

# PATRICIA DR

1117 - 1123 PATRICIA DR, SAN ANTONIO, TEXAS 78213



OFFICE / WAREHOUSE :: **FOR SALE**



FOR INFORMATION **210 366.2222**



# PROPERTY OVERVIEW

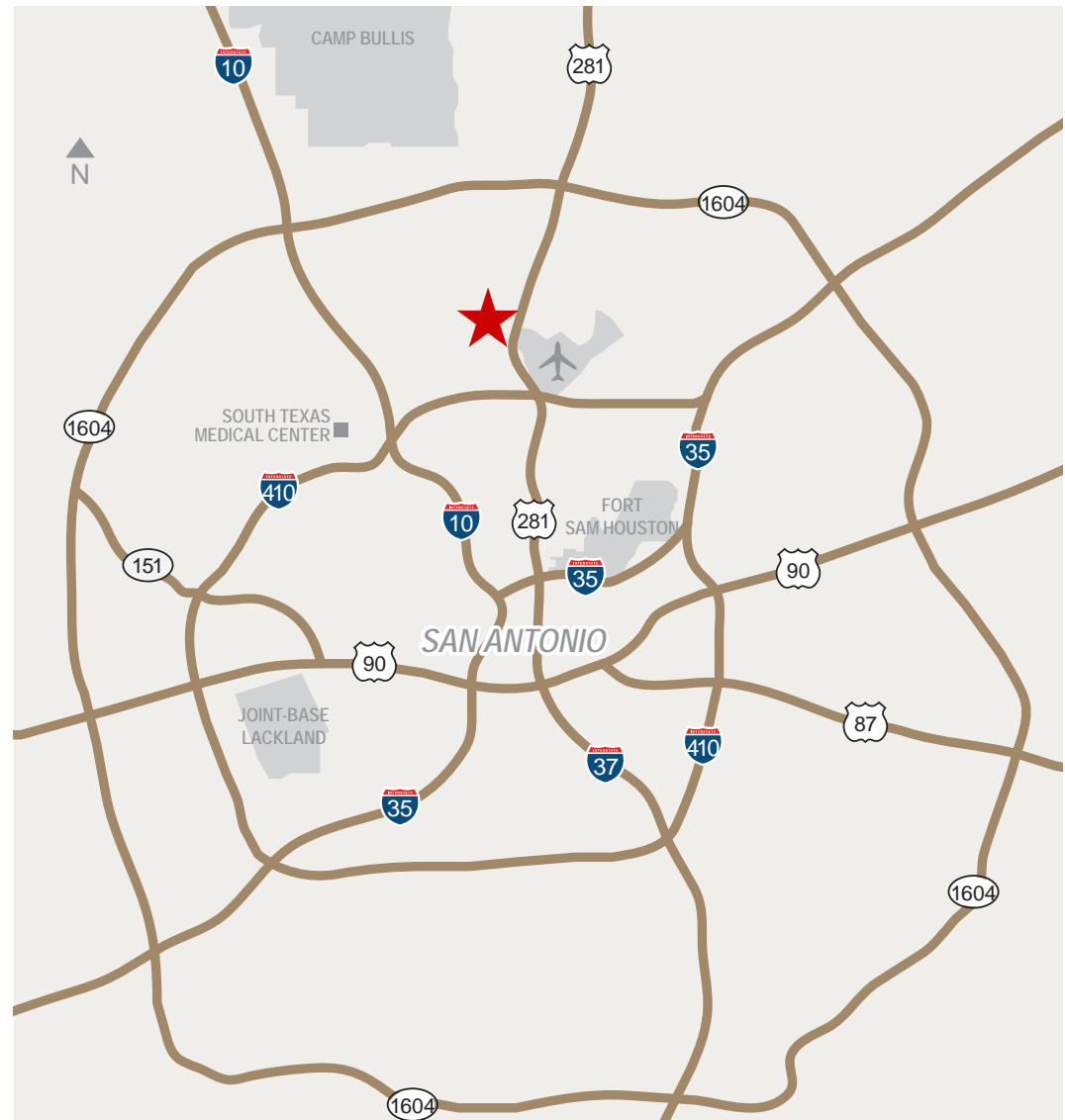
**Building Area:** ±9,400 SF

**Lease Availability:** Suite 1123: ±3,157 SF  
*(includes ±1,320 SF of warehouse)*

**Land Area:** ±.50 Acre

**Asking Price:** Inquire with Broker

- Exterior building camera monitors (6)
- Two reception areas, and two bathrooms (handicap-accessible)
- Large conference rooms, private office supply room and kitchen
- Open concept floor plan
- Technology storage with switchboard
- Ethernet outlets throughout



9311 San Pedro Ave., Ste 850  
San Antonio, TX 78216  
210 366-2222  
www.endurasa.com

**RICK LAGRANGE**  
210 918-6404 direct  
210 289-0044 mobile  
rlagrange@endurasa.com

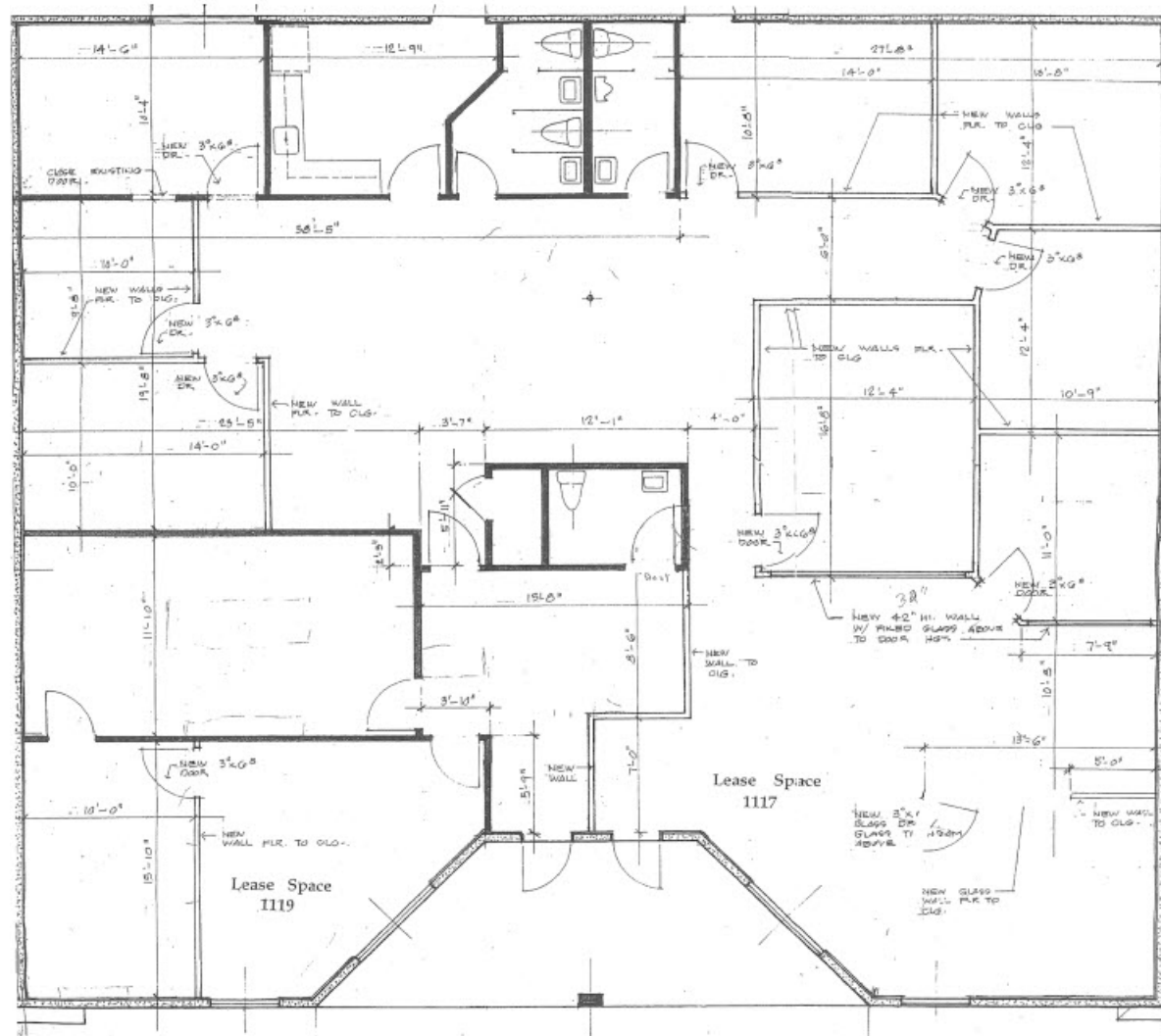
## 1117 - 1123 PATRICIA DR

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.



# FLOOR PLAN

SUITE 1117: ±2,700 SF / ±3,600 SF



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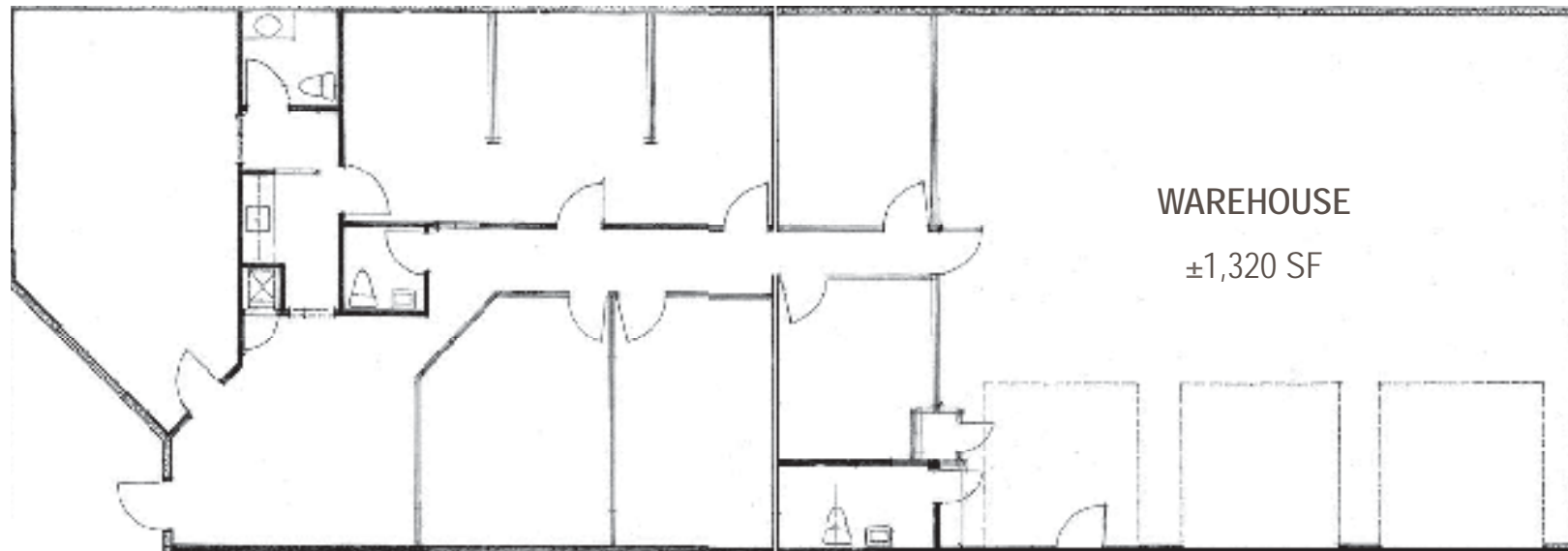
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# FLOOR PLAN

SUITE 1123:  $\pm 3,157$  SF



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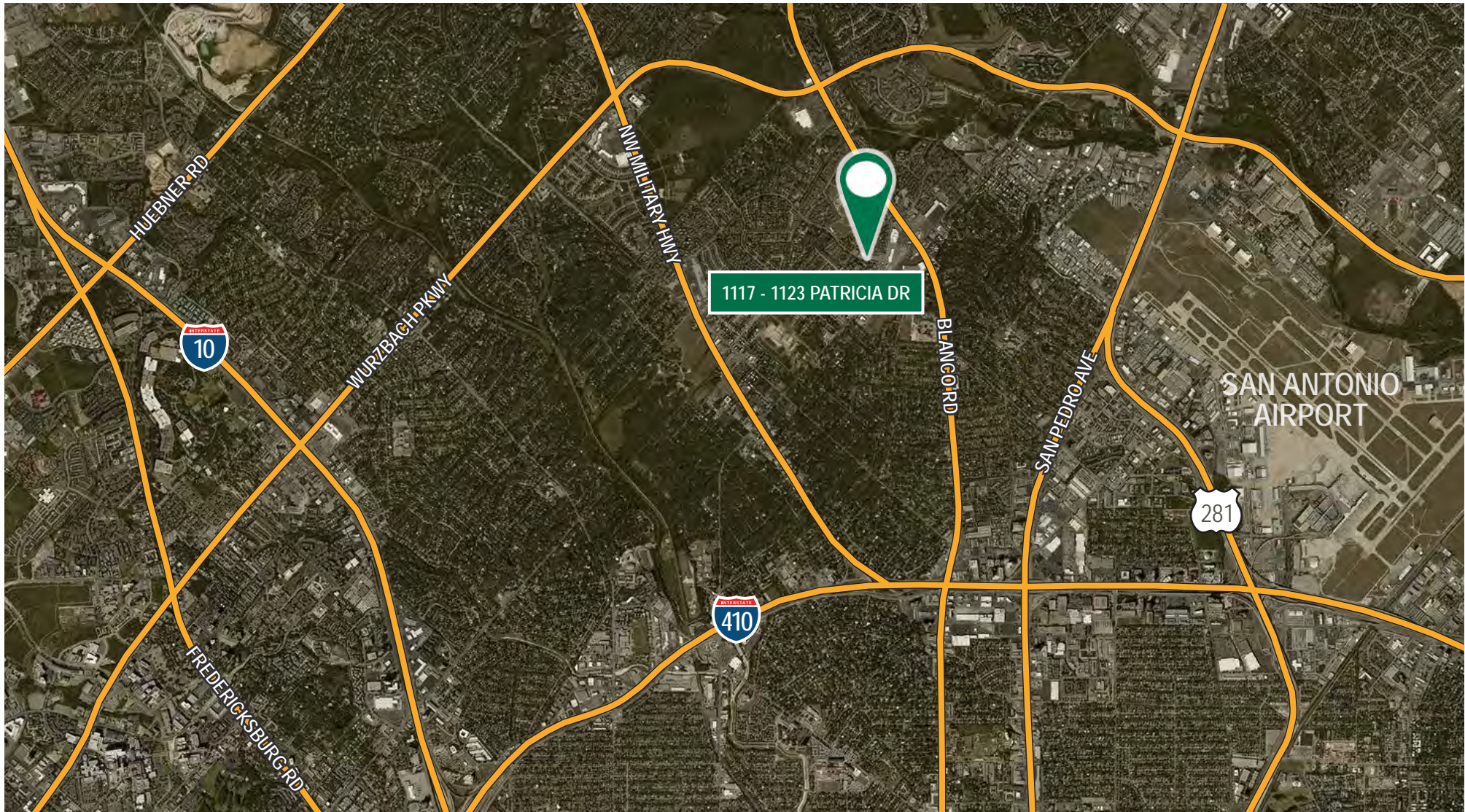
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# AERIAL OVERVIEW



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# INTERIOR IMAGES



CONFERENCE ROOM



BREAK ROOM



HALLWAY



WAREHOUSE



COMMON AREA



RECEPTION



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# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Total Population:	22,561	101,687	314,367
2024 Population:	24,244	108,362	337,449
Population Growth 2019-2024:	7.46%	6.56%	7.34%
Average Age:	35.3	38.3	37.4
<b>Households</b>			
2019 Total Households:	10,492	44,750	133,488
Household Growth 2019-2024:	6.88%	6.04%	6.85%
Median Household Income:	\$39,417	\$53,529	\$54,892
Average Household Size:	2.1	2.2	2.3
2019 Average Household Vehicles:	1.0	2.0	2.0
<b>Housing</b>			
Median Home Value:	\$176,641	\$224,407	\$208,989
Median Year Built:	1983	1981	1982
<b>Daytime Employment</b>			
Total Businesses:	871	7,221	20,841
Total Employees:	6,214	74,446	236,955
<b>Vehicle Traffic</b>			
Blanco Rd @ West Ave:	36,406 vpd		
West Ave @ Afterglow St:	21,402 vpd		
West Ave @ Patricia:	22,683 vpd		



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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	rlagrange@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_