



**MEDICAL OFFICE SPACE AVAILABLE AT
VILLAGES ON SONTERRA III**
1314 EAST SONTERRA BOULEVARD IN SAN ANTONIO, TEXAS 78258



PROJECT HIGHLIGHTS

Class A Medical office space available for sale or lease at the Villages on Sonterra III. Located in Far North Central San Antonio, this is a new building in an upscale medical office development within easy reach of Methodist Stone Oak and North Central Baptist Hospitals.

The Villages on Sonterra III is located in the North West quadrant of Loop 1604 and US 281. This area has become one of the most desirable healthcare real estate markets in San Antonio due to its high density and income demographics. It also boasts high traffic counts and easy access to US 281 and Loop 1604, two of the city's main arteries.

GLA

30,205 SF (approximate)

SIZE AVAILABLE

FIRST FLOOR

• SUITE 2101 5,837 SF

NEARBY HOSPITALS

Methodist Stone Oak and North Central Baptist

SALE PRICE / RENTAL RATE

\$250.00 PSF / \$22.50 PSF

DELIVERY DATE

Q2 2017

FINISH OUT ALLOWANCE

Negotiable

TRIPLE NET CHARGES

\$7.00 PSF (estimated)

TRAFFIC COUNTS

Loop 1604	99,204 CPD
US 281	103,023 CPD
East Sonterra Boulevard	24,395 CPD

CONTACT US

DAVID BALLARD, CCIM
Partner
210.841.3239
dballard@reatares.com

PARKER LABARGE
Assistant Vice President
210.841.3207
plabarge@reatares.com



OUR OFFICES

1100 NE LOOP 410, STE 400
SAN ANTONIO, TX 78209
TEL 210.930.4111
FAX 210.930.1114



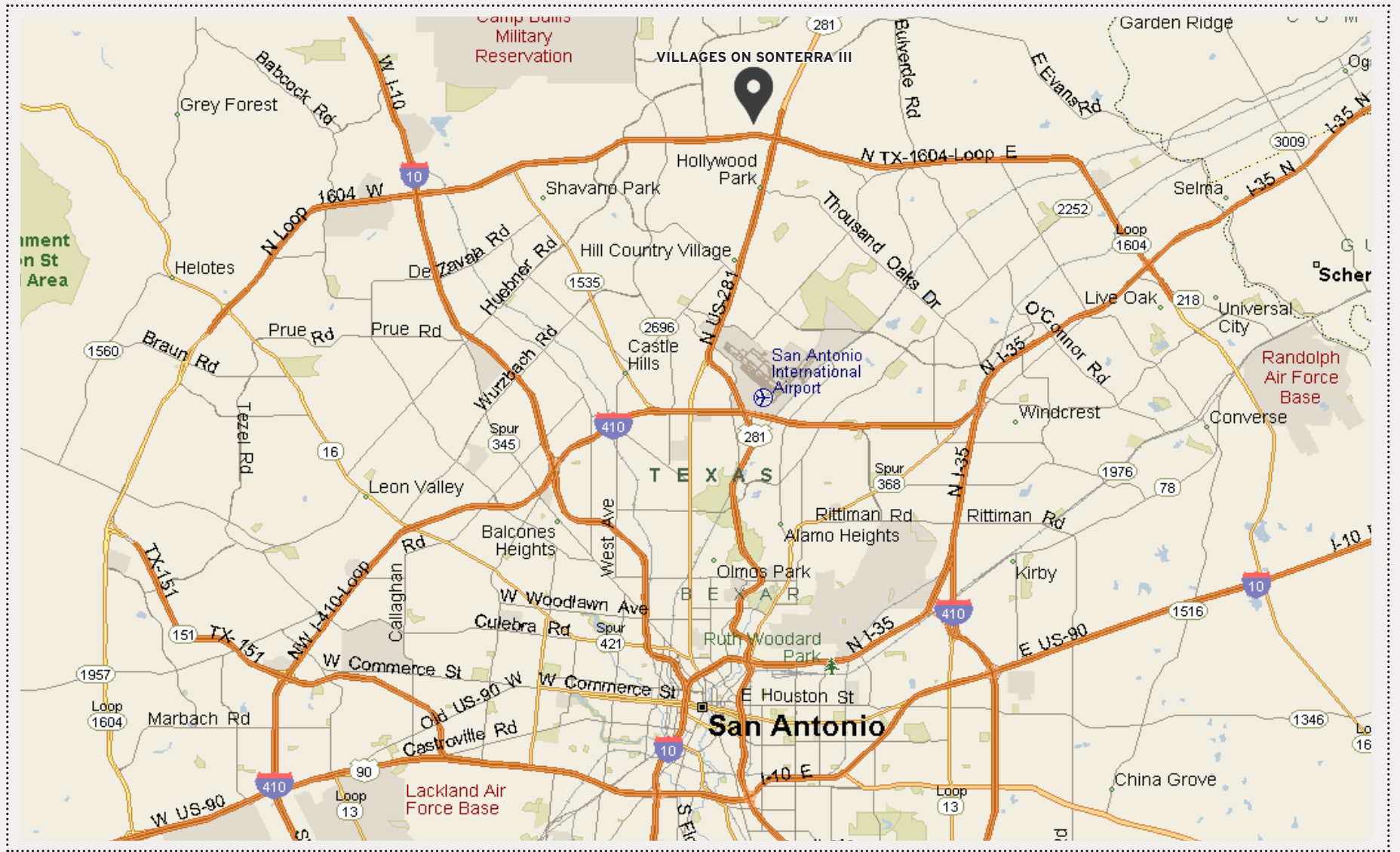
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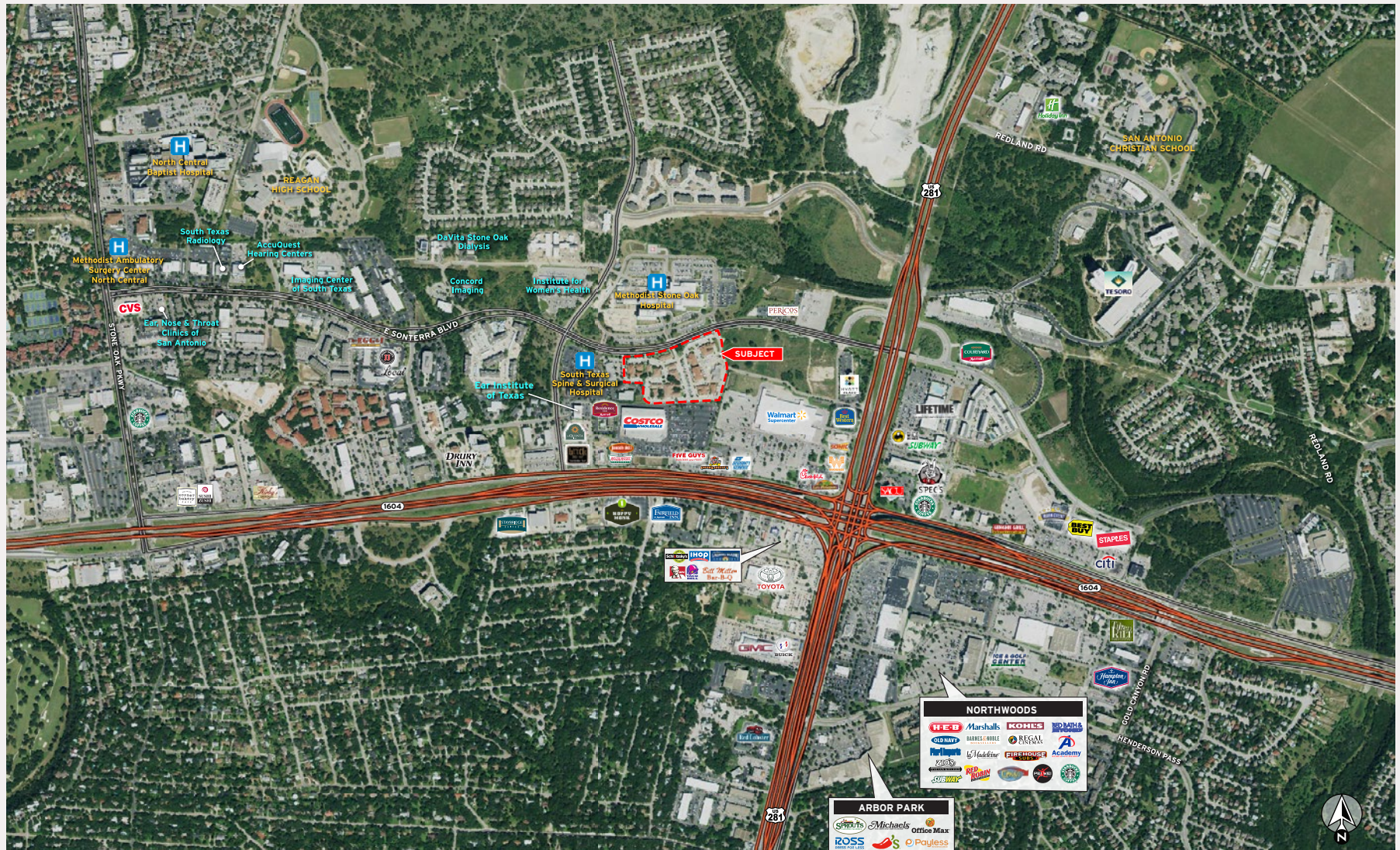




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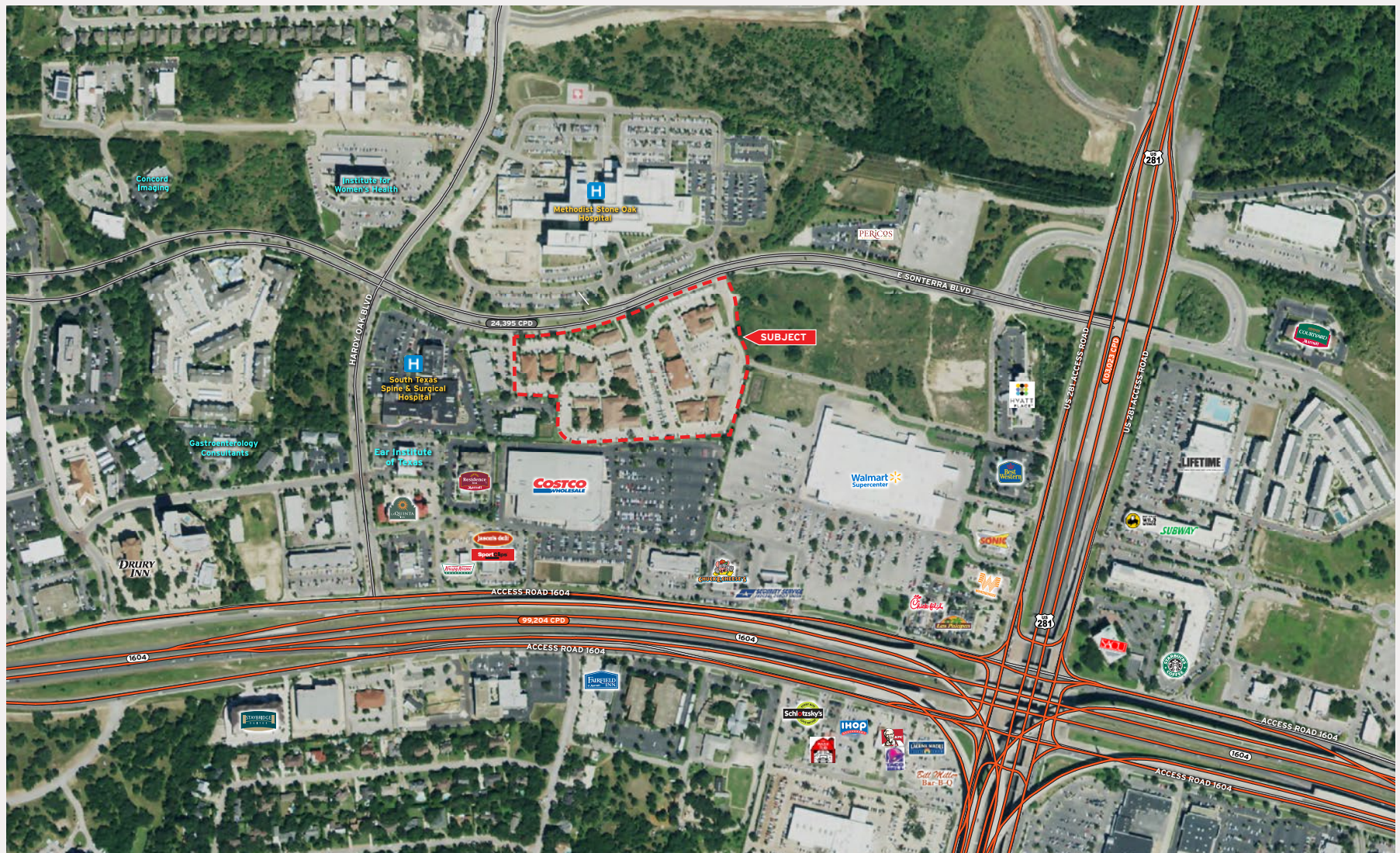




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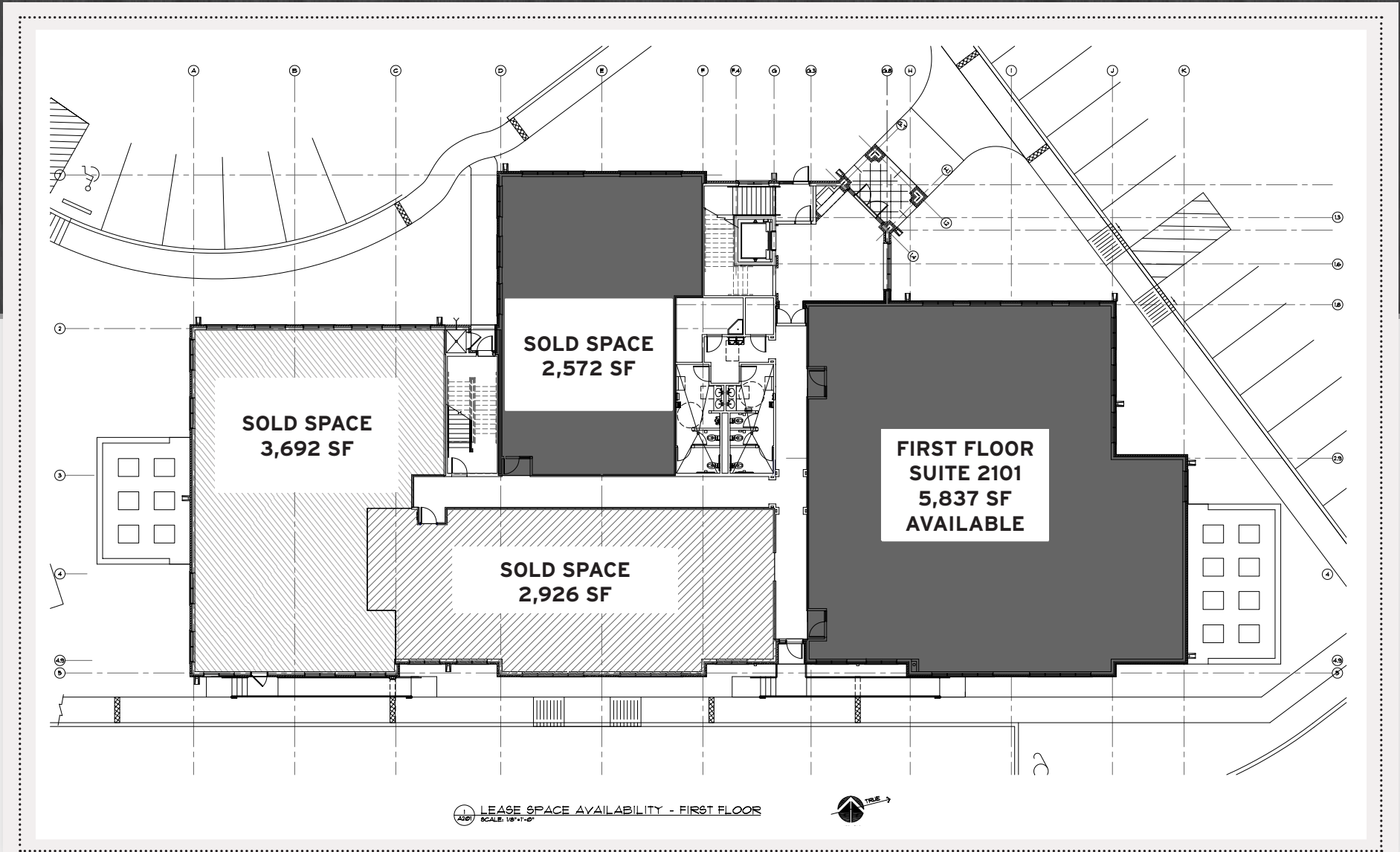




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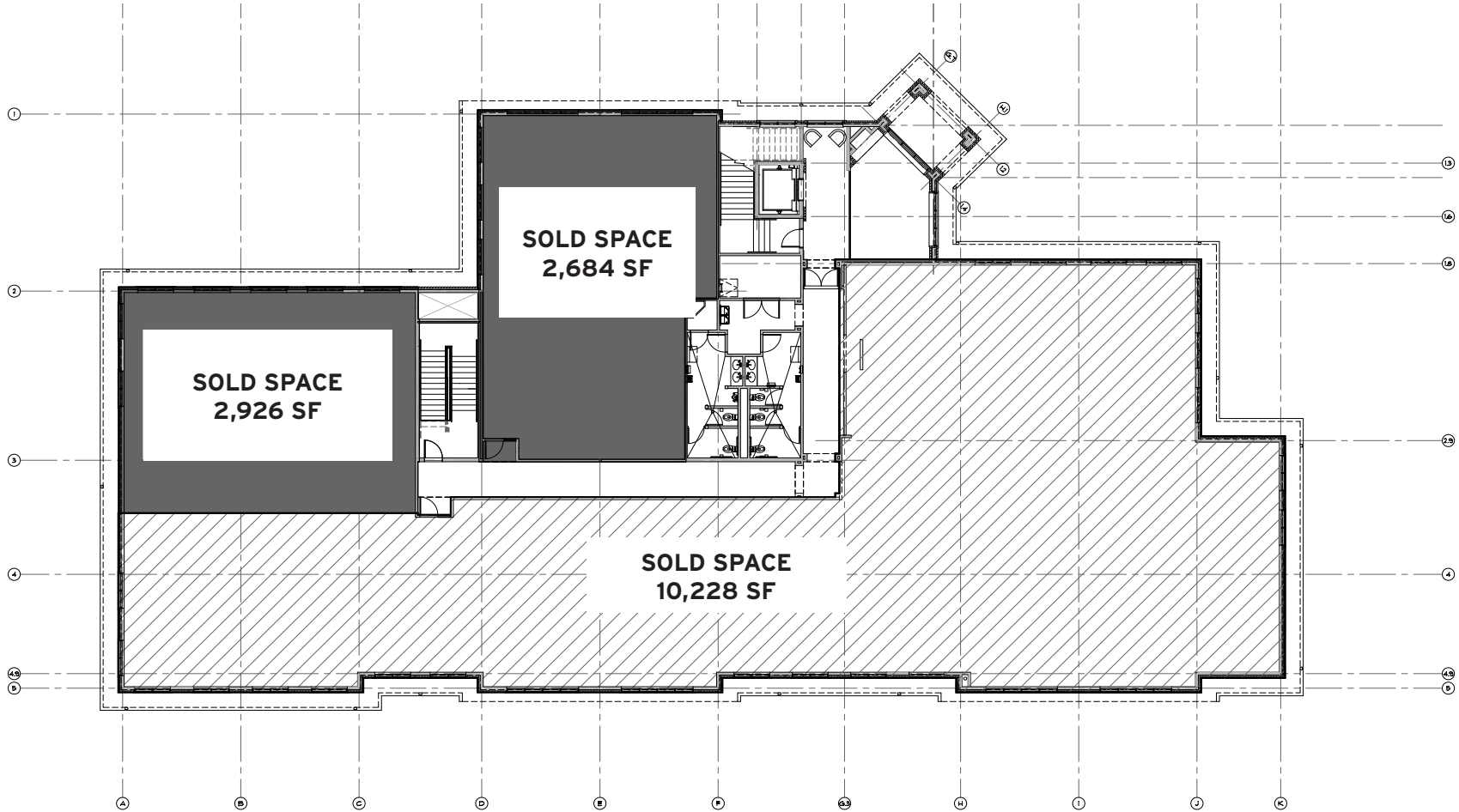




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1
A26 LEASE SPACE AVAILABILITY - SECOND FLOOR
SCALE: 1/8" = 1'-0"





MEDICAL OFFICE SPACE AVAILABLE AT VILLAGES ON SONTERRA III 1314 EAST SONTERRA BOULEVARD IN SAN ANTONIO, TEXAS 78258



Demographic Summary		2017	2022
Population		6,693	7,580
Households		2,916	3,311
Families		1,819	2,050
Median Household Income		\$78,895	\$91,524
Males per 100 Females		91.1	90.5
Population By Age			
Population <5 Years		5.3%	5.7%
Population 65+ Years		14.9%	15.0%
Median Age		37.0	35.9
	Spending Potential Index	Average Amount Spent	Total
Health Care	123	\$6,893.38	\$20,101,099
Medical Care	122	\$2,375.45	\$6,926,820
Physician Services	128	\$308.15	\$898,566
Dental Services	125	\$464.91	\$1,355,672
Eyecare Services	121	\$73.51	\$214,341
Lab Tests, X-Rays	122	\$74.93	\$218,492
Hospital Room and Hospital Services	128	\$222.07	\$647,553
Convalescent or Nursing Home Care	107	\$35.74	\$104,217
Other Medical services (1)	128	\$140.11	\$408,565
Nonprescription Drugs	125	\$158.92	\$463,407
Prescription Drugs	116	\$449.23	\$1,309,955
Nonprescription Vitamins	132	\$95.97	\$279,844
Medicare Prescription Drug Premium	104	\$118.26	\$344,847
Eyeglasses and Contact Lenses	125	\$117.71	\$343,241
Hearing Aids	111	\$30.84	\$89,919
Medical Equipment for General Use	128	\$7.23	\$21,080
Other Medical Supplies/Equipment (2)	131	\$77.89	\$227,120
Health Insurance	124	\$4,517.93	\$13,174,278
Blue Cross/Blue Shield	126	\$1,560.51	\$4,550,447
Fee for Service Health Plan	131	\$976.54	\$2,847,585
HMO	134	\$1,021.88	\$2,979,801
Medicare Payments	105	\$583.91	\$1,702,676
Long Term Care Insurance	113	\$113.99	\$332,391
Other Health Insurance (3)	105	\$261.10	\$761,379

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 data is derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.



MEDICAL OFFICE SPACE AVAILABLE AT VILLAGES ON SONTERRA III

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Demographic Summary	2017	2022	
Population	79,101	84,923	
Households	30,917	33,186	
Families	20,926	22,306	
Median Household Income	\$92,170	\$100,880	
Males per 100 Females	94.4	94.2	
Population By Age			
Population <5 Years	5.3%	5.6%	
Population 65+ Years	13.6%	15.1%	
Median Age	38.4	38.3	
	Spending Potential Index	Average Amount Spent	Total
Health Care	140	\$7,817.36	\$241,689,184
Medical Care	139	\$2,699.89	\$83,472,620
Physician Services	146	\$352.65	\$10,903,021
Dental Services	145	\$540.06	\$16,697,044
Eyecare Services	138	\$83.86	\$2,592,672
Lab Tests, X-Rays	141	\$86.33	\$2,669,079
Hospital Room and Hospital Services	142	\$246.71	\$7,627,638
Convalescent or Nursing Home Care	123	\$41.23	\$1,274,788
Other Medical services (1)	145	\$157.91	\$4,881,985
Nonprescription Drugs	138	\$176.19	\$5,447,131
Prescription Drugs	132	\$512.06	\$15,831,267
Nonprescription Vitamins	144	\$105.33	\$3,256,535
Medicare Prescription Drug Premium	117	\$132.43	\$4,094,451
Eyeglasses and Contact Lenses	142	\$133.98	\$4,142,307
Hearing Aids	130	\$36.08	\$1,115,536
Medical Equipment for General Use	146	\$8.25	\$254,985
Other Medical Supplies/Equipment (2)	146	\$86.82	\$2,684,181
Health Insurance	140	\$5,117.46	\$158,216,564
Blue Cross/Blue Shield	143	\$1,768.88	\$54,688,375
Fee for Service Health Plan	148	\$1,107.90	\$34,252,957
HMO	149	\$1,134.24	\$35,067,357
Medicare Payments	119	\$661.40	\$20,448,384
Long Term Care Insurance	138	\$138.56	\$4,283,823
Other Health Insurance (3)	123	\$306.49	\$9,475,667

MEDICAL EXPENDITURES 3 MILE RADIUS

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Demographic Summary		2017	2022
Population		213,705	231,528
Households		81,856	88,224
Families		55,914	60,109
Median Household Income		\$90,104	\$100,036
Males per 100 Females		94.9	94.8
Population By Age			
Population <5 Years		5.8%	6.0%
Population 65+ Years		12.3%	13.9%
Median Age		37.7	37.8
	Spending Potential Index	Average Amount Spent	Total
Health Care	139	\$7,754.37	\$634,741,367
Medical Care	138	\$2,677.23	\$219,147,023
Physician Services	146	\$350.97	\$28,728,851
Dental Services	144	\$534.82	\$43,778,188
Eyecare Services	137	\$83.01	\$6,795,258
Lab Tests, X-Rays	140	\$86.05	\$7,043,944
Hospital Room and Hospital Services	142	\$247.29	\$20,242,049
Convalescent or Nursing Home Care	121	\$40.41	\$3,308,172
Other Medical services (1)	144	\$157.07	\$12,857,259
Nonprescription Drugs	137	\$174.41	\$14,276,849
Prescription Drugs	131	\$507.10	\$41,509,427
Nonprescription Vitamins	143	\$104.20	\$8,529,619
Medicare Prescription Drug Premium	114	\$129.72	\$10,618,577
Eyeglasses and Contact Lenses	140	\$132.57	\$10,851,384
Hearing Aids	127	\$35.46	\$2,902,463
Medical Equipment for General Use	143	\$8.09	\$661,901
Other Medical Supplies/Equipment (2)	145	\$86.04	\$7,043,080
Health Insurance	139	\$5,077.14	\$415,594,344
Blue Cross/Blue Shield	143	\$1,761.09	\$144,155,513
Fee for Service Health Plan	147	\$1,102.21	\$90,222,839
HMO	148	\$1,128.25	\$92,354,060
Medicare Payments	116	\$648.80	\$53,108,249
Long Term Care Insurance	136	\$136.67	\$11,187,505
Other Health Insurance (3)	121	\$300.11	\$24,566,178

**MEDICAL EXPENDITURES
 5 MILE RADIUS**

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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. The information contained was obtained from sources believed reliable, however, REATA Real Estate Services, LP, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this project is submitted subject to the errors, omissions and change of price or conditions prior to lease or withdrawal.



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 IABS 1-0 02/16/16

REATA Real Estate Services, LP Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9002891 License Number	ttyng@reatares.com Email	210.930.4111 Phone
Thomas C. Tyng, Jr. Designated Broker of Firm	0406718 License Number	ttyng@reatares.com Email	210.930.4111 Phone
Kenneth David Ballard Sales Agent	0485071 License Number	dballard@reatares.com Email	210.930.4111 Phone
Parker LaBarge Sales Agent	628793 License Number	plabarge@reatares.com Email	210.930.4111 Phone
Sales Agent	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	