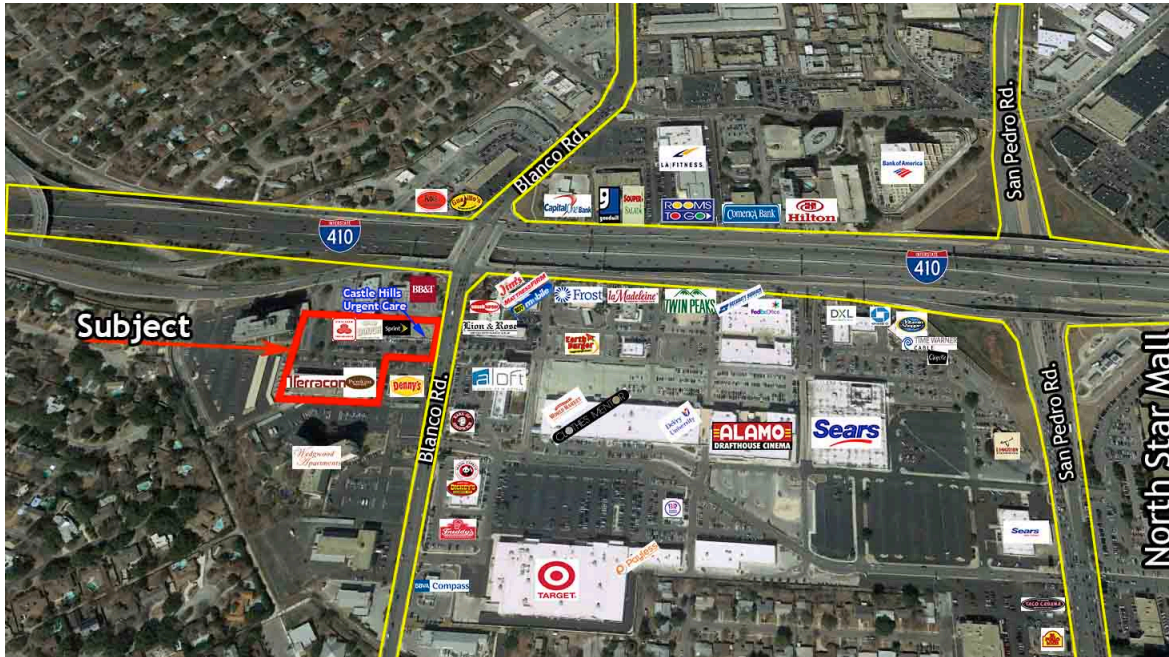


# Blanco Junction

Loop 410 and Blanco Road  
San Antonio, Texas 78217



## Description

- Blanco Junction is well located at one of San Antonio's most well known intersections and heavily traveled thoroughfares.
- Power centers surrounding with regional draws.
- Easy access to Loop 410, Blanco Rd., San Pedro Ave., and Hwy. 281.

## Site Summary

Available: 1,800 SF, 1,910 SF, 2,971 SF  
4,215 SF (All 2<sup>nd</sup> Generation)

Annual Rent: \$23 - \$26 psf NNN

Estimated NNN's: \$7.93 psf

Finish out allowance: Negotiable

## Demographics- (2014 Nielsen)

Area	Population	Avg. Income
1 Mile	11,261	\$ 57,043
3 Miles	109,971	\$ 61,312
5 Miles	315,498	\$ 68,012

## For Information Contact:

Adam Schiller

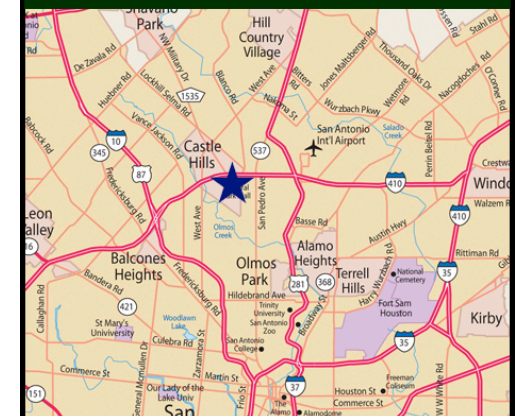
Phone: 210.424.3793

Cell: 210.232.4409

[schiller@gfrdevelopment.com](mailto:schiller@gfrdevelopment.com)



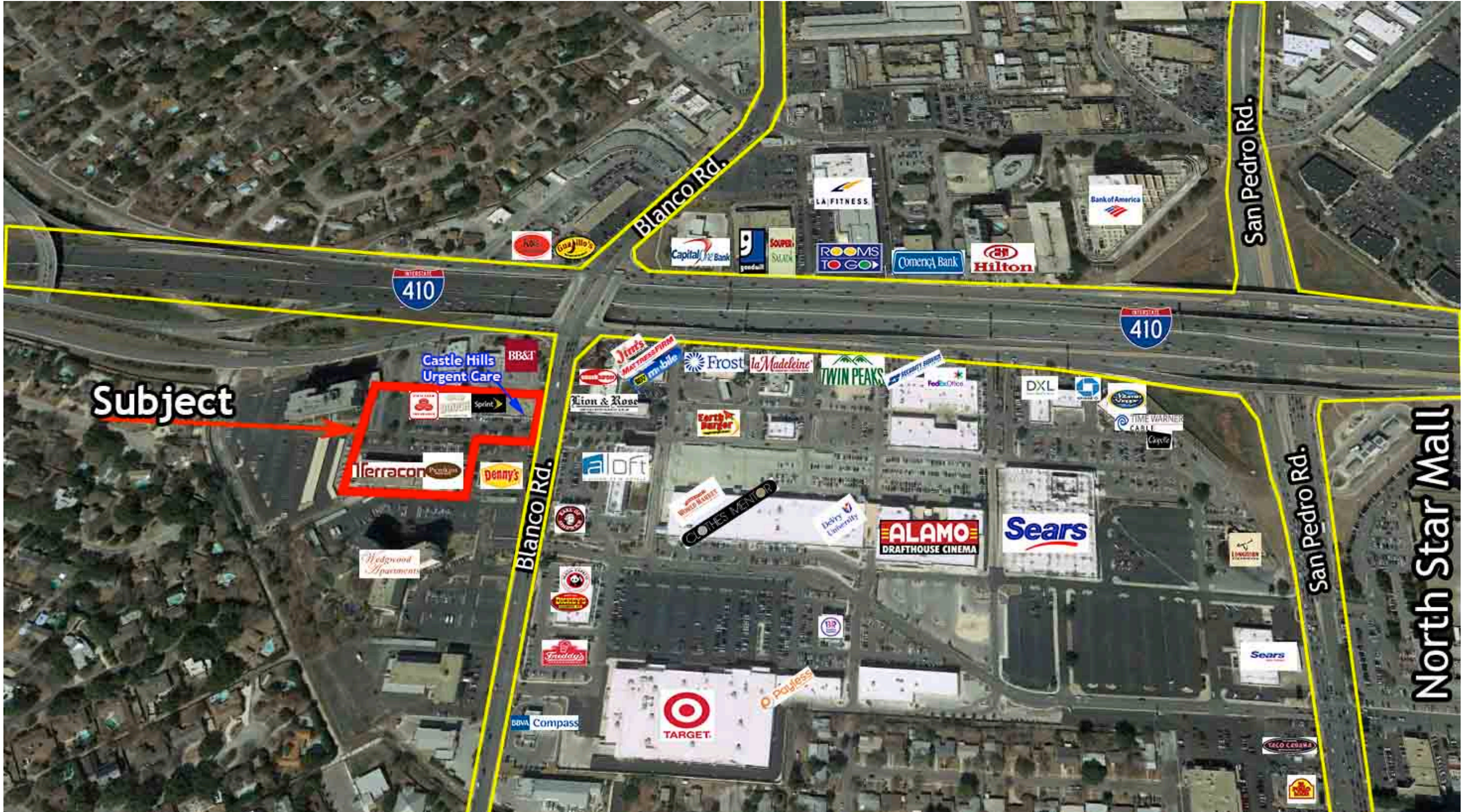
## Area Map







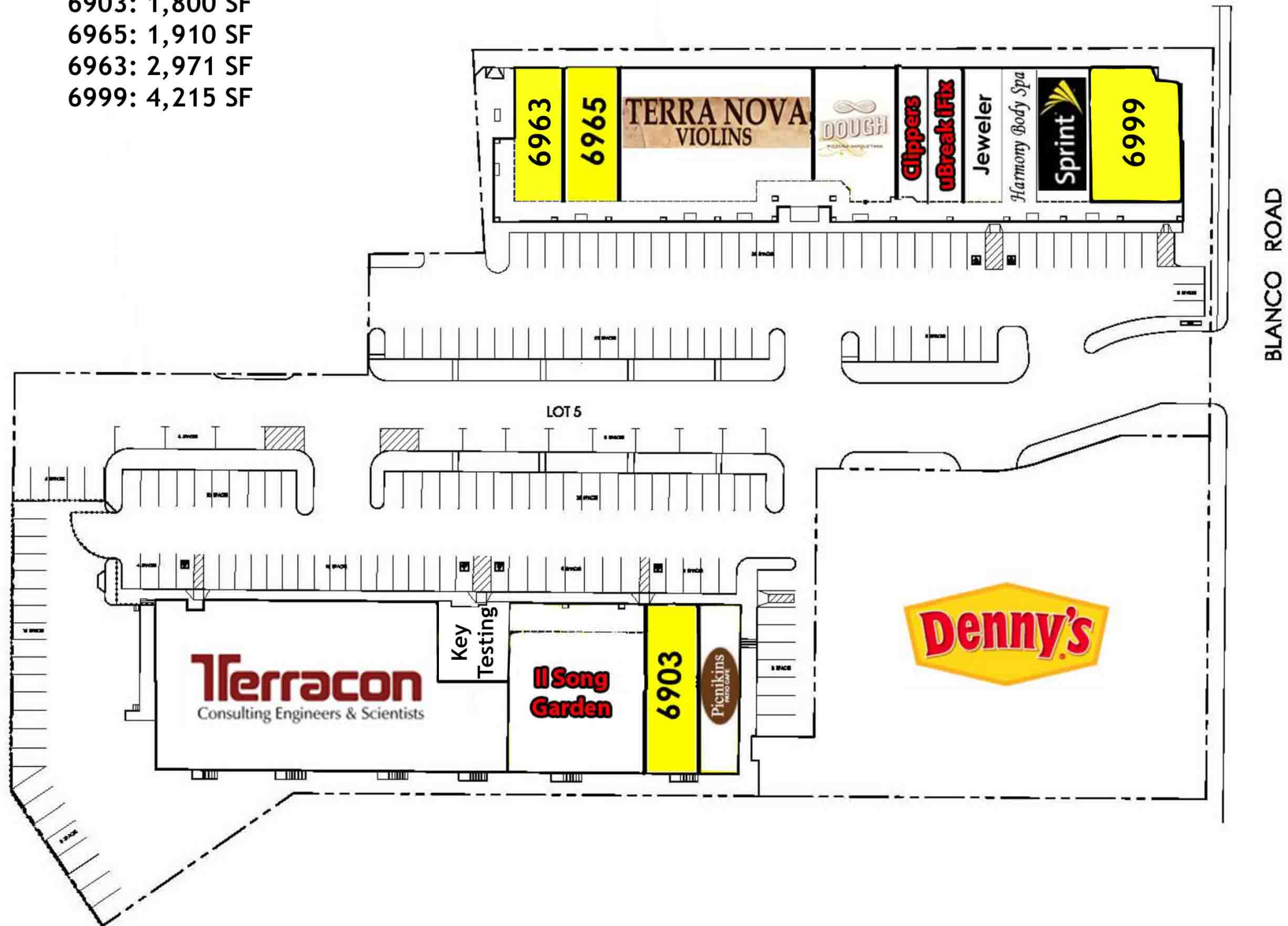


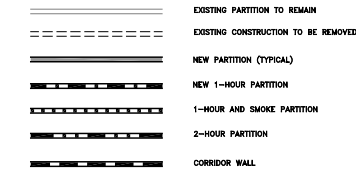
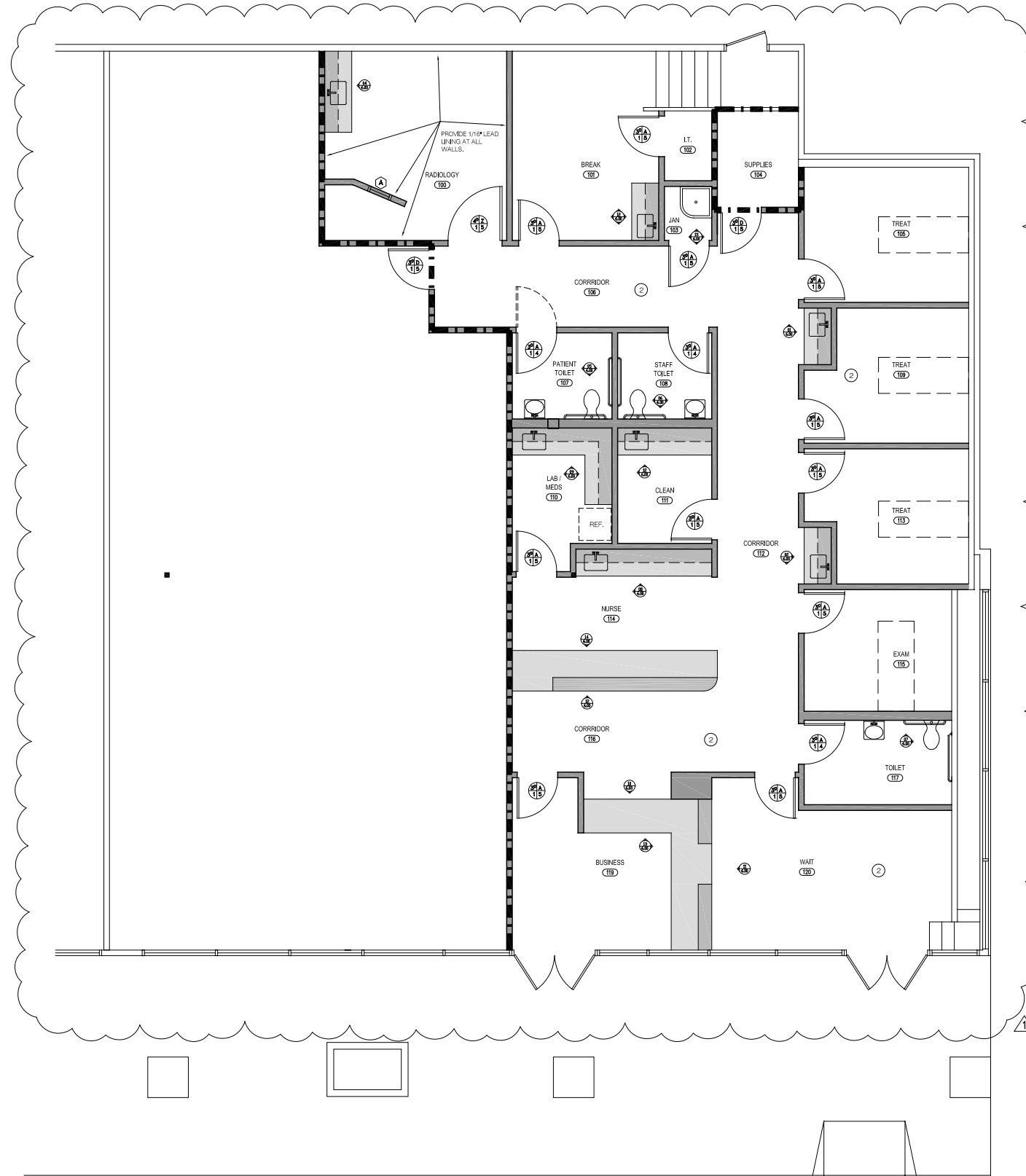




## Available Suites

- 6903: 1,800 SF
- 6965: 1,910 SF
- 6963: 2,971 SF
- 6999: 4,215 SF





**PARTITION LEGEND**

① PROVIDE CURTAIN AND TRACK.  
 ② PROVIDE WALL PROTECTION / CHAIR RAILS ON ALL WALLS IN CORRIDORS, WAITING ROOMS AND EXAM / TREATMENT ROOMS. (TYPICAL)

**KEYED NOTES**

1. FIELD VERIFY ALL EXISTING DIMENSIONS, CONDITIONS AND LOCATIONS.
2. PROTECT EXISTING WORK TO REMAIN AS REQUIRED TO PREVENT UNNECESSARY DAMAGE DUE TO DEMOLITION.
3. PROVIDE DUST BARRIERS TO PROTECT ACTIVE PUBLIC, STAFF AND PATIENT AREAS. MAINTAIN REQUIRED MEANS OF EGRESS FOR BUILDING OCCUPANTS. REDUCE DISTURBANCE TO BUILDING OCCUPANTS DUE TO EXCESSIVE NOISE AS MUCH AS PRACTICABLE BY SCHEDULING OR OTHER APPROPRIATE MEANS.
4. COORDINATE SCHEDULING OF ALL UTILITY AND SERVICE INTERRUPTIONS ACCORDING TO THE WORK WITH THE FACILITY DIRECTOR OF THE HOSPITAL AND THE HEADS OF THE DEPARTMENTS CONCERNED.
5. GENERAL CONTRACTOR, OR ANY OF HIS SUBCONTRACTORS, ARE NOT TO SHUT OFF ANY UTILITIES OR SERVICES. THIS IS TO BE DONE BY HOSPITAL ENGINEER ONLY.
6. REPAIR AND PATCH EXISTING CONSTRUCTION TO REMAIN AFTER DEMOLITION WORK IS COMPLETED INCLUDING STRUCTURE FIRE PROTECTION, PATCH AS REQUIRED TO MATCH SCHEDULED FINISH OR EXISTING ADJACENT WORK.
7. EXISTING ROOMS HAVING ENTRY DOORS RELOCATED SHALL ALSO HAVE LIGHT SWITCHES RELOCATED SO AS TO HAVE PROPER ADJACENCY TO THE RELOCATED DOOR.
8. ANY EXISTING EQUIPMENT OR FURNITURE WHICH IS NOT TO BE RELOCATED MUST BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
9. PROVIDE SOUND BATT INSULATION AT ALL TOILET ROOM WALLS. EXTEND ONE SIDE OF GYP, BD, AND INSULATION TO DECK.
10. ALL CORRIDOR WALLS TO HAVE GYP, BD, EXTENDED TO DECK ON BOTH SIDES AND FIRE-RATED INCLUDING ALL PENETRATIONS.
11. CONTRACTOR TO FIELD VERIFY WALL OPENING DIMENSIONS WITH EQUIPMENT PRIOR TO WALL CONSTRUCTION.
12. CONTRACTOR TO PURSUE AS REQUIRED FOR ALL EQUIPMENT AND DEVICES NOTED TO BE RECESSED. INCREASE INTERIOR PARTITION STUD SIZE IF NECESSARY.
13. EXTEND GYP, BD, TO DECK AT ALL PATIENT ROOM DEMISING PARTITIONS & PROVIDE SOUND BATT INSULATION.
14. PROVIDE GRAB BARS AT ALL TOILETS UNLESS NOTED OTHERWISE.
15. PROVIDE STUDS AT ALL PLUMBING WALLS UNLESS NOTED OTHERWISE.
16. ALL FLOOR PREP WORK SHALL BE INCLUDED AT TIME OF BID.
17. AFTER DEMO, IF FIREPROOFING WAS DAMAGED, SPRAY OR WRAP EXISTING STRUCTURE TO ACHIEVE REQUIRED FIRE RATING OF STRUCTURE.
18. ALL PENETRATIONS OF ALL WALLS BY CONDUIT, VESSES, DUCTS, ETC. TO BE SEALED PER FIREWALL PENETRATION REQUIREMENTS.
19. IN ALL RENOVATED ROOMS EXISTING WALL SWITCHES AND RECEPTACLES MUST BE RELOCATED TO ADA COMPLIANT HEIGHTS.
20. ALL WALLS (INTERIOR AND EXTERIOR) ARE TO HAVE 5/8\"/>

**GENERAL NOTES**

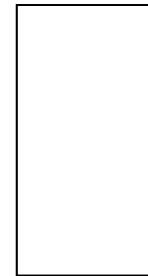
REMODELED FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISED  
9/12/14



RENOVATIONS  
for  
BLANCO RD. URGENT CARE  
SAN ANTONIO, TEXAS



ISSUED  
11 SEPTEMBER 2014  
FOR  
PERMITTING

SHEET  
A-1.40  
REMODELED FLOOR PLAN



**OFFERING DISCLAIMER**

**HAZARDOUS MATERIALS DISCLOSURE**

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

**AMERICANS WITH DISABILITIES ACT DISCLOSURE**

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY \_\_\_\_\_

I Certify that I have provided \_\_\_\_\_ the Prospective Buyer or Tenant, with a copy of this information.

Brokerage Company Name: GFR Development Services LLC.

BROKER or AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information about Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order, or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or (512) 465-3960.

TREC No. OP-K