



REATA
REAL ESTATE
OFFICE

WESTOVER MEDICAL PARK BUILDING FOR SALE

NEQ MILITARY DRIVE WEST & HIGHWAY 151
SAN ANTONIO, TX 78251

DAVID BALLARD, CCIM / PARKER LABARGE



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PROPERTY HIGHLIGHTS

Class A Medical Office building available for purchase at Westover Medical Park. This new building will be ready for finish-out in Q1 2017.

Westover Medical Park is a master planned commercial medical development located in the North East quadrant of Highway 151 and Military Drive West. Christus Santa Rosa Hospital is within a quarter mile radius. Methodist Hospital recently committed to a 50 acre campus nearby, and plans to break ground soon. Many other medical facilities are also within easy reach.

This is a rare opportunity for medical professionals to assume building ownership in one of the fastest growing areas of the city.

AMENITIES

- Attractive architecture
- Exterior monument and building signage available
- Abundant parking
- Easy access to Highway 151, Loop 1604 & Loop 410

LOCATION

NEQ Military Drive West & Highway 151
San Antonio, TX 78251

BUILDING SIZE FOR SALE

5,323 SF (shell size)

LOT SIZE

38,332 SF

SALE PRICE

Please contact Brokers for pricing.

PARKING RATIO

5:1,000

TRAFFIC COUNTS

Highway 151, N of Military Drive	63,393 CPD
Highway 151, S of Military Drive	93,594 CPD
Military Drive, E of Highway 151	8,168 CPD

CONTACT

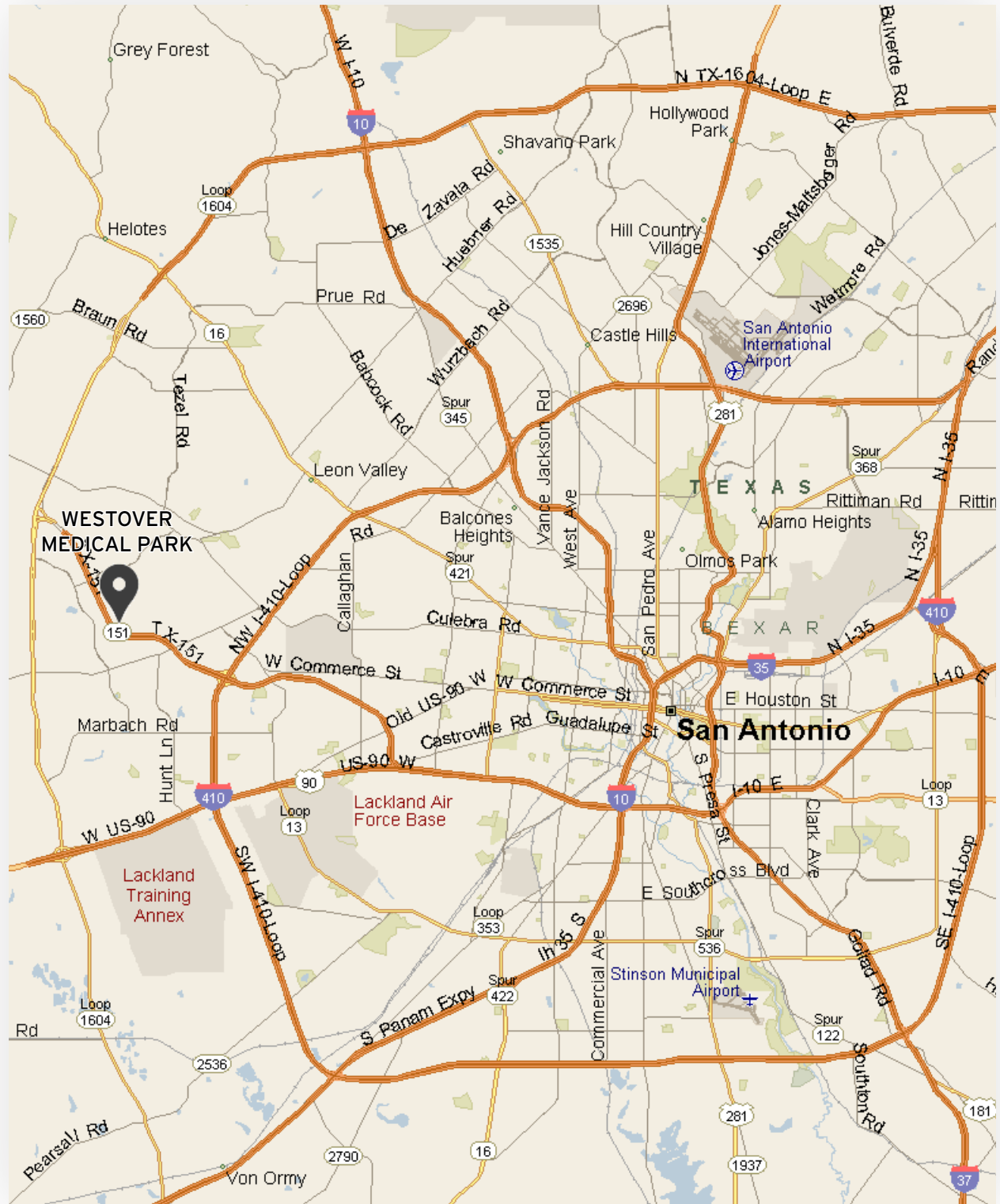
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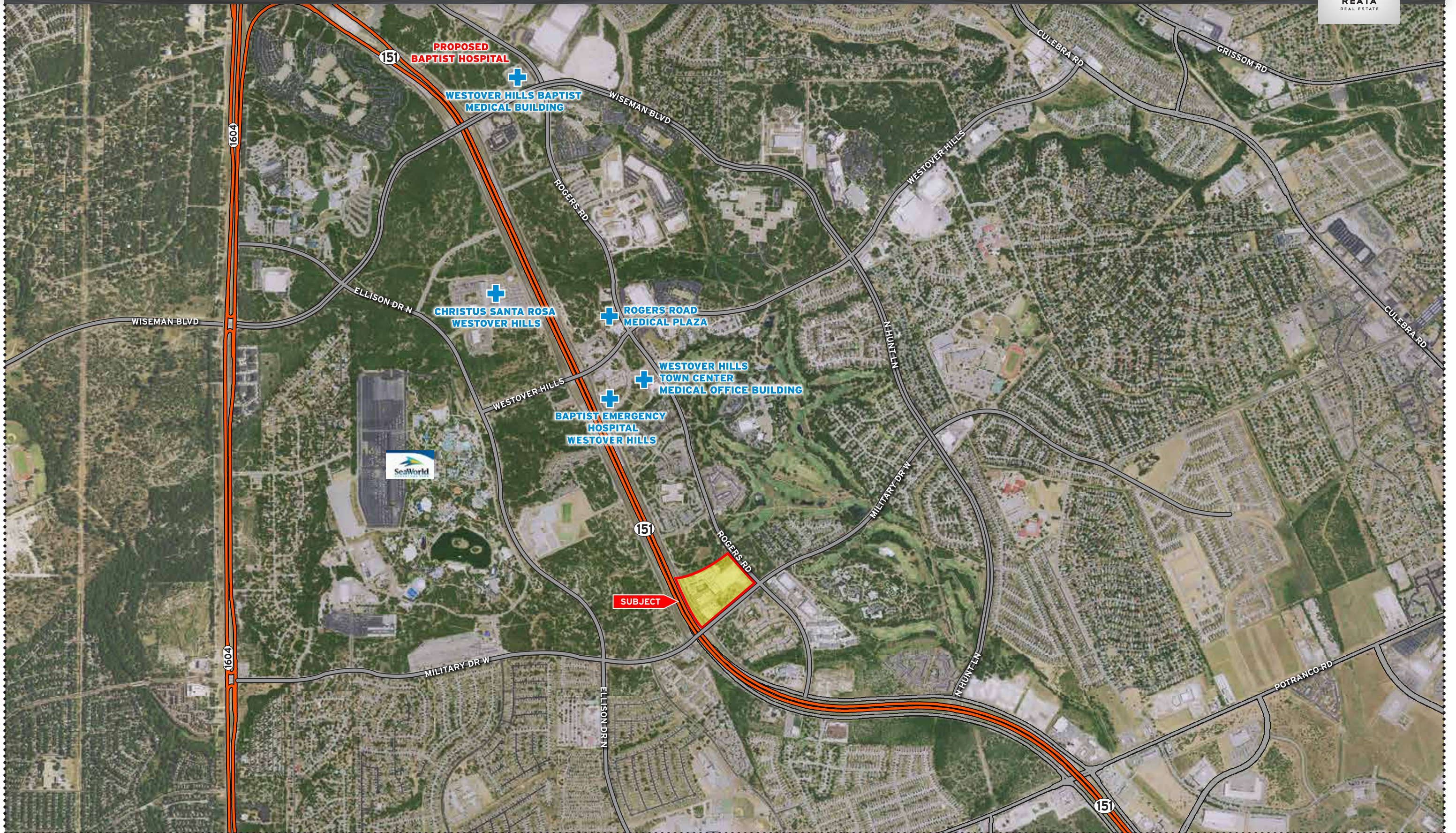
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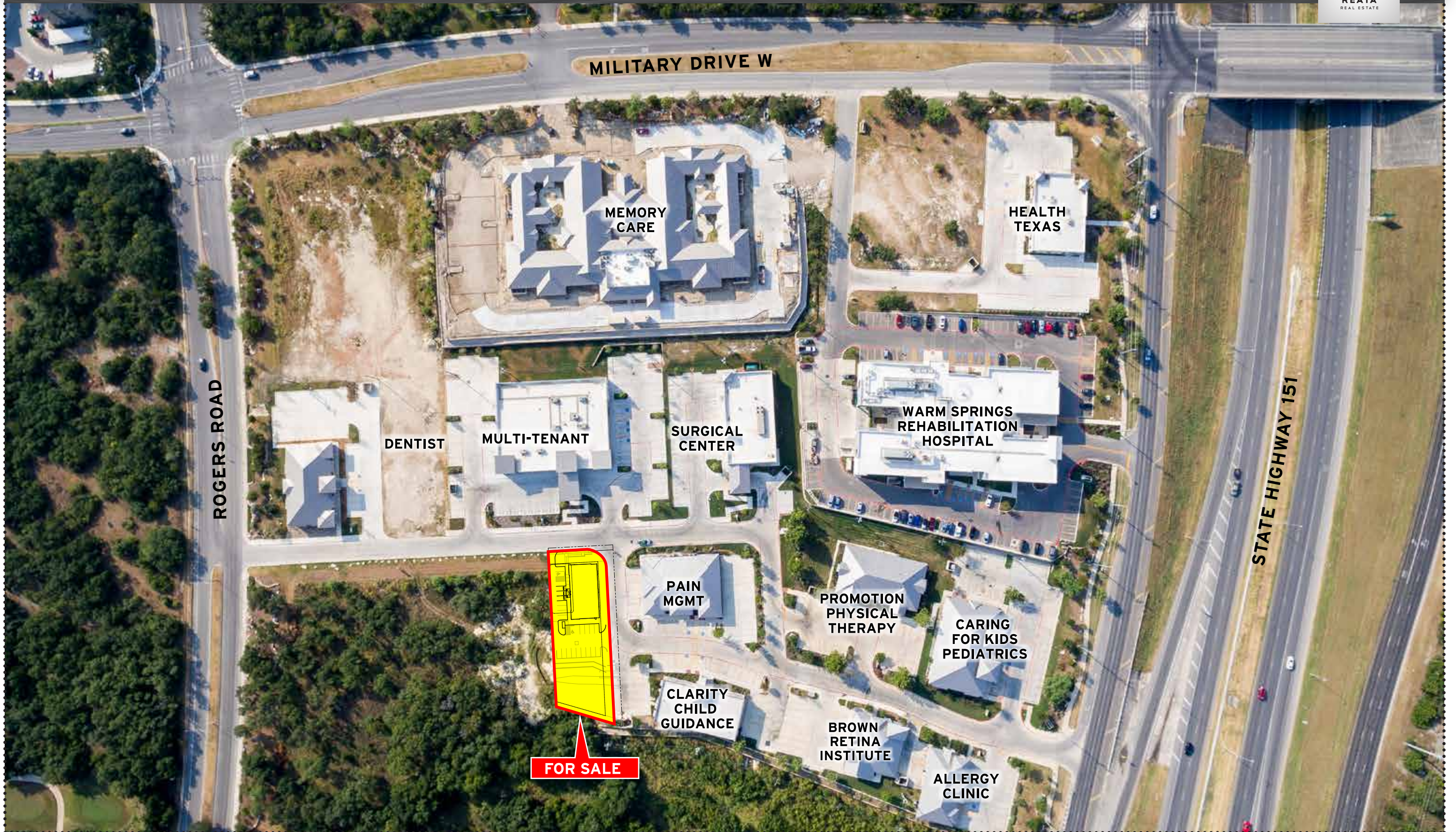
MAP



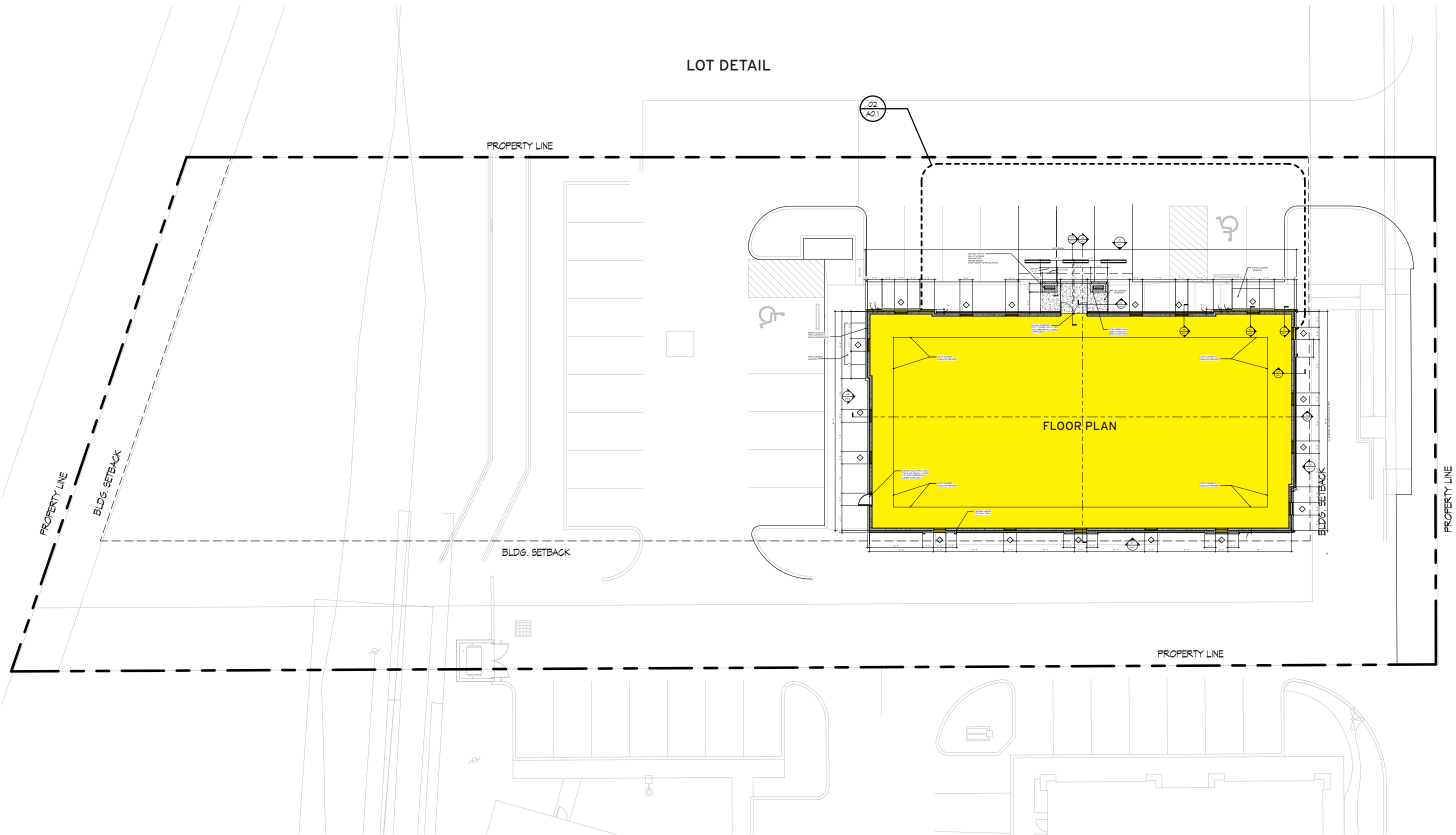
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LOT DETAIL





DEMOGRAPHICS



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.

Demographic Summary	2017	2022	
Population	10,864	12,046	
Households	4,337	4,882	
Families	2,694	2,980	
Median Household Income	\$72,239	\$79,326	
Males per 100 Females	100.0	98.4	
Population By Age			
Population <5 Years	8.3%	8.3%	
Population 65+ Years	5.3%	5.7%	
Median Age	30.0	29.4	
	Spending Potential Index	Average Amount Spent	Total
Health Care	94	\$5,282.14	\$22,908,630
Medical Care	94	\$1,815.15	\$7,872,305
Physician Services	98	\$235.07	\$1,019,499
Dental Services	90	\$335.01	\$1,452,934
Eyecare Services	90	\$54.83	\$237,788
Lab Tests, X-Rays	93	\$56.74	\$246,084
Hospital Room and Hospital Services	104	\$181.11	\$785,486
Convalescent or Nursing Home Care	73	\$24.29	\$105,330
Other Medical services (1)	103	\$112.71	\$488,808
Nonprescription Drugs	100	\$127.04	\$550,978
Prescription Drugs	89	\$345.33	\$1,497,707
Nonprescription Vitamins	105	\$76.58	\$332,129
Medicare Prescription Drug Premium	80	\$90.75	\$393,588
Eyeglasses and Contact Lenses	95	\$89.47	\$388,021
Hearing Aids	71	\$19.72	\$85,547
Medical Equipment for General Use	87	\$4.91	\$21,300
Other Medical Supplies/Equipment (2)	104	\$61.59	\$267,105
Health Insurance	95	\$3,466.99	\$15,036,326
Blue Cross/Blue Shield	98	\$1,212.17	\$5,257,186
Fee for Service Health Plan	101	\$754.65	\$3,272,903
HMO	104	\$797.67	\$3,459,506
Medicare Payments	79	\$441.48	\$1,914,701
Long Term Care Insurance	76	\$76.38	\$331,273
Other Health Insurance (3)	74	\$184.63	\$800,756

DEMOGRAPHICS



MEDICAL EXPENDITURES 3 MILE RADIUS

DATA NOTE

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(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.

Demographic Summary	2017	2022	
Population	112,704	123,278	
Households	38,311	41,935	
Families	27,789	30,157	
Median Household Income	\$59,921	\$64,960	
Males per 100 Females	94.5	94.1	
Population By Age			
Population <5 Years	8.1%	8.3%	
Population 65+ Years	7.9%	8.5%	
Median Age	31.2	31.1	
	Spending Potential Index	Average Amount Spent	Total
Health Care	86	\$4,819.89	\$184,654,867
Medical Care	86	\$1,659.74	\$63,586,303
Physician Services	90	\$217.49	\$8,332,345
Dental Services	86	\$318.84	\$12,215,234
Eyecare Services	84	\$51.24	\$1,963,033
Lab Tests, X-Rays	87	\$53.53	\$2,050,604
Hospital Room and Hospital Services	93	\$161.00	\$6,168,248
Convalescent or Nursing Home Care	72	\$23.96	\$918,064
Other Medical services (1)	91	\$99.17	\$3,799,151
Nonprescription Drugs	86	\$109.94	\$4,211,916
Prescription Drugs	82	\$317.87	\$12,178,001
Nonprescription Vitamins	89	\$65.14	\$2,495,435
Medicare Prescription Drug Premium	72	\$81.37	\$3,117,235
Eyeglasses and Contact Lenses	86	\$81.01	\$3,103,677
Hearing Aids	75	\$20.76	\$795,148
Medical Equipment for General Use	84	\$4.72	\$180,973
Other Medical Supplies/Equipment (2)	90	\$53.70	\$2,057,240
Health Insurance	87	\$3,160.15	\$121,068,564
Blue Cross/Blue Shield	89	\$1,103.01	\$42,257,315
Fee for Service Health Plan	92	\$685.08	\$26,246,105
HMO	94	\$714.20	\$27,361,897
Medicare Payments	73	\$405.09	\$15,519,241
Long Term Care Insurance	77	\$77.40	\$2,965,113
Other Health Insurance (3)	71	\$175.38	\$6,718,893

DEMOGRAPHICS



MEDICAL EXPENDITURES 5 MILE RADIUS

DATA NOTE

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(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.

Demographic Summary	2017	2022	
Population	295,326	328,416	
Households	97,683	108,270	
Families	72,777	80,375	
Median Household Income	\$58,866	\$63,728	
Males per 100 Females	94.4	94.5	
Population By Age			
Population <5 Years	8.2%	8.4%	
Population 65+ Years	8.8%	9.7%	
Median Age	31.9	32.2	
	Spending Potential Index	Average Amount Spent	Total
Health Care	86	\$4,825.88	\$471,406,842
Medical Care	86	\$1,665.18	\$162,660,091
Physician Services	90	\$216.80	\$21,177,546
Dental Services	87	\$322.51	\$31,503,854
Eyecare Services	85	\$51.64	\$5,044,252
Lab Tests, X-Rays	88	\$53.96	\$5,270,572
Hospital Room and Hospital Services	92	\$159.71	\$15,600,643
Convalescent or Nursing Home Care	76	\$25.30	\$2,471,499
Other Medical services (1)	89	\$97.36	\$9,510,531
Nonprescription Drugs	85	\$108.53	\$10,601,905
Prescription Drugs	83	\$321.23	\$31,379,054
Nonprescription Vitamins	87	\$63.75	\$6,227,232
Medicare Prescription Drug Premium	74	\$84.21	\$8,225,712
Eyeglasses and Contact Lenses	85	\$80.38	\$7,851,275
Hearing Aids	80	\$22.25	\$2,173,268
Medical Equipment for General Use	86	\$4.86	\$475,010
Other Medical Supplies/Equipment (2)	89	\$52.70	\$5,147,737
Health Insurance	87	\$3,160.70	\$308,746,751
Blue Cross/Blue Shield	89	\$1,094.66	\$106,929,214
Fee for Service Health Plan	91	\$677.06	\$66,137,059
HMO	93	\$710.15	\$69,370,035
Medicare Payments	75	\$419.59	\$40,986,945
Long Term Care Insurance	80	\$80.21	\$7,835,210
Other Health Insurance (3)	72	\$179.03	\$17,488,288

AGENCY DISCLOSURE



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.



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

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Date