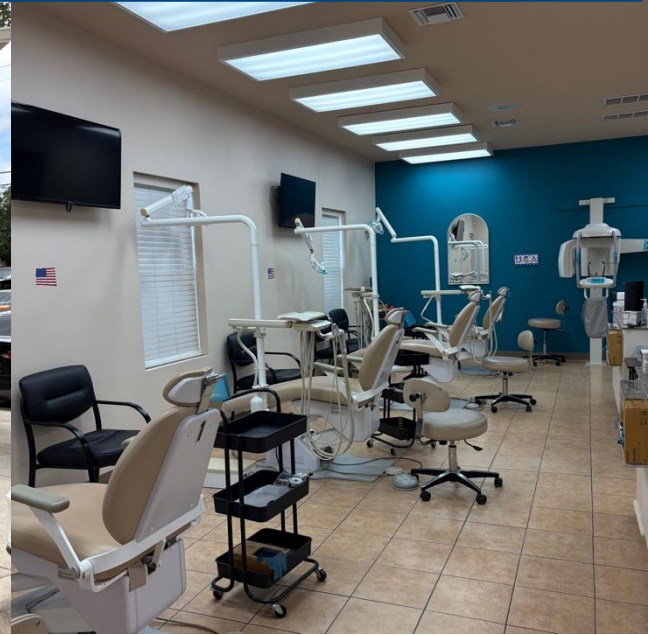


ORTHODONTIC OFFICE OPPORTUNITY In Villages on Sonterra

1202 E. SONTERRA BLVD., SUITE 702, SAN ANTONIO, TX 78258



2,082 RSF AVAILABLE FOR LEASE



This thoughtfully designed orthodontic office space features a spacious 4-chair open treatment concept, welcoming reception and business office, and a comfortable waiting area with seating for up to 12 patients and guests. The efficient layout includes a private doctor's office with in-suite restroom, combined sterilization and lab area, staff breakroom, ample storage and mechanical room. A separate rear staff entrance adds convenience and privacy for team members.

FEATURES :

- Centrally located near Hwy. 281 and North Loop 1604 with easy access
- Directly across from Stone Oak Methodist Hospital
- Excellent 4.5/1000 SF Parking Ratio – ample for staff and patients
- Asking Lease Price: \$23/SF NNN



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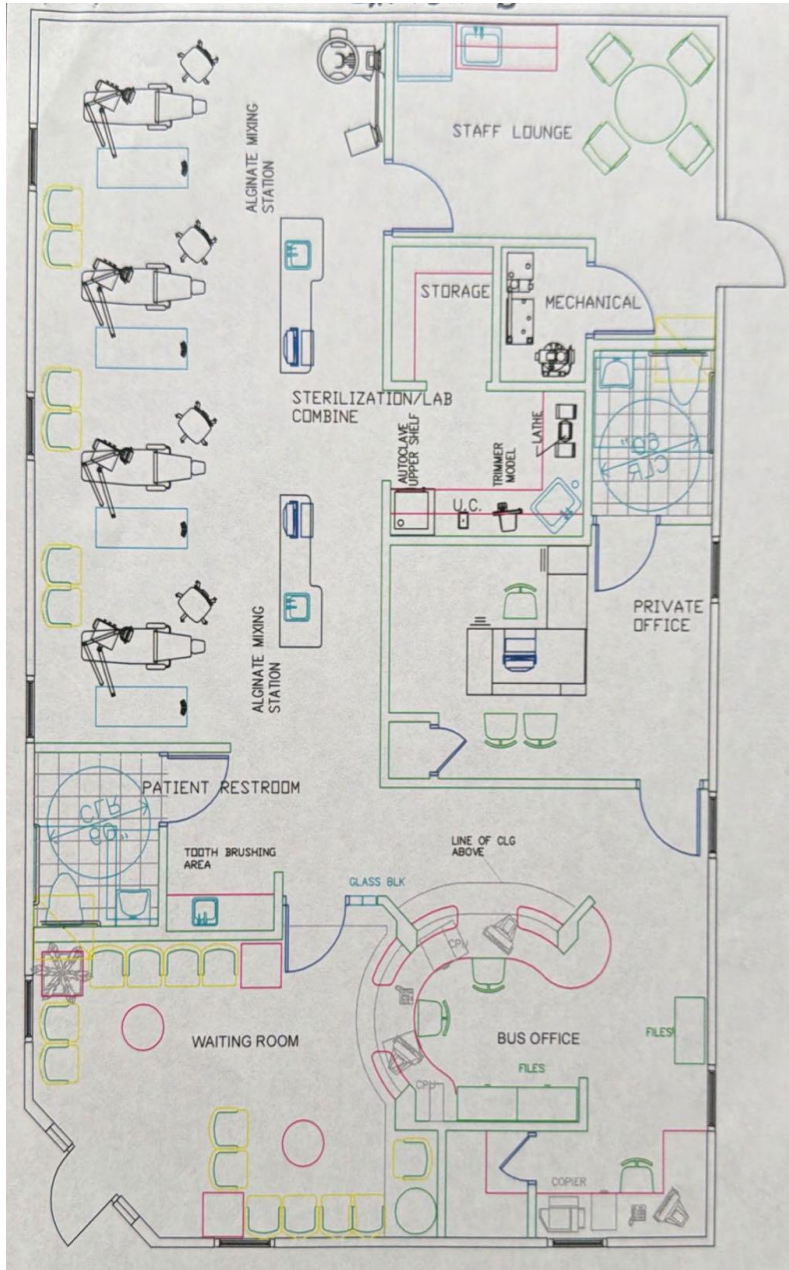


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FLOOR PLAN

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PHOTOS

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Located directly across from Stone Oak Methodist Hospital



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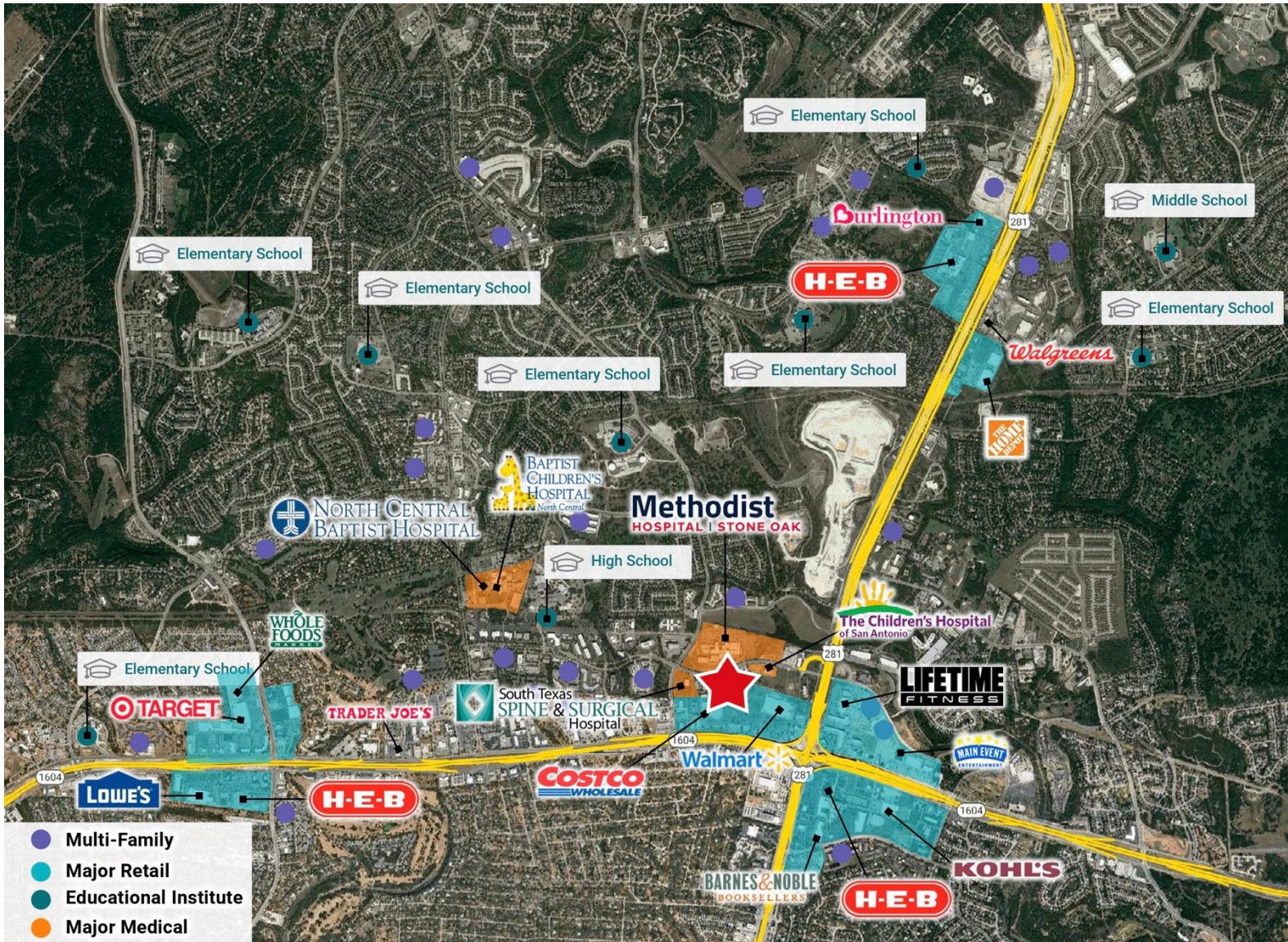
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AMENITY MAP

2,082 RSF AVAILABLE FOR LEASE



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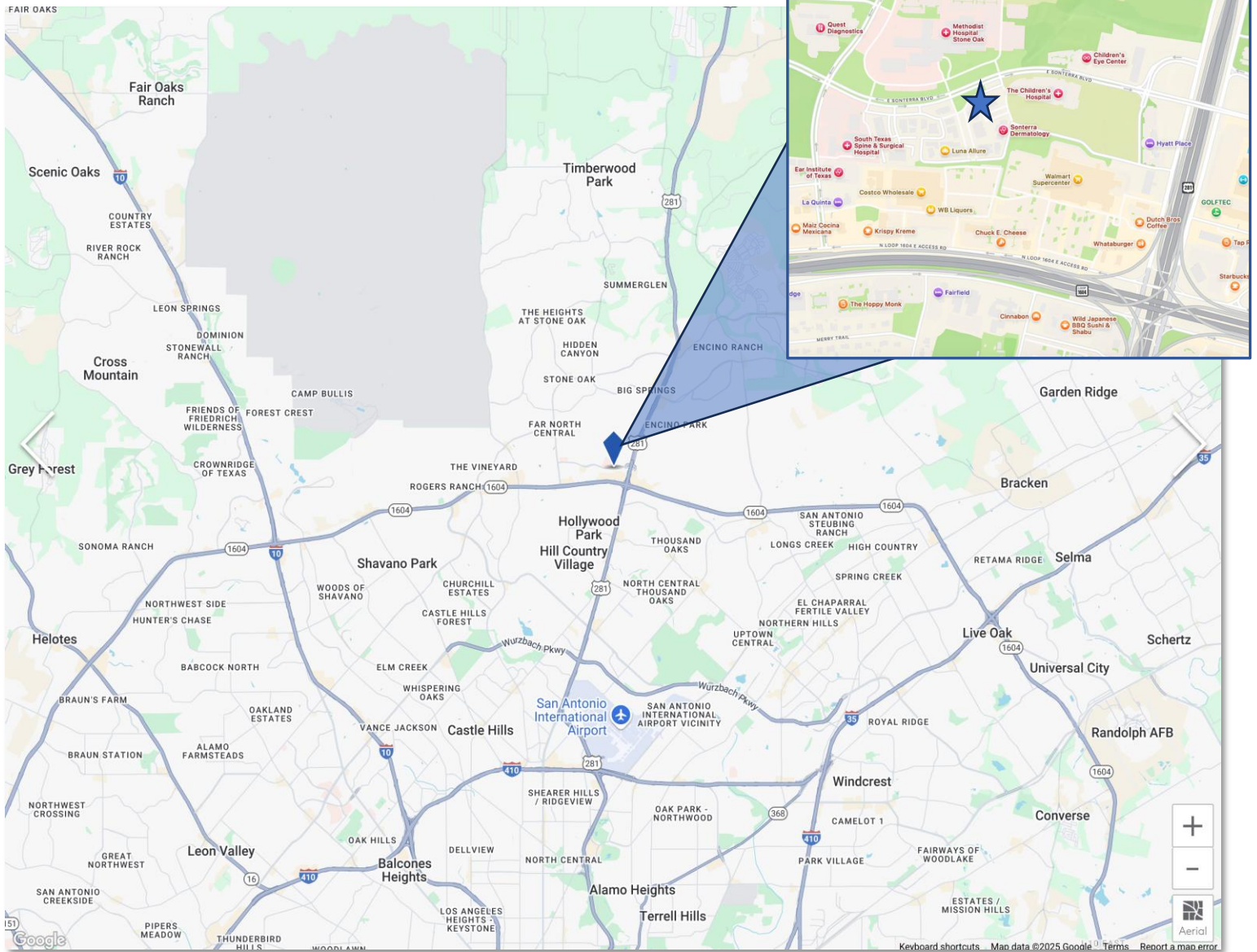


ORTHODONTIC OFFICE OPPORTUNITY In Villages on Sonterra

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LOCATOR MAP
AND TRAFFIC COUNT

2,082 RSF AVAILABLE FOR LEASE



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ORTHODONTIC OFFICE OPPORTUNITY In Villages on Sonterra

1202 E. SONTERRA BLVD., SUITE 702, SAN ANTONIO, TX 78258

2,082 RSF AVAILABLE FOR LEASE

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2022 Total Population:	8,564	89,331	222,079
2027 Population Projection:	9,480	96,872	239,802
Population Growth 2022-2027:	2.1%	1.7%	1.6%
Average Age:	37	38	37.9
Households			
2022 Total Households:	3,303	34,144	84,730
Household Growth 2022-2027:	2.0%	1.6%	1.5%
Median Household Income:	\$88,197	\$89,349	\$86,948
Average Household Size:	2.5	2.50	2.50
Average Household Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$289,460	\$288,519	\$285,914
Median Year Built:	2004	1998	1997
Daytime Employment			
Total Businesses:	1,318	5,638	10,256
Total Employees:	14,698	51,006	91,393
Vehicle Traffic			
N Loop 1604 E @ Trailcrest St:	110,982 vpd		
E Sonterra @ Hardy Oak Blvd:	24,465 vpd		

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

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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>JAMES R PLOETZ</u>	<u>353193</u>	<u>jamesrploetz@gmail.com</u>	<u>(210)410-0147</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>JAMES PLOETZ</u>	<u>353193</u>	<u>jamesrploetz@gmail.com</u>	<u>(210)410-0147</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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