

FOR SALE | LEASE

2320 BABCOCK RD

SAN ANTONIO, TX 78229



PROPERTY INFO

- + Located in the heart of the South Texas Medical Center (STMC)
- + Adjacent to the intersection of Babcock and Wurzbach Roads
- + Exceptional visibility and access from Babcock Road
- + Pylon signage available on property

BUILDING SIZE

- + 4,219 SF

LAND SIZE

- + ±0.61 Acres

PRICE | RATE

- + Please call for information.


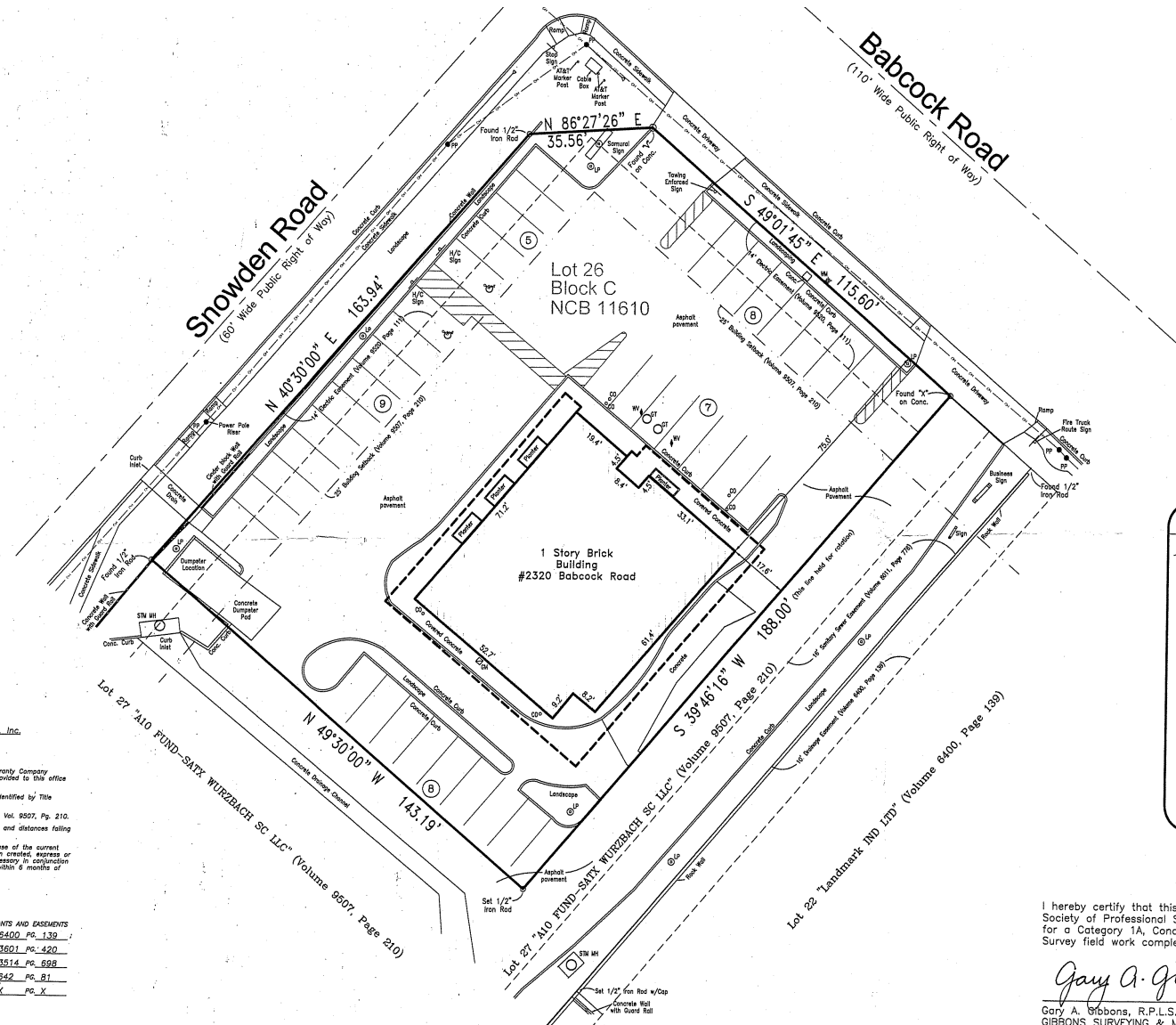


Retail Science from CBRE

www.cbre.com/sanantonio

CBRE

Scale: 1" = 20'

SYMBOLS LEGEND	
PP	POWER POLE
LP	LAMP POST
GW	GY WIRE
GM	GAS METER
WV	WATER VALVE
WM	WATER METER
SWR MH	MANHOLE (AS NOTED)
STM MH	MANHOLE (AS NOTED)
GT	GREASE TRAP
CO ₂	SANITARY CLEAN OUT
FH	FIRE HYDRANT
BO	BOLLARD
FP	FLAG POLE
S	SIGN
♿	HANDICAP PARKING SPACE

owner: Wurzbach Medical Center 2, Inc.

Title Commitment issued by Stewart Title Guaranty Company
 STW 1410453-WRC, issued June 16, 2014 provided to this office
 as satisfactory records search.

Easement and restriction references are as identified by Title
 Commitment above, only.


Surveying relation is based on plat recorded in Vol. 9507, Pg. 210.
 Found monumentation resulted in all bearings and distances falling
 within minimum positional tolerances.

This survey is being prepared solely for the use of the current
 owner (or their assigns). No license has been created, express or
 implied, to copy this survey except as is necessary in conjunction
 with this transaction, which shall take place within 6 months of
 the date of this survey.

PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS
 RECORDED IN:
 1060 PG. VOL. 9507 PG. 210 VOL. 6400 PG. 139
 VOL. 7000 PG. 76 VOL. 3601 PG. 420
 VOL. 3731 PG. 467 VOL. 3514 PG. 688
 VOL. 3772 PG. 1804 VOL. 642 PG. 81
 VOL. 9520 PG. 111 VOL. X PG. X

I hereby certify that this survey conforms to the current Texas
 Society of Professional Surveyors Standards and Specifications
 for a Category 1A, Condition II Survey.
 Survey field work completed the 24th day of September, 2014.

Gary A. Gibbons
 Gary A. Gibbons, R.P.L.S. No. 4716
 GIBBONS SURVEYING & MAPPING, INC.



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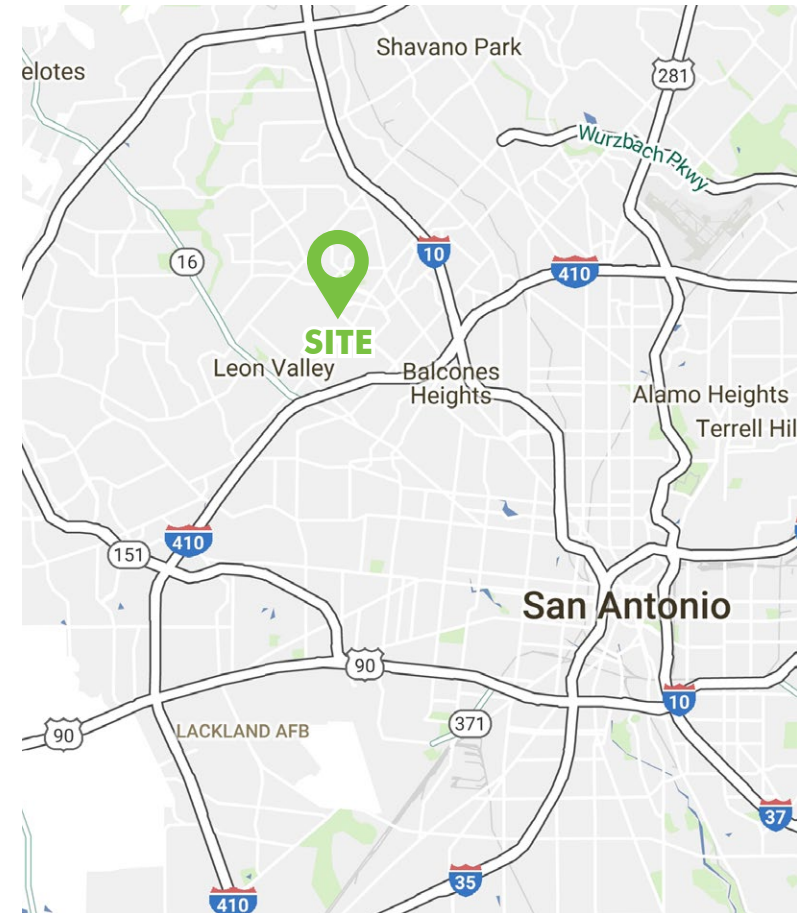
2017 Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	16,813	138,784	386,826
Daytime Population	51,770	196,508	425,895
Avg. HH Income	\$54,979	\$58,125	\$64,304
Median Age	33	34	34

Traffic Counts

Babcock Rd	43,297 VPD
Wurzbach Rd	23,308 VPD

Source: CoStar, 2016



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CONTACT US

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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	