

Village at Live Oak

12315 Judson Rd

Medical Office/Retail
For Lease



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210 524 4000



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Property Summary

Address	12315 Judson Road
Location	Judson Rd and Topperwein Rd
Property Details	24,294 SF 2.0040 Acres
Legal Description	CB 5049B BLK 3 LOT 23 BRENTWOOD OAKS UNIT-4
Zoning	B-2
Year Built	1985
Floors	1
Road Frontage	647.34

Comments

- Excellent visibility
- Easy access to IH-35, Loop 1604, and Loop 410
- Well located across from Northeast Methodist Hospital
- Easy ingress/egress to adjacent thoroughfares
- Pylon signage available
- Enjoys strong demographics
- Professionally managed
- Attractive architecture and landscaping
- Ideal for a wide variety of commercial uses including medical, office, and retail
- Surrounded by numerous established and growing subdivisions
- Abundant surface parking

Traffic Counts

IH-35, just west of Judson Road; 232,237 vpd (2019)
 IH-35 just west of Loop 1604; 183,775 vpd (2019)
 Source: TxDOT Statewide Planning Map

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Quote Sheet

Available SF	1,608
Lease Price/SF	\$22.00 NNN
Operating Expenses	\$6.14 PSF / Yr
Finishout Quote	Negotiable
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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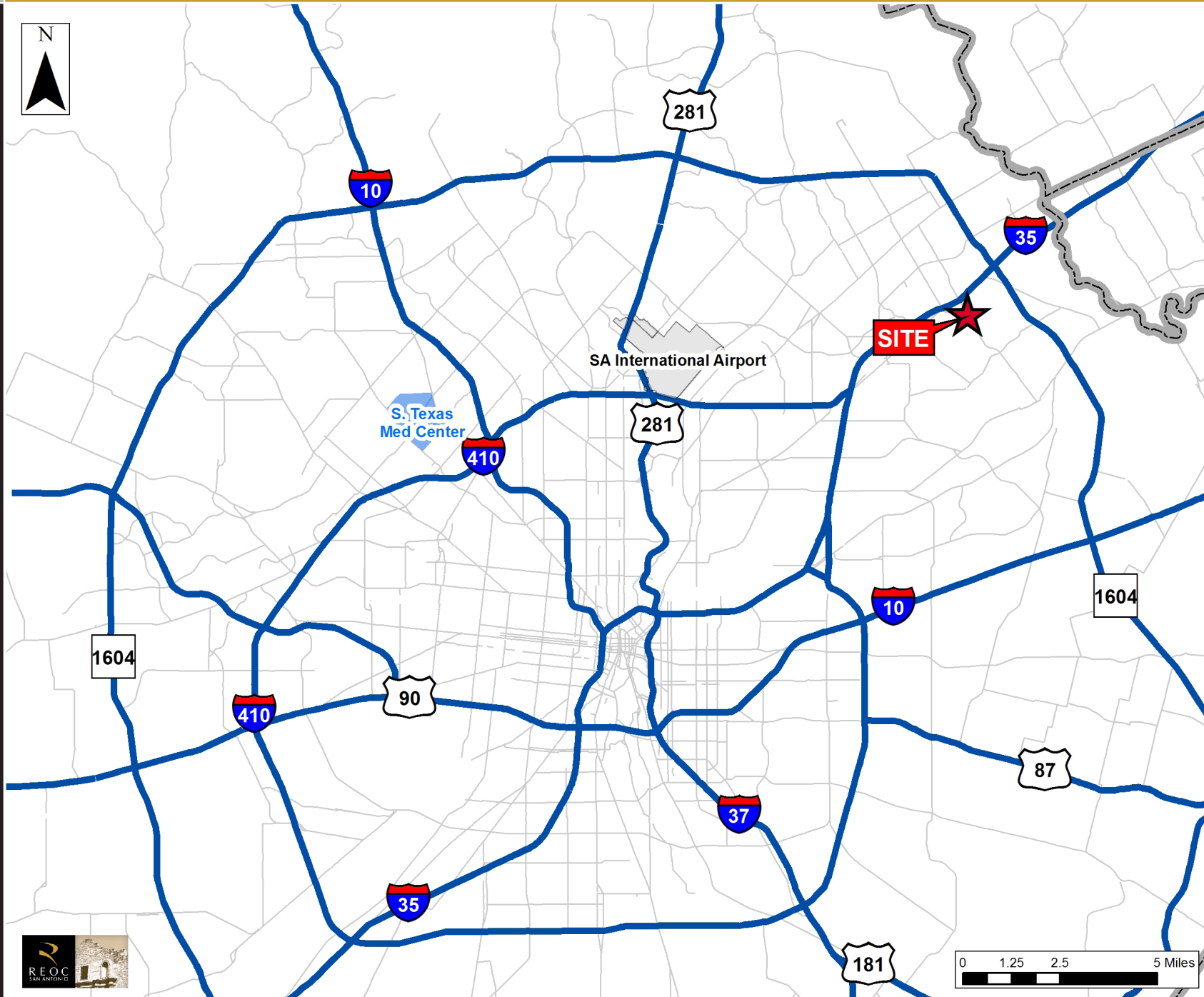
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



City Location Map

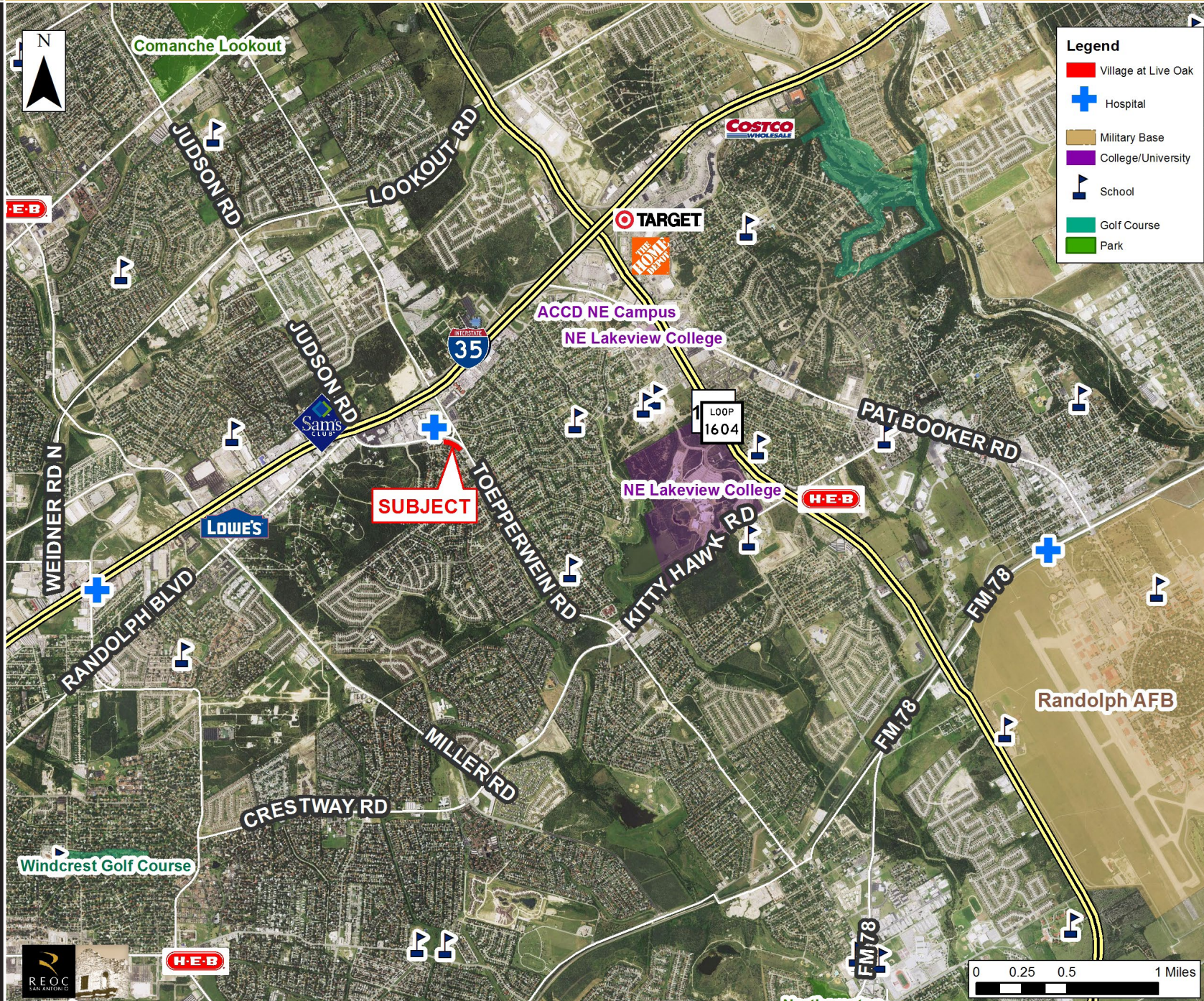


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Aerial Map



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Site Aerial



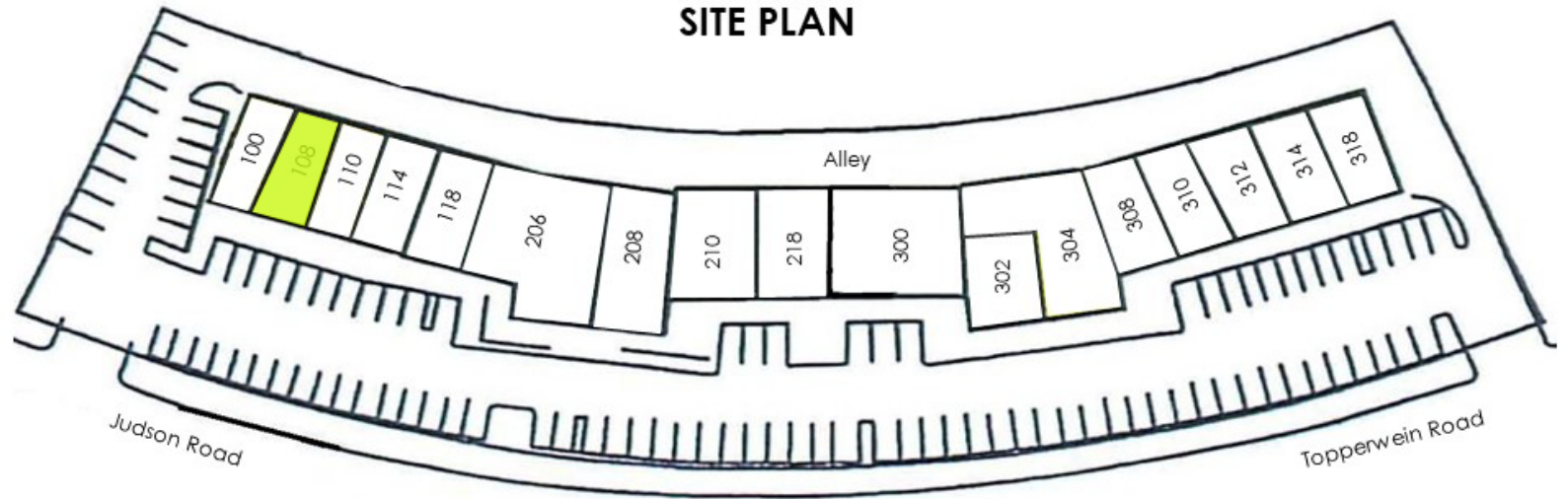
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Site Plan

VILLAGE AT LIVE OAK SITE PLAN



SUITE #	TENANT	SF
100	SUBWAY	1,380
108	AVAILABLE	1,608
110	VEDA MEDICAL	1,225
114	VEDA MEDICAL	1,585
118	SAN ANTONIO ENT	2,230
206	ADVANCED ORTHOPEDIC DESIGNS	4,139
208	DR. STEPHEN EARLE	1,440
210	NEW SOUND HEARING AID CENTERS	1,358
218	CONSTRUCTION PLANNING SPACE	954
300	EXPRESS NAILS	1,739
302	STATE FARM INSURANCE	506
304	GG SPA	1,304
308	THE VILLAGE FLORIST	875
310	PHYSICAL THERAPY PROVIDERS	1,030
312	PHYSICAL THERAPY PROVIDERS	828
314	REMOVERY TATTOO REMOVAL	605
318	PRIMACORE	1,488

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Photos



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Photos



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San Antonio Overview

Largest U.S. Cities

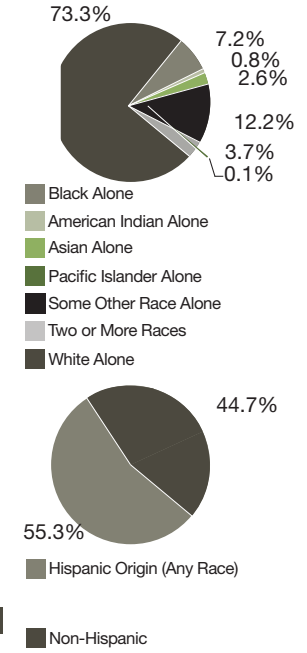
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

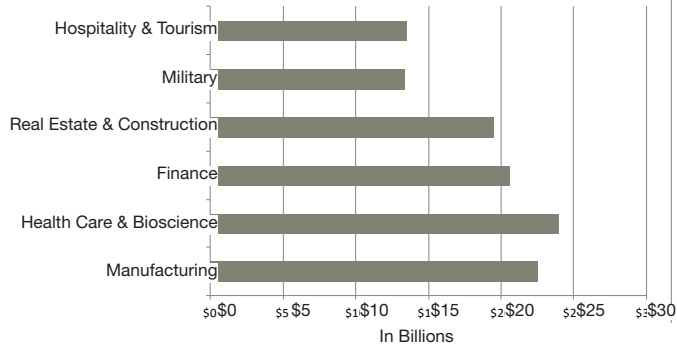
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

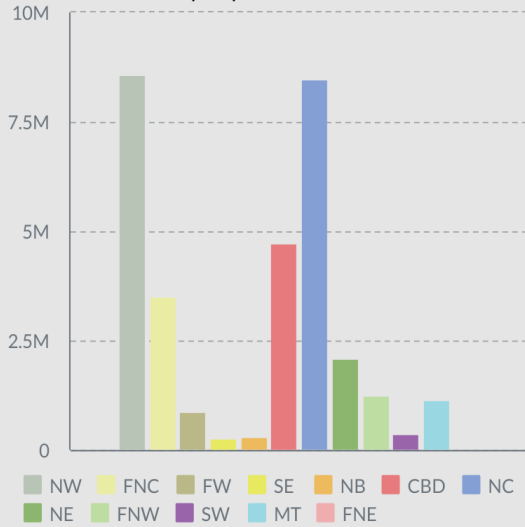
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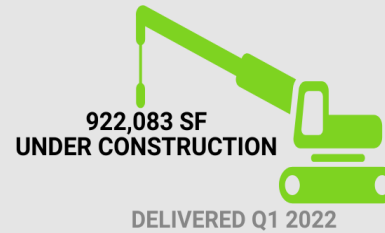


Office Market Snapshot - 1Q 2022

Citywide Inventory
31,634,562 SF TOTAL



Development

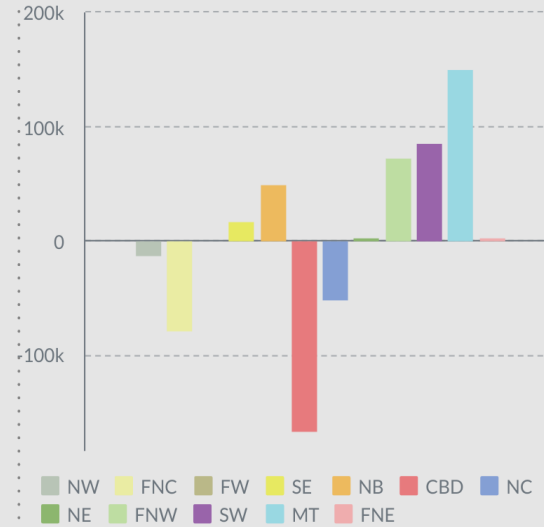


Concord Park III FNC 101,000 SF

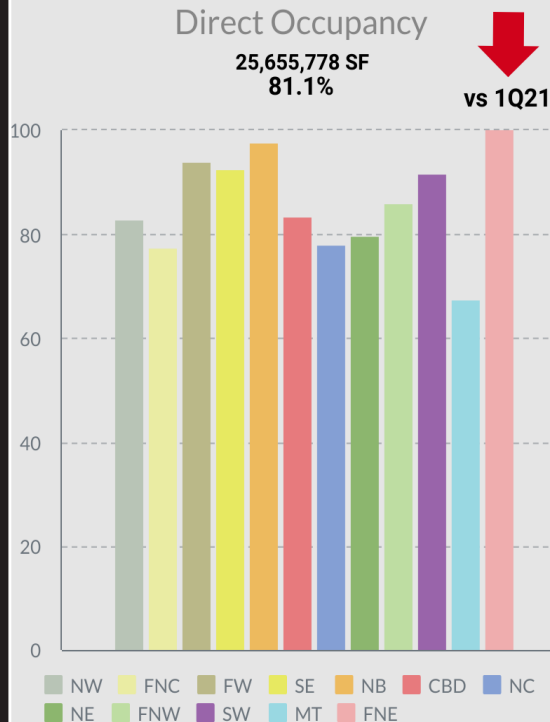
PROJECTS UNDER CONSTRUCTION

City Tower (fka Frost Tower Reno)	CBD	338,338 SF
1900 Broadway (Jefferson Bank HQ)	MT	203,362 SF
East End	CBD	186,996 SF
Farinon Business Park Bldg III	NW	84,890 SF
Greenway Park Rogers Ranch	FNC	56,000 SF
7600 Broadway	NC	52,835 SF

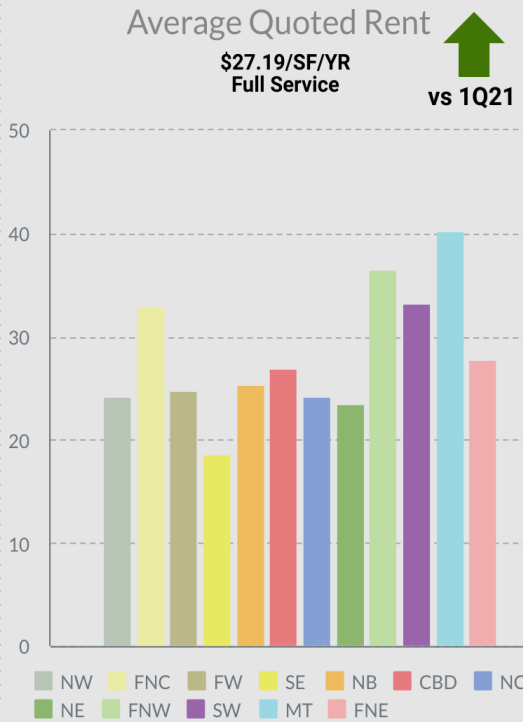
YTD Absorption
(131,154 SF)



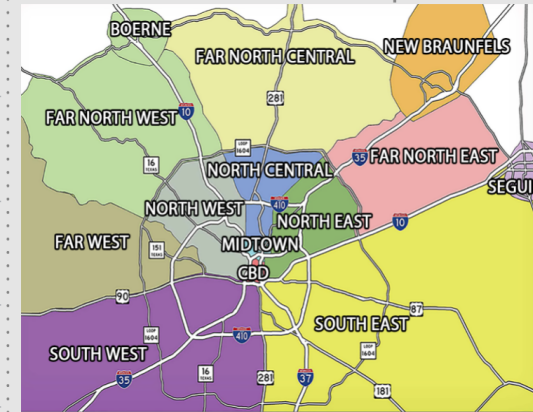
Direct Occupancy
25,655,778 SF
81.1%
vs Q1 21



Average Quoted Rent
\$27.19/SF/YR Full Service
vs Q1 21



Submarket Map



- Submarkets**
- SE: South East
 - SW: South West
 - MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - FNW: Far North West
 - SE: South East
 - SW: South West
 - NB: New Braunfels
 - CBD: Central Business District
 - NC: North Central
 - NE: North East
 - FNE: Far North East

Market Intelligence Guided by Experience
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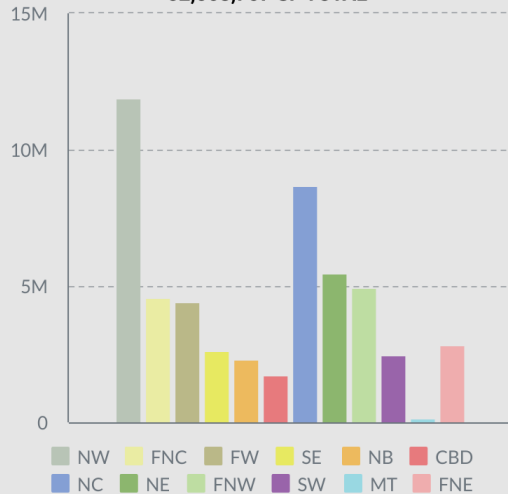
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Retail Market Snapshot - 1Q 2022

Citywide Inventory

52,068,707 SF TOTAL



Development

166,788 SF UNDER CONSTRUCTION

PROJECTS DELIVERED Q1 2022

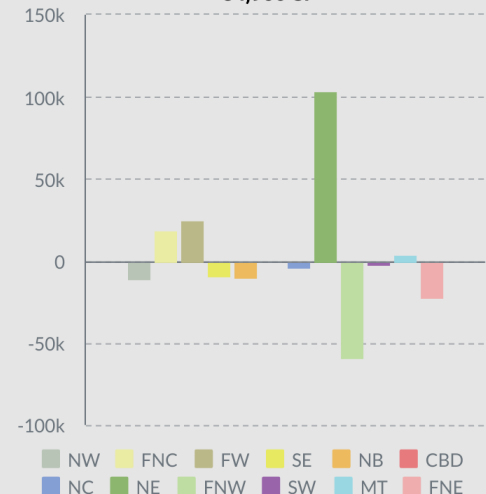
Tacara Stone Oak	FNC	19,512 SF
Dove Creek Highlands	FW	20,138 SF

PROJECTS UNDER CONSTRUCTION

Escala Phase I	FW	48,487 SF
Napa Oaks	NW	47,500 SF
Culebra Square	FW	36,800 SF
The Shops at Redland Road	FNC	34,001 SF

YTD Absorption

34,906 SF

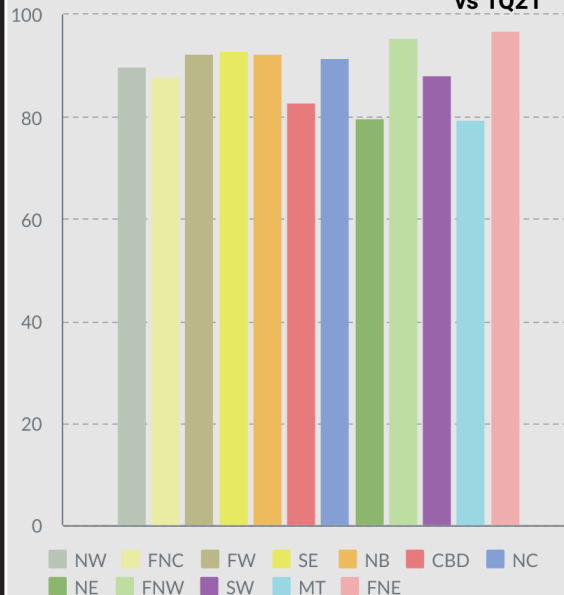


Direct Occupancy

46,848,876 SF
90.0%



vs 1Q21

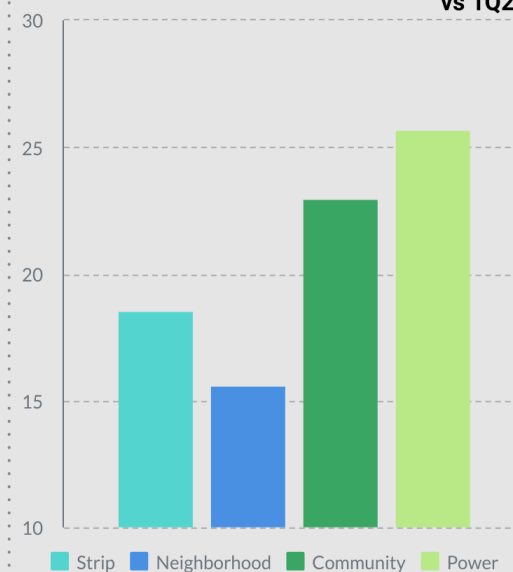


Average Quoted Rent

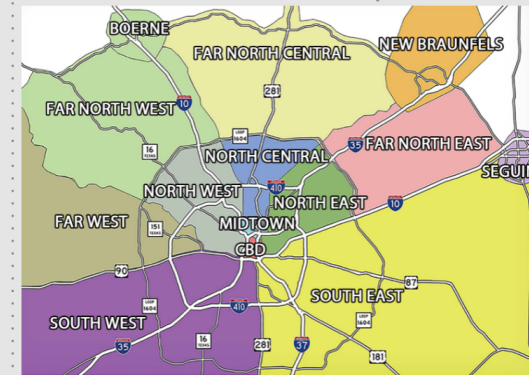
\$18.69/SF/YR
NNN



vs 1Q21



Submarket Map



- Submarkets**
- MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - FNW: Far North West
 - SE: South East
 - SW: South West
 - NB: New Braunfels
 - CBD: Central Business District
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Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	11,083		12,049		12,977	
Households	4,119		4,430		4,756	
Families	2,947		3,148		3,373	
Average Household Size	2.69		2.72		2.73	
Owner Occupied Housing Units	3,040		3,283		3,574	
Renter Occupied Housing Units	1,079		1,147		1,183	
Median Age	36.2		38.2		38.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.50%		1.54%		0.71%	
Households	1.43%		1.53%		0.71%	
Families	1.39%		1.49%		0.64%	
Owner HHs	1.71%		1.79%		0.91%	
Median Household Income	1.71%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			238	5.4%	213	4.5%
\$15,000 - \$24,999			310	7.0%	270	5.7%
\$25,000 - \$34,999			306	6.9%	299	6.3%
\$35,000 - \$49,999			579	13.1%	575	12.1%
\$50,000 - \$74,999			1,092	24.7%	1,139	23.9%
\$75,000 - \$99,999			707	16.0%	788	16.6%
\$100,000 - \$149,999			838	18.9%	1,023	21.5%
\$150,000 - \$199,999			160	3.6%	215	4.5%
\$200,000+			199	4.5%	234	4.9%
Median Household Income			\$65,521		\$71,302	
Average Household Income			\$81,290		\$89,608	
Per Capita Income			\$29,845		\$32,795	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	813	7.3%	778	6.5%	838	6.5%
5 - 9	793	7.2%	813	6.7%	848	6.5%
10 - 14	800	7.2%	833	6.9%	893	6.9%
15 - 19	657	5.9%	712	5.9%	818	6.3%
20 - 24	647	5.8%	642	5.3%	655	5.0%
25 - 34	1,649	14.9%	1,661	13.8%	1,726	13.3%
35 - 44	1,546	14.0%	1,726	14.3%	1,941	15.0%
45 - 54	1,575	14.2%	1,455	12.1%	1,561	12.0%
55 - 64	1,331	12.0%	1,446	12.0%	1,436	11.1%
65 - 74	827	7.5%	1,224	10.2%	1,287	9.9%
75 - 84	371	3.3%	616	5.1%	779	6.0%
85+	73	0.7%	145	1.2%	194	1.5%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,789	70.3%	7,894	65.5%	8,287	63.9%
Black Alone	1,430	12.9%	1,737	14.4%	1,939	14.9%
American Indian Alone	61	0.6%	70	0.6%	77	0.6%
Asian Alone	401	3.6%	554	4.6%	683	5.3%
Pacific Islander Alone	49	0.4%	67	0.6%	79	0.6%
Some Other Race Alone	841	7.6%	1,069	8.9%	1,160	8.9%
Two or More Races	514	4.6%	657	5.5%	751	5.8%
Hispanic Origin (Any Race)	4,132	37.3%	5,081	42.2%	5,715	44.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographics: 3-Mile

Summary	Census 2010		2021		2026	
Population	95,010		106,999		114,554	
Households	35,262		39,697		42,486	
Families	24,895		27,486		29,311	
Average Household Size	2.66		2.67		2.67	
Owner Occupied Housing Units	24,200		26,461		28,800	
Renter Occupied Housing Units	11,062		13,235		13,685	
Median Age	35.6		37.6		37.8	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.37%		1.54%		0.71%	
Households	1.37%		1.53%		0.71%	
Families	1.29%		1.49%		0.64%	
Owner HHs	1.71%		1.79%		0.91%	
Median Household Income	1.63%		2.15%		2.41%	
Households by Income	2021		2026			
	Number	Percent	Number	Percent		
<\$15,000	2,667	6.7%	2,373	5.6%		
\$15,000 - \$24,999	2,991	7.5%	2,682	6.3%		
\$25,000 - \$34,999	3,338	8.4%	3,244	7.6%		
\$35,000 - \$49,999	5,513	13.9%	5,519	13.0%		
\$50,000 - \$74,999	9,600	24.2%	10,030	23.6%		
\$75,000 - \$99,999	6,089	15.3%	6,849	16.1%		
\$100,000 - \$149,999	6,516	16.4%	7,940	18.7%		
\$150,000 - \$199,999	1,827	4.6%	2,465	5.8%		
\$200,000+	1,156	2.9%	1,384	3.3%		
Median Household Income	\$61,150		\$66,307			
Average Household Income	\$75,188		\$83,369			
Per Capita Income	\$27,926		\$30,942			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,874	7.2%	6,923	6.5%	7,462	6.5%
5 - 9	6,885	7.2%	7,157	6.7%	7,535	6.6%
10 - 14	6,756	7.1%	7,158	6.7%	7,834	6.8%
15 - 19	6,411	6.7%	6,382	6.0%	7,007	6.1%
20 - 24	5,797	6.1%	5,994	5.6%	6,148	5.4%
25 - 34	13,925	14.7%	15,803	14.8%	16,380	14.3%
35 - 44	12,987	13.7%	14,937	14.0%	16,672	14.6%
45 - 54	12,981	13.7%	12,591	11.8%	13,394	11.7%
55 - 64	10,988	11.6%	12,527	11.7%	12,283	10.7%
65 - 74	6,550	6.9%	10,374	9.7%	10,922	9.5%
75 - 84	3,538	3.7%	5,298	5.0%	6,752	5.9%
85+	1,318	1.4%	1,852	1.7%	2,164	1.9%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,336	70.9%	71,168	66.5%	74,607	65.1%
Black Alone	11,505	12.1%	14,336	13.4%	15,926	13.9%
American Indian Alone	650	0.7%	756	0.7%	806	0.7%
Asian Alone	2,824	3.0%	4,092	3.8%	4,993	4.4%
Pacific Islander Alone	267	0.3%	377	0.4%	444	0.4%
Some Other Race Alone	8,244	8.7%	10,704	10.0%	11,484	10.0%
Two or More Races	4,185	4.4%	5,566	5.2%	6,293	5.5%
Hispanic Origin (Any Race)	37,319	39.3%	47,606	44.5%	53,141	46.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	221,954		251,443		270,014	
Households	81,036		91,449		97,903	
Families	57,341		63,828		68,251	
Average Household Size	2.72		2.73		2.74	
Owner Occupied Housing Units	52,532		58,812		64,238	
Renter Occupied Housing Units	28,504		32,637		33,664	
Median Age	34.2		36.0		36.1	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.44%		1.54%		0.71%	
Households	1.37%		1.53%		0.71%	
Families	1.35%		1.49%		0.64%	
Owner HHs	1.78%		1.79%		0.91%	
Median Household Income	1.58%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	6,796	7.4%	6,118	6.2%	6,118	6.2%
\$15,000 - \$24,999	7,131	7.8%	6,528	6.7%	6,528	6.7%
\$25,000 - \$34,999	8,021	8.8%	7,779	7.9%	7,779	7.9%
\$35,000 - \$49,999	12,700	13.9%	12,700	13.0%	12,700	13.0%
\$50,000 - \$74,999	21,345	23.3%	22,587	23.1%	22,587	23.1%
\$75,000 - \$99,999	13,675	15.0%	15,399	15.7%	15,399	15.7%
\$100,000 - \$149,999	14,498	15.9%	17,519	17.9%	17,519	17.9%
\$150,000 - \$199,999	4,572	5.0%	6,042	6.2%	6,042	6.2%
\$200,000+	2,713	3.0%	3,229	3.3%	3,229	3.3%
Median Household Income		\$60,260		\$65,165		\$65,165
Average Household Income		\$74,694		\$82,660		\$82,660
Per Capita Income		\$27,204		\$30,006		\$30,006
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,725	7.5%	17,120	6.8%	18,665	6.9%
5 - 9	16,961	7.6%	17,526	7.0%	18,692	6.9%
10 - 14	17,033	7.7%	17,266	6.9%	18,958	7.0%
15 - 19	16,164	7.3%	15,733	6.3%	16,909	6.3%
20 - 24	14,239	6.4%	15,481	6.2%	15,382	5.7%
25 - 34	32,352	14.6%	39,052	15.5%	41,871	15.5%
35 - 44	31,092	14.0%	34,648	13.8%	39,373	14.6%
45 - 54	30,990	14.0%	29,797	11.9%	30,750	11.4%
55 - 64	23,580	10.6%	29,173	11.6%	28,371	10.5%
65 - 74	13,141	5.9%	21,818	8.7%	23,772	8.8%
75 - 84	7,121	3.2%	10,288	4.1%	13,213	4.9%
85+	2,558	1.2%	3,540	1.4%	4,060	1.5%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	149,829	67.5%	158,530	63.0%	166,290	61.6%
Black Alone	32,946	14.8%	41,135	16.4%	46,041	17.1%
American Indian Alone	1,696	0.8%	1,956	0.8%	2,099	0.8%
Asian Alone	6,290	2.8%	9,091	3.6%	11,055	4.1%
Pacific Islander Alone	593	0.3%	838	0.3%	984	0.4%
Some Other Race Alone	20,806	9.4%	26,835	10.7%	28,798	10.7%
Two or More Races	9,793	4.4%	13,057	5.2%	14,747	5.5%
Hispanic Origin (Any Race)	89,631	40.4%	113,470	45.1%	126,546	46.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Information About Brokerage Services

11-2-2015

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:
 - 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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Blake McFarlane Bonner</u>	<u>334780</u>	<u>bbonner@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov



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Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Christopher Michael Morse</u>	<u>629643</u>	<u>cmorse@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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