

8,000 SF Freestanding Medical/Office Building



13431 Blanco Rd

Second-Generation Hospital For Lease

Offered by:  
An Tran

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# Benefits

## Highlights

Address	13431 Blanco Rd, San Antonio, TX 78216
Location	Blanco Rd & Churchill Estates Blvd
Property Details	8,000 RSF Medical Office Building
Legal Description	NCB 17011 BLK 7 LOT 34 N.P.C. CENTER
Zoning	C-2 C-3
Year Built	1982
Floors	2

## Description

Prime 8,000 SF Freestanding Medical/Office Building on Blanco Rd – Fully Built-Out Second Generation Hospital

Rare opportunity to lease a fully built-out, 8,000 SF freestanding medical/office property on Blanco Rd. The two-story building was previously operated as a hospice and offers an efficient healthcare layout on the first floor with administrative and flexible space on the second – ideal for medical practices, specialty clinics, medical office, hospice, or office users seeking turnkey medical infrastructure. Available for a minimum 5-year lease with options.

First floor features a reception area, nursing station, 12 patient suites/rooms, a chapel, kitchen, janitor's room, storage and private office – all designed to support patient care and daily clinical operations. The second floor features high ceilings and an open plan well-suited for administrative functions, training, therapy, or staff operations, plus five private offices, employee break area, and a supply closet. As a second-generation hospice, the space includes medical-ready build-out elements that reduce tenant improvement time and cost, enabling rapid occupancy for qualified healthcare users. Landlord open to negotiating tenant improvement allowance and lease structuring for multi-year terms.

## Comments

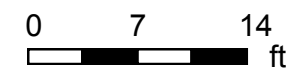
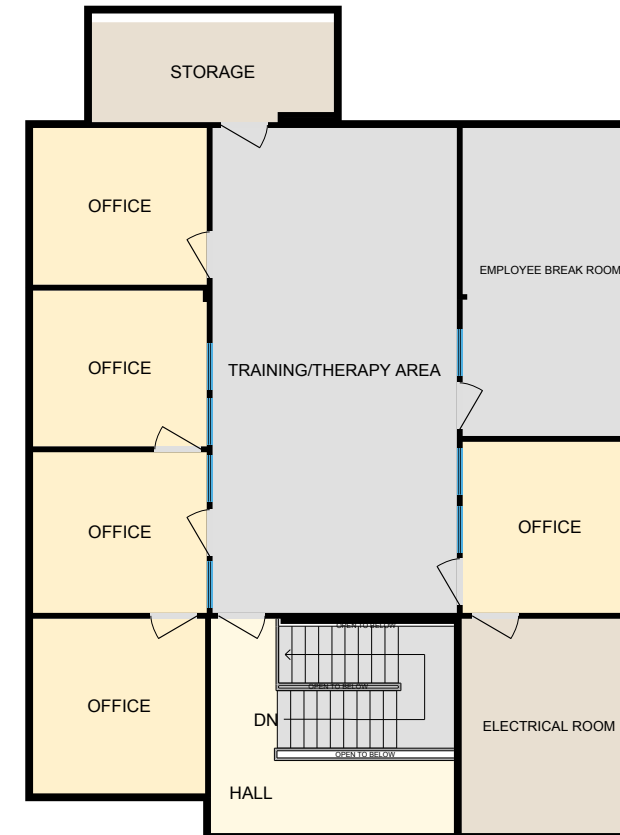
- 8,000 rentable SF freestanding building on Blanco Rd
- Two floors: clinical patient care on 1st floor, admin/open plan on 2nd floor
- First floor: reception, nursing station, 12 patient rooms/suites, chapel, kitchen, janitor room, storage, private office
- Second floor: high ceilings, open area, 5 private offices, employee break room, supply closet
- Second-generation hospice build-out – medical plumbing and clinical layout in place for immediate healthcare use
- Ideal Uses: medical office, hospice, specialty clinic, behavioral health, therapy, administrative HQ
- Freestanding building with Blanco Rd visibility and independent access (signage potential)
- Flexible layout enables conversion for mixed office/clinic uses

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

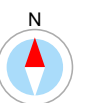




# Floor Plans - Level 2



**2nd Floor**  
Finished Area 1898.67 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# Availability & Rates

<b>Lease Rate</b>	Contact Broker
<b>Total Available</b>	8,000 SF Free-Standing
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Term</b>	Five (5) years minimum with options
<b>Tenant Improvements</b>	Negotiable; landlord willing to consider TI for qualified users
<b>Deposit</b>	Equal to one (1) month's Base Rental (typical)
<b>Financial Information</b>	Required prior to submission of lease document by Landlord
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlords leasing representative

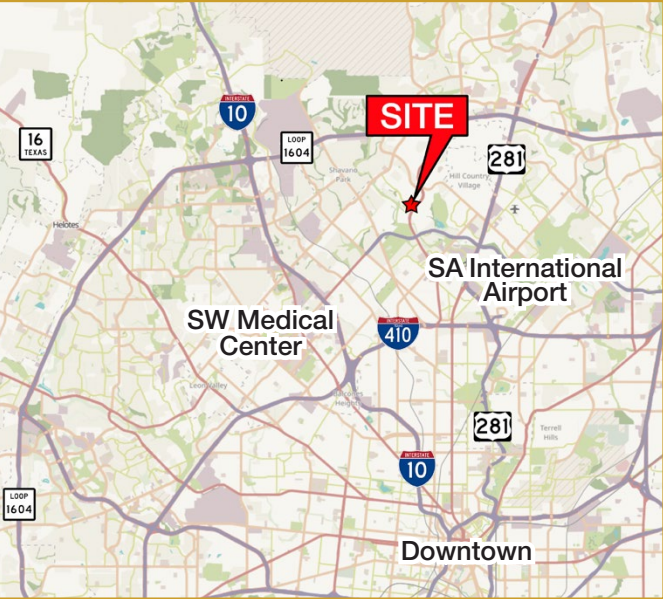
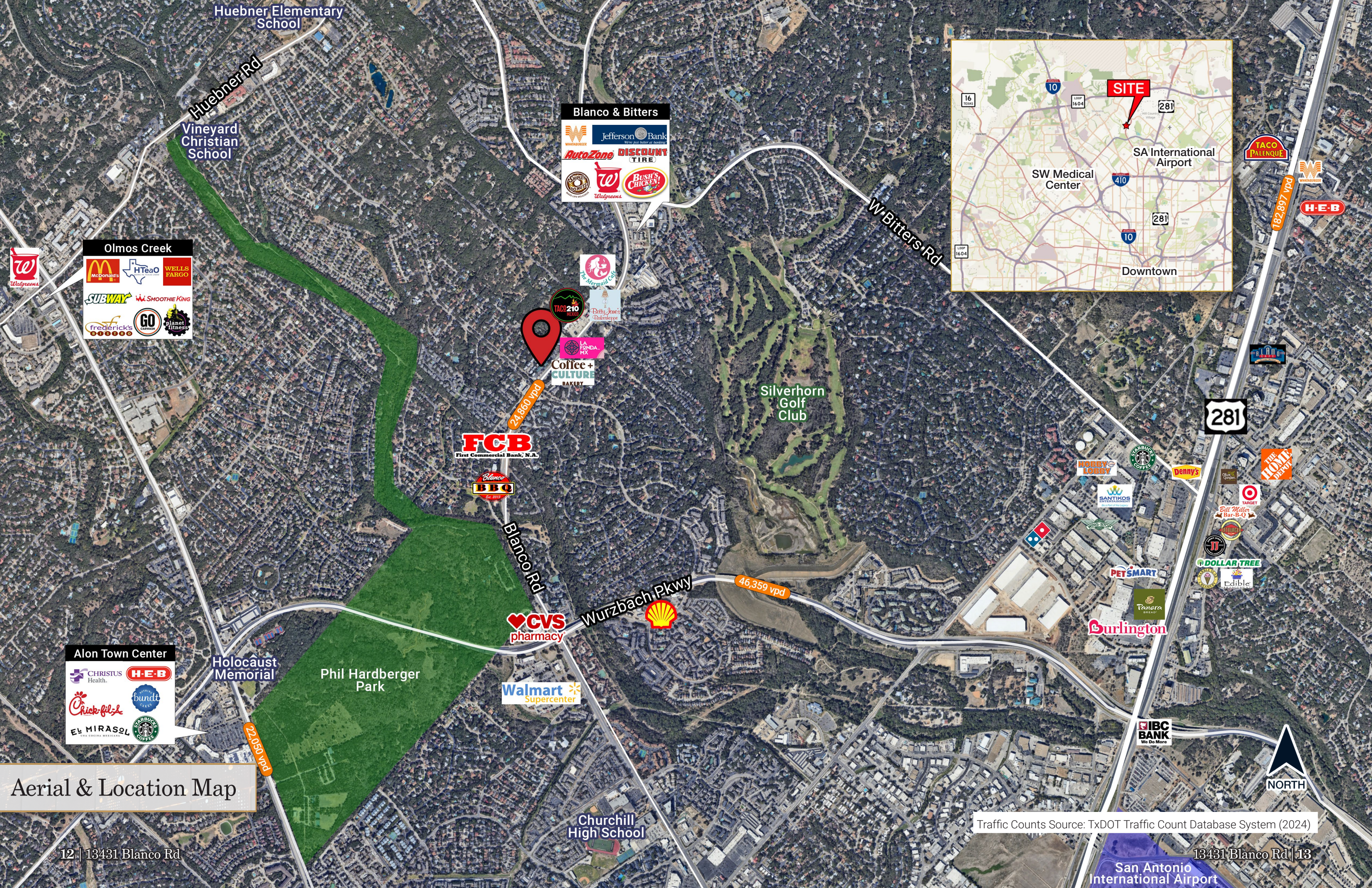
Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

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.

# Leasing Contact

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**Olmos Creek**

- Walgreens
- McDonald's
- HTEAO
- WELLS FARGO
- SUBWAY
- SMOOTHIE KING
- frederick's
- GO
- planet fitness

**Blanco & Bitters**

- AutoZone
- DISCOUNT TIRE
- Walgreens
- BUSH'S CHICKEN!
- Jefferson Bank

**Alon Town Center**

- CHRISTUS Health
- H-E-B
- Chick-fil-A
- bundt
- EL MIRASOL
- STARBUCKS COFFEE

**FCB**  
First Commercial Bank, N.A.

**BBQ**

**CVS**  
pharmacy

**Walmart**  
Supercenter

Churchill High School

Silverhorn Golf Club

Phil Hardberger Park

Holocaust Memorial

**IBC BANK**  
We Do More

**Burlington**

**PETSMART**

**DOLLAR TREE**

**Edible**

**Target**

**Home Depot**

**Starbucks**

**Denny's**

**Hobby Lobby**

**Starbucks**

**TACO PALENQUE**

NORTH

Traffic Counts Source: TxDOT Traffic Count Database System (2024)

**Aerial & Location Map**

San Antonio International Airport

# Demographics: 1-mile

Summary	Census 2020	2025	2030
Total Population	13,318	12,621	12,021
Total Households	6,024	5,922	5,758
Family Households	3,588	3,340	3,194
Average Household Size	2.20	2.12	2.08
Owner Occupied Housing Units	3,024	3,033	3,063
Renter Occupied Housing Units	3,000	2,889	2,695
Median Age	38.5	39.7	41.2

Trends 2025 - 2030	Area	State	National
Population	-1.0%	1.1%	0.4%
Households	-0.6%	1.4%	0.6%
Family Population	-0.9%	1.3%	0.5%
Owner Occupied Housing Units	0.2%	1.8%	0.0%
Median Household Income	1.6%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	681	5.1%	617	4.9%	561	4.7%
5-9	717	5.4%	655	5.2%	569	4.7%
10-14	725	5.4%	666	5.3%	619	5.2%
15-19	739	5.5%	673	5.3%	632	5.3%
20-24	857	6.4%	836	6.6%	813	6.8%
25-29	1,125	8.4%	886	7.0%	874	7.3%
30-34	1,119	8.4%	1,031	8.2%	791	6.6%
35-39	1,003	7.5%	1,015	8.0%	924	7.7%
40-44	831	6.2%	940	7.5%	943	7.8%
45-49	807	6.1%	769	6.1%	875	7.3%
50-54	785	5.9%	757	6.0%	713	5.9%
55-59	833	6.3%	690	5.5%	673	5.6%
60-64	849	6.4%	703	5.6%	605	5.0%
65-69	804	6.0%	704	5.6%	607	5.0%
70-74	603	4.5%	666	5.3%	602	5.0%
75-79	389	2.9%	482	3.8%	556	4.6%
80-84	236	1.8%	293	2.3%	374	3.1%
Age 85+	215	1.6%	237	1.9%	291	2.4%

Median Household Income	\$84,445	-	\$91,386	-
Average Household Income	\$114,643	-	\$122,304	-
Per Capita Income	\$52,949	-	\$57,689	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,929	59.5%	7,211	57.1%	6,556	54.5%
Black Alone	603	4.5%	588	4.7%	556	4.6%
American Indian	100	0.8%	100	0.8%	98	0.8%
Asian Alone	390	2.9%	395	3.1%	390	3.2%
Pacific Islander	19	0.1%	19	0.1%	19	0.2%
Some Other Race	1,004	7.5%	1,010	8.0%	1,037	8.6%
Two or More Races	3,274	24.6%	3,299	26.1%	3,367	28.0%
Hispanic (Any Race)	5,397	40.5%	5,433	43.0%	5,589	46.5%

# Demographics: 3-miles

Summary	Census 2020	2025	2030
Total Population	91,087	88,200	85,962
Total Households	40,300	40,321	40,107
Family Households	24,231	23,078	22,662
Average Household Size	2.26	2.18	2.14
Owner Occupied Housing Units	21,221	21,422	21,857
Renter Occupied Housing Units	19,079	18,899	18,250
Median Age	39.7	40.6	41.8

Trends 2025 - 2030	Area	State	National
Population	-0.5%	1.1%	0.4%
Households	-0.1%	1.4%	0.6%
Family Population	-0.4%	1.3%	0.5%
Owner Occupied Housing Units	0.4%	1.8%	0.0%
Median Household Income	2.0%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,677	5.1%	4,354	4.9%	4,174	4.9%
5-9	4,989	5.5%	4,578	5.2%	4,121	4.8%
10-14	5,065	5.6%	4,785	5.4%	4,457	5.2%
15-19	4,970	5.5%	4,777	5.4%	4,578	5.3%
20-24	6,036	6.6%	5,487	6.2%	5,569	6.5%
25-29	7,354	8.1%	6,036	6.8%	5,582	6.5%
30-34	6,720	7.4%	7,052	8.0%	5,666	6.6%
35-39	6,117	6.7%	6,379	7.2%	6,701	7.8%
40-44	5,524	6.1%	5,853	6.6%	6,075	7.1%
45-49	5,636	6.2%	5,298	6.0%	5,651	6.6%
50-54	5,435	6.0%	5,424	6.2%	5,037	5.9%
55-59	6,037	6.6%	5,009	5.7%	5,022	5.8%
60-64	5,760	6.3%	5,315	6.0%	4,547	5.3%
65-69	5,387	5.9%	5,120	5.8%	4,873	5.7%
70-74	4,625	5.1%	4,632	5.3%	4,527	5.3%
75-79	3,045	3.3%	3,877	4.4%	4,017	4.7%
80-84	1,939	2.1%	2,343	2.7%	3,053	3.5%
Age 85+	1,771	1.9%	1,880	2.1%	2,312	2.7%

Median Household Income	\$83,654	-	\$92,330	-
Average Household Income	\$122,892	-	\$132,488	-
Per Capita Income	\$55,746	-	\$61,337	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,444	57.6%	48,806	55.3%	45,579	53.0%
Black Alone	4,571	5.0%	4,484	5.1%	4,272	5.0%
American Indian	793	0.9%	814	0.9%	815	0.9%
Asian Alone	3,141	3.5%	3,213	3.6%	3,228	3.8%
Pacific Islander	131	0.1%	132	0.1%	133	0.1%
Some Other Race	8,006	8.8%	8,258	9.4%	8,580	10.0%
Two or More Races	22,002	24.1%	22,494	25.5%	23,355	27.2%
Hispanic (Any Race)	39,235	43.1%	40,060	45.4%	41,766	48.6%

# Demographics: 5-miles

Summary	Census 2020	2025	2030
Total Population	258,092	253,681	250,280
Total Households	112,820	114,986	116,231
Family Households	64,422	61,930	61,356
Average Household Size	2.27	2.19	2.14
Owner Occupied Housing Units	50,739	51,626	52,927
Renter Occupied Housing Units	62,081	63,360	63,304
Median Age	36.6	37.5	38.6

Trends 2025 - 2030	Area	State	National
Population	-0.3%	1.1%	0.4%
Households	0.2%	1.4%	0.6%
Family Population	-0.2%	1.3%	0.5%
Owner Occupied Housing Units	0.5%	1.8%	0.0%
Median Household Income	1.4%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	14,203	5.5%	13,422	5.3%	13,019	5.2%
5-9	14,688	5.7%	13,557	5.3%	12,303	4.9%
10-14	14,719	5.7%	13,725	5.4%	12,880	5.2%
15-19	14,513	5.6%	14,107	5.6%	13,313	5.3%
20-24	19,811	7.7%	18,800	7.4%	19,478	7.8%
25-29	24,196	9.4%	21,715	8.6%	20,900	8.3%
30-34	21,118	8.2%	21,955	8.7%	19,253	7.7%
35-39	18,190	7.0%	18,788	7.4%	19,389	7.8%
40-44	15,610	6.0%	16,972	6.7%	17,385	7.0%
45-49	15,584	6.0%	14,736	5.8%	16,043	6.4%
50-54	14,633	5.7%	14,811	5.8%	13,733	5.5%
55-59	15,826	6.1%	13,306	5.3%	13,496	5.4%
60-64	14,479	5.6%	13,966	5.5%	12,012	4.8%
65-69	12,846	5.0%	12,701	5.0%	12,594	5.0%
70-74	10,729	4.2%	11,111	4.4%	11,245	4.5%
75-79	7,259	2.8%	9,061	3.6%	9,687	3.9%
80-84	4,746	1.8%	5,711	2.3%	7,252	2.9%
Age 85+	4,941	1.9%	5,236	2.1%	6,299	2.5%

Median Household Income	\$72,829	-	\$77,965	-
Average Household Income	\$104,422	-	\$111,397	-
Per Capita Income	\$47,369	-	\$51,765	-

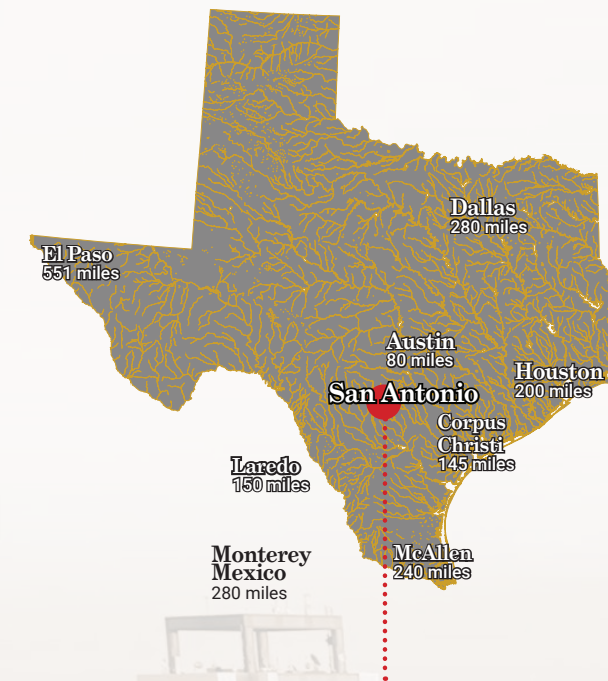
Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	134,067	52.0%	126,242	49.8%	118,999	47.5%
Black Alone	15,487	6.0%	15,418	6.1%	14,928	6.0%
American Indian	2,449	0.9%	2,525	1.0%	2,536	1.0%
Asian Alone	15,146	5.9%	15,946	6.3%	16,370	6.5%
Pacific Islander	353	0.1%	363	0.1%	369	0.1%
Some Other Race	26,423	10.2%	27,137	10.7%	28,303	11.3%
Two or More Races	64,167	24.9%	66,050	26.0%	68,776	27.5%
Hispanic (Any Race)	119,370	46.3%	122,483	48.3%	128,213	51.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

# San Antonio Market Overview

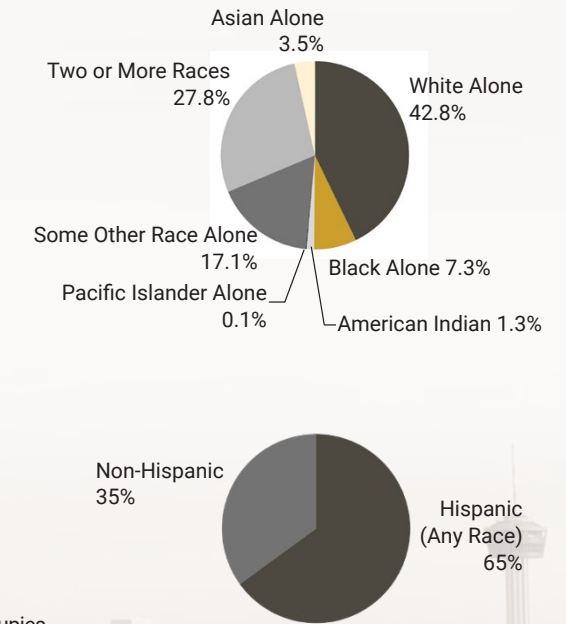
## Largest U.S. Cities

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

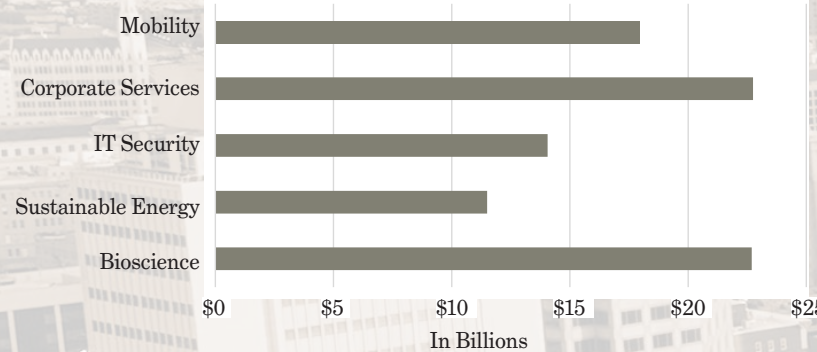


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Ethnicity 2025 Forecast

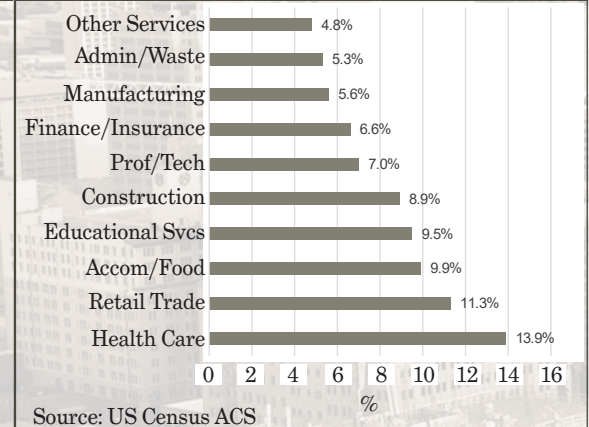


## Industry Clusters by GDP



Source: City of San Antonio Open Data Dec. 15, 2025

## Labor Force by Industry (Top Ten)



Source: US Census ACS

## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2020 Census	1,434,395	34.9	538,191	-	-	-
2025 Estimate	1,450,229	35.9	566,012	\$88,746	\$65,316	\$34,767
2030 Projection	1,472,091	37.1	588,682	\$96,616	\$71,692	\$38,765

Sources: U.S. Census Bureau 2020, ESRI forecasts for 2025 & 2030



# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
An Tran	817323	atran@reocsanantonio.com	(210) 975-2566
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

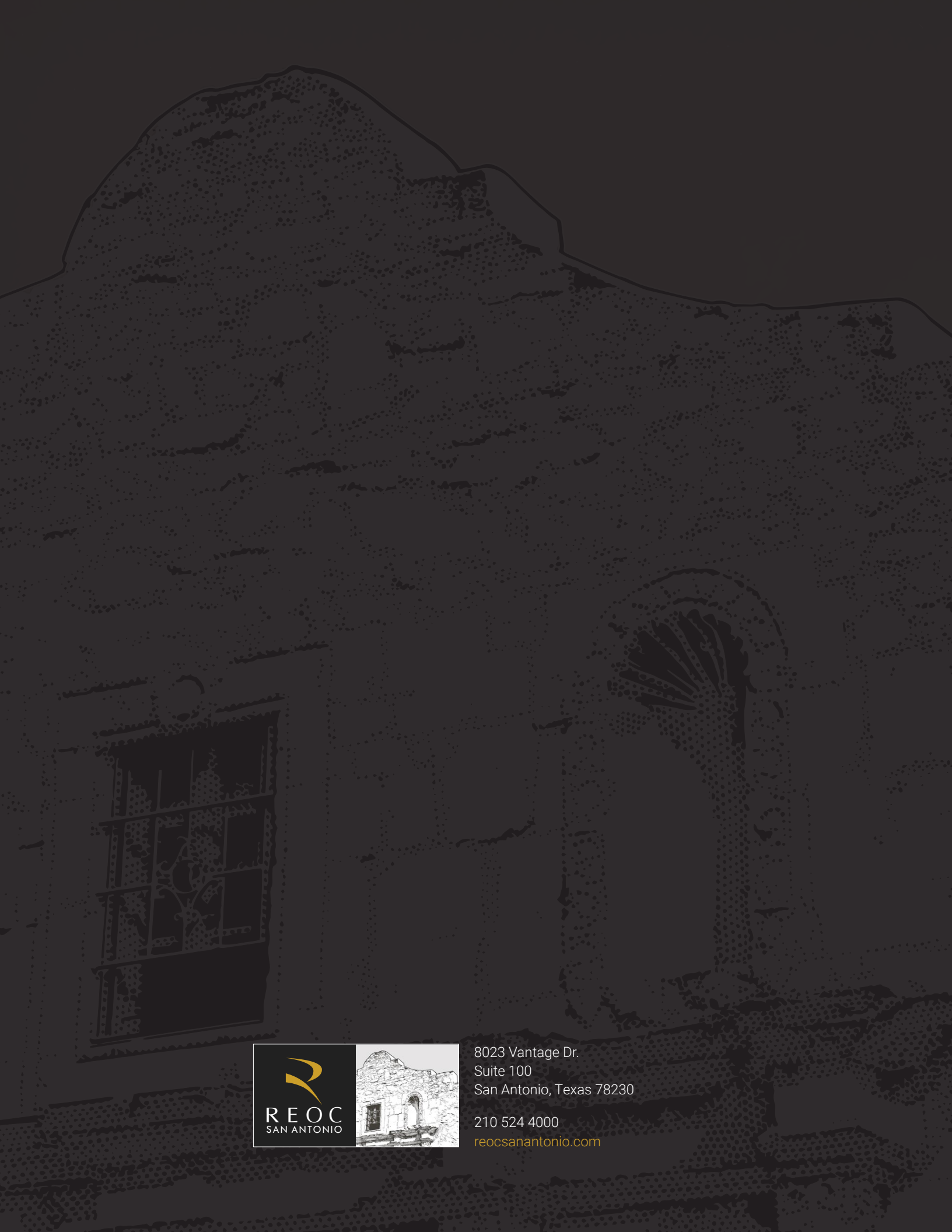
REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000 Fax 210 524 4029

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-2





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