



**9,936± SF AVAILABLE**



**PRIME LOCATION AT CORNER OF BLANCO RD & LOOP 410**

# MEDICAL SPACE AVAILABLE

1010 NW LOOP 410 | SAN ANTONIO, TEXAS 78213

**LARRY MENDEZ**

210.253.2924 | [larry.mendez@transwestern.com](mailto:larry.mendez@transwestern.com)

**BRAD KAUFMAN**

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## ABOUT THE PROPERTY

1010 NW Loop 410 is a single-story, 14,132 square-foot mixed-use commercial office and retail center offering high visibility along one of San Antonio's premier intersections: Loop 410 and Blanco Road.

This project gives a commanding presence to any medical practice while also providing the ability to handle high-density usage. Tenants benefit from an above-average parking ratio, a heavy daytime population, high traffic counts, and easy access to the property with various ingress and egress options.

Take advantage of an ideal location that offers an abundance of dining, retail, and lodging options close by, as well as quick access to the San Antonio International Airport.



### CONTACT INFORMATION

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**T** TRANSWESTERN®

8200 IH-10 West  
Suite 800  
San Antonio, Texas 78230

T 210.341.1344  
F 210.377.2797  
www.transwestern.com



## AVAILABILITY

- Suite 100: 9,936± RSF

## LOCATION

- Immediate Access to Loop 410
- Traffic Count: W Loop 410 & Blanco Rd: 276,457 vpd
- Near Various Restaurants and Retail
- Close proximity to the San Antonio International Airport

## BUILDING SPECS

- Mixed-use Commercial Building
- 14,132 Gross Square Feet
- Parking Ratio: Greater than 9:1,000
- Second Generation Space
- Signage Opportunity



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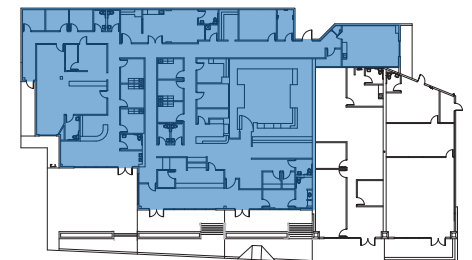
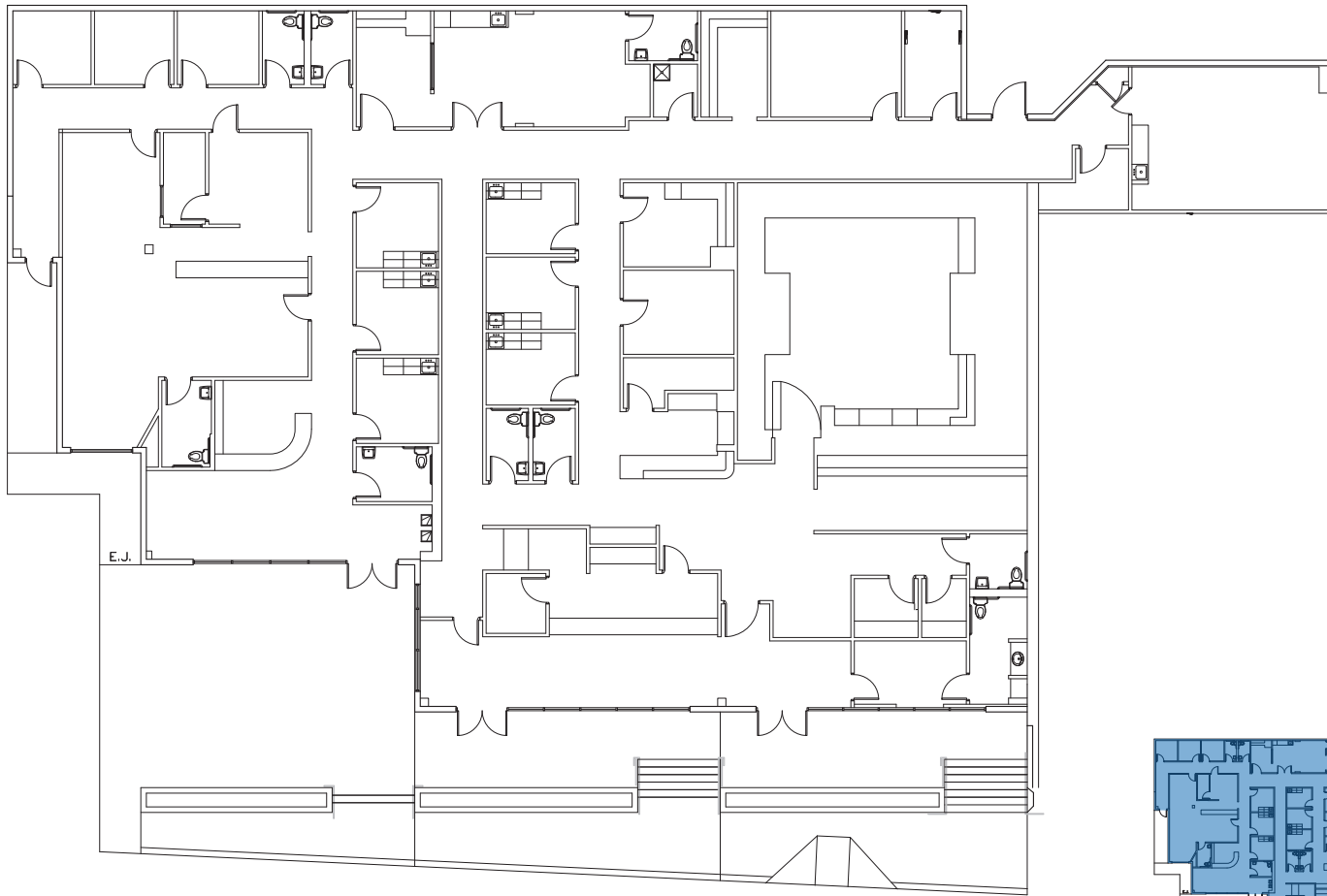
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## FLOOR PLAN

SUITE 100: 9,936 SF





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8200 IH-10 West  
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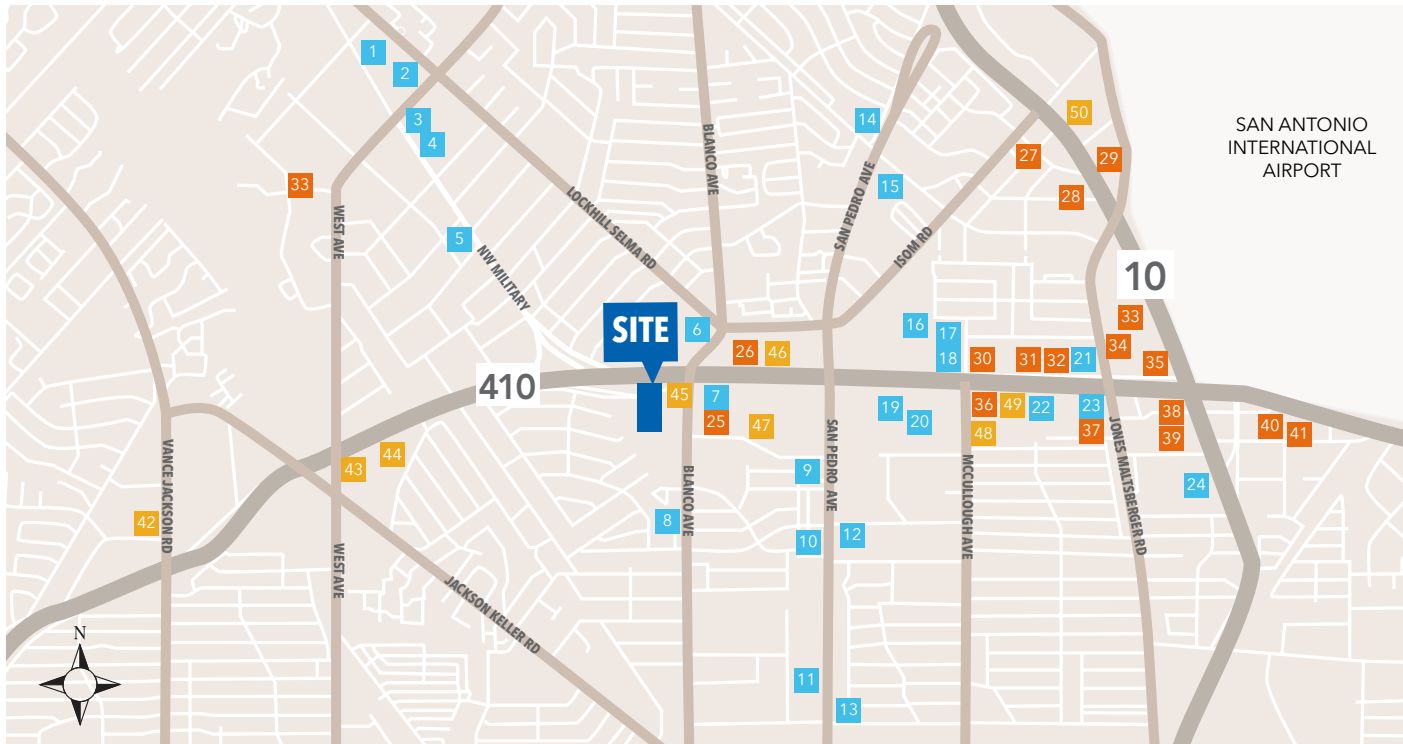
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## AMENITIES



### DINING

- 1 China Inn
- 2 Starbucks
- 3 Clementine
- 4 Thai Topaz
- 5 Sushihana
- 6 Guajillo's
- 7 Earth Burger
- 8 Sawasdee Thai Cafe
- 9 Hula Poke
- 10 Teka Molino
- 11 McDonald's
- 12 Sea Island Shrimp House
- 13 China King Buffet
- 14 What-A-Burger
- 15 Casa Sol
- 16 Jason's Deli
- 17 Chic-fil-a
- 18 TGI Friday's
- 19 Cheesecake Factory
- 20 Kona Grill
- 21 Applebee's
- 22 Pappadeaux Seafood
- 23 Cracker Barrel
- 24 54th Street Restaurant

### LODGING

- 25 Aloft hotel
- 26 Hilton Inn
- 27 Candlewood Suites
- 28 Red Roof Inn
- 29 Embassy Suites
- 30 DoubleTree
- 31 Holiday Inn Express
- 32 Drury Inn & Suites
- 33 Four Points
- 34 Hampton Inn & Suites
- 35 Pear Tree Inn
- 36 Staybridge Suites
- 37 Home2 Suites
- 38 TownePlace Suites
- 39 La Quinta Inn & Suites
- 40 SpringHill Suites
- 41 Days Inn

### BANKING

- 42 Frost Bank
- 43 First Convenience Bank
- 44 The Bank of San Antonio
- 45 BB&T Bank
- 46 Comerica Bank
- 47 Compass Bank
- 48 Well Fargo Bank
- 49 PlainsCapital Bank
- 50 Amegy Bank

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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:
  - 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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Mendez	499500	larry.mendez@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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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
<b>Leah Gallagher</b>	<b>526657</b>	<b>leah.gallagher@transwestern.com</b>	<b>210-341-1344</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brad Kaufman</b>	<b>625558</b>	<b>brad.kaufman@transwestern.com</b>	<b>210-341-1344</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date