



**REATA**  
REAL ESTATE

# MEDICAL OFFICE SPACE OPPORTUNITY 323 N LOOP 1604 W SAN ANTONIO, TEXAS 78232



## PROJECT HIGHLIGHTS

Medical office space available in a freestanding building that has excellent access and exposure to a very busy portion of Loop 1604 and serves some of the city's most affluent communities including Stone Oak, Elm Creek, Sonterra, The Vineyard and Rogers Ranch. Located in far north central San Antonio, the building is within easy reach of Methodist Stone Oak & North Central Baptist.

## LOCATION

323 N Loop 1604 W  
San Antonio, Texas 78232

## SIZES AVAILABLE

1,479 SF  
2,190 SF

## PRICING

\$21.50 PSF + NNN

## NNN

\$9.67 PSF

## AREA TENANTS

Super Target, H-E-B Plus!, Lowe's, Office Depot, Wal-Mart, Costco, Silo, Sushi Zushi, Mellow Mushroom and more.

## AREA EMPLOYERS

North Central Baptist Hospital, Methodist Stone Oak Hospital, Ronald Reagan High School, The Club at Sonterra

## TRAFFIC COUNTS

Loop 1604 109,760 CPD

2019 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Est. Population	6,629	83,211	208,530
Est. Households	2,736	31,723	80,373
Daytime Employees	9,356	40,567	83,834
AVG HH Income	\$129,393	\$128,527	\$117,430

## 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



REATAREALSTATE.COM

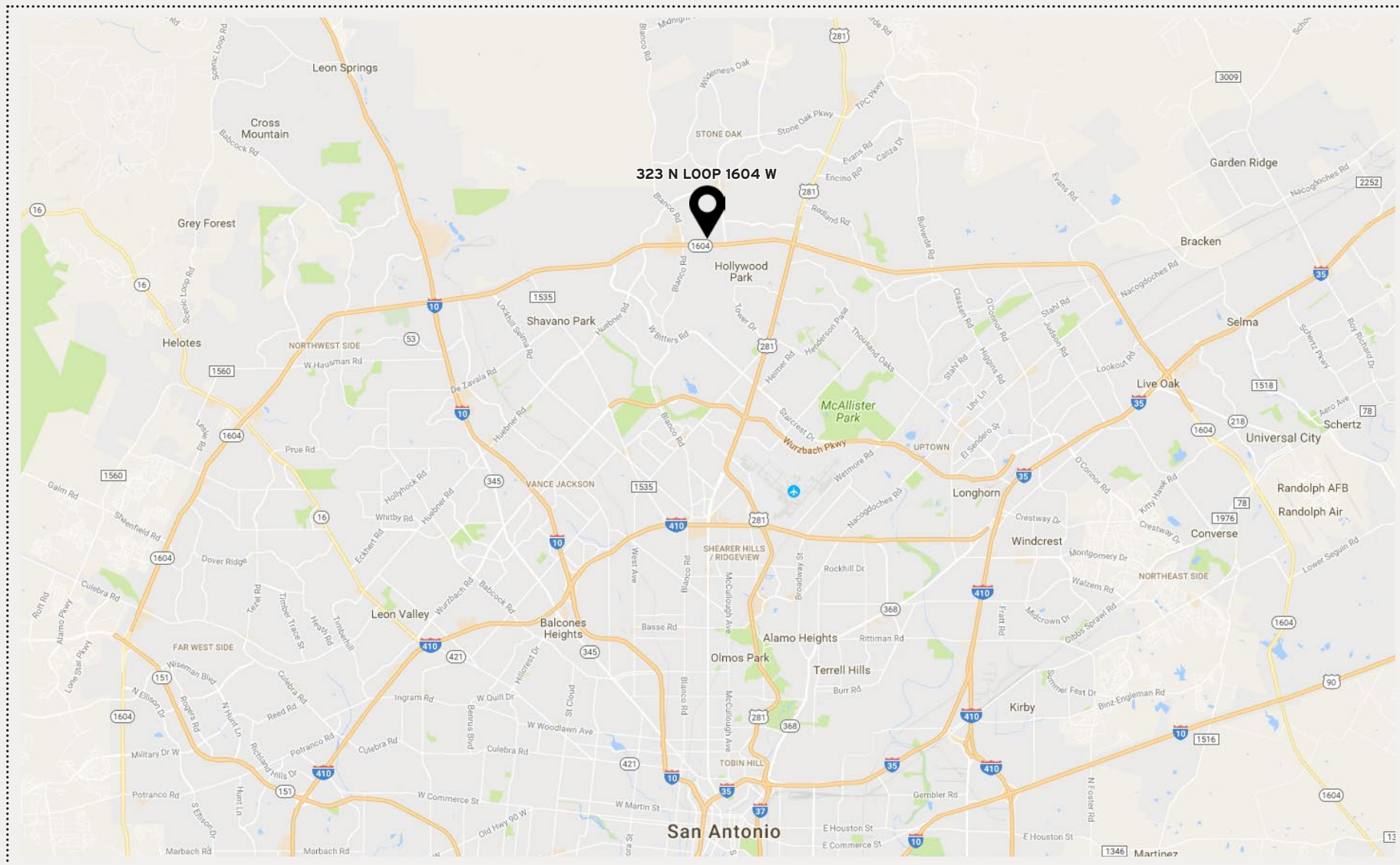


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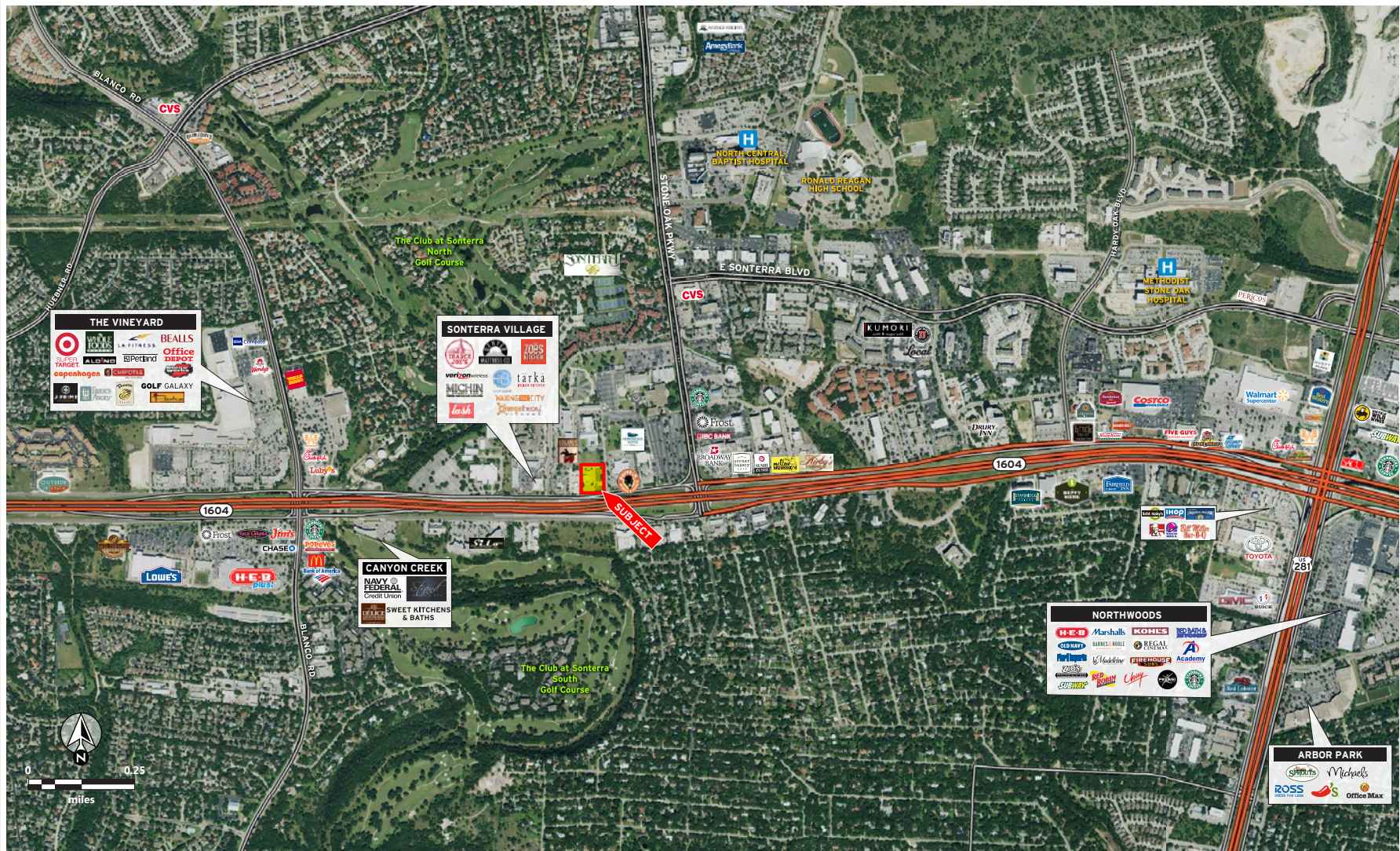


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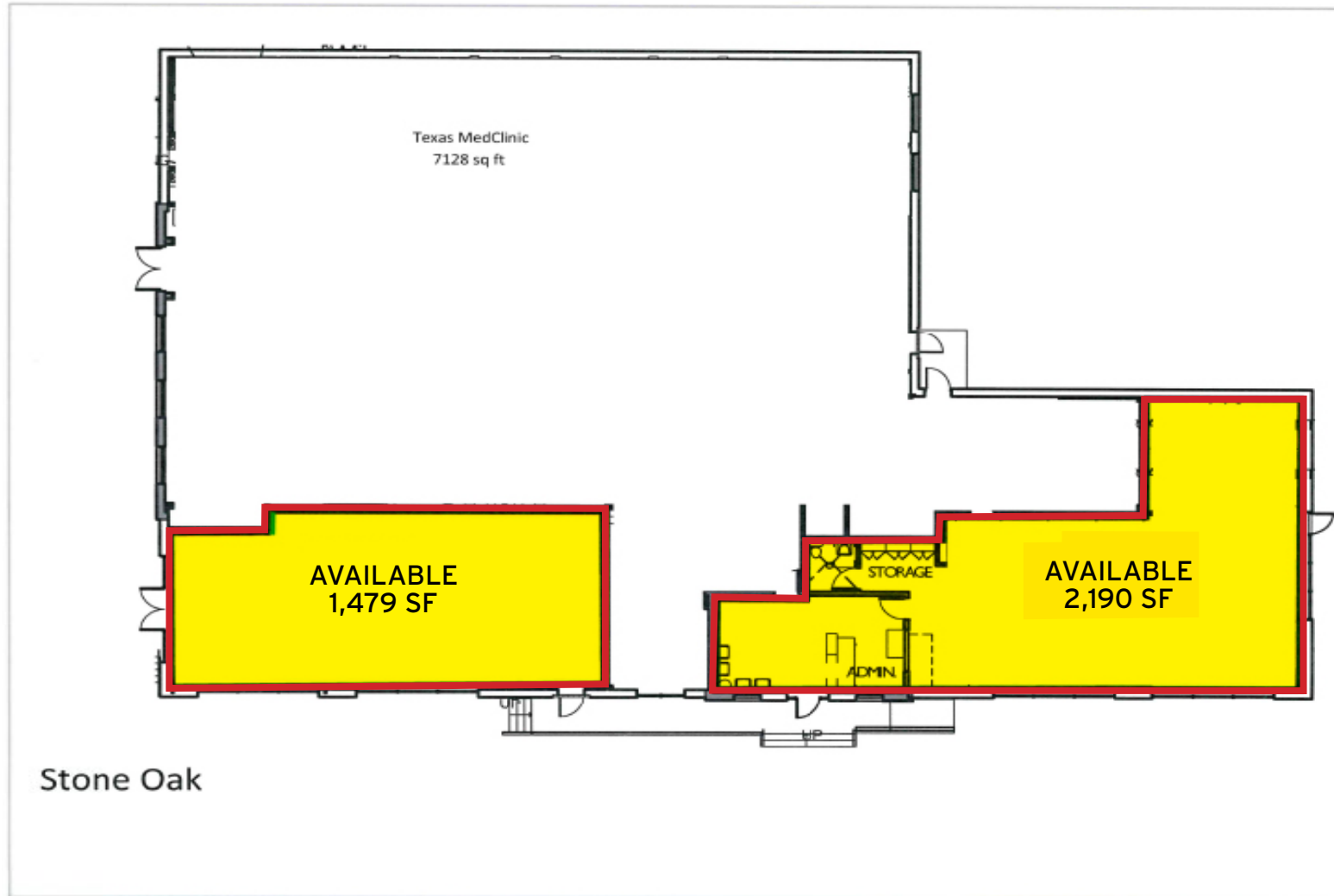
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## INFORMATION ABOUT BROKERAGE SERVICES

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](http://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	