



# BUILD READY SITE FOR SALE 3206 ROGERS ROAD SAN ANTONIO, TX 78251



## PROJECT HIGHLIGHTS

Located in far west San Antonio, this rare opportunity to own land in the Westover area is within easy reach of Christus Santa Rosa Hospital, and other medical facilities in the area. This build ready site sits at the corner of Westover Hills and Rogers Rd. next to Pedi Place.

The Westover Hills area has become one of the most desirable healthcare real estate markets due to its strong demographics.

## LOCATION

NWQ of Rogers Road & Westover Hills Blvd.  
San Antonio, TX 78258

## GLA

.50 ACRES

## PRICE

\$18.00 PSF

## TRAFFIC COUNTS

Highway 151 north of Westover Hills Blvd. 53,915 CPD

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	3,273	122,185	299,205
2018 Households	1,494	39,800	96,744
Daytime Population	10,162	27,125	66,574
AVG HH Income	\$115,186	\$99,443	\$90,808

## CONTACT US

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REATA  
REAL ESTATE





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<b>Demographic Summary</b>	<b>2018</b>	<b>2023</b>	
Population	4,526	5,429	
Households	1,890	2,274	
Families	1,163	1,393	
Median Household Income	\$79,329	\$86,678	
Males per 100 Females	97.5	95.8	
<b>Population By Age</b>			
Population <5 Years	6.6%	6.9%	
Population 65+ Years	9.0%	9.6%	
Median Age	32.2	31.7	
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	111	\$6,353.71	\$12,008,503
<b>Medical Care</b>	110	\$2,136.79	\$4,038,524
Physician Services	112	\$283.80	\$536,378
Dental Services	102	\$380.66	\$719,441
Eyecare Services	110	\$67.09	\$126,799
Lab Tests, X-Rays	109	\$65.36	\$123,522
Hospital Room and Hospital Services	120	\$205.02	\$387,490
Convalescent or Nursing Home Care	100	\$31.93	\$60,340
Other Medical services (1)	120	\$139.06	\$262,829
Nonprescription Drugs	119	\$159.21	\$300,908
Prescription Drugs	106	\$381.68	\$721,381
Nonprescription Vitamins	113	\$80.47	\$152,095
Medicare Prescription Drug Premium	100	\$128.66	\$243,160
Eyeglasses and Contact Lenses	112	\$104.00	\$196,569
Hearing Aids	99	\$28.13	\$53,166
Medical Equipment for General Use	118	\$7.02	\$13,273
Other Medical Supplies/Equipment (2)	123	\$74.69	\$141,172
<b>Health Insurance</b>	112	\$4,216.92	\$7,969,979
Blue Cross/Blue Shield	115	\$1,452.82	\$2,745,834
Fee for Service Health Plan	116	\$861.08	\$1,627,448
HMO	121	\$973.42	\$1,839,761
Medicare Payments	97	\$595.77	\$1,126,007
Long Term Care Insurance	102	\$108.07	\$204,259
Other Health Insurance (3)	93	\$225.75	\$426,671

**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 date is derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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<b>Demographic Summary</b>	<b>2018</b>	<b>2023</b>	
Population	121,911	133,717	
Households	41,621	45,771	
Families	30,989	33,807	
Median Household Income	\$66,381	\$73,590	
Males per 100 Females	94.4	94.3	
<b>Population By Age</b>			
Population <5 Years	7.6%	7.8%	
Population 65+ Years	8.5%	9.4%	
Median Age	32.5	32.5	
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	94	\$5,377.68	\$223,824,411
<b>Medical Care</b>	93	\$1,813.89	\$75,495,914
Physician Services	96	\$243.35	\$10,128,371
Dental Services	92	\$345.65	\$14,386,373
Eyecare Services	94	\$57.33	\$2,385,969
Lab Tests, X-Rays	98	\$58.40	\$2,430,461
Hospital Room and Hospital Services	101	\$173.31	\$7,213,518
Convalescent or Nursing Home Care	76	\$24.19	\$1,006,903
Other Medical services (1)	100	\$116.33	\$4,841,760
Nonprescription Drugs	96	\$127.51	\$5,307,194
Prescription Drugs	89	\$322.46	\$13,421,282
Nonprescription Vitamins	92	\$65.32	\$2,718,628
Medicare Prescription Drug Premium	80	\$102.66	\$4,272,824
Eyeglasses and Contact Lenses	94	\$87.65	\$3,648,249
Hearing Aids	84	\$23.97	\$997,698
Medical Equipment for General Use	102	\$6.03	\$250,914
Other Medical Supplies/Equipment (2)	98	\$59.72	\$2,485,770
<b>Health Insurance</b>	94	\$3,563.79	\$148,328,497
Blue Cross/Blue Shield	97	\$1,235.04	\$51,403,549
Fee for Service Health Plan	98	\$722.68	\$30,078,805
HMO	103	\$827.14	\$34,426,391
Medicare Payments	80	\$488.48	\$20,330,952
Long Term Care Insurance	90	\$95.27	\$3,965,128
Other Health Insurance (3)	80	\$195.18	\$8,123,671

**MEDICAL EXPENDITURES**  
**3 MILE RADIUS**

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<b>Demographic Summary</b>	<b>2018</b>	<b>2023</b>	
Population	312,194	346,485	
Households	104,430	115,690	
Families	77,982	85,934	
Median Household Income	\$62,912	\$69,175	
Males per 100 Females	94.3	94.5	
<b>Population By Age</b>			
Population <5 Years	8.0%	8.1%	
Population 65+ Years	9.2%	10.0%	
Median Age	32.5	32.6	
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	89	\$5,123.04	\$534,998,977
<b>Medical Care</b>	89	\$1,730.61	\$180,727,851
Physician Services	91	\$230.19	\$24,038,474
Dental Services	88	\$330.28	\$34,490,980
Eyecare Services	89	\$54.67	\$5,709,581
Lab Tests, X-Rays	92	\$55.33	\$5,778,270
Hospital Room and Hospital Services	95	\$163.45	\$17,069,358
Convalescent or Nursing Home Care	76	\$24.18	\$2,525,567
Other Medical services (1)	94	\$109.70	\$11,455,604
Nonprescription Drugs	91	\$121.20	\$12,657,436
Prescription Drugs	86	\$309.43	\$32,313,551
Nonprescription Vitamins	87	\$62.22	\$6,497,475
Medicare Prescription Drug Premium	79	\$101.14	\$10,562,014
Eyeglasses and Contact Lenses	89	\$83.10	\$8,678,049
Hearing Aids	82	\$23.49	\$2,453,360
Medical Equipment for General Use	97	\$5.77	\$602,815
Other Medical Supplies/Equipment (2)	93	\$56.45	\$5,895,318
<b>Health Insurance</b>	90	\$3,392.43	\$354,271,126
Blue Cross/Blue Shield	92	\$1,167.95	\$121,969,223
Fee for Service Health Plan	92	\$681.31	\$71,148,964
HMO	97	\$781.69	\$81,632,309
Medicare Payments	78	\$480.12	\$50,138,990
Long Term Care Insurance	87	\$91.97	\$9,604,369
Other Health Insurance (3)	78	\$189.38	\$19,777,270

**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.

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Buyer/Tenant/Seller/Landlord Initials		Date	