



- **NOW PRE-LEASING**
- Highway 281 & Encino Rio
- San Antonio, Texas 78258

## MEDICAL OFFICE BUILDING / CLASS A - TWO STORY



HWY 281  
**MOB**  
PRE-LEASING

**59,815 SF**  
BUILDING SIZE

**Q1 2028**  
ANTICIPATED DELIVERY

**\$39.00 NNN**  
RENTAL RATE

**5.5/1,000 SF**  
PARKING

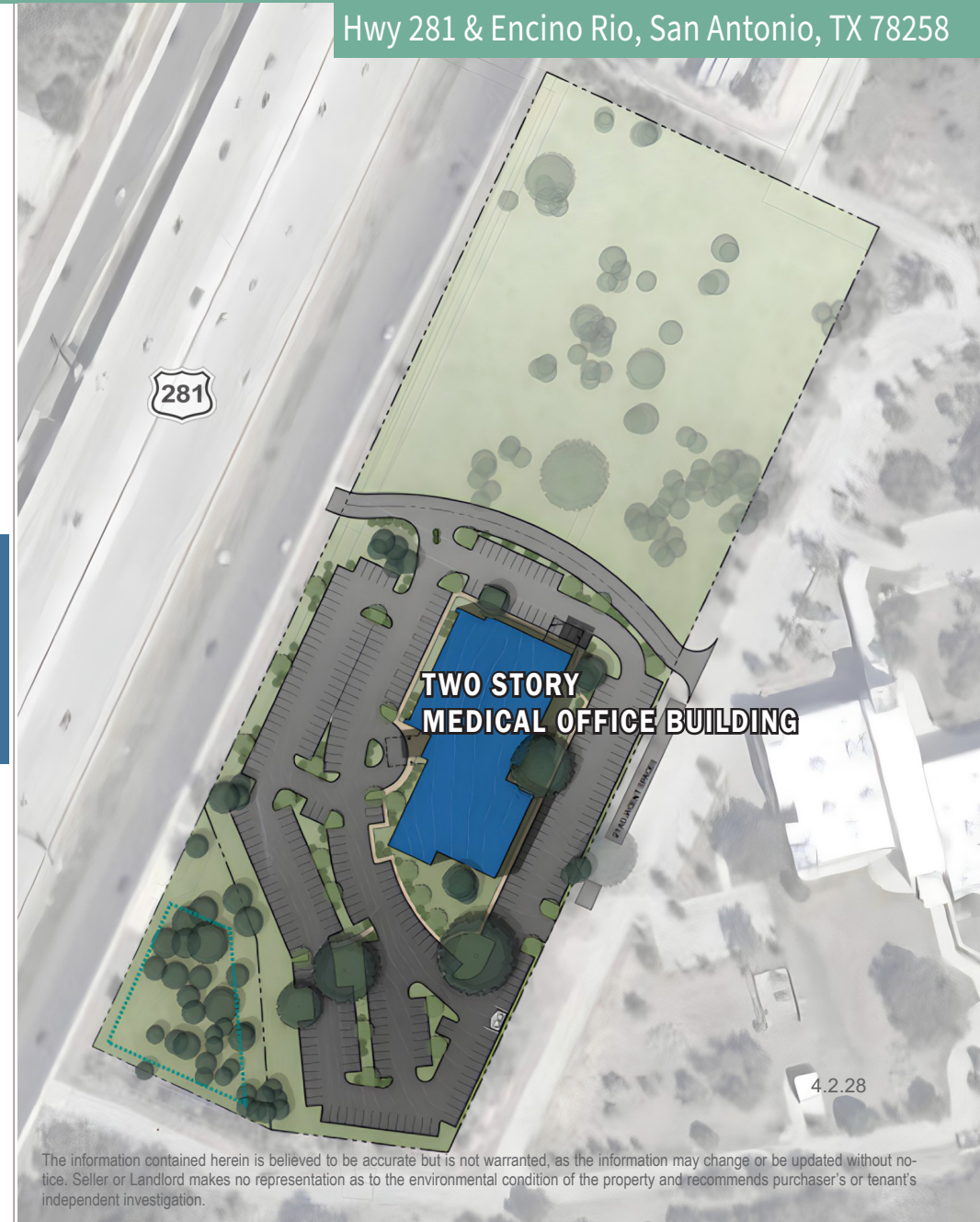
Hwy 281 & Encino Rio, San Antonio, TX 78258

**Build to Suit Opportunity:**  
*Additional, contiguous land available for development*

**Ownership:**  
*Limited Partnership Investment Opportunity for Qualified Tenants*

This premier medical office opportunity, located at the highly visible intersection of U.S. Highway 281 and Encino Rio in San Antonio, offers a rare chance to pre-lease space in a two-story facility. Designed with modern healthcare users in mind, the property will feature excellent ingress and egress, ensuring convenient access for both patients and staff.

Positioned within a thriving and rapidly expanding area, the surrounding 5-mile trade area has experienced strong annual growth over the past five years, making this an ideal location for medical professionals seeking to establish or expand their presence in a high-demand market.



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.

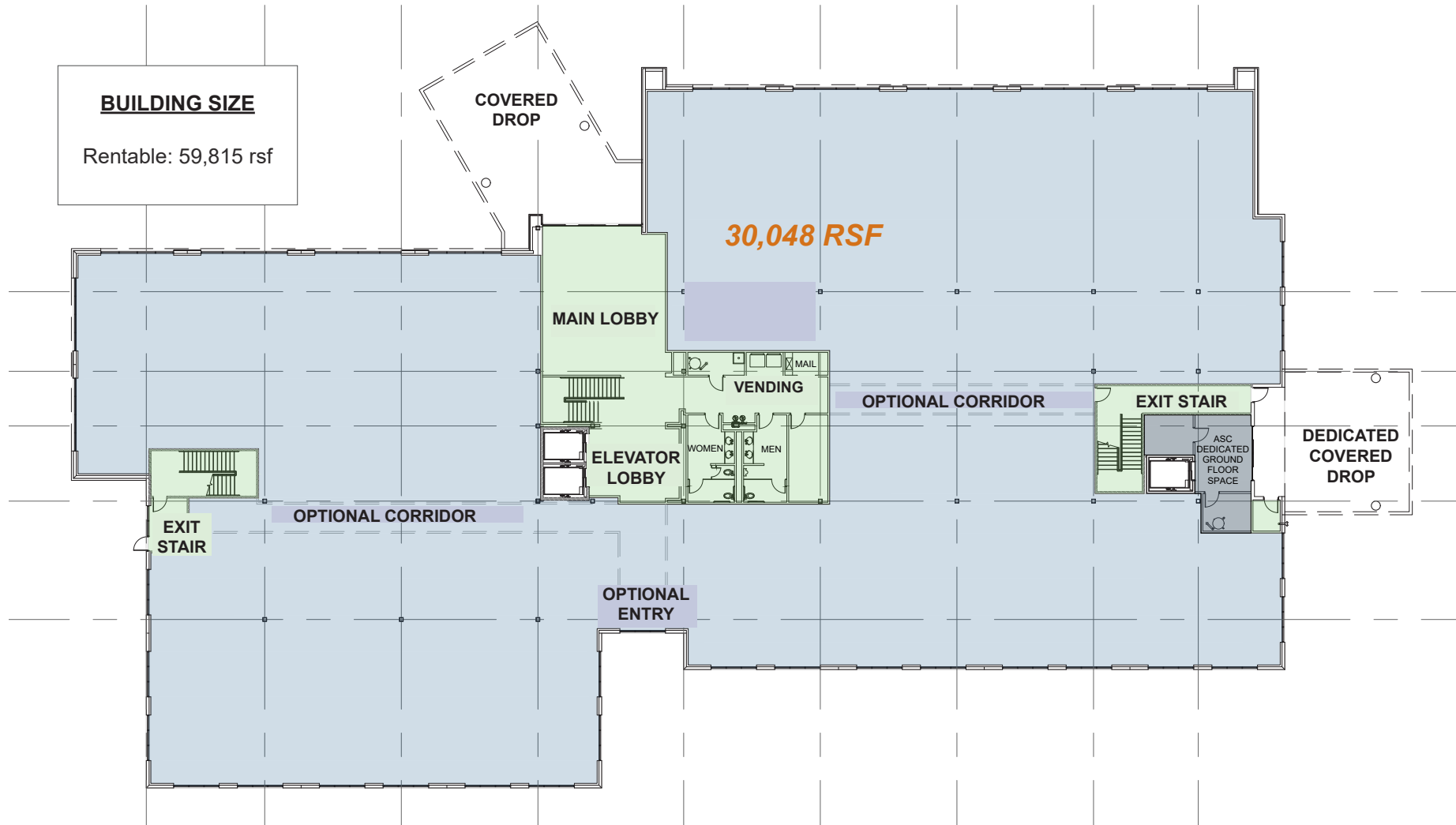


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**FLOOR PLAN - FIRST FLOOR**  
 Hwy 281 & Encino Rio, San Antonio, TX 78258

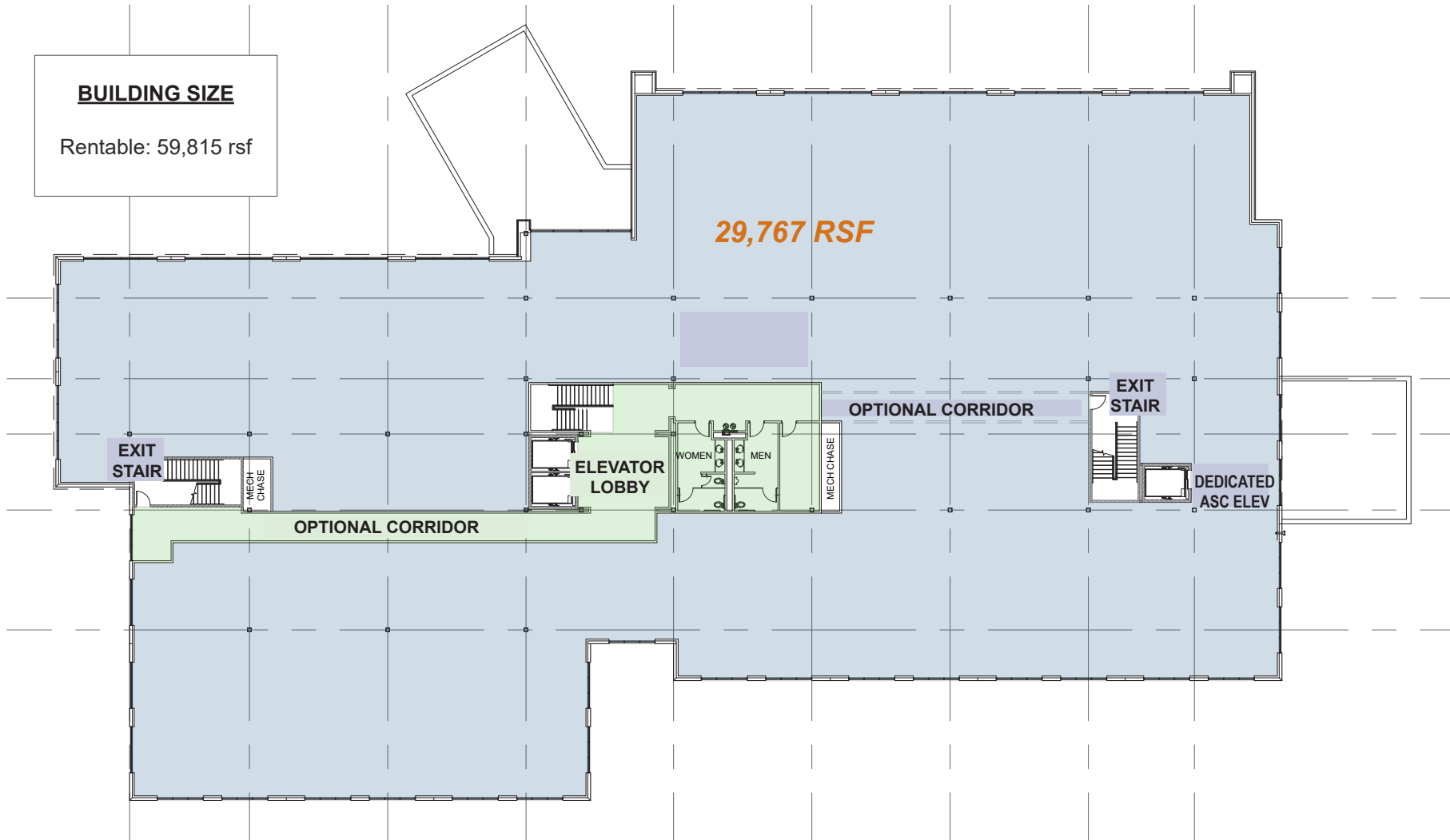


**BUILDING SIZE**  
 Rentable: 59,815 rsf

**30,048 RSF**



**FLOOR PLAN - SECOND FLOOR**  
Hwy 281 & Encino Rio, San Antonio, TX 78258



# INGRESS / EGRESS MAP

Hwy 281 & Encino Rio, San Antonio, TX 78258

Ingress ←  
Egress →

**SUBJECT SITE**

No overpass access from Loop 1604,  
use frontage to subject site



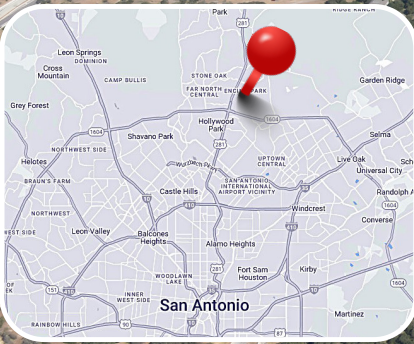
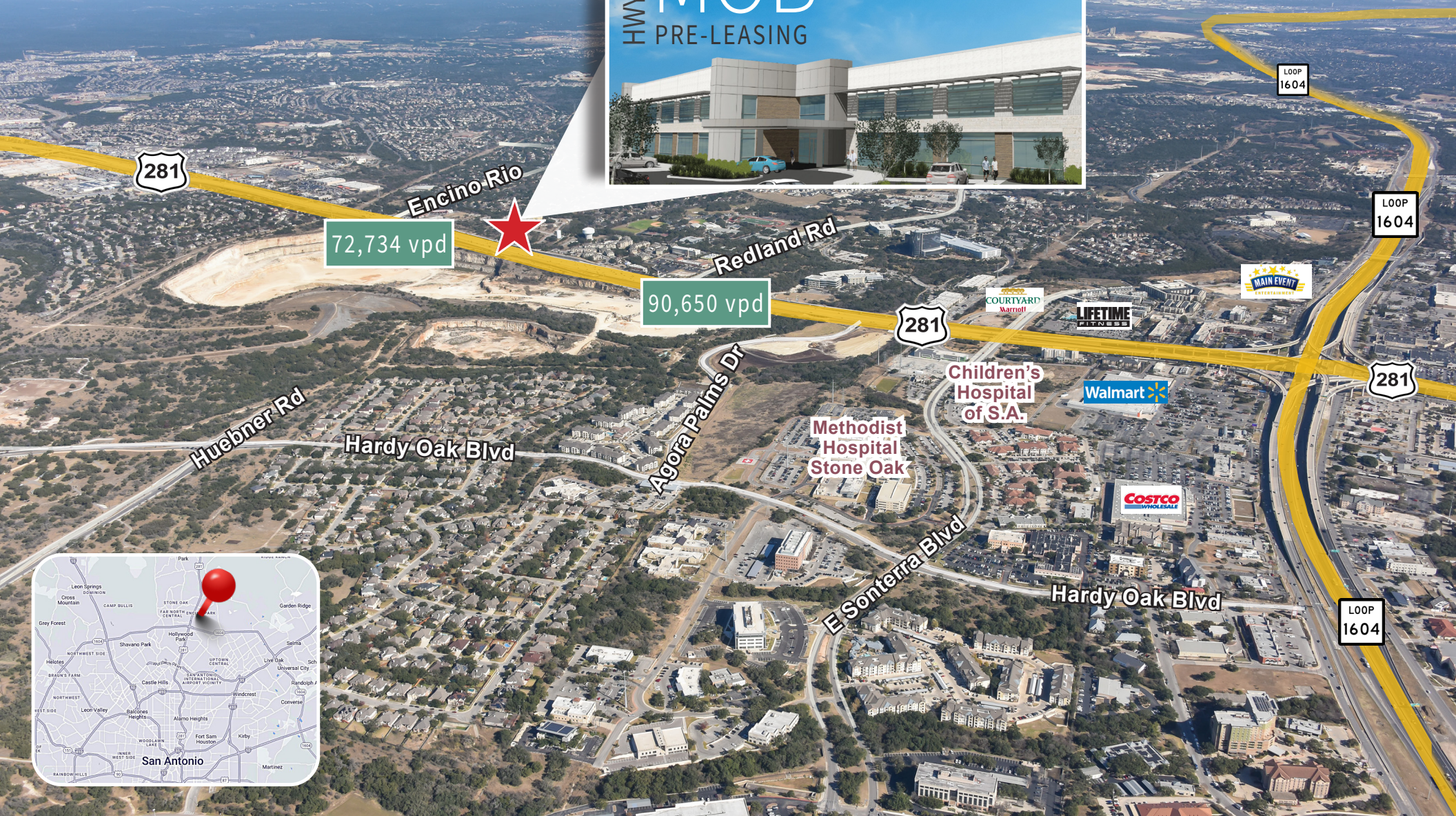
## NEARBY RETAIL

Hwy 281 & Encino Rio, San Antonio, TX 78258



**AERIAL VIEW**

Hwy 281 & Encino Rio, San Antonio, TX 78258

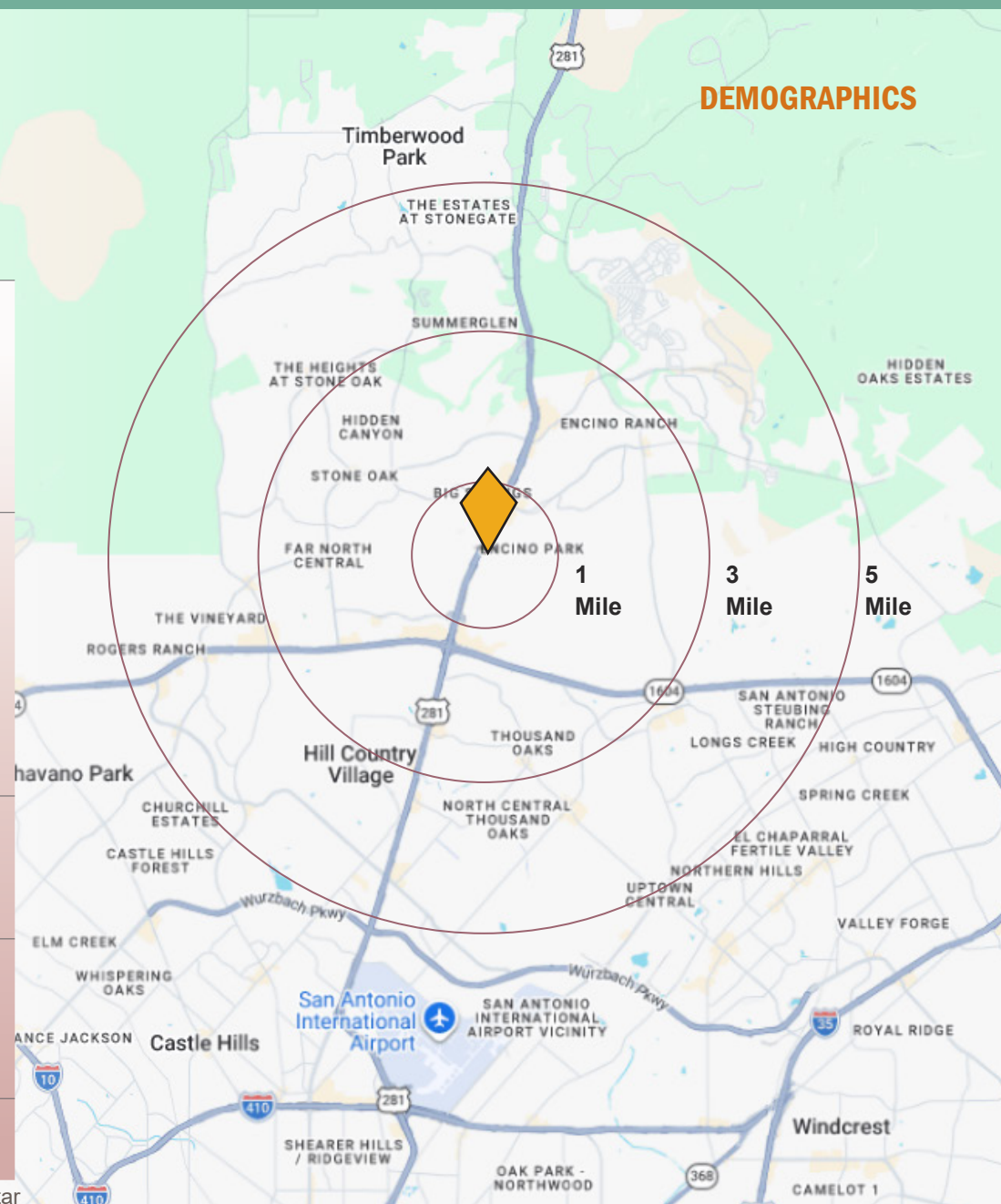


# HWY 281 MOB

## PRE-LEASING

### DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Total Population:	7,195	89,225	215,736
2029 Population Projection:	7,576	93,969	226,686
Population Growth 2024-2029:	1.1%	1.1%	1.0%
Median Age:	36.4	38.8	39.4
Households			
2024 Total Households:	2,834	34,187	81,380
Household Growth 2024-2029:	1.1%	1.1%	1.0%
Median Household Income:	\$89,899	\$101,522	\$105,778
Average Household Size:	2.5	2.5	2.6
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$373,569	\$413,228	\$397,432
Median Year Built:	2002	2002	2000
Daytime Employment			
Total Businesses:	569	6,154	10,750
Total Employees:	4,665	45,957	85,848
Vehicle Traffic			
US Hwy 281 @ Redland Rd:	90,650 vpd		
US Hwy 281 @ Encino Rio:	72,734 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_