



REATA
REAL ESTATE
OFFICE

MEDICAL / OFFICE SPACE FOR SALE

HUEBNER CREEK OFFICE PARK
9811 HUEBNER ROAD
SAN ANTONIO, TX 78240

DAVID BALLARD, CCIM / PARKER LABARGE



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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

Class A Medical / Office space available for sale at Huebner Creek Office Park. This is another first class development in partnership with Huffman Development and will feature approximately 56,000 square feet of new upscale medical/office space at the Northern edge of the South Texas Medical Center.

The South Texas Medical Center is San Antonio's most desirable healthcare real estate market due to its high density and forty-five medically related institutions, separate medical, dental and nursing schools, five higher educational institutions, twelve hospitals and five specialty institutions. More than \$1 billion in new construction projects are currently in production.

GLA

56,000 SF (approximate)

SIZE AVAILABLE

Building 3 - 6,936 SF (divisible)
Building 4 - 6,563 SF (divisible)

SALE PRICE

\$195.00 PSF

PARKING RATIO

5:1,000

DRIVE TIMES

Methodist Hospital	8 minutes
Baptist Hospital	6 minutes
Christus Santa Rosa	5 minutes
Foundation Surgical Hospital	5 minutes
University Hospital	7 minutes

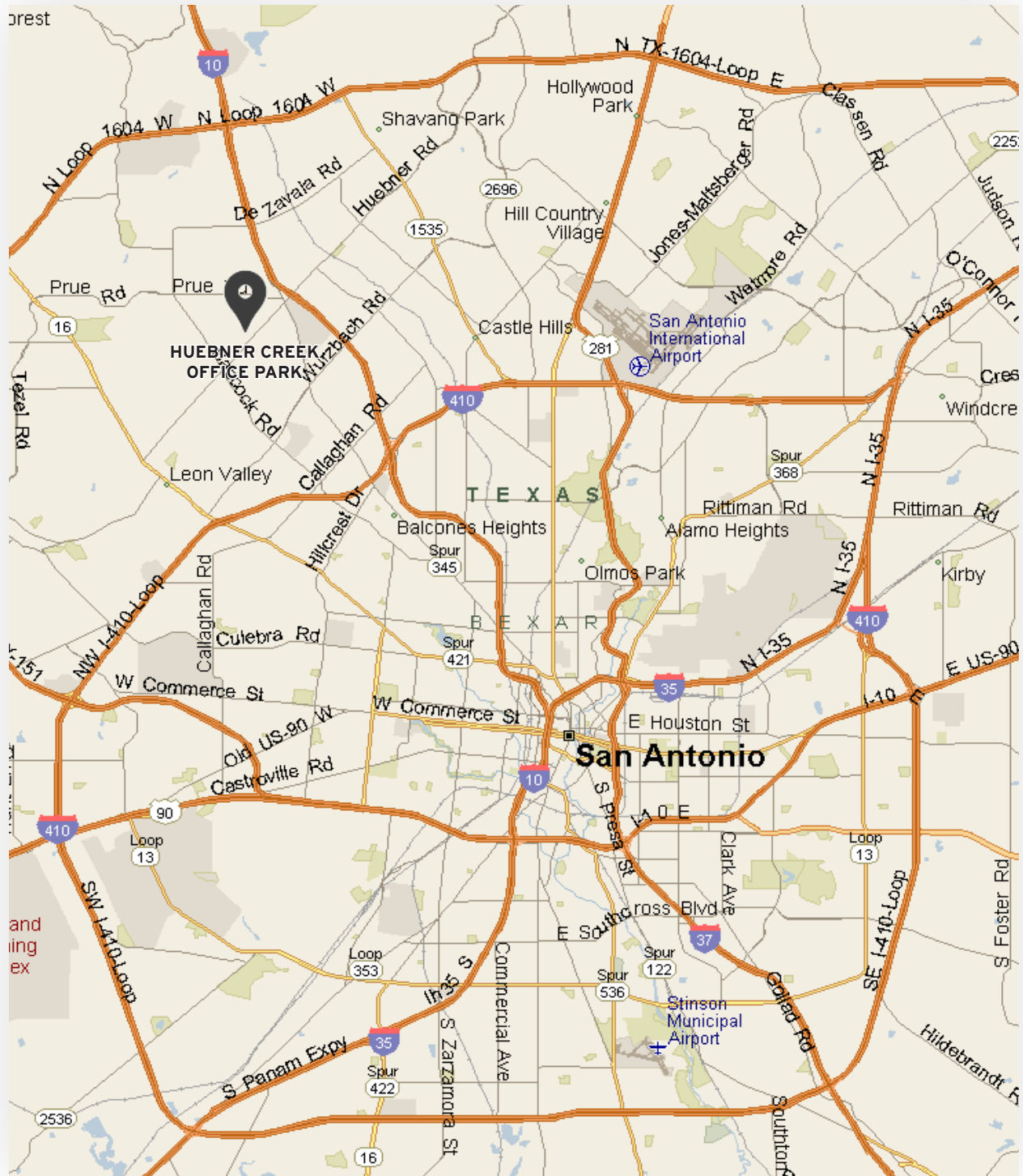
TRAFFIC COUNTS

IH-10	211,000 CPD
Babcock Road, North of Huebner	58,556 CPD
Huebner Road	47,594 CPD

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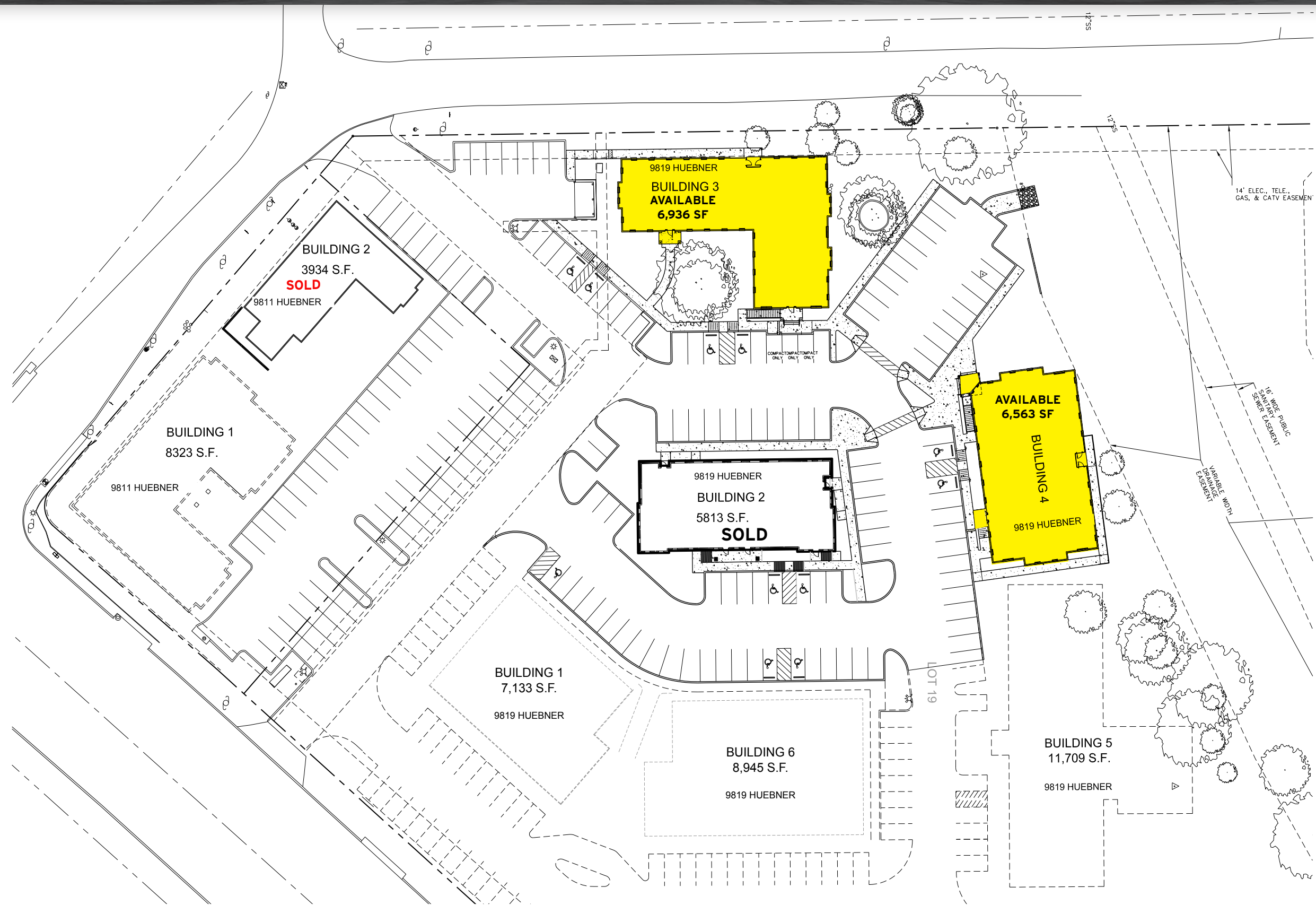


- ### SOUTH TEXAS MEDICAL CENTER
1. Methodist Ambulatory Surgical Hospital
 2. Foundation Surgical Hospital of San Antonio
 3. Lifecare Hospital
 4. Health South Rehabilitation Institute
 5. MacGregor Medical Center
 6. Cancer Therapy Research Center
 7. Christus Santa Rosa Medical Center
 8. Methodist Specialty & Transplant Hospital
 9. St. Luke's Baptist Hospital
 10. University Hospital
 11. Audie L. Murphy Veterans Hospital
 12. UT Health Science Center
 13. Methodist Hospital





SITE PLAN

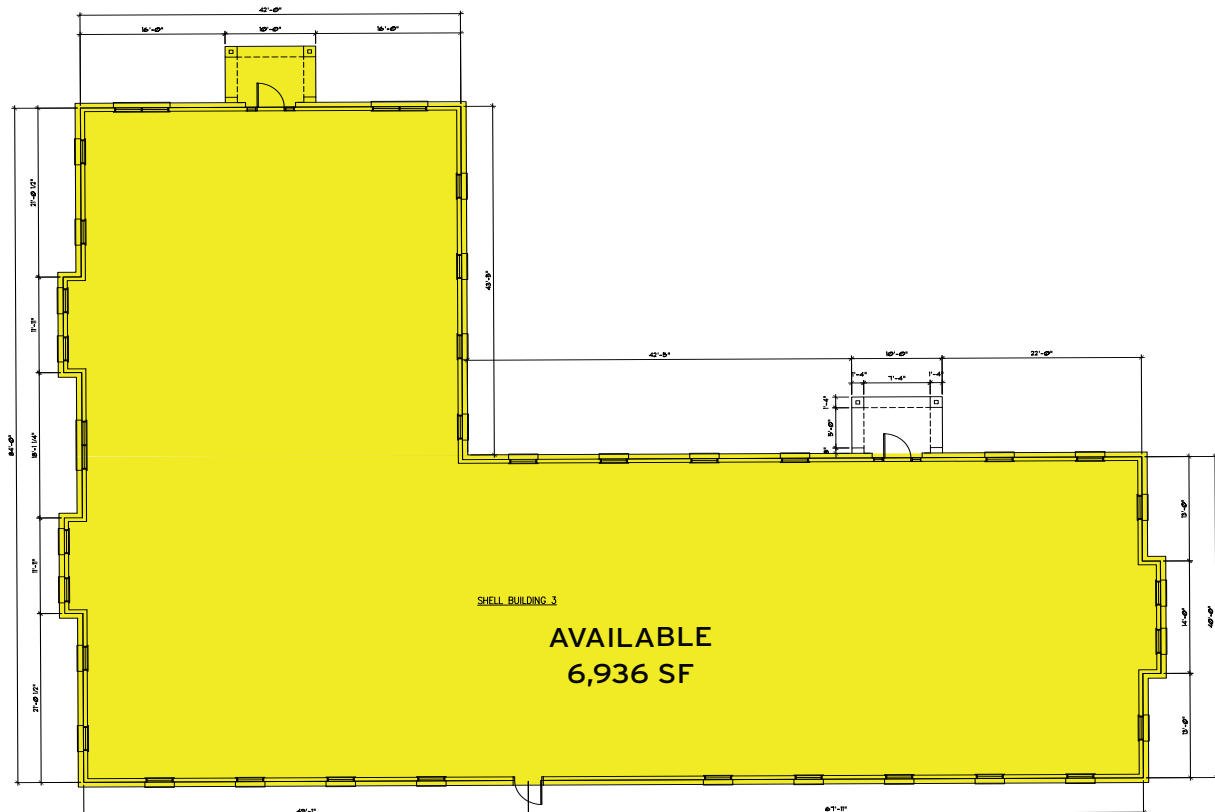


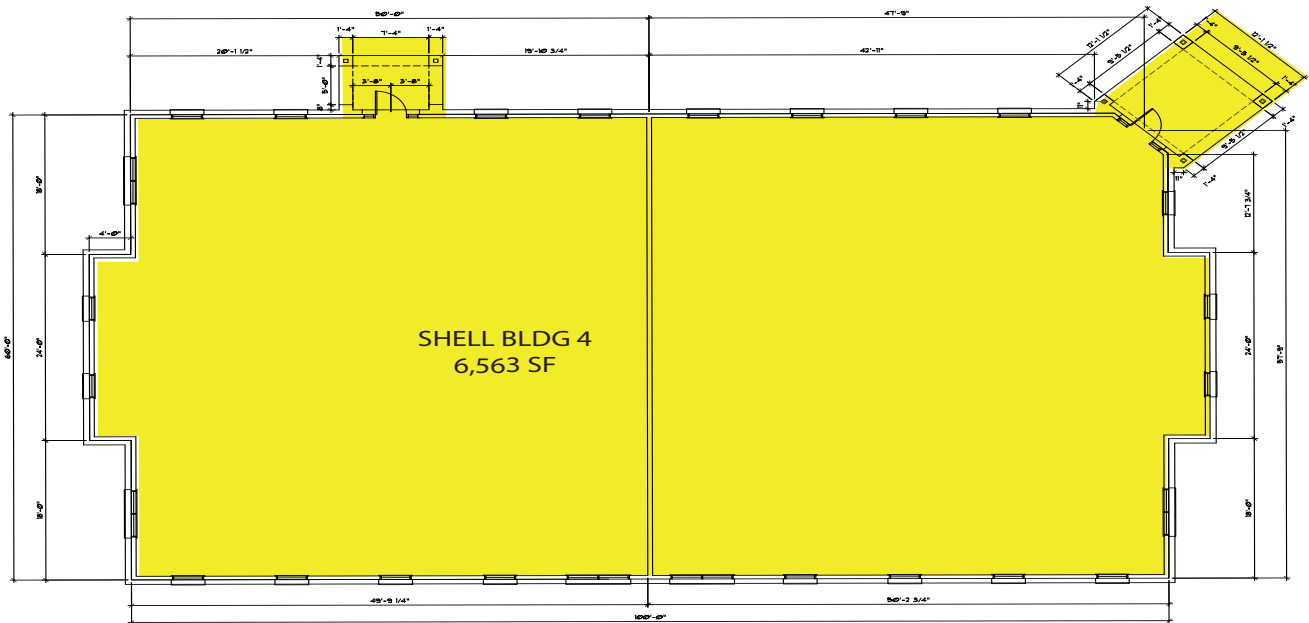
FLOOR PLANS



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BUILDING 3







DEMOGRAPHICS / MEDICAL EXPENDITURES



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Demographic Summary		2017	2022
Population		12,430	13,263
Households		6,180	6,584
Families		2,566	2,717
Median Household Income		\$39,021	\$45,545
Males per 100 Females		96.0	94.2
Population By Age			
Population <5 Years		6.7%	6.7%
Population 65+ Years		10.0%	10.5%
Median Age		32.4	32.7
	Spending Potential Index	Average Amount Spent	Total
Health Care	61	\$3,417.37	\$21,119,336
Medical Care	61	\$1,180.42	\$7,294,996
Physician Services	61	\$146.88	\$907,742
Dental Services	56	\$209.54	\$1,294,941
Eyecare Services	59	\$35.73	\$220,783
Lab Tests, X-Rays	58	\$35.65	\$220,315
Hospital Room and Hospital Services	66	\$114.85	\$709,757
Convalescent or Nursing Home Care	51	\$17.15	\$105,964
Other Medical services (1)	66	\$72.42	\$447,586
Nonprescription Drugs	66	\$84.74	\$523,708
Prescription Drugs	60	\$231.59	\$1,431,229
Nonprescription Vitamins	69	\$50.64	\$312,943
Medicare Prescription Drug Premium	59	\$66.89	\$413,393
Eyeglasses and Contact Lenses	61	\$58.02	\$358,587
Hearing Aids	48	\$13.42	\$82,951
Medical Equipment for General Use	54	\$3.05	\$18,834
Other Medical Supplies/Equipment (2)	67	\$39.85	\$246,262
Health Insurance	61	\$2,236.95	\$13,824,340
Blue Cross/Blue Shield	62	\$768.75	\$4,750,897
Fee for Service Health Plan	63	\$471.57	\$2,914,310
HMO	65	\$495.13	\$3,059,888
Medicare Payments	57	\$319.83	\$1,976,541
Long Term Care Insurance	50	\$50.04	\$309,225
Other Health Insurance (3)	53	\$131.63	\$813,479

MEDICAL EXPENDITURES 1 MILE RADIUS

DATA NOTE: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) OTHER MEDICAL SERVICES include Services by Medical Professionals other than physicians, Nursing Services, Therapeutic Treatments, Blood Donation, Ambulance, Emergency Room and Outpatient Hospital Services.

(2) OTHER MEDICAL SUPPLIES includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use and Rental of Supportive and Convalescent Medical Equipment.

(3) OTHER HEALTH INSURANCE includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.

SOURCE: Esri forecasts for 2014 and 2019; Consumer Spending date is derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

DEMOGRAPHICS / MEDICAL EXPENDITURES



REATA
REAL ESTATE

Demographic Summary		2017	2022
Population		140,886	150,638
Households		63,359	67,829
Families		31,520	33,349
Median Household Income		\$51,150	\$56,066
Males per 100 Females		94.9	94.3
Population By Age			
Population <5 Years		5.9%	6.0%
Population 65+ Years		12.3%	13.2%
Median Age		33.2	33.8
	Spending Potential Index	Average Amount Spent	Total
Health Care	79	\$4,432.62	\$280,846,421
Medical Care	79	\$1,530.26	\$96,955,565
Physician Services	80	\$193.02	\$12,229,731
Dental Services	77	\$284.22	\$18,008,030
Eyecare Services	78	\$47.03	\$2,979,533
Lab Tests, X-Rays	76	\$46.60	\$2,952,249
Hospital Room and Hospital Services	82	\$143.03	\$9,062,176
Convalescent or Nursing Home Care	69	\$23.10	\$1,463,658
Other Medical services (1)	84	\$92.12	\$5,836,527
Nonprescription Drugs	83	\$106.22	\$6,729,961
Prescription Drugs	77	\$298.02	\$18,882,161
Nonprescription Vitamins	87	\$63.31	\$4,011,328
Medicare Prescription Drug Premium	74	\$84.13	\$5,330,151
Eyeglasses and Contact Lenses	80	\$75.56	\$4,787,469
Hearing Aids	67	\$18.73	\$1,186,417
Medical Equipment for General Use	77	\$4.33	\$274,162
Other Medical Supplies/Equipment (2)	86	\$50.85	\$3,222,012
Health Insurance	79	\$2,902.36	\$183,890,856
Blue Cross/Blue Shield	80	\$993.20	\$62,928,254
Fee for Service Health Plan	82	\$614.93	\$38,961,258
HMO	84	\$641.96	\$40,673,941
Medicare Payments	73	\$408.83	\$25,903,083
Long Term Care Insurance	70	\$70.29	\$4,453,670
Other Health Insurance (3)	70	\$173.15	\$10,970,651

MEDICAL EXPENDITURES 3 MILE RADIUS

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(1) OTHER MEDICAL SERVICES include Services by Medical Professionals other than physicians, Nursing Services, Therapeutic Treatments, Blood Donation, Ambulance, Emergency Room and Outpatient Hospital Services.

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(3) OTHER HEALTH INSURANCE includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.

SOURCE: Esri forecasts for 2014 and 2019; Consumer Spending date is derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

DEMOGRAPHICS / MEDICAL EXPENDITURES



Demographic Summary		2017	2022
Population		330,033	350,132
Households		135,541	144,000
Families		76,939	80,873
Median Household Income		\$53,256	\$58,152
Males per 100 Females		94.7	94.6
Population By Age			
Population <5 Years		6.1%	6.2%
Population 65+ Years		13.0%	14.3%
Median Age		33.9	34.6
	Spending Potential Index	Average Amount Spent	Total
Health Care	86	\$4,809.62	\$651,900,580
Medical Care	86	\$1,662.79	\$225,376,239
Physician Services	87	\$210.14	\$28,483,021
Dental Services	85	\$314.38	\$42,610,885
Eyecare Services	85	\$51.54	\$6,985,220
Lab Tests, X-Rays	83	\$51.15	\$6,932,541
Hospital Room and Hospital Services	88	\$152.50	\$20,670,417
Convalescent or Nursing Home Care	79	\$26.29	\$3,563,520
Other Medical services (1)	90	\$98.20	\$13,309,660
Nonprescription Drugs	88	\$112.84	\$15,294,257
Prescription Drugs	84	\$325.12	\$44,066,459
Nonprescription Vitamins	91	\$66.50	\$9,013,348
Medicare Prescription Drug Premium	81	\$91.82	\$12,445,447
Eyeglasses and Contact Lenses	87	\$81.81	\$11,087,932
Hearing Aids	78	\$21.65	\$2,934,780
Medical Equipment for General Use	85	\$4.81	\$652,498
Other Medical Supplies/Equipment (2)	91	\$54.05	\$7,326,253
Health Insurance	86	\$3,146.83	\$426,524,340
Blue Cross/Blue Shield	87	\$1,072.33	\$145,344,881
Fee for Service Health Plan	89	\$663.64	\$89,949,980
HMO	90	\$688.07	\$93,262,062
Medicare Payments	81	\$449.61	\$60,940,124
Long Term Care Insurance	80	\$80.25	\$10,877,258
Other Health Insurance (3)	78	\$192.93	\$26,150,036

MEDICAL EXPENDITURES 5 MILE RADIUS

DATA NOTE: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

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(2) OTHER MEDICAL SUPPLIES includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use and Rental of Supportive and Convalescent Medical Equipment.

(3) OTHER HEALTH INSURANCE includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.

SOURCE: Esri forecasts for 2014 and 2019; Consumer Spending date is derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

AGENCY DISCLOSURE



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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov

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Date