029 | $18,443 |
| 2010 Census | $62,458 | $50,146 | $22,135 |
| 2019 Estimate | $79,695 | $57,387 | $28,442 |
| 2024 Projection | $90,560 | $64,392 | $32,288 |

## Ethnicity



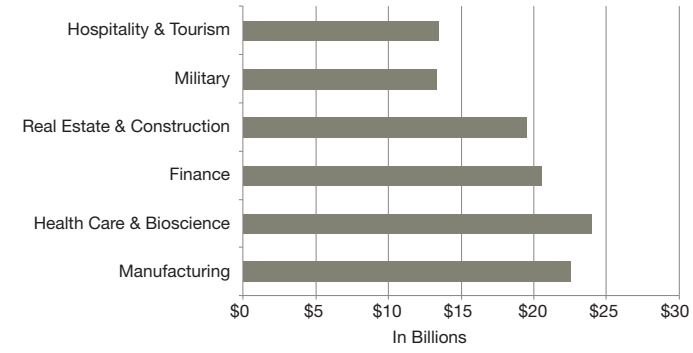







Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Major Industries




## Fortune 500 Companies

| SAT | Rankings | US |
|---|---|---|
| 1 | Valero Energy | 24 |
| 2 | USAA | 101 |
| 3 | iHeartMedia | 466 |
| 4 | NuStar Energy | 998 |


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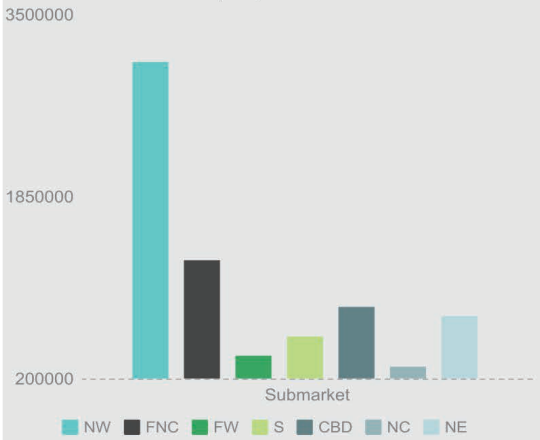

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2019 & 2024; Fortune

# Medical Office Market Snapshot - 3Q 2019

Medical Office Market Snapshot - 3Q 2019

## Citywide Inventory

**7,257,321 SF**




## YTD Absorption

**15,106 SF**




## Healthcare Industry

- $28.4 Billion Economic Impact - 6x more vs. 1990
- 1 in 6 employed in Medical/Bioscience Sector
- 50,000 net new jobs over past decade

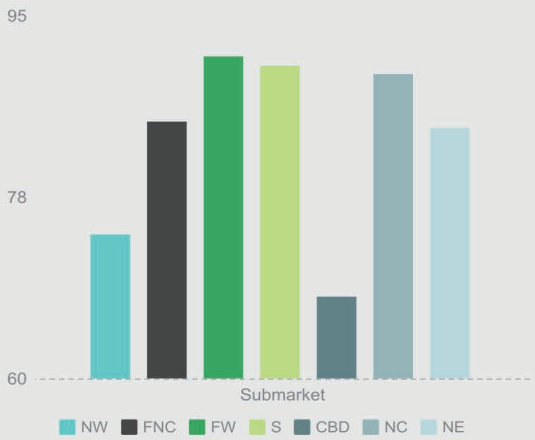
## South Texas Medical Center Key Facts

- 12 major hospitals
- 5.6 million annual patient visits
- 46,000 total employment
- 40 + medical/professional office buildings

## Direct Occupancy

**5,742,068 SF**
**79.1%**

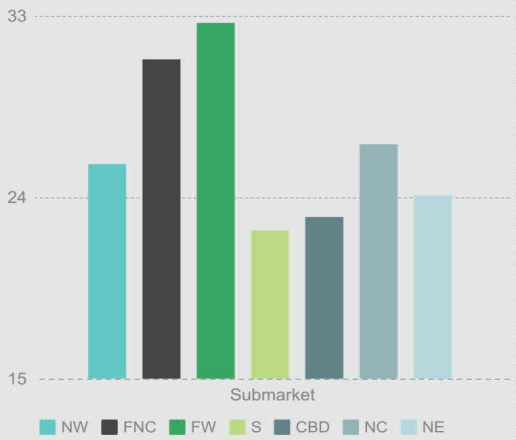
vs 4Q18



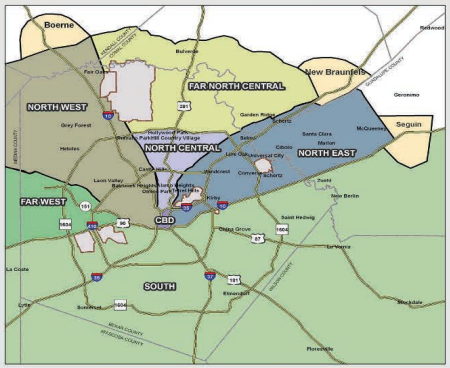

## Average Quoted Rent

**$26.26 / SF**
**Full Service**

vs 4Q18




## Submarket Map




### Submarkets

NW: North West
FNC: Far North Central
FW: Far West
S: South
CBD: Central Business District
NC: North Central
NE: North East


***Market Intelligence Guided by Experience***

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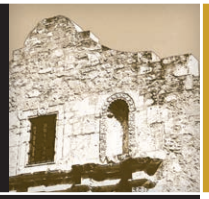


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Source: REOC San Antonio. Statistical Information is calculated for all multi-tenant medical office buildings 20,000 sq. ft. and larger (excluding Single-Tenant, Owner-Occupied, Government & Clinical Facilities). Average Rental Rates reflect asking rental rates quoted on an annual full-service basis. Individual building rates are weighted by the total rentable square footage of the building. Although information has been obtained from sources deemed to be reliable, REOC, nor any of its members, makes no representations, warranties or promises regarding the accuracy of such information.

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# Demographics: 1-Mile

| Summary | Census 2010 | 2018 | 2023 |
|---|---|---|---|
| Population | 4,404 | 5,905 | 6,806 |
| Households | 2,061 | 2,818 | 3,267 |
| Families | 1,303 | 1,765 | 2,038 |
| Average Household Size | 2.07 | 2.05 | 2.04 |
| Owner Occupied Housing Units | 1,227 | 1,242 | 1,559 |
| Renter Occupied Housing Units | 834 | 1,576 | 1,709 |
| Median Age | 39.6 | 38.9 | 37.1 |

| Trends: 2018 - 2023 Annual Rate | Area | State | National |
|---|---|---|---|
| Population | 2.88% | 1.65% | 0.83% |
| Households | 3.00% | 1.62% | 0.79% |
| Families | 2.92% | 1.58% | 0.71% |
| Owner HHs | 4.65% | 2.09% | 1.16% |
| Median Household Income | 1.74% | 2.23% | 2.50% |

| | 2018 | | 2023 | |
|---|---|---|---|---|
| Households by Income | Number | Percent | Number | Percent |
| <$15,000 | 128 | 4.5% | 130 | 4.0% |
| $15,000 - $24,999 | 171 | 6.1% | 172 | 5.3% |
| $25,000 - $34,999 | 149 | 5.3% | 155 | 4.7% |
| $35,000 - $49,999 | 266 | 9.4% | 281 | 8.6% |
| $50,000 - $74,999 | 463 | 16.4% | 515 | 15.8% |
| $75,000 - $99,999 | 353 | 12.5% | 405 | 12.4% |
| $100,000 - $149,999 | 577 | 20.5% | 741 | 22.7% |
| $150,000 - $199,999 | 379 | 13.4% | 444 | 13.6% |
| $200,000+ | 332 | 11.8% | 422 | 12.9% |
| | | | | |
| Median Household Income | $89,885 | | $98,005 | |
| Average Household Income | $114,100 | | $123,721 | |
| Per Capita Income | $46,915 | | $50,586 | |

| | Census 2010 | | 2018 | | 2023 | |
|---|---|---|---|---|---|---|
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 223 | 5.1% | 298 | 5.0% | 379 | 5.6% |
| 5 - 9 | 269 | 6.1% | 319 | 5.4% | 340 | 5.0% |
| 10 - 14 | 360 | 8.2% | 406 | 6.9% | 367 | 5.4% |
| 15 - 19 | 331 | 7.5% | 423 | 7.2% | 424 | 6.2% |
| 20 - 24 | 234 | 5.3% | 390 | 6.6% | 446 | 6.6% |
| 25 - 34 | 526 | 11.9% | 809 | 13.7% | 1,256 | 18.5% |
| 35 - 44 | 616 | 14.0% | 780 | 13.2% | 862 | 12.7% |
| 45 - 54 | 659 | 15.0% | 779 | 13.2% | 830 | 12.2% |
| 55 - 64 | 451 | 10.2% | 695 | 11.8% | 769 | 11.3% |
| 65 - 74 | 273 | 6.2% | 443 | 7.5% | 568 | 8.3% |
| 75 - 84 | 266 | 6.0% | 300 | 5.1% | 313 | 4.6% |
| 85+ | 196 | 4.5% | 264 | 4.5% | 251 | 3.7% |

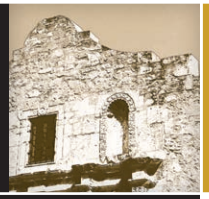
| | Census 2010 | | 2018 | | 2023 | |
|---|---|---|---|---|---|---|
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 3,629 | 82.4% | 4,654 | 78.8% | 5,222 | 76.7% |
| Black Alone | 205 | 4.7% | 314 | 5.3% | 387 | 5.7% |
| American Indian Alone | 15 | 0.3% | 21 | 0.4% | 25 | 0.4% |
| Asian Alone | 224 | 5.1% | 391 | 6.6% | 531 | 7.8% |
| Pacific Islander Alone | 6 | 0.1% | 9 | 0.2% | 13 | 0.2% |
| Some Other Race Alone | 206 | 4.7% | 321 | 5.4% | 382 | 5.6% |
| Two or More Races | 120 | 2.7% | 194 | 3.3% | 246 | 3.6% |
| | | | | | | |
| Hispanic Origin (Any Race) | 1,278 | 29.0% | 1,980 | 33.5% | 2,454 | 36.1% |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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# Demographics: 3-Mile

| Summary | Census 2010 | 2018 | 2023 |
|---|---|---|---|
| Population | 72,798 | 82,056 | 87,985 |
| Households | 28,578 | 32,326 | 34,660 |
| Families | 19,647 | 21,956 | 23,439 |
| Average Household Size | 2.53 | 2.52 | 2.52 |
| Owner Occupied Housing Units | 18,671 | 19,109 | 20,953 |
| Renter Occupied Housing Units | 9,907 | 13,217 | 13,706 |
| Median Age | 37.6 | 38.6 | 38.5 |

| Trends: 2018 - 2023 Annual Rate | Area | State | National |
|---|---|---|---|
| Population | 1.41% | 1.65% | 0.83% |
| Households | 1.40% | 1.62% | 0.79% |
| Families | 1.32% | 1.58% | 0.71% |
| Owner HHs | 1.86% | 2.09% | 1.16% |
| Median Household Income | 1.33% | 2.23% | 2.50% |

| | 2018 | | 2023 | |
|---|---|---|---|---|
| Households by Income | Number | Percent | Number | Percent |
| <$15,000 | 1,300 | 4.0% | 1,171 | 3.4% |
| $15,000 - $24,999 | 1,559 | 4.8% | 1,426 | 4.1% |
| $25,000 - $34,999 | 1,795 | 5.6% | 1,714 | 4.9% |
| $35,000 - $49,999 | 3,046 | 9.4% | 3,037 | 8.8% |
| $50,000 - $74,999 | 4,872 | 15.1% | 5,055 | 14.6% |
| $75,000 - $99,999 | 4,352 | 13.5% | 4,634 | 13.4% |
| $100,000 - $149,999 | 7,306 | 22.6% | 8,382 | 24.2% |
| $150,000 - $199,999 | 3,997 | 12.4% | 4,349 | 12.5% |
| $200,000+ | 4,100 | 12.7% | 4,891 | 14.1% |
| | | | | |
| Median Household Income | $94,581 | | $101,057 | |
| Average Household Income | $119,157 | | $129,648 | |
| Per Capita Income | $46,963 | | $51,007 | |

| | Census 2010 | | 2018 | | 2023 | |
|---|---|---|---|---|---|---|
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 4,115 | 5.7% | 4,362 | 5.3% | 4,871 | 5.5% |
| 5 - 9 | 5,093 | 7.0% | 4,879 | 5.9% | 5,056 | 5.7% |
| 10 - 14 | 5,784 | 7.9% | 5,544 | 6.8% | 5,246 | 6.0% |
| 15 - 19 | 5,089 | 7.0% | 5,378 | 6.6% | 5,140 | 5.8% |
| 20 - 24 | 4,323 | 5.9% | 5,017 | 6.1% | 4,875 | 5.5% |
| 25 - 34 | 9,263 | 12.7% | 11,723 | 14.3% | 14,026 | 15.9% |
| 35 - 44 | 10,979 | 15.1% | 11,347 | 13.8% | 12,996 | 14.8% |
| 45 - 54 | 11,583 | 15.9% | 11,612 | 14.2% | 11,242 | 12.8% |
| 55 - 64 | 8,686 | 11.9% | 10,683 | 13.0% | 10,899 | 12.4% |
| 65 - 74 | 4,426 | 6.1% | 6,892 | 8.4% | 8,034 | 9.1% |
| 75 - 84 | 2,366 | 3.3% | 3,160 | 3.9% | 4,053 | 4.6% |
| 85+ | 1,091 | 1.5% | 1,461 | 1.8% | 1,548 | 1.8% |

| | Census 2010 | | 2018 | | 2023 | |
|---|---|---|---|---|---|---|
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 60,434 | 83.0% | 65,650 | 80.0% | 68,802 | 78.2% |
| Black Alone | 2,975 | 4.1% | 3,835 | 4.7% | 4,398 | 5.0% |
| American Indian Alone | 306 | 0.4% | 360 | 0.4% | 392 | 0.4% |
| Asian Alone | 3,760 | 5.2% | 5,171 | 6.3% | 6,407 | 7.3% |
| Pacific Islander Alone | 84 | 0.1% | 113 | 0.1% | 134 | 0.2% |
| Some Other Race Alone | 3,132 | 4.3% | 4,107 | 5.0% | 4,554 | 5.2% |
| Two or More Races | 2,108 | 2.9% | 2,820 | 3.4% | 3,298 | 3.7% |
| | | | | | | |
| Hispanic Origin (Any Race) | 21,622 | 29.7% | 27,826 | 33.9% | 32,025 | 36.4% |

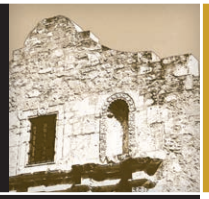
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.


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REOC SAN ANTONIO



# Demographics: 5-Mile

| Summary | Census 2010 | 2018 | 2023 |
|---|---|---|---|
| Population | 185,848 | 214,798 | 232,906 |
| Households | 72,723 | 83,155 | 89,653 |
| Families | 49,738 | 56,822 | 61,273 |
| Average Household Size | 2.55 | 2.58 | 2.59 |
| Owner Occupied Housing Units | 48,626 | 52,336 | 57,517 |
| Renter Occupied Housing Units | 24,097 | 30,819 | 32,136 |
| Median Age | 36.7 | 38.0 | 38.1 |
| **Trends: 2018 - 2023 Annual Rate** | **Area** | **State** | **National** |
| Population | 1.63% | 1.65% | 0.83% |
| Households | 1.52% | 1.62% | 0.79% |
| Families | 1.52% | 1.58% | 0.71% |
| Owner HHs | 1.91% | 2.09% | 1.16% |
| Median Household Income | 1.70% | 2.23% | 2.50% |

| | 2018 | | 2023 | |
|---|---|---|---|---|
| **Households by Income** | Number | Percent | Number | Percent |
| <$15,000 | 3,170 | 3.8% | 2,796 | 3.1% |
| $15,000 - $24,999 | 4,105 | 4.9% | 3,662 | 4.1% |
| $25,000 - $34,999 | 4,850 | 5.8% | 4,531 | 5.1% |
| $35,000 - $49,999 | 8,014 | 9.6% | 7,950 | 8.9% |
| $50,000 - $74,999 | 13,032 | 15.7% | 13,442 | 15.0% |
| $75,000 - $99,999 | 11,007 | 13.2% | 11,786 | 13.1% |
| $100,000 - $149,999 | 18,359 | 22.1% | 21,229 | 23.7% |
| $150,000 - $199,999 | 9,499 | 11.4% | 10,583 | 11.8% |
| $200,000+ | 11,119 | 13.4% | 13,674 | 15.3% |
| | | | | |
| Median Household Income | $92,802 | | $100,946 | |
| Average Household Income | $119,992 | | $132,178 | |
| Per Capita Income | $46,653 | | $51,094 | |

| | Census 2010 | | 2018 | | 2023 | |
|---|---|---|---|---|---|---|
| **Population by Age** | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 11,433 | 6.2% | 12,339 | 5.7% | 13,781 | 5.9% |
| 5 - 9 | 13,466 | 7.2% | 13,882 | 6.5% | 14,646 | 6.3% |
| 10 - 14 | 14,653 | 7.9% | 15,254 | 7.1% | 15,233 | 6.5% |
| 15 - 19 | 12,587 | 6.8% | 13,831 | 6.4% | 13,970 | 6.0% |
| 20 - 24 | 10,736 | 5.8% | 12,653 | 5.9% | 12,299 | 5.3% |
| 25 - 34 | 25,119 | 13.5% | 29,916 | 13.9% | 35,133 | 15.1% |
| 35 - 44 | 29,314 | 15.8% | 31,533 | 14.7% | 35,829 | 15.4% |
| 45 - 54 | 29,325 | 15.8% | 30,647 | 14.3% | 30,343 | 13.0% |
| 55 - 64 | 21,784 | 11.7% | 27,289 | 12.7% | 28,081 | 12.1% |
| 65 - 74 | 10,449 | 5.6% | 17,550 | 8.2% | 20,764 | 8.9% |
| 75 - 84 | 5,101 | 2.7% | 7,210 | 3.4% | 9,787 | 4.2% |
| 85+ | 1,882 | 1.0% | 2,694 | 1.3% | 3,039 | 1.3% |

| | Census 2010 | | 2018 | | 2023 | |
|---|---|---|---|---|---|---|
| **Race and Ethnicity** | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 153,044 | 82.3% | 170,834 | 79.5% | 181,299 | 77.8% |
| Black Alone | 8,006 | 4.3% | 10,397 | 4.8% | 12,039 | 5.2% |
| American Indian Alone | 810 | 0.4% | 985 | 0.5% | 1,088 | 0.5% |
| Asian Alone | 8,358 | 4.5% | 11,826 | 5.5% | 14,854 | 6.4% |
| Pacific Islander Alone | 226 | 0.1% | 313 | 0.1% | 381 | 0.2% |
| Some Other Race Alone | 9,628 | 5.2% | 12,571 | 5.9% | 13,955 | 6.0% |
| Two or More Races | 5,775 | 3.1% | 7,871 | 3.7% | 9,290 | 4.0% |
| | | | | | | |
| Hispanic Origin (Any Race) | 58,926 | 31.7% | 76,563 | 35.6% | 88,660 | 38.1% |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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# Information About Brokerage Services

11-2-2015

*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:
  - 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.

| | | | |
|---|---|---|---|
| REOC General Partner, LLC | 493853 | bharris@reocsanantonio.com | N/A |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Brian Dale Harris | 405243 | bharris@reocsanantonio.com | N/A |
| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Carl Henry Bohn | 174479 | cbohn@reocsanantonio.com | N/A |
| Sales Agent/Associate's Name | License No. | Email | Phone |

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date