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NOW PRE-LEASING MEDICAL OFFICE SPACE AT BULVERDE ROAD & GOLD CANYON ROAD SAN ANTONIO, TX 78259



PROPERTY HIGHLIGHTS

Medical space is now available for pre-lease at the SEC of Bulverde Road and Gold Canyon Road in Northeast San Antonio. This newly constructed building will have approximately 20,020 square feet and enjoy great visibility from Bulverde Road while providing easy access to Loop 1604 and Highway 281. When completed, this will be the only medical building along the Bulverde corridor to serve the area's strong demographics.

LOCATION

SEC Bulverde Road and Gold Canyon Road
San Antonio, TX 78259

GLA

20,020 SF

SIZE AVAILABLE

First Floor - 10,010 SF
Second Floor - 10,010 SF

RENTAL RATE

First Floor - \$30.00 PSF NNN
Second Floor - \$26.00 PSF NNN

TRIPLE NET CHARGES

\$8.00 PSF

TRAFFIC COUNTS

Bulverde, at Gold Canyon - 34,032 CPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Population	2,827	70,651	191,975
Estimated Households	1,195	25,730	71,760
Daytime Population	2,134	22,239	73,832
Average HH Income	\$98,326	\$108,701	\$107,770

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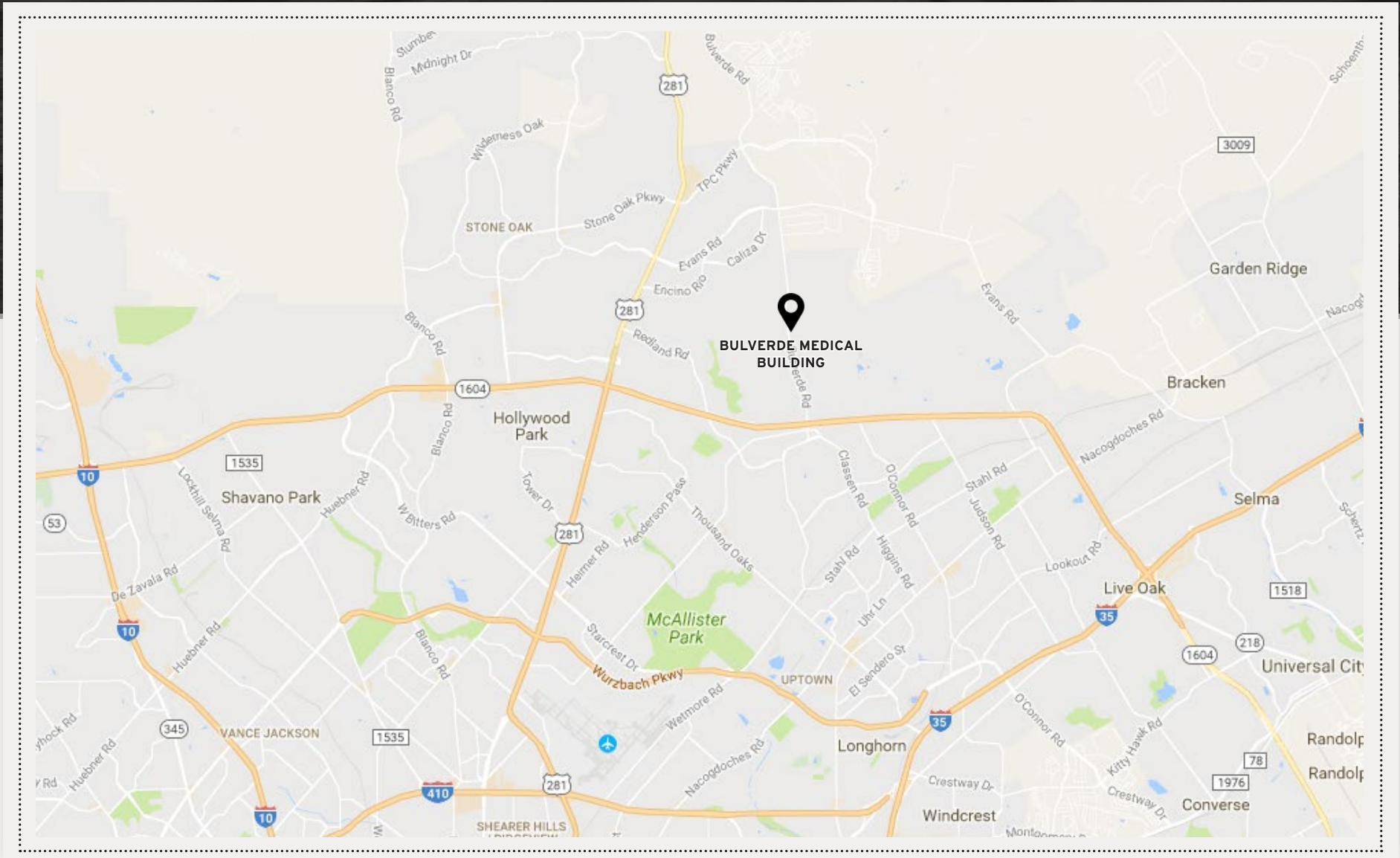


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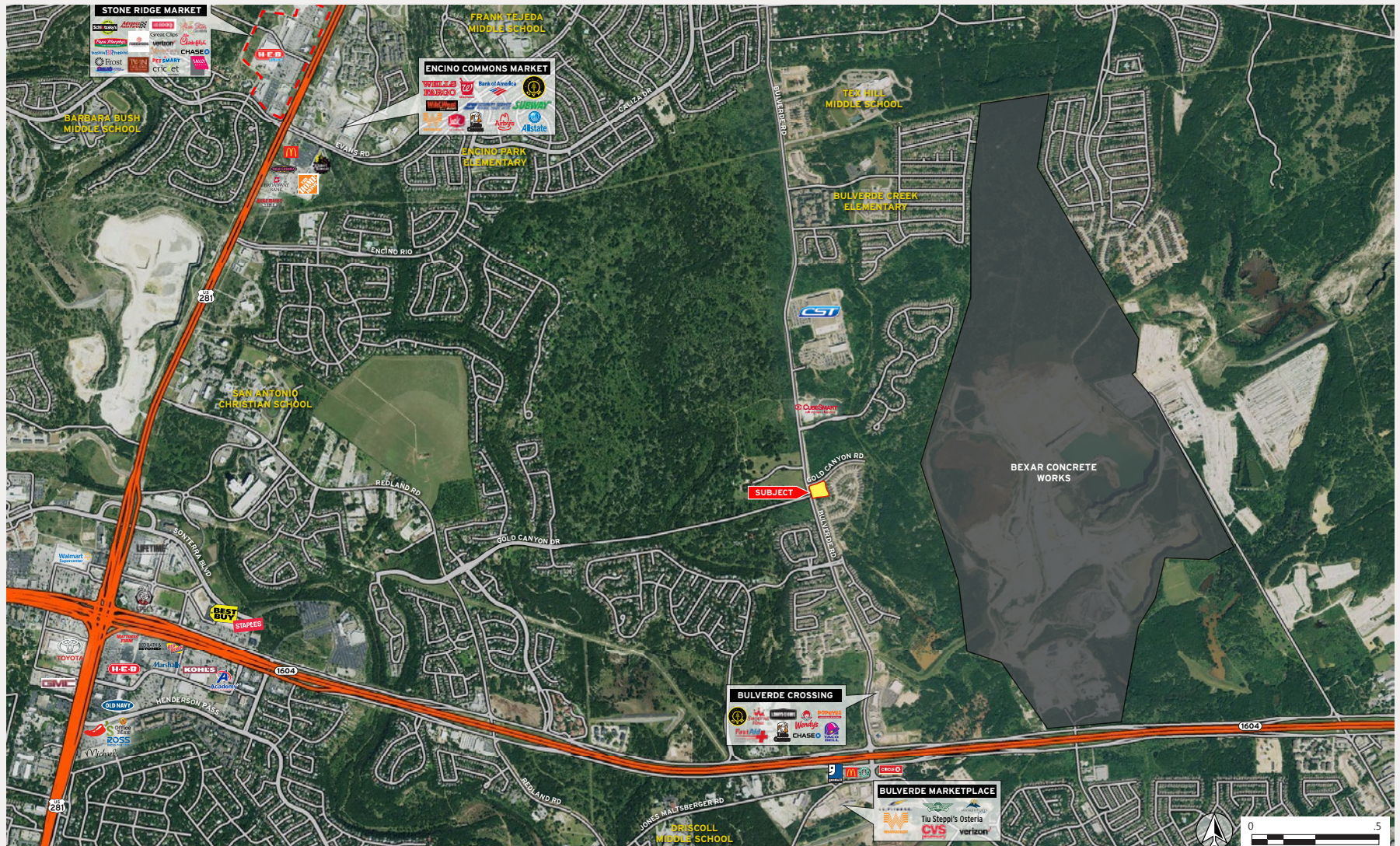
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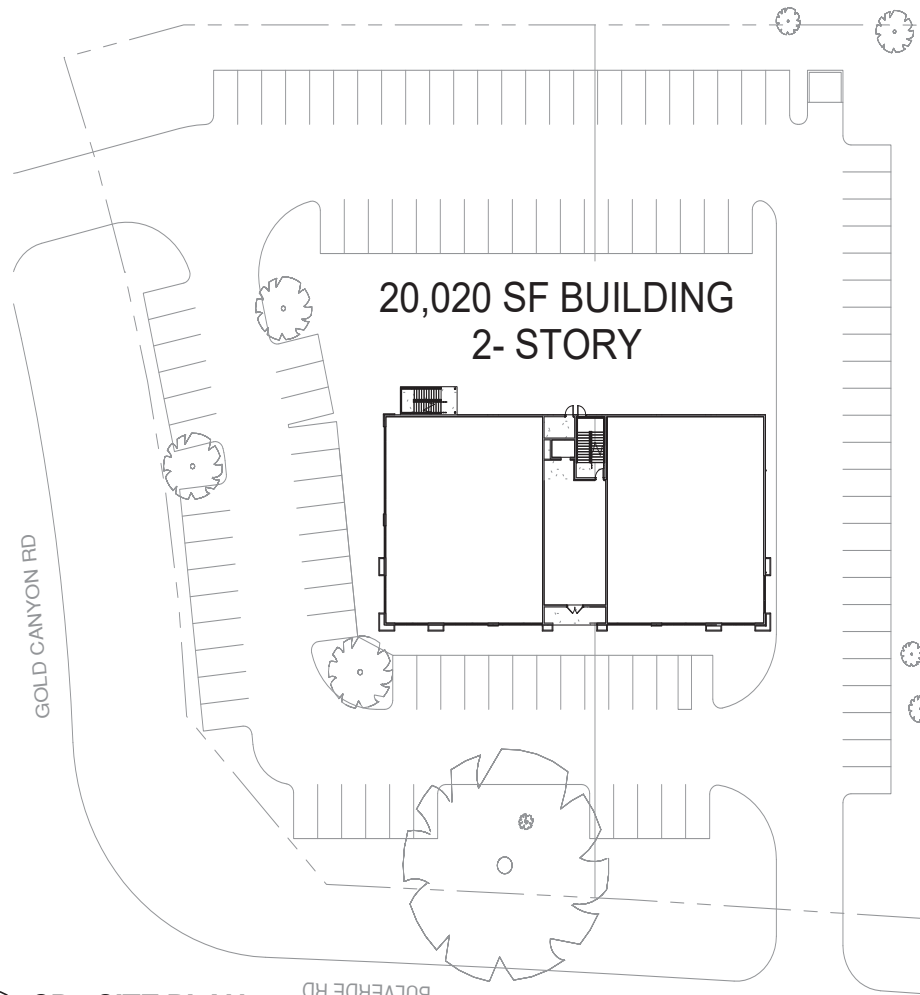
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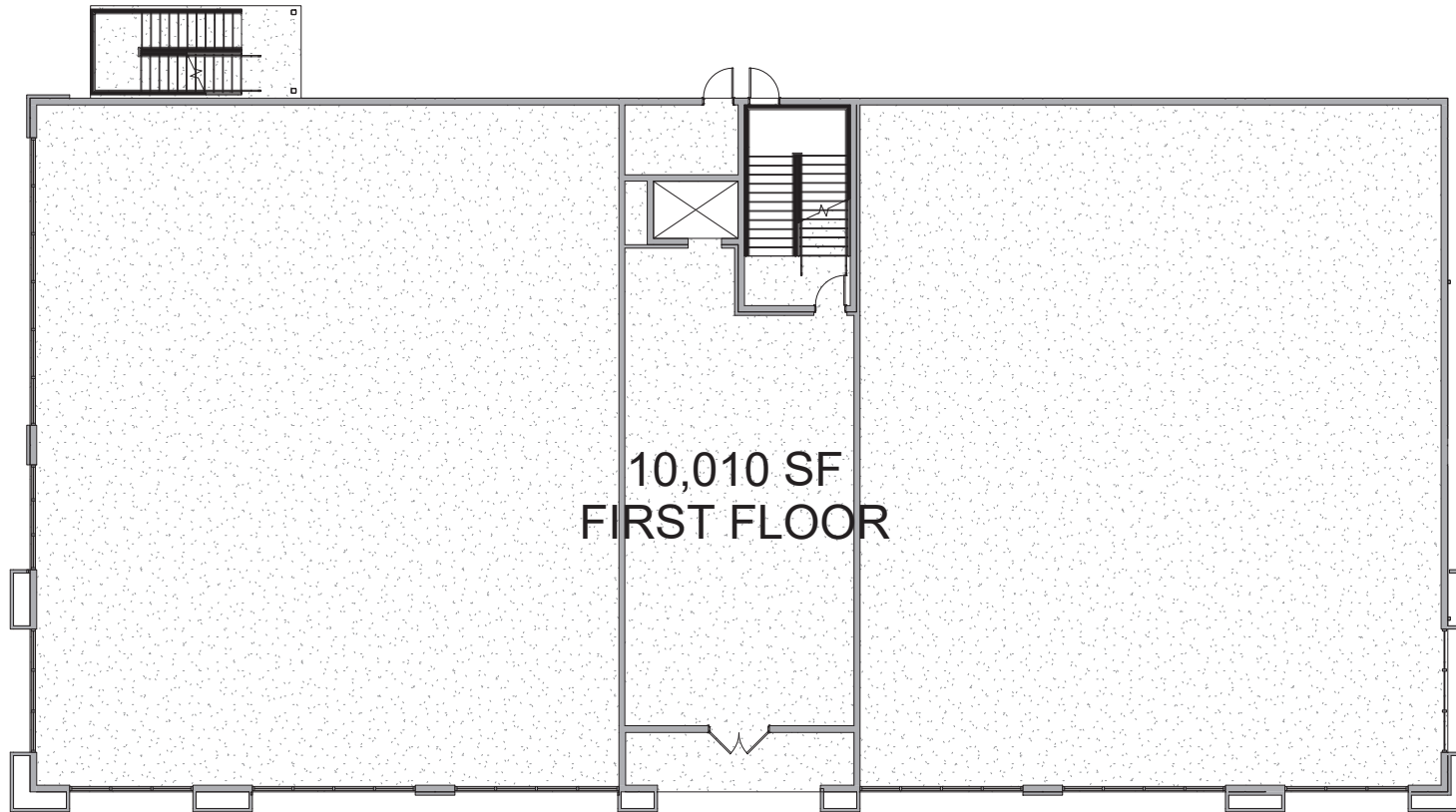


1 SD - SITE PLAN

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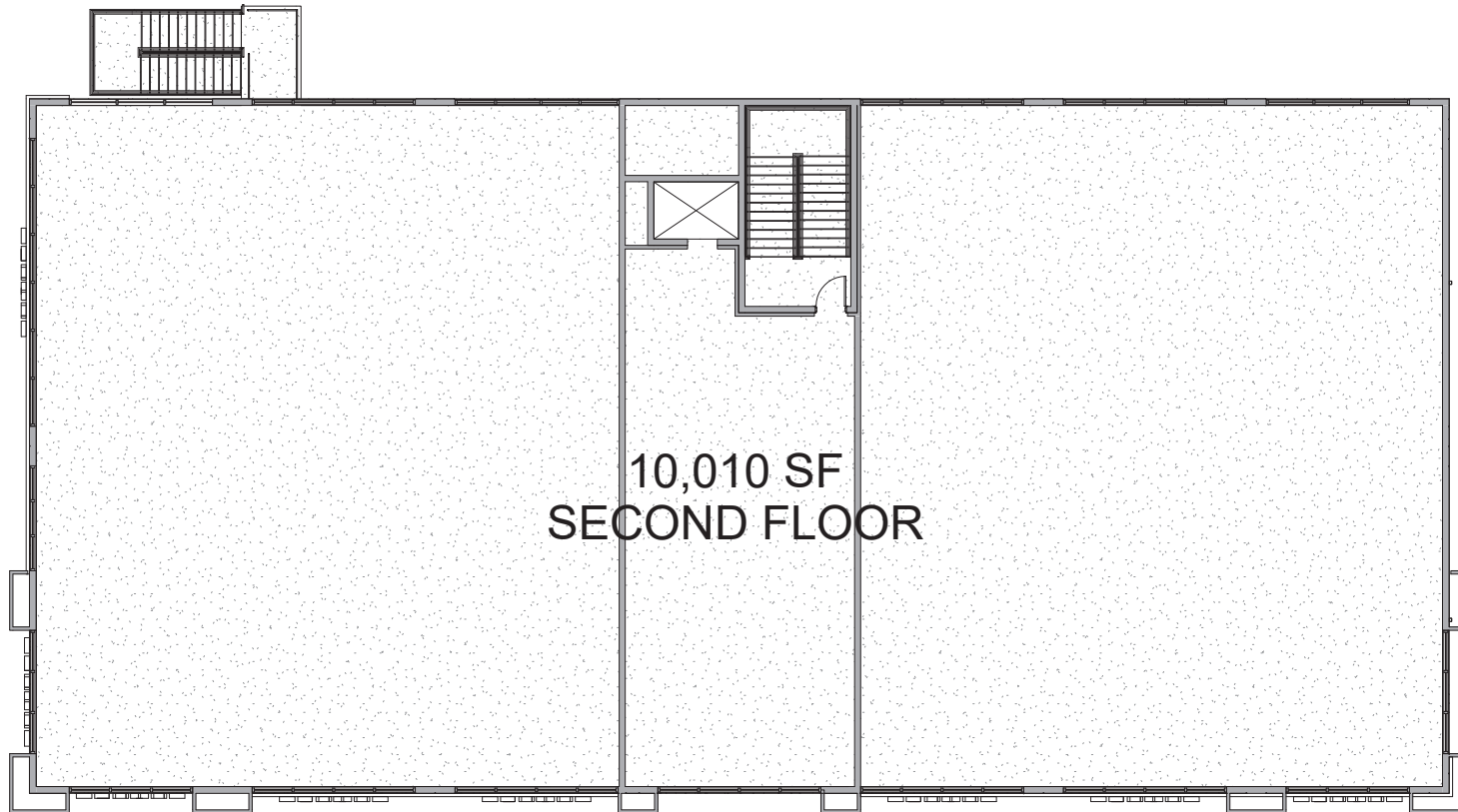


1 SD- FIRST FLOOR
SCALE: 3/32" = 1'-0"

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1 SD - SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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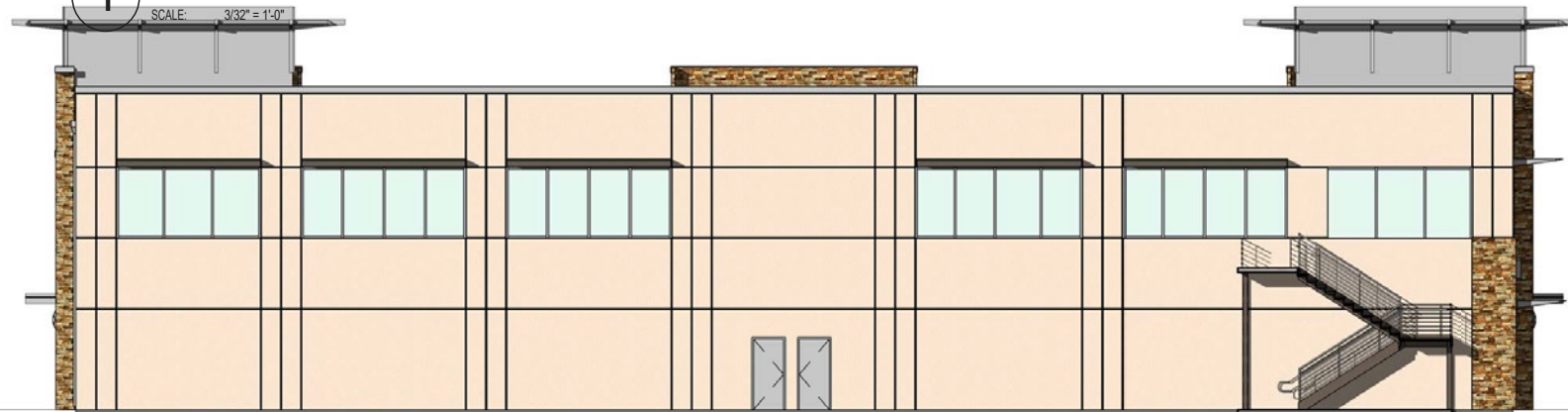


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1 SD - WEST ELEVATION

SCALE: 3/32" = 1'-0"



2 SD - EAST ELEVATION

SCALE: 3/32" = 1'-0"

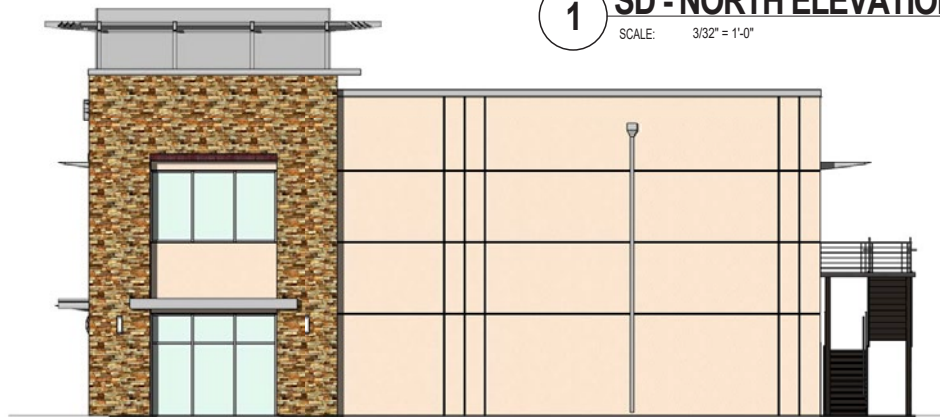
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1 SD - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 SD - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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Demographic Summary		2017	2022
Population		2,827	3,194
Households		1,195	1,361
Families		980	1,112
Median Household Income		\$108,504	\$109,266
Males per 100 Females		97.6	98.0
Population By Age			
Population <5 Years		4.0%	4.1%
Population 65+ Years		14.3%	17.7%
Median Age		44.3	45.4
	Spending Potential Index	Average Amount Spent	Total
Health Care	149	\$8,508.91	\$10,168,146
Medical Care	147	\$2,871.25	\$3,431,143
Physician Services	152	\$384.61	\$459,612
Dental Services	162	\$605.13	\$723,128
Eyecare Services	150	\$91.79	\$109,693
Lab Tests, X-Rays	150	\$89.66	\$107,142
Hospital Room and Hospital Services	146	\$249.86	\$298,583
Convalescent or Nursing Home Care	94	\$30.02	\$35,874
Other Medical services (1)	162	\$176.48	\$210,891
Nonprescription Drugs	142	\$189.44	\$226,386
Prescription Drugs	141	\$508.94	\$608,185
Nonprescription Vitamins	146	\$103.92	\$124,184
Medicare Prescription Drug Premium	126	\$162.02	\$193,608
Eyeglasses and Contact Lenses	154	\$143.11	\$171,020
Hearing Aids	139	\$39.71	\$47,457
Medical Equipment for General Use	144	\$8.58	\$10,249
Other Medical Supplies/Equipment (2)	148	\$87.98	\$105,132
Health Insurance	149	\$5,637.66	\$6,737,003
Blue Cross/Blue Shield	153	\$1,935.13	\$2,312,477
Fee for Service Health Plan	155	\$1,146.47	\$1,370,026
HMO	154	\$1,238.83	\$1,480,401
Medicare Payments	130	\$799.82	\$955,786
Long Term Care Insurance	157	\$165.93	\$198,285
Other Health Insurance (3)	144	\$351.49	\$420,029

**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 2017 and 2022; Consumer Spending data is derived from the 2014 and 2015 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Demographic Summary	2017	2022	
Population	70,651	77,671	
Households	25,730	28,143	
Families	18,867	20,606	
Median Household Income	\$90,728	\$97,673	
Males per 100 Females	95.7	95.6	
Population By Age			
Population <5 Years	5.9%	6.0%	
Population 65+ Years	11.4%	13.2%	
Median Age	37.5	37.8	
	Spending Potential Index	Average Amount Spent	Total
Health Care	122	\$6,993.76	\$179,949,442
Medical Care	121	\$2,365.01	\$60,851,763
Physician Services	126	\$319.50	\$8,220,687
Dental Services	125	\$465.87	\$11,986,903
Eyecare Services	122	\$74.98	\$1,929,241
Lab Tests, X-Rays	128	\$76.39	\$1,965,481
Hospital Room and Hospital Services	128	\$220.26	\$5,667,170
Convalescent or Nursing Home Care	90	\$28.85	\$742,182
Other Medical services (1)	139	\$151.44	\$3,896,632
Nonprescription Drugs	122	\$162.92	\$4,191,957
Prescription Drugs	116	\$418.29	\$10,762,587
Nonprescription Vitamins	120	\$85.59	\$2,202,256
Medicare Prescription Drug Premium	101	\$129.51	\$3,332,333
Eyeglasses and Contact Lenses	125	\$116.18	\$2,989,433
Hearing Aids	109	\$31.11	\$800,386
Medical Equipment for General Use	126	\$7.50	\$193,101
Other Medical Supplies/Equipment (2)	129	\$76.62	\$1,971,412
Health Insurance	123	\$4,628.75	\$119,097,680
Blue Cross/Blue Shield	127	\$1,608.87	\$41,396,287
Fee for Service Health Plan	129	\$951.61	\$24,484,927
HMO	131	\$1,052.04	\$27,068,966
Medicare Payments	102	\$624.76	\$16,075,163
Long Term Care Insurance	121	\$127.72	\$3,286,313
Other Health Insurance (3)	108	\$263.74	\$6,786,024

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Demographic Summary		2017	2022
Population		191,975	209,031
Households		71,760	77,825
Families		50,764	54,998
Median Household Income		\$82,191	\$89,066
Males per 100 Females		93.6	93.8
Population By Age			
Population <5 Years		6.2%	6.4%
Population 65+ Years		12.5%	13.8%
Median Age		37.3	37.4
	Spending Potential Index	Average Amount Spent	Total
Health Care	118	\$6,784.92	\$486,885,713
Medical Care	118	\$2,298.09	\$164,910,630
Physician Services	122	\$307.61	\$22,074,095
Dental Services	121	\$451.55	\$32,403,027
Eyecare Services	118	\$72.56	\$5,206,982
Lab Tests, X-Rays	123	\$73.39	\$5,266,671
Hospital Room and Hospital Services	124	\$212.65	\$15,259,783
Convalescent or Nursing Home Care	93	\$29.73	\$2,133,497
Other Medical services (1)	134	\$146.29	\$10,497,546
Nonprescription Drugs	119	\$158.27	\$11,357,143
Prescription Drugs	113	\$407.69	\$29,255,707
Nonprescription Vitamins	117	\$83.08	\$5,962,120
Medicare Prescription Drug Premium	101	\$130.30	\$9,350,104
Eyeglasses and Contact Lenses	120	\$111.90	\$8,029,906
Hearing Aids	109	\$31.10	\$2,231,987
Medical Equipment for General Use	127	\$7.57	\$543,433
Other Medical Supplies/Equipment (2)	125	\$74.40	\$5,338,632
Health Insurance	119	\$4,486.83	\$321,975,083
Blue Cross/Blue Shield	122	\$1,541.81	\$110,640,309
Fee for Service Health Plan	123	\$913.22	\$65,532,499
HMO	127	\$1,024.19	\$73,495,843
Medicare Payments	102	\$626.18	\$44,934,567
Long Term Care Insurance	117	\$123.77	\$8,881,599
Other Health Insurance (3)	106	\$257.67	\$18,490,267

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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

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