

MEDICAL OFFICE SPACE AVAILABLE AT
DOMINION CROSSING
21727 IH-10 WEST
SAN ANTONIO, TX 78257



PROJECT HIGHLIGHTS

New Class A medical office building strategically located near the affluent neighborhoods of The Dominion, Stonewall Ranch and Fair Oaks.

This project enjoys easy access and visibility to IH-10 and sits directly across the highway from the most affluent neighborhood in San Antonio – The Dominion.

LOCATION

SWC of IH-10 and Stonewall Hill
San Antonio, TX

GLA

30,000 SF (approximate)

SIZE AVAILABLE

FLOOR 1
4,555 RSF

PRICING

FLOOR 1
\$30.00 PSF NNN

TENANTS

Children's Hospital of San Antonio Primary Care, University Medicine Associates, Momentum Physical & Sports Rehabilitation, Texas Dermatology, NE Children's Dentistry and Dr. Yu Plastic Surgery

AREA EMPLOYERS

Corporate headquarters for USAA, Valero, Medtronics, Security Service Credit Union, and NuStar Energy

ECONOMIC GENERATORS

University of Texas at San Antonio (31,000 students), Methodist Emergency Hospital (Boerne), Forest Park Medical Center, Victory Medical Center and Six Flags Fiesta Texas

TRAFFIC COUNTS

IH-10, N of Loop 1604	93,140 CPD
Dominion Drive	5,853 CPD

CONTACT US

PARKER LABARGE
Assistant Vice President
210.841.3207
plabarge@reatares.com

DAVID BALLARD, CCIM
Partner
210.841.3239
dballard@reatares.com



OUR OFFICES

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

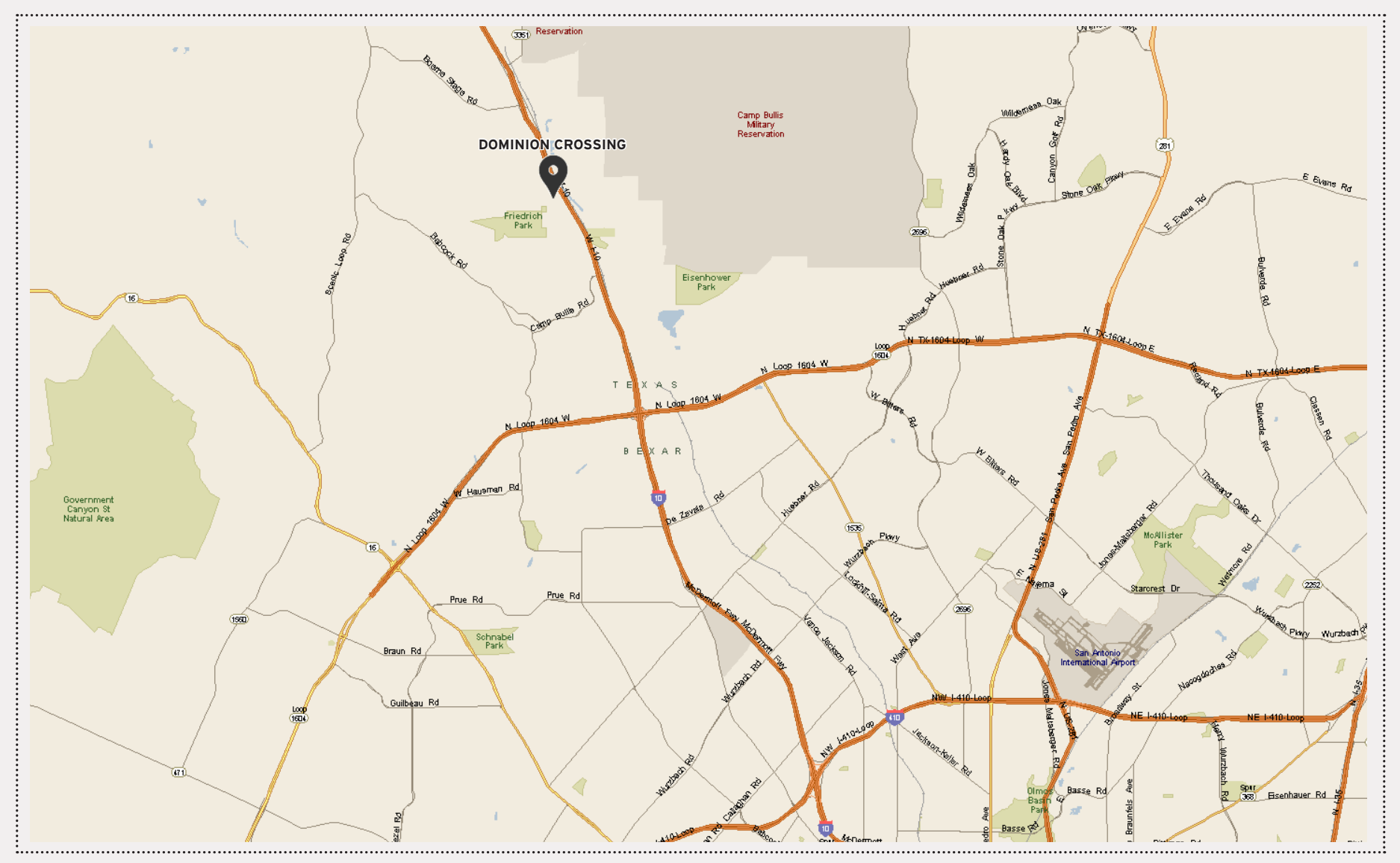


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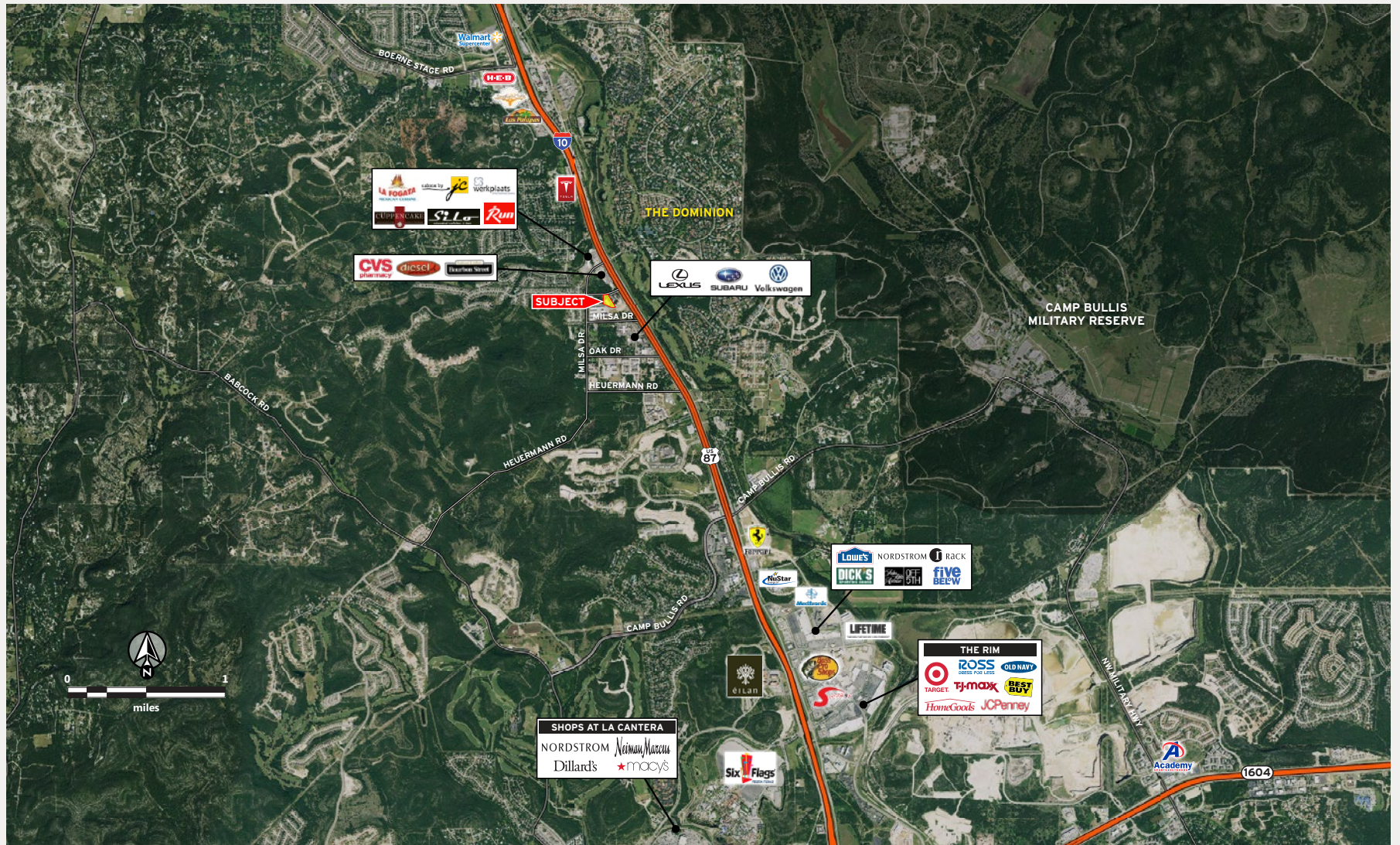
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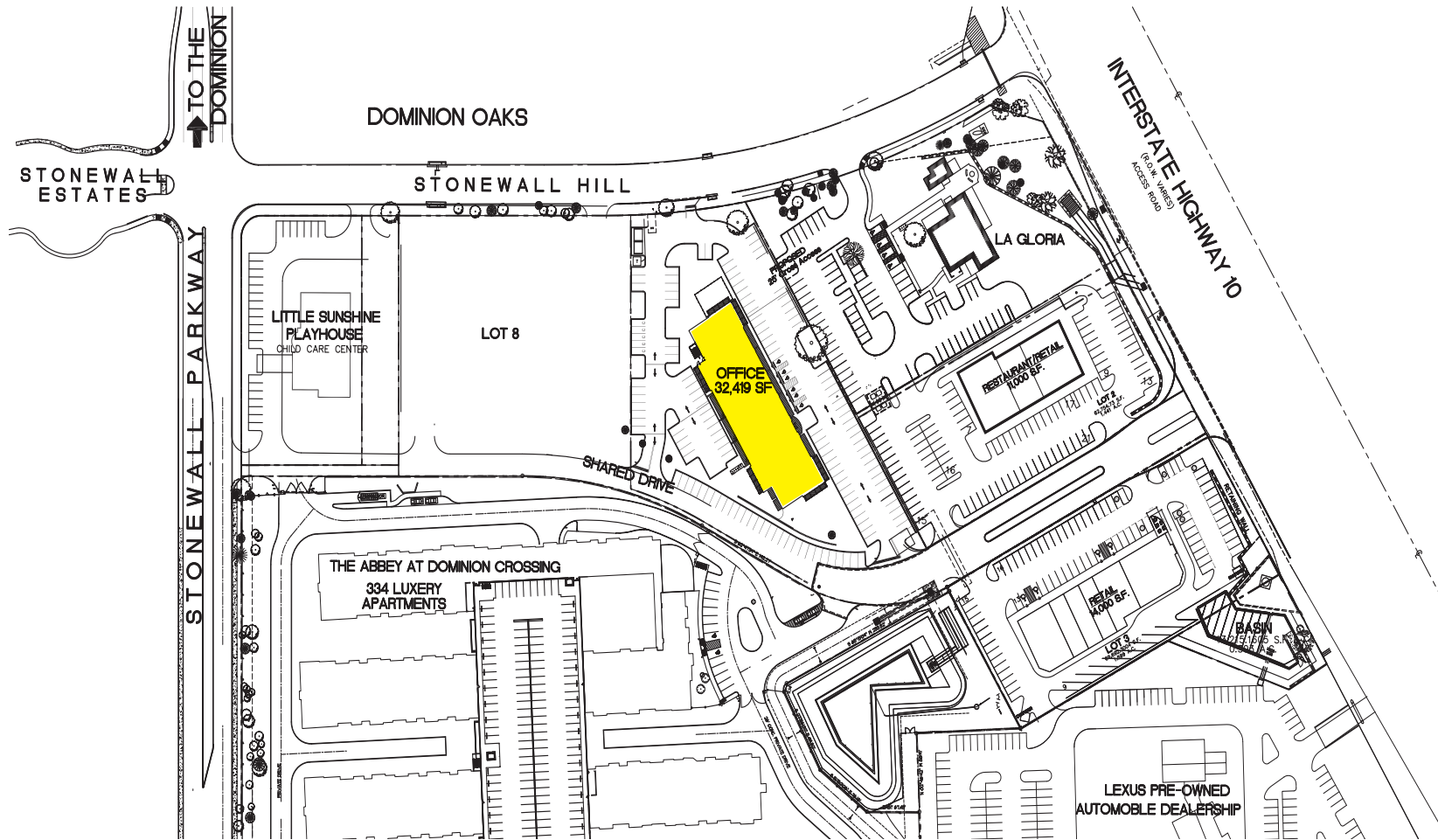
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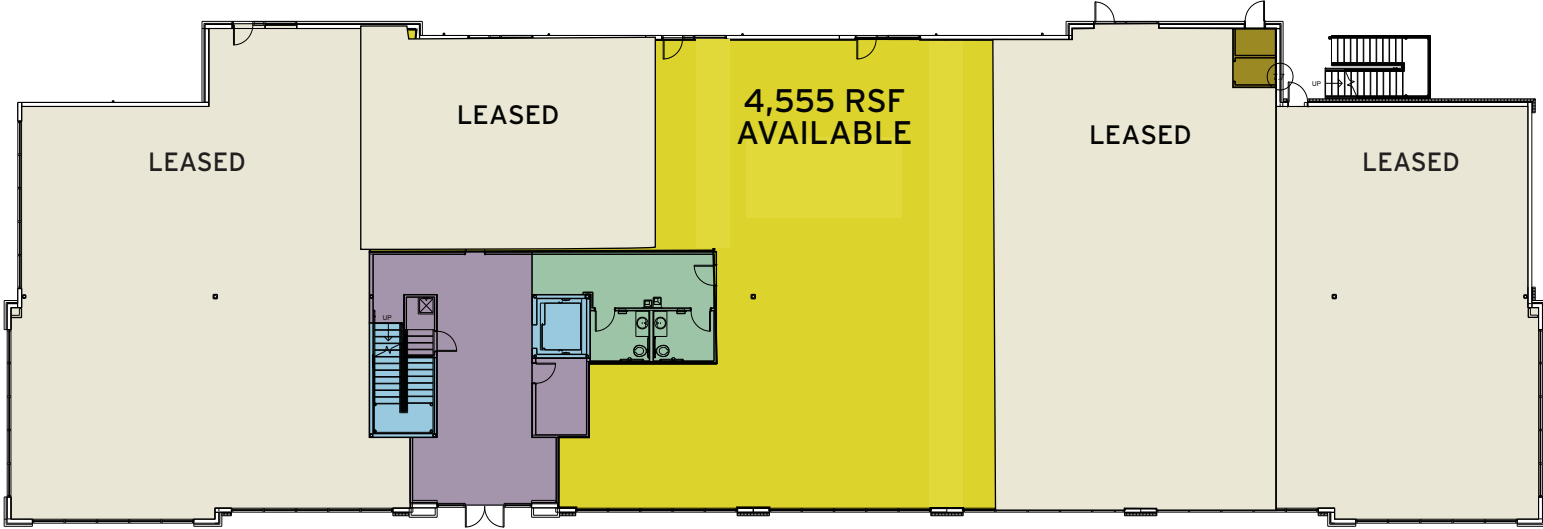


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FIRST FLOOR

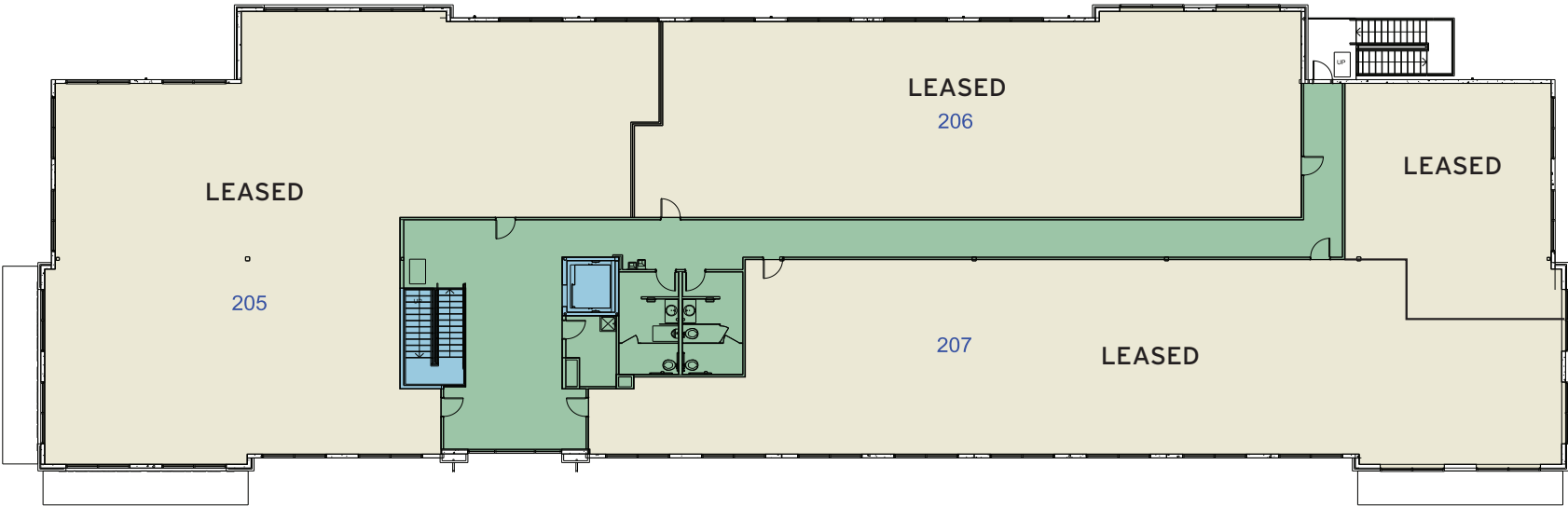


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SECOND FLOOR



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Demographic Summary		2017	2022
Population		4,213	5,259
Households		1,301	1,618
Families		1,113	1,382
Median Household Income		\$153,296	\$155,079
Males per 100 Females		97.9	98.5
Population By Age			
Population <5 Years		5.6%	5.1%
Population 65+ Years		12.4%	15.8%
Median Age		41.1	43.4
	Spending Potential Index	Average Amount Spent	Total
Health Care	212	\$12,131.57	\$15,783,168
Medical Care	211	\$4,106.80	\$5,342,951
Physician Services	222	\$559.83	\$728,333
Dental Services	226	\$846.71	\$1,101,573
Eyecare Services	215	\$131.69	\$171,324
Lab Tests, X-Rays	223	\$133.19	\$173,284
Hospital Room and Hospital Services	215	\$368.09	\$478,883
Convalescent or Nursing Home Care	141	\$45.19	\$58,791
Other Medical services (1)	239	\$260.58	\$339,021
Nonprescription Drugs	205	\$273.45	\$355,761
Prescription Drugs	200	\$720.91	\$937,908
Nonprescription Vitamins	209	\$148.42	\$193,088
Medicare Prescription Drug Premium	167	\$214.06	\$278,487
Eyeglasses and Contact Lenses	222	\$206.08	\$268,104
Hearing Aids	196	\$56.01	\$72,872
Medical Equipment for General Use	208	\$12.34	\$16,052
Other Medical Supplies/Equipment (2)	219	\$130.26	\$169,471
Health Insurance	212	\$8,024.76	\$10,440,217
Blue Cross/Blue Shield	224	\$2,836.74	\$3,690,601
Fee for Service Health Plan	224	\$1,657.56	\$2,156,482
HMO	220	\$1,773.62	\$2,307,481
Medicare Payments	171	\$1,047.87	\$1,363,285
Long Term Care Insurance	226	\$238.40	\$310,162
Other Health Insurance (3)	193	\$470.57	\$612,208

**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.

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Demographic Summary		2017	2022
Population		22,471	26,949
Households		8,391	10,055
Families		6,205	7,413
Median Household Income		\$127,900	\$134,738
Males per 100 Females		98.5	98.9
Population By Age			
Population <5 Years		5.7%	5.4%
Population 65+ Years		14.3%	17.1%
Median Age		39.6	40.9
	Spending Potential Index	Average Amount Spent	Total
Health Care	187	\$10,705.39	\$89,828,911
Medical Care	186	\$3,635.97	\$30,509,422
Physician Services	193	\$487.56	\$4,091,096
Dental Services	197	\$734.74	\$6,165,229
Eyecare Services	188	\$115.11	\$965,871
Lab Tests, X-Rays	192	\$114.72	\$962,633
Hospital Room and Hospital Services	190	\$326.46	\$2,739,354
Convalescent or Nursing Home Care	141	\$44.98	\$377,462
Other Medical services (1)	211	\$230.83	\$1,936,859
Nonprescription Drugs	184	\$245.43	\$2,059,380
Prescription Drugs	177	\$640.27	\$5,372,483
Nonprescription Vitamins	186	\$132.42	\$1,111,165
Medicare Prescription Drug Premium	159	\$203.97	\$1,711,519
Eyeglasses and Contact Lenses	193	\$179.33	\$1,504,742
Hearing Aids	179	\$51.05	\$428,361
Medical Equipment for General Use	202	\$11.97	\$100,440
Other Medical Supplies/Equipment (2)	197	\$117.13	\$982,827
Health Insurance	187	\$7,069.42	\$59,319,489
Blue Cross/Blue Shield	191	\$2,429.34	\$20,384,611
Fee for Service Health Plan	196	\$1,446.44	\$12,137,047
HMO	196	\$1,581.54	\$13,270,733
Medicare Payments	161	\$989.24	\$8,300,738
Long Term Care Insurance	193	\$203.51	\$1,707,685
Other Health Insurance (3)	172	\$419.34	\$3,518,675

**MEDICAL EXPENDITURES
 3 MILE RADIUS**

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Demographic Summary		2017	2022
Population		66,295	77,685
Households		24,337	28,861
Families		15,900	18,879
Median Household Income		\$103,669	\$110,374
Males per 100 Females		100.5	100.9
Population By Age			
Population <5 Years		5.0%	5.0%
Population 65+ Years		11.2%	13.4%
Median Age		31.9	33.5
	Spending Potential Index	Average Amount Spent	Total
Health Care	149	\$8,536.32	\$207,748,461
Medical Care	149	\$2,896.00	\$70,479,851
Physician Services	154	\$390.23	\$9,497,020
Dental Services	151	\$563.59	\$13,716,071
Eyecare Services	149	\$91.09	\$2,216,937
Lab Tests, X-Rays	150	\$89.98	\$2,189,808
Hospital Room and Hospital Services	155	\$266.03	\$6,474,430
Convalescent or Nursing Home Care	125	\$40.04	\$974,478
Other Medical services (1)	172	\$187.84	\$4,571,384
Nonprescription Drugs	150	\$200.08	\$4,869,332
Prescription Drugs	141	\$508.36	\$12,371,865
Nonprescription Vitamins	148	\$105.63	\$2,570,623
Medicare Prescription Drug Premium	128	\$164.28	\$3,998,034
Eyeglasses and Contact Lenses	155	\$143.78	\$3,499,121
Hearing Aids	137	\$39.12	\$952,178
Medical Equipment for General Use	161	\$9.58	\$233,126
Other Medical Supplies/Equipment (2)	162	\$96.37	\$2,345,444
Health Insurance	149	\$5,640.33	\$137,268,610
Blue Cross/Blue Shield	152	\$1,933.39	\$47,052,854
Fee for Service Health Plan	157	\$1,164.01	\$28,328,598
HMO	158	\$1,275.41	\$31,039,765
Medicare Payments	128	\$787.24	\$19,158,986
Long Term Care Insurance	146	\$153.70	\$3,740,555
Other Health Insurance (3)	134	\$326.57	\$7,947,851

**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, CCIM 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	