

NEW PROFESSIONAL MEDICAL / OFFICE BUILDING FOR LEASE OR SALE

ALAMO RANCH

NE CORNER OF ALAMO RANCH PKWY AND LONE STAR PKWY



Biltmore on The Corner - Alamo Ranch

Medical and Professional Office Suites for Sale or Lease - Alamo Ranch Pkwy/Lone Star Pkwy



commercial real estate solutions

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San Antonio, TX 78216

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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



BILTMORE ON THE CORNER - ALAMO RANCH

NEC of Alamo Ranch Pkwy and Lone Star Pkwy, San Antonio, TX 78253

PROPERTY DESCRIPTION

FOR LEASE OR SALE



Total Building Area: Approximately 24,560 SF
• Building 2 - ±12,056 SF - SOLD
• Building 3 - ±1,900 SF UP TO ±3,900 SF

Space Available: ±1,900 SF up to ±3,900 SF available

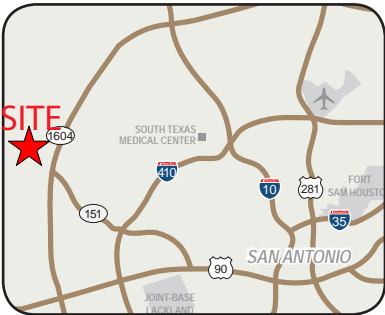
Year Built: 2017

Location: Northeast corner of Alamo Ranch Pkwy & Lone Star Pkwy, easily accessed from 1604 via Alamo Ranch Parkway/151

Parking: 4.7:1000

DESCRIPTION:

- Excellent location easily accessed from Loop 1604 via Alamo Ranch Parkway/151 or Culebra/Loop 1604
- Medical and general office space available.
- Close to Christus Santa Rosa Hospital / Medical Office Buildings on 151, the Baptist Medical Office Building, and the Del Webb Hill Country Retreat (for active seniors)
- One of the fastest growing residential areas of San Antonio, with a population growing 76% in the last 10 years.
- Numerous restaurants and retailers in close proximity.
- TXDOT recently completed the extension of Hwy 151 over Loop 1604 connecting directly to Alamo Ranch Pkwy.
- According to the research firm Metrostudy, a dozen master-planned communities accomodating 80,000+ residents are planned in Far West San Antonio
- Alamo Ranch subdivision home prices range from \$175,000 to \$575,000.



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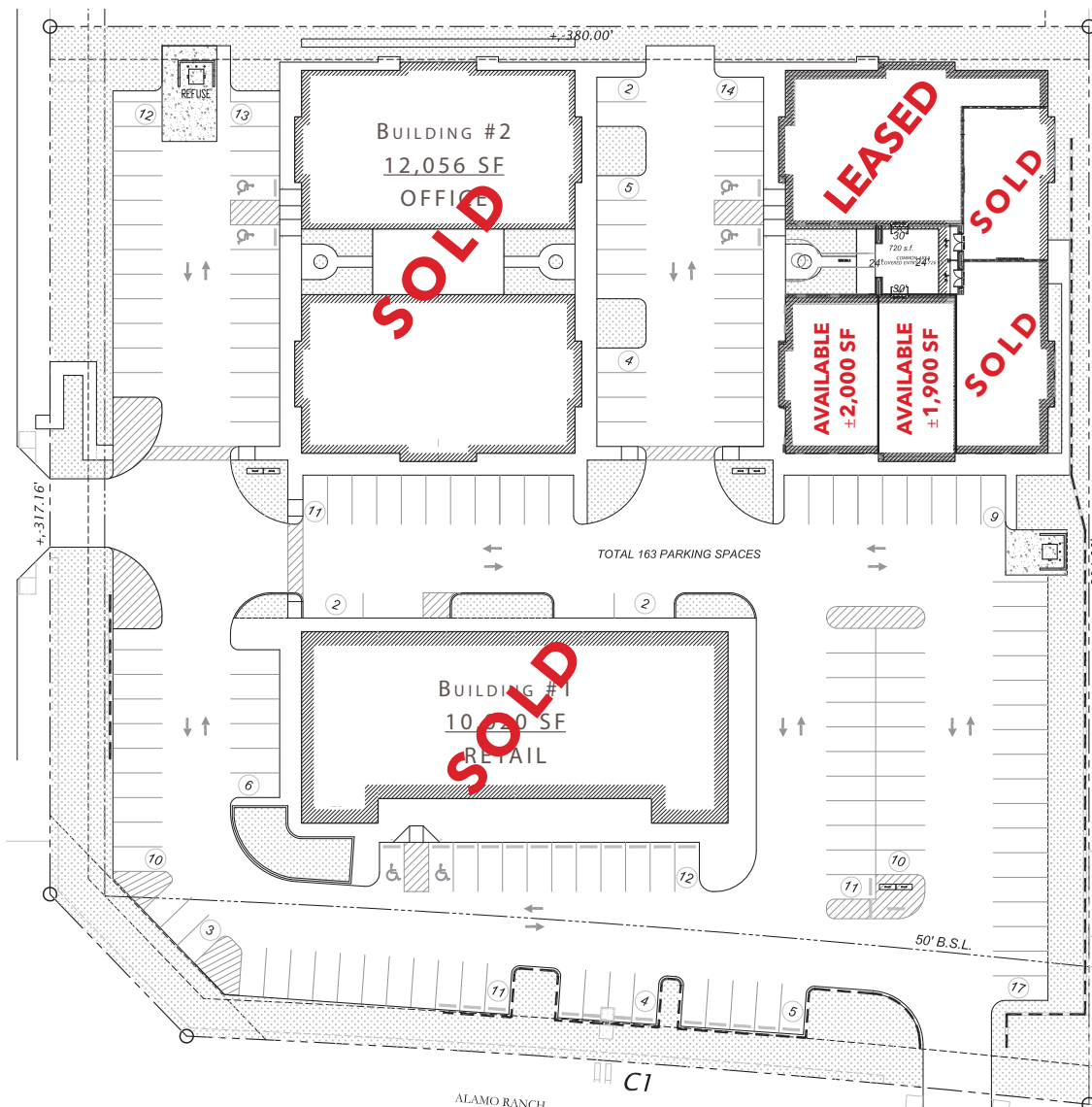


BILTMORE ON THE CORNER - ALAMO RANCH

SITE PLAN

NEC of Alamo Ranch Pkwy and Lone Star Pkwy, San Antonio, TX 78253

SIMILAR BUILDINGS



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ELEVATIONS



BUILDING TWO



BUILDING THREE



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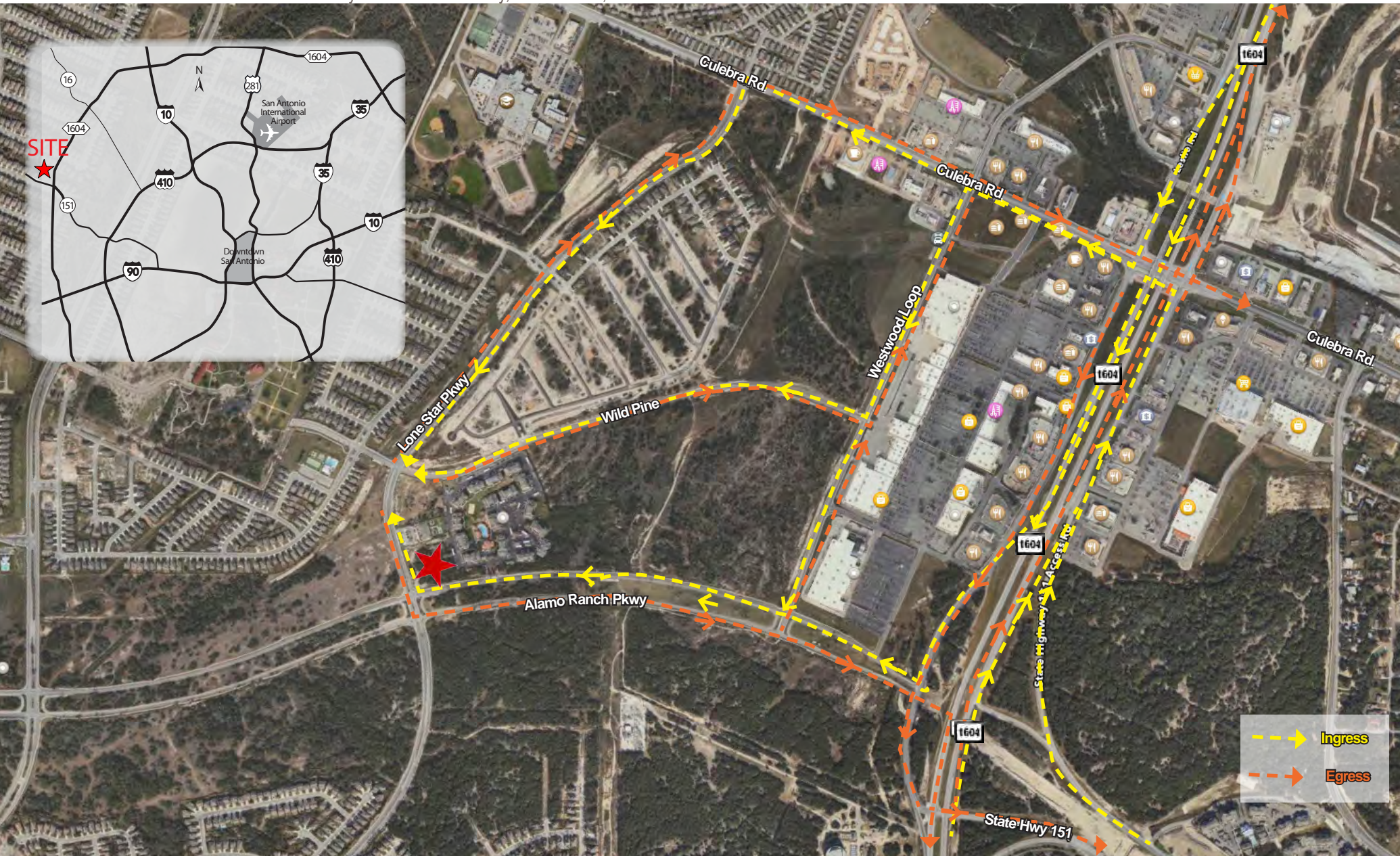
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INGRESS & EGRESS AERIAL

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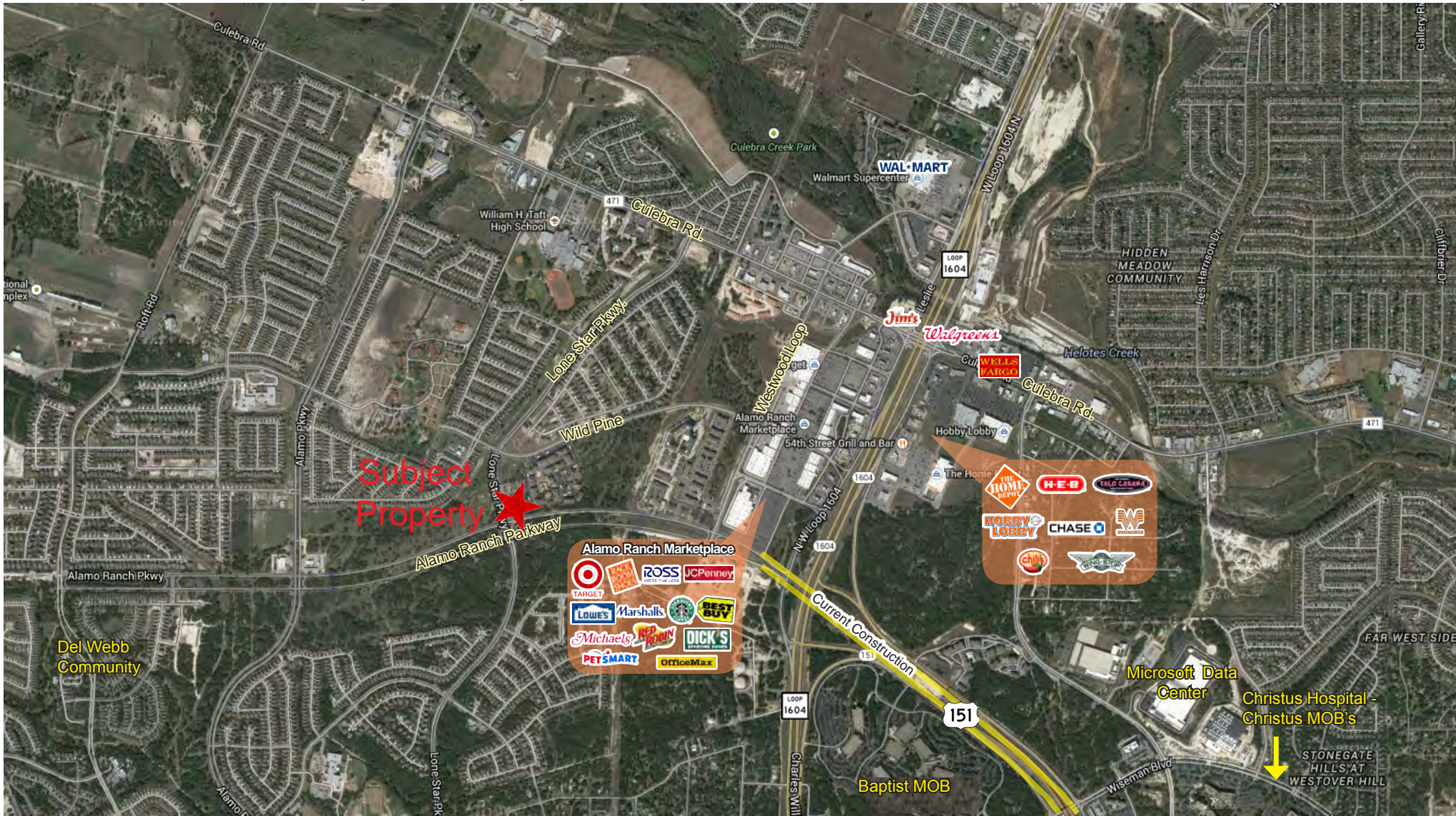




BILTMORE ON THE CORNER - ALAMO RANCH

DETAILED AERIAL

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	7,980	68,472	202,594
2024 Population:	9,182	75,151	217,966
Population Growth 2019-2024:	15.06%	9.75%	7.59%
Average Age:	31.4	32.9	34.0
Households			
2019 Total Households:	2,890	22,586	66,955
Household Growth 2019-2024:	14.98%	9.64%	7.32%
Median Household Income:	\$98,550	\$79,065	\$77,814
Average Household Size:	2.8	3.0	3.0
2019 Average Household Vehicles:	2.0	2.0	2.0
Housing			
Median Home Value:	\$276,061	\$196,210	\$176,268
Median Year Built:	2010	2004	2000
Daytime Employment			
Total Businesses:	165	1,213	2,873
Total Employees:	2,259	17,363	34,041
Vehicle Traffic			
Alamo Ranch @ Alamo Ranch Pkwy:	14,076 vpd		
Alamo Ranch Pkwy @ Alamo Ranch:	9,903 vpd		
State Hwy 151 Access Rd @ Loop 1604:	14,725 vpd		

Source: CoStar



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

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rick LaGrange	484122	rlagrange@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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