



MEDICAL OFFICE BUILDING FOR SALE VILLAGES ON TOEPPERWEIN 11651 TOEPPERWEIN SAN ANTONIO, TEXAS 78109



PROJECT HIGHLIGHTS

Class A Medical office space available for sale at Villages on Toepperwein. This is an upscale medical office development providing ownership opportunity with a ready-to-build pad featuring a 6,500 sf planned medical office building.

Villages on Toepperwein is located within minutes of Northeast Methodist Hospital and other medically related facilities. The property is strategically located for easy accessibility from IH-35 or Loop 1604 in Live Oak, one of the fastest growing areas in San Antonio.

The property is equipped with a paved and striped parking lot with on-site utilities and sidewalks and irrigation lines already installed.

GLA

6,500 SF (approximate)

SIZE AVAILABLE

2,500 - 6,500 SF

SALE PRICE

\$175.00 PSF

PARKING RATIO

5:1,000

TRAFFIC COUNTS

Toepperwein Rd

10,012 CPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2015 Population	11,810	101,608	216,767
2015 Households	4,137	36,240	77,371
2015 Families	3,113	26,072	55,724

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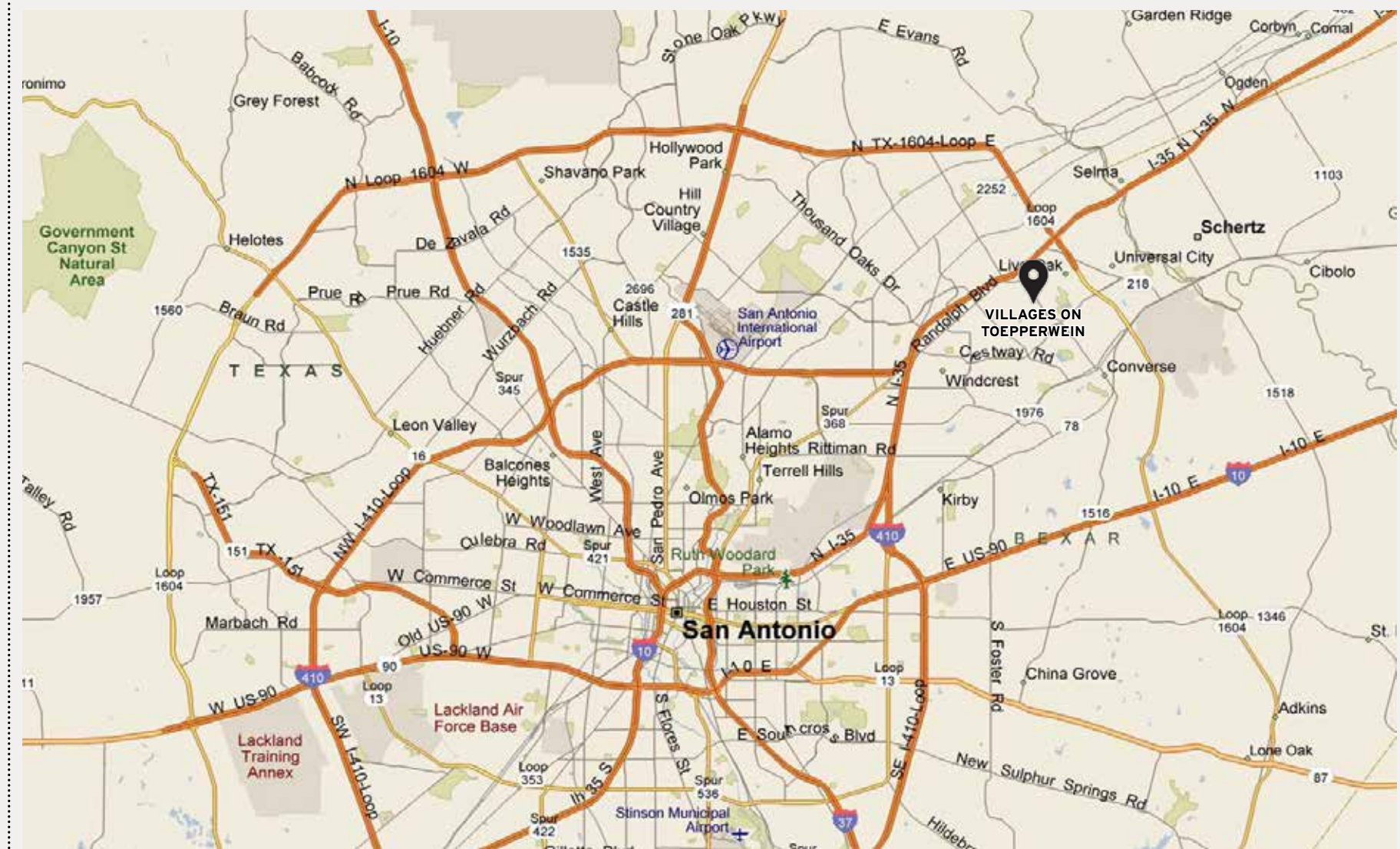


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11651 TOEPPERWEIN SAN ANTONIO, TEXAS 78109





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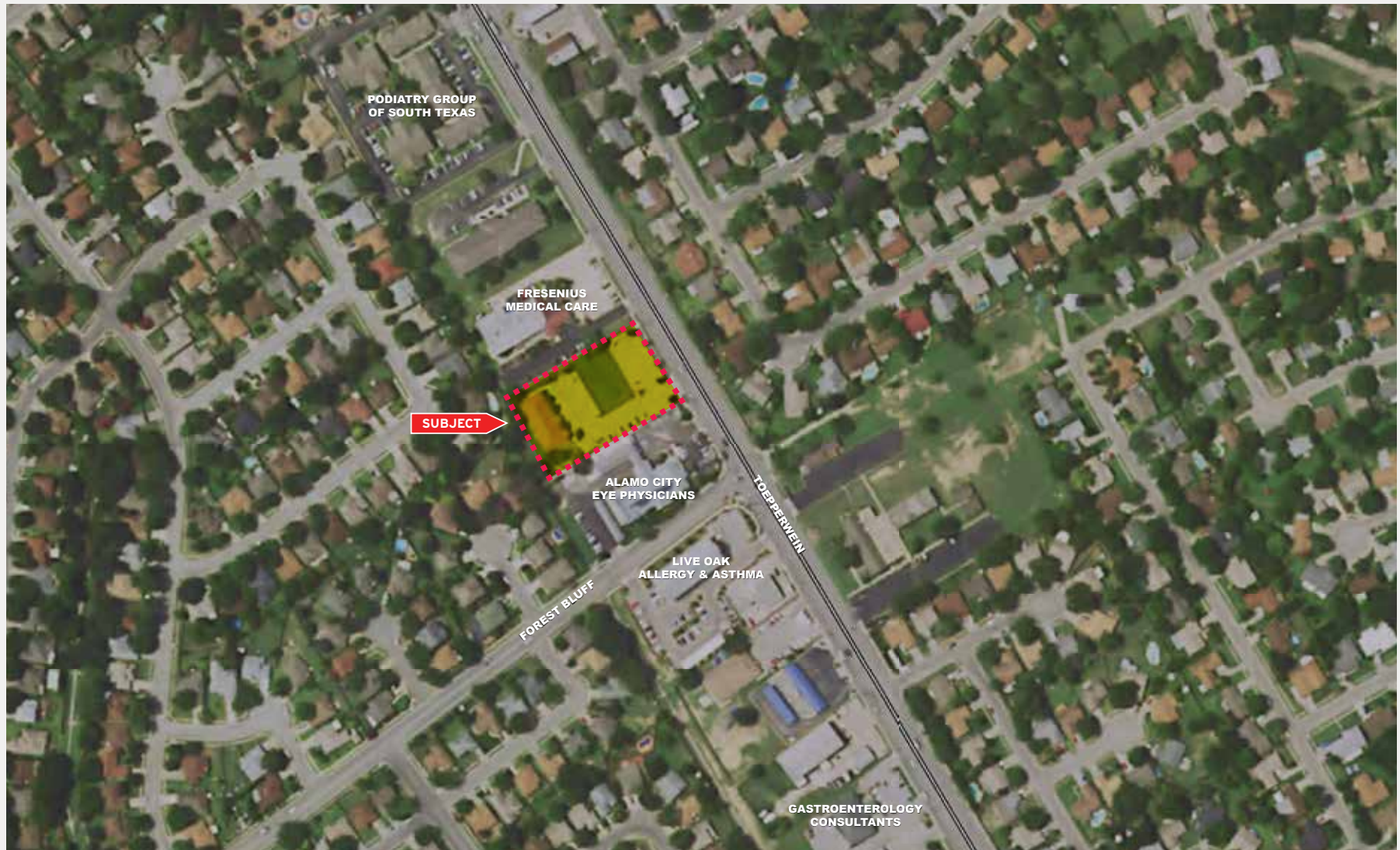




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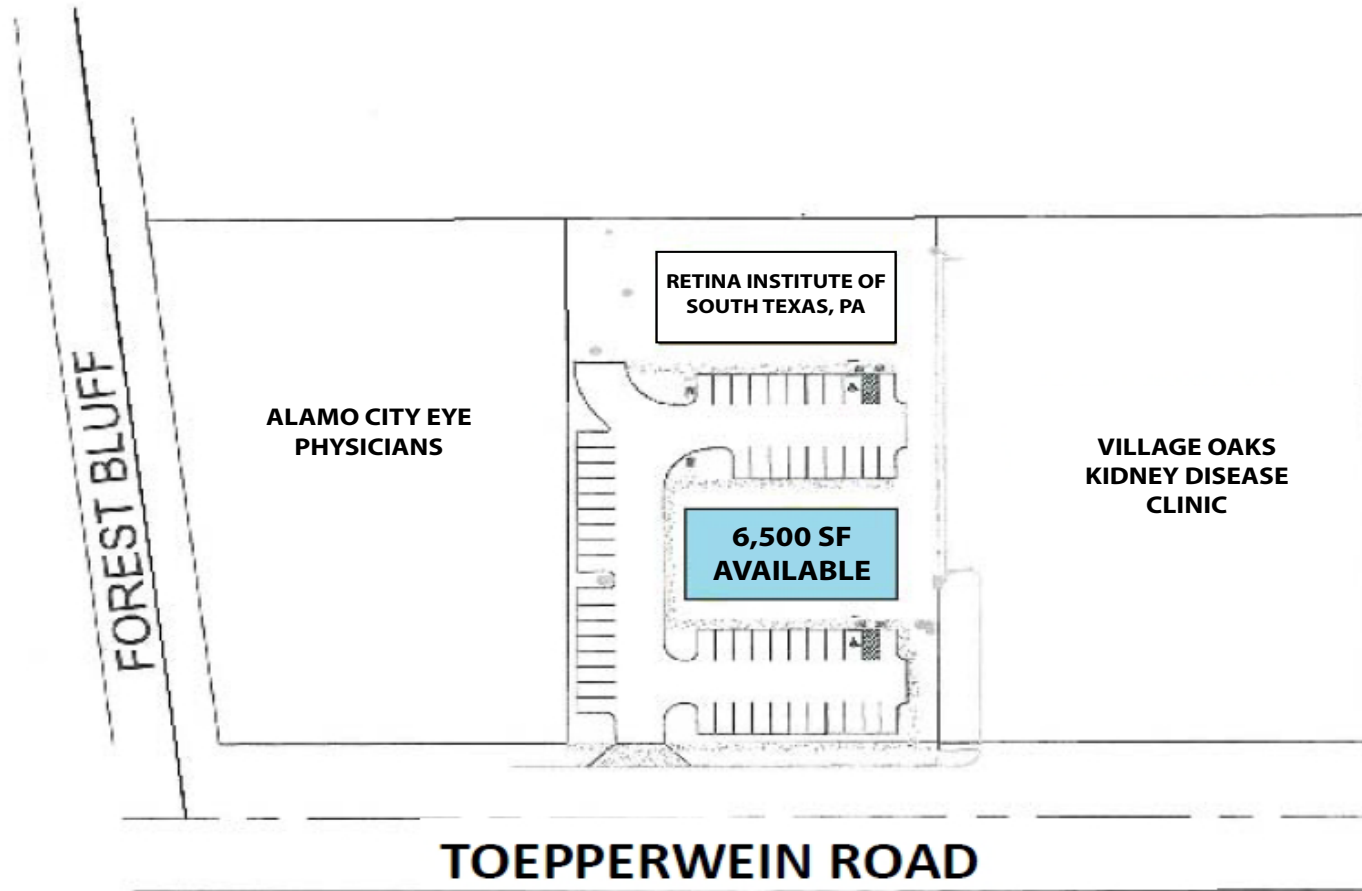




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Demographic Summary		2015	2020
Population		11,810	13,013
Households		4,137	4,583
Families		3,113	3,429
Median Household Income		\$59,264	\$66,844
Males per 100 Females		91.5	92.2
Population By Age			
Population <5 Years		7.0%	6.8%
Population 65+ Years		12.0%	13.8%
Median Age		35.7	36.5
	Spending Potential Index	Average Amount Spent	Total
Health Care	91	\$4,321.51	\$17,878,098
Medical Care	91	\$1,908.80	\$7,896,710
Physician Services	96	\$255.71	\$1,057,889
Dental Services	92	\$356.05	\$1,472,975
Eyecare Services	93	\$51.12	\$211,486
Lab Tests, X-Rays	91	\$61.17	\$253,062
Hospital Room and Hospital Services	95	\$191.79	\$793,430
Convalescent or Nursing Home Care	70	\$21.94	\$90,779
Other Medical services (1)	95	\$108.75	\$449,889
Nonprescription Drugs	90	\$116.07	\$480,185
Prescription Drugs	89	\$443.26	\$1,833,766
Nonprescription Vitamins	90	\$63.18	\$261,371
Medicare Prescription Drug Premium	80	\$70.04	\$289,739
Eyeglasses and Contact Lenses	91	\$81.81	\$338,450
Hearing Aids	81	\$21.93	\$90,741
Medical Equipment for General Use	81	\$4.92	\$20,344
Other Medical Supplies (2)	95	\$61.06	\$252,604
Health Insurance	91	\$2,412.71	\$9,981,388
Blue Cross/Blue Shield	93	\$797.42	\$3,298,931
Commercial Health Insurance	100	\$495.31	\$2,049,092
Health Maintenance Organization	94	\$418.48	\$1,731,261
Medicare Payments	82	\$427.85	\$1,770,016
Long Term Care Insurance	91	\$91.74	\$379,522
Other Health Insurance (3)	82	\$181.91	\$752,566

MEDICAL EXPENDITURES 1 MILE RADIUS

DATA NOTE: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) OTHER MEDICAL SERVICES include Services by Medical Professionals other than physicians, Nursing Services, Therapeutic Treatments, Blood Donation, Ambulance, Emergency Room and Outpatient Hospital Services.

(2) OTHER MEDICAL SUPPLIES includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use and Rental of Supportive and Convalescent Medical Equipment.

(3) OTHER HEALTH INSURANCE includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.

SOURCE: Esri forecasts for 2014 and 2019; Consumer Spending date is derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics.



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Demographic Summary		2015	2020
Population		101,608	109,954
Households		36,240	39,192
Families		26,072	28,094
Median Household Income		\$58,285	\$66,386
Males per 100 Females		92.3	92.7
Population By Age			
Population <5 Years		7.3%	7.4%
Population 65+ Years		12.4%	13.6%
Median Age		34.7	34.7
	Spending Potential Index	Average Amount Spent	Total
Health Care	89	\$4,210.73	\$152,596,829
Medical Care	89	\$1,860.76	\$67,433,907
Physician Services	93	\$248.26	\$8,996,770
Dental Services	89	\$344.58	\$12,487,675
Eyecare Services	90	\$49.71	\$1,801,412
Lab Tests, X-Rays	89	\$59.31	\$2,149,322
Hospital Room and Hospital Services	93	\$188.28	\$6,823,101
Convalescent or Nursing Home Care	73	\$22.98	\$832,835
Other Medical services (1)	91	\$105.03	\$3,806,433
Nonprescription Drugs	88	\$113.97	\$4,130,360
Prescription Drugs	87	\$432.35	\$15,668,266
Nonprescription Vitamins	87	\$61.13	\$2,215,517
Medicare Prescription Drug Premium	79	\$69.82	\$2,530,370
Eyeglasses and Contact Lenses	89	\$79.80	\$2,892,118
Hearing Aids	79	\$21.34	\$773,471
Medical Equipment for General Use	81	\$4.92	\$178,455
Other Medical Supplies (2)	92	\$59.27	\$2,147,802
Health Insurance	89	\$2,349.97	\$85,162,922
Blue Cross/Blue Shield	91	\$774.32	\$28,061,357
Commercial Health Insurance	96	\$477.42	\$17,301,656
Health Maintenance Organization	91	\$407.67	\$14,773,816
Medicare Payments	81	\$423.89	\$15,361,650
Long Term Care Insurance	86	\$86.45	\$3,132,914
Other Health Insurance (3)	81	\$180.23	\$6,531,528

MEDICAL EXPENDITURES 3 MILE RADIUS

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Demographic Summary		2015	2020
Population		216,767	238,161
Households		77,371	85,011
Families		55,724	60,981
Median Household Income		\$57,091	\$64,734
Males per 100 Females		92.5	93.1
Population By Age			
Population <5 Years		7.5%	7.5%
Population 65+ Years		11.8%	12.8%
Median Age		34.5	34.5
	Spending Potential Index	Average Amount Spent	Total
Health Care	89	\$4,209.79	\$325,715,765
Medical Care	89	\$1,862.95	\$144,138,321
Physician Services	93	\$248.03	\$19,189,943
Dental Services	89	\$344.37	\$26,644,081
Eyecare Services	90	\$49.87	\$3,858,337
Lab Tests, X-Rays	88	\$59.22	\$4,581,931
Hospital Room and Hospital Services	93	\$188.83	\$14,610,158
Convalescent or Nursing Home Care	73	\$23.08	\$1,785,957
Other Medical services (1)	92	\$105.37	\$8,152,899
Nonprescription Drugs	89	\$114.65	\$8,870,351
Prescription Drugs	87	\$432.55	\$33,466,600
Nonprescription Vitamins	88	\$61.51	\$4,759,286
Medicare Prescription Drug Premium	80	\$70.30	\$5,438,956
Eyeglasses and Contact Lenses	88	\$79.60	\$6,158,813
Hearing Aids	79	\$21.24	\$1,643,483
Medical Equipment for General Use	81	\$4.92	\$380,369
Other Medical Supplies (2)	92	\$59.42	\$4,597,159
Health Insurance	89	\$2,346.84	\$181,577,444
Blue Cross/Blue Shield	90	\$771.35	\$59,679,812
Commercial Health Insurance	96	\$475.94	\$36,824,292
Health Maintenance Organization	92	\$408.54	\$31,608,984
Medicare Payments	81	\$425.31	\$32,906,293
Long Term Care Insurance	85	\$85.78	\$6,636,842
Other Health Insurance (3)	81	\$179.93	\$13,921,220

MEDICAL EXPENDITURES 5 MILE RADIUS

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov IABS 1-O 02/16/16

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Date