

UNIVERSITY HEIGHTS PROFESSIONAL CENTER FOR SALE OR LEASE

ONLY 3 UNITS REMAINING

NEW BUILDINGS

SUITES AVAILABLE FROM $\pm 2,775$ SF
UP TO $\pm 3,034$ SF

MEDICAL & PROFESSIONAL
OFFICE AVAILABILITY
IN HIGH DEMAND NW LOCATION

**OWN FOR LESS THAN
THE COST OF LEASING!**



UNIVERSITY HEIGHTS PROFESSIONAL CENTER

PROPERTY OVERVIEW

Address: 5718 University Heights, San Antonio, TX

Total Building Area: Approximately ±24,310 sf

Space Available: Building 1 - Two units / ±2,775 SF each
Building 2 - ±3,034 SF

Year Built: 2017

Location: University Heights Blvd between DeZavala & Hausman
Excellent access to/from IH-10

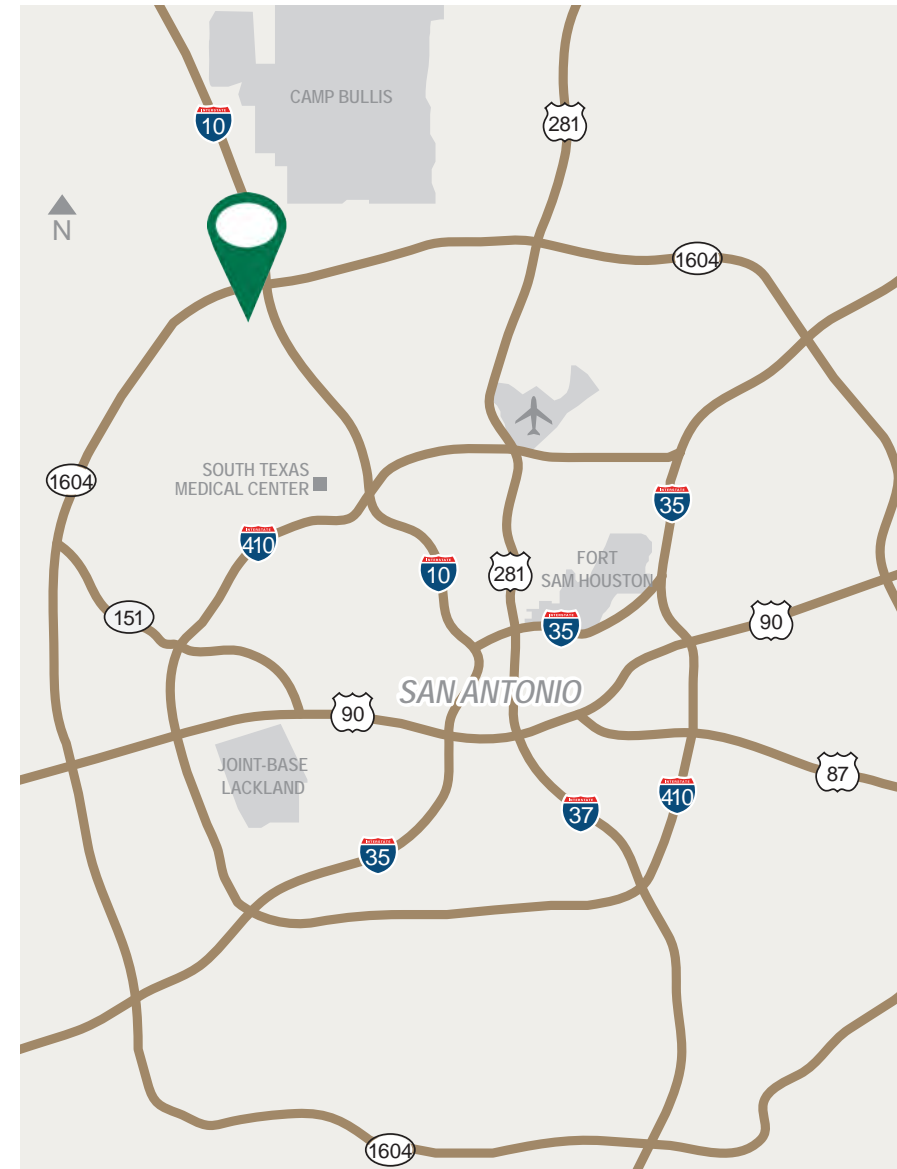
Parking: 5:1000

Pricing: \$210.00 - \$220.00 psf

Lease Rate: \$22.00 NNN

DESCRIPTION:

- Excellent location accessible from IH-10; less than a mile from Loop 1604
- Between DeZavala Rd and Hausman Rd
- Medical and professional office space available
- Strategic location in one of San Antonio's most highly desired office corridors
- Minutes from the Medical Center, The Dominion, Fair Oaks Ranch, The Shops at La Cantera and The Rim
- Numerous restaurants, retailers and hotels in close proximity



RICK LAGRANGE
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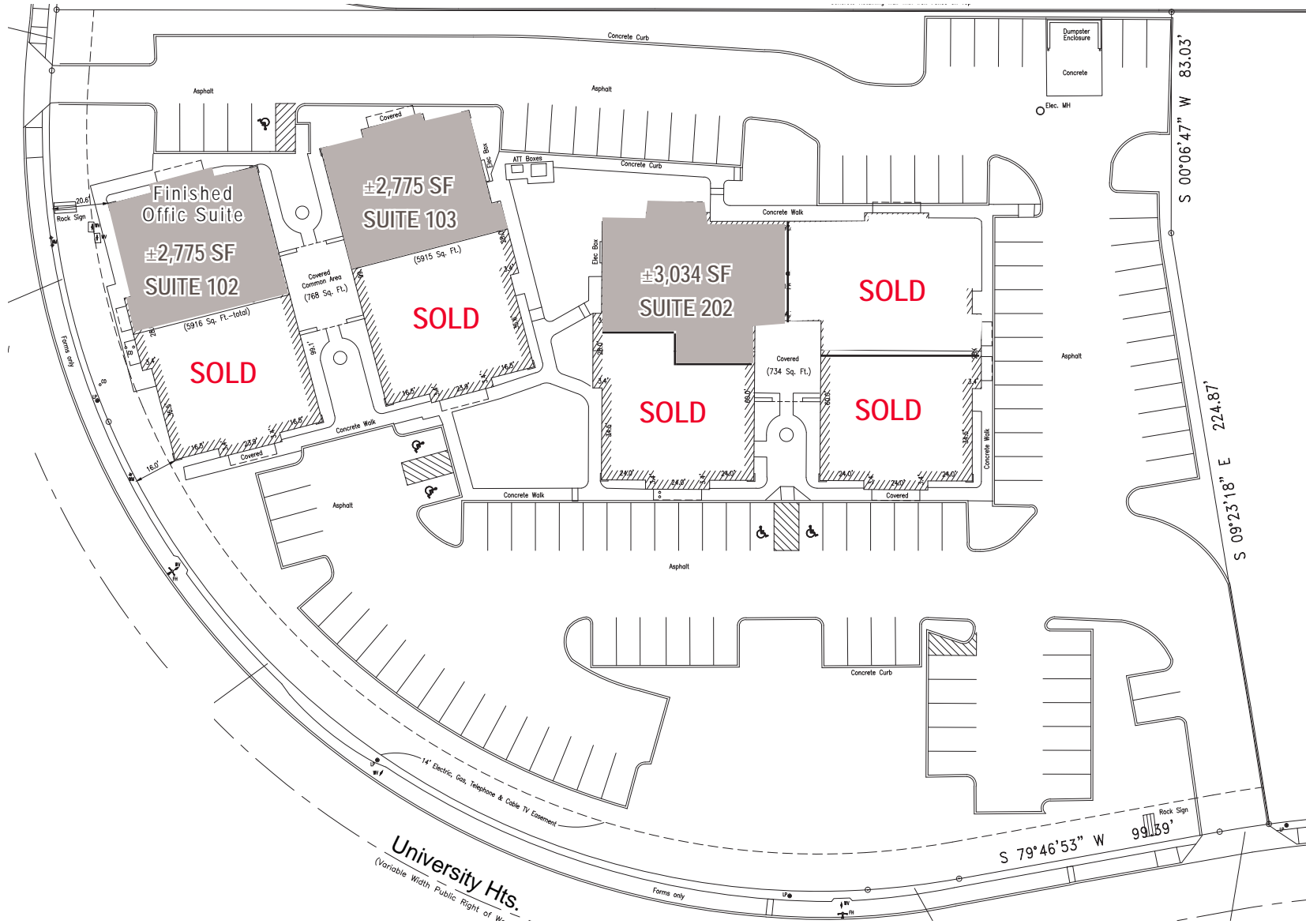
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



UNIVERSITY HEIGHTS PROFESSIONAL CENTER

SITE PLAN



9311 San Pedro, Ste. 850
 San Antonio, TX 78216
 210.366.2222 phone
 www.endurasasa.com

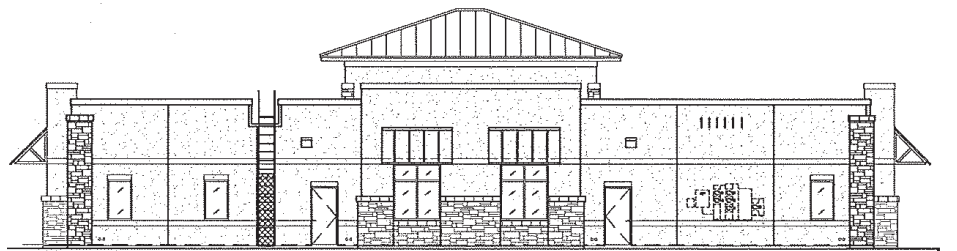
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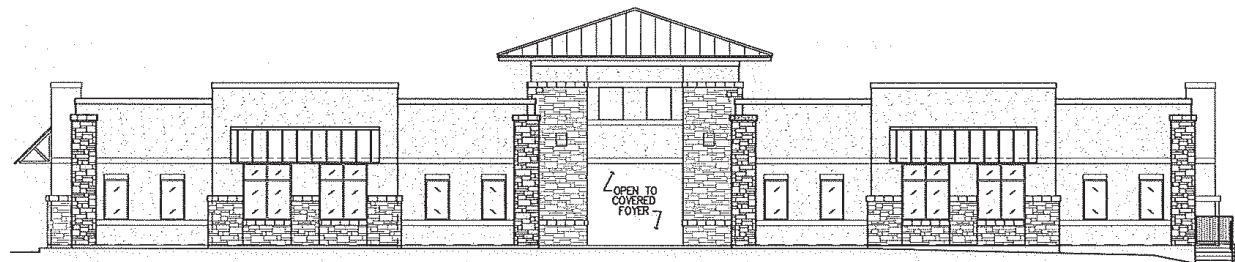
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WEST ELEVATION



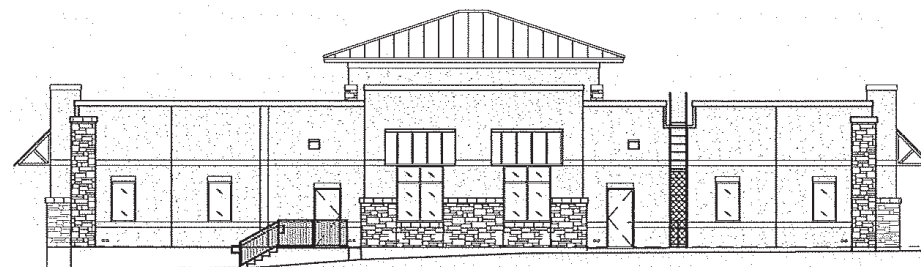
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



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1. eilan
2. The Rim
3. Six Flags Fiesta Texas
4. The Shops at La Cantera
5. Top Golf
6. Landmark Master Development
7. Valero Energy Corporate Headquarters
8. University of Texas at San Antonio
9. Security Service FCU Corporate
10. COSTCO
11. Vista Corporate Center (USAA)
12. Red McCombs Toyota
13. FBI Headquarters San Antonio
14. Acelyty Corporate Office Building
15. Holiday Inn
16. Sam's Club
17. Wal-Mart

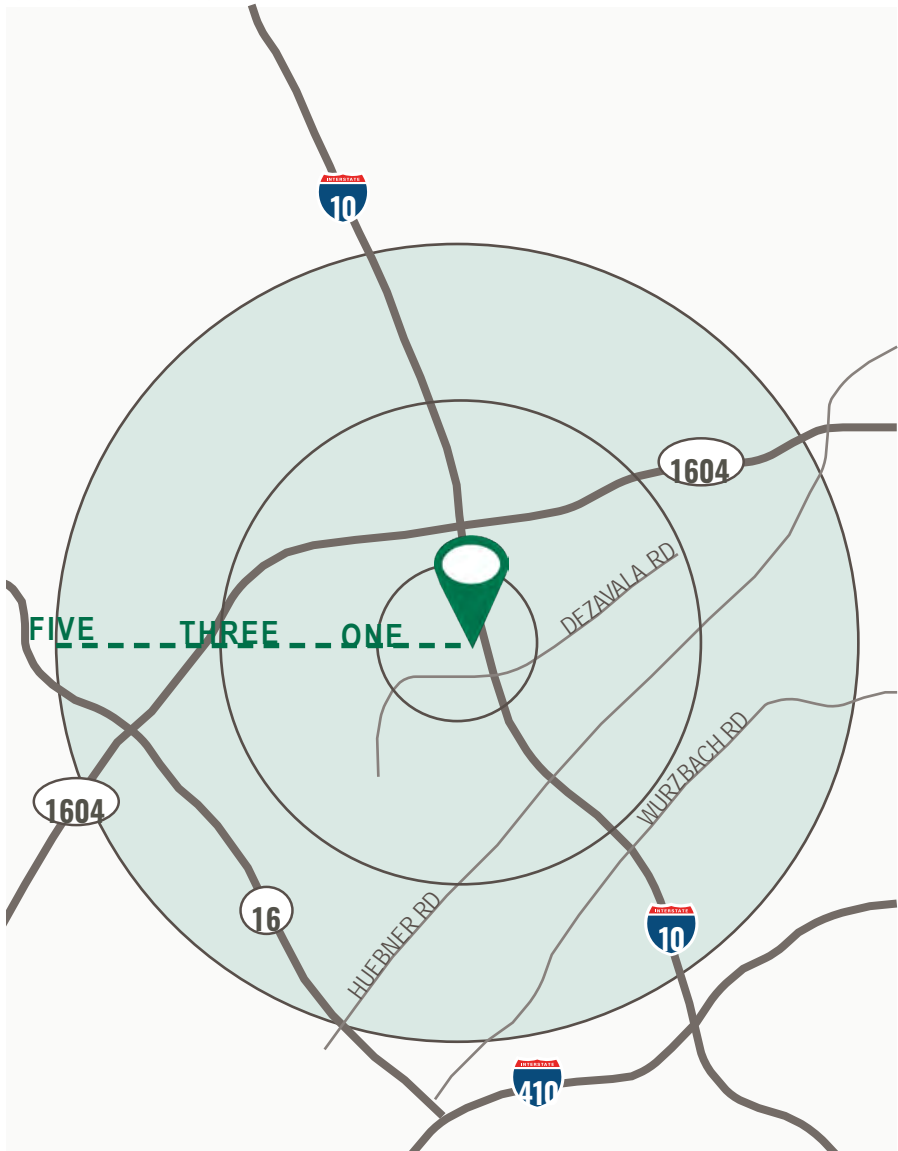


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	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	20,417	98,544	274,779
2024 Population:	22,762	106,699	297,159
Population Growth 2019-2024:	11.49%	8.28%	8.14%
Average Age:	32.6	34.1	35.4
Households			
2019 Total Households:	8,782	39,830	114,055
Household Growth 2019-2024:	10.98%	8.02%	7.84%
Median Household Income:	\$56,375	\$62,681	\$62,556
Average Household Size:	2.3	2.3	2.3
2019 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$174,522	\$193,769	\$221,957
Median Year Built:	2004	1996	1993
Daytime Employment			
Total Businesses:	661	3,474	11,912
Total Employees:	11,165	65,565	161,318
Vehicle Traffic			
IH-10 @ IH-10 Access Rd:	190,000 vpd		
IH-10 @ UTSA Blvd:	23,255 vpd		
DeZavala @ Silicon Dr:	32,920 vpd		

Source: CoStar



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Rick LaGrange	484122	riagrang@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Albert McNeel	451316	amcneel@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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