

SOUTH TEXAS MEDICAL CENTER SITE

NEQ OF WURZBACH & EWING HALSELL
8222 WURZBACH | SAN ANTONIO, TEXAS

NEW SALES PRICE
\$3,000,000

FOR LEASE
\$180,000/Yr NNN
\$15,000/Mo NNN

AVAILABLE SPACE
15,954 SF

PROPERTY HIGHLIGHTS

- 15,954 SF of buildings on 1.48 acres available in The South Texas Medical Center
- Easy access and great visibility
- Currently used as a Montessori School
- The **South Texas Medical Center** (STMC) consists of 900 acres of medical-related facilities on the northwest side of San Antonio, Texas, USA.
- STMC, which directly serves 38 counties, consists of forty-five medically related institutions; separate medical, dental and nursing schools, five higher educational institutions, twelve hospitals and five specialty institutions. These facilities combined currently total over 4,200 patient beds.
- There are currently over 1 Billion dollars of new construction that is slated to be completed by the end of 2016.
- There are currently over 56,000 employees in the STMC. The STMC had over 5.4 Million patient visits last year.

Charlie Roof
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CALL TODAY FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2015 Population	19,486	134,572	367,484
Daytime Population	53,548	209,708	435,385
Average HH Income	\$48,431	\$57,441	\$62,745

TRAFFIC COUNTS

Wurzbach @ Sid Katz: 30,701 VPD (CoStar 2014)

Wurzbach @ Ewing Halsell: 19,328 VPD (CoStar 2014)

TRAFFIC GENERATORS



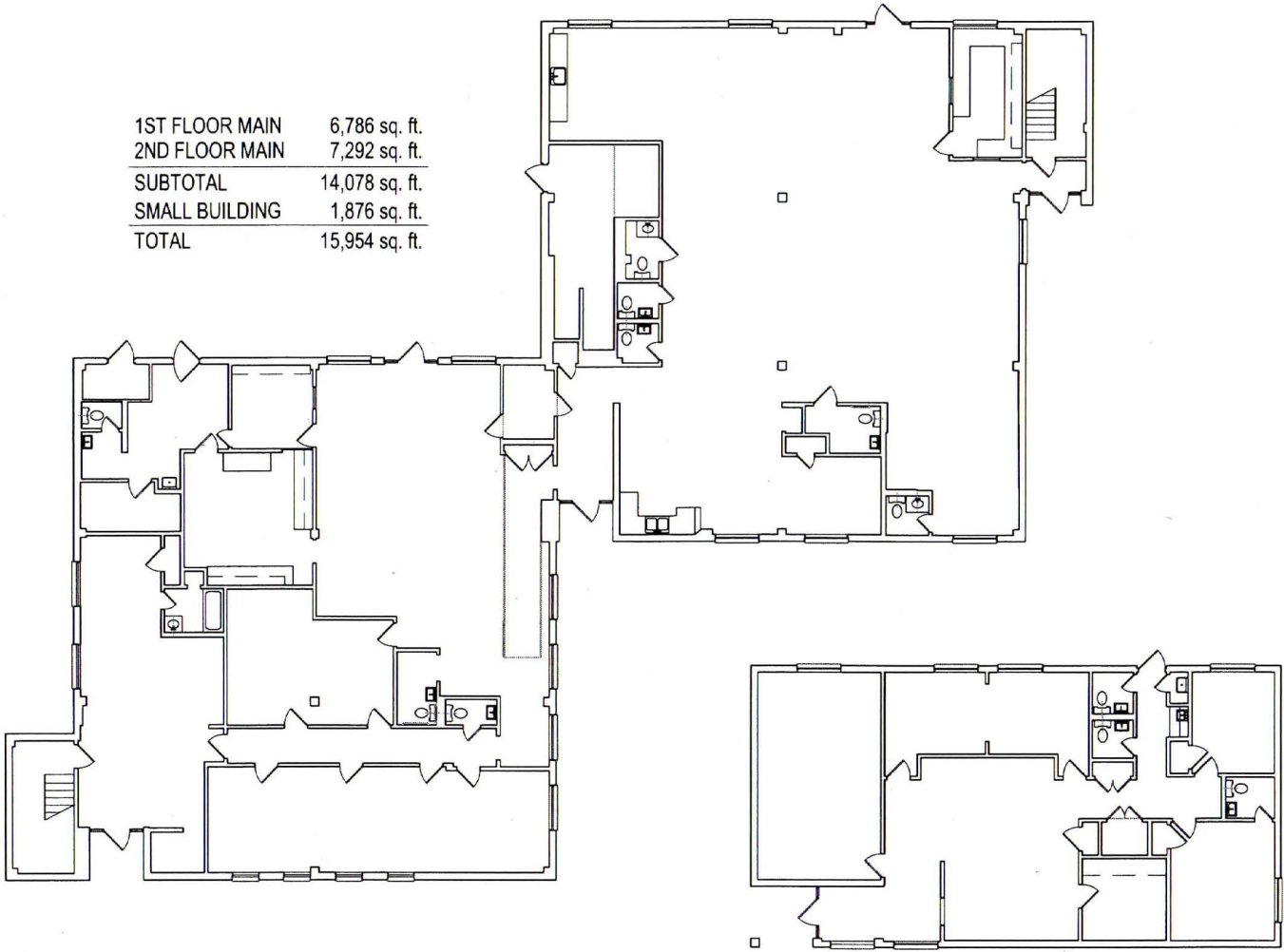
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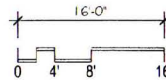
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1ST FLOOR MAIN	6,786 sq. ft.
2ND FLOOR MAIN	7,292 sq. ft.
SUBTOTAL	14,078 sq. ft.
SMALL BUILDING	1,876 sq. ft.
TOTAL	15,954 sq. ft.



1st LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"



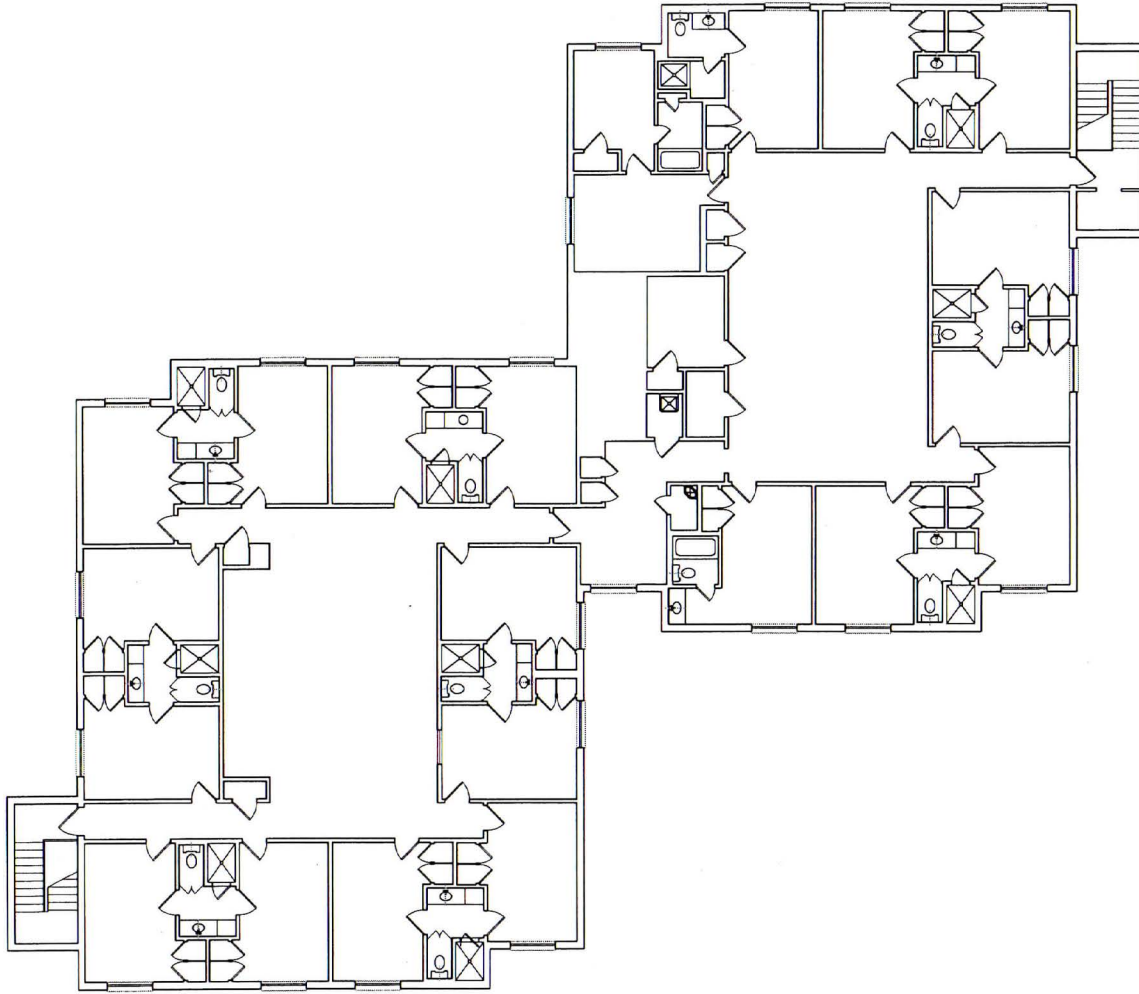
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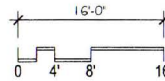
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2nd LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"



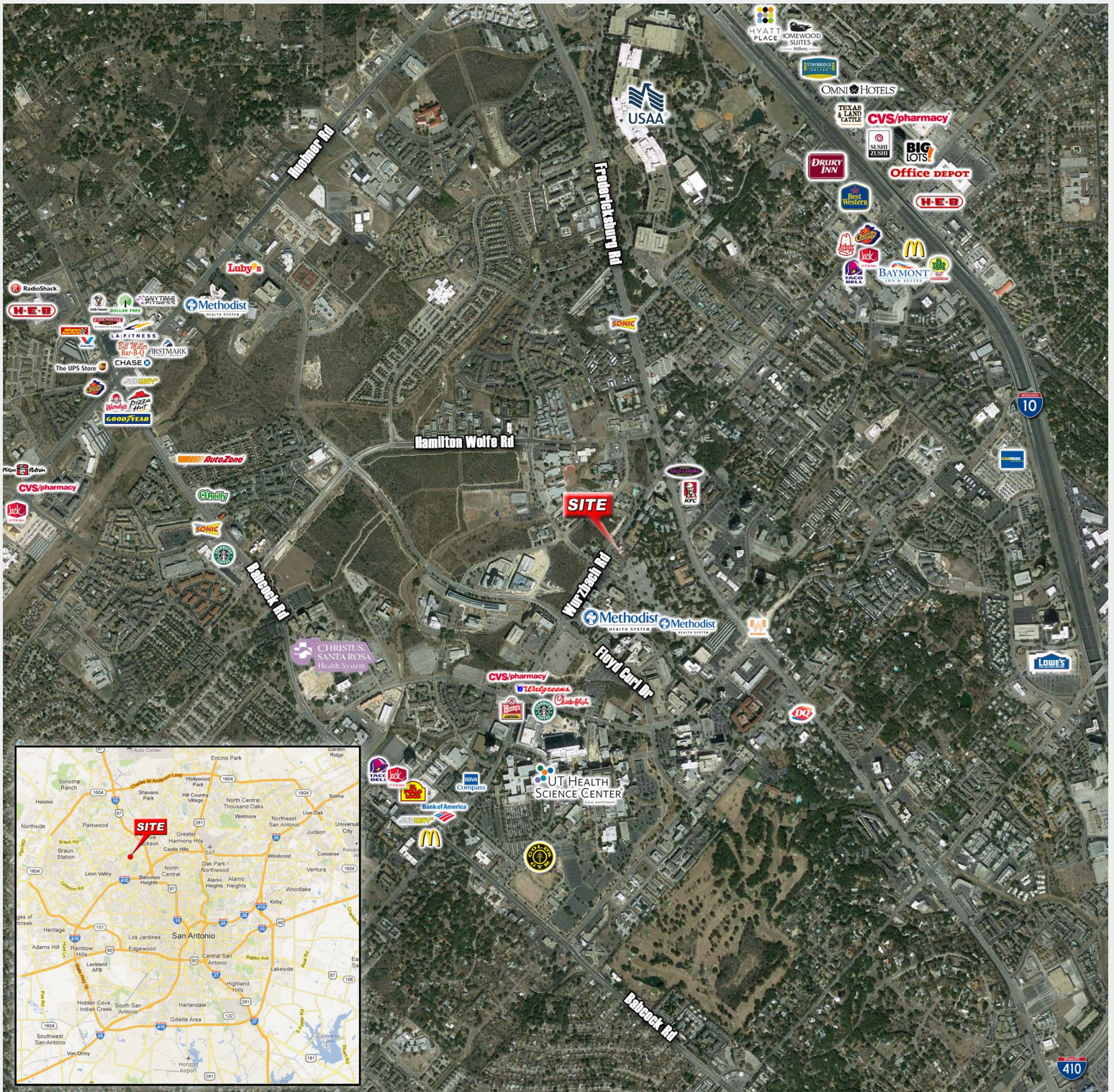
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Information About Brokerage Services

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutions.us	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date