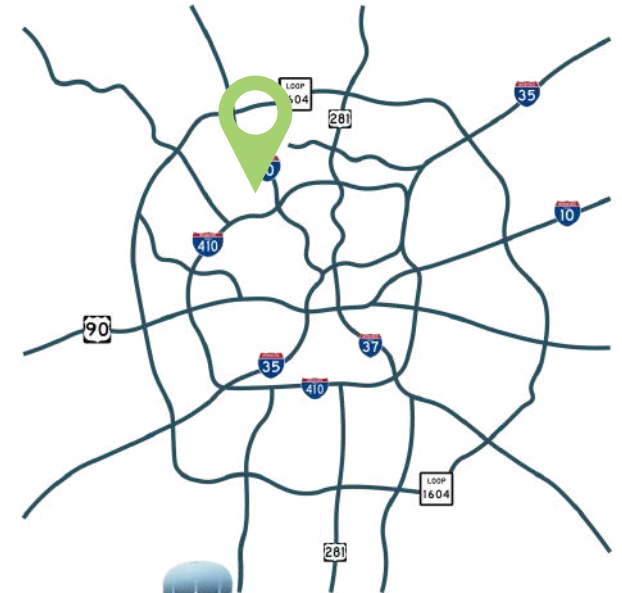


SPACE AVAILABLE

# MEDICAL PARK PLAZA

4343 MEDICAL DRIVE | SAN ANTONIO, TEXAS | 78229

With more than 6,000,000 annual patient visits, the Medical Center is a proven retail trade area. Ideally situated for restaurant, medical and other retail uses benefiting from high visibility and access from both Medical Dr. and Fredericksburg Rd.



**FORESITE**  
COMMERCIAL REAL ESTATE

**STEPHEN BERCHELMANN**  
VP OF URBAN & SPECIAL PROJECTS  
(210) 816-2734  
SBERCHELMANN@FORESITECRE.COM

**MADISON BATEY**  
LEASING ASSOCIATE  
(210) 816-2734  
MBATEY@FORESITECRE.COM



# MEDICAL PARK PLAZA

SAN ANTONIO, TEXAS

WHAT I LOVE  
ABOUT THIS  
PROPERTY:

“

Access from two of  
the main roads in  
the medical center  
makes this site  
irreplaceable.

*Stephen  
Berchermann*

”

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,836	130,511	339,487
Total Households	7,181	60,196	140,057
Household Income	\$46,018	\$51,081	\$54,356
Median Age	29.2	34.1	34.3
Daytime Population	65,821	211,210	322,911

## JOIN THESE TENANTS

tropical CAFE  
SMOOTHIE  
eat better. feel better.



Epic  
Wings

## PROPERTY HIGHLIGHTS

1

**Main & Main** location in the heart of the medical center with rare access from both Medical and Fredericksburg Rd.

2

**Medical Center of San Antonio** is a proven retail trade area with high sales year round.

3

**High Daytime Population** of Medical Center workers and over 6,000,000 visitors per year.



FORESITE  
COMMERCIAL REAL ESTATE



# MEDICAL PARK PLAZA

SAN ANTONIO, TEXAS





# MEDICAL PARK PLAZA

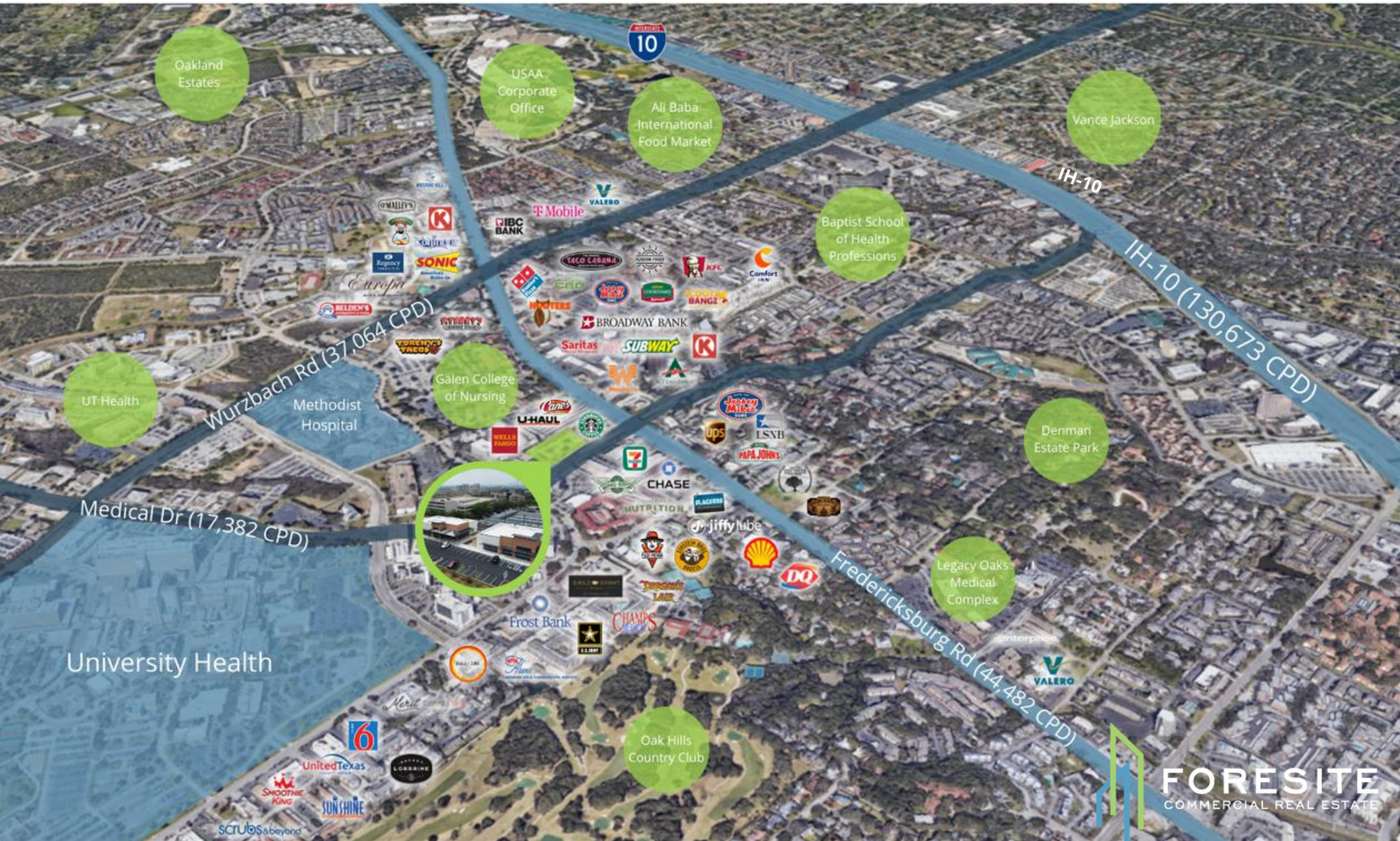
SAN ANTONIO, TEXAS





# MEDICAL PARK PLAZA

SAN ANTONIO, TEXAS





## SAN ANTONIO, TEXAS



Suite Number	SF	Condition
Suite 104	1,229	Dark Shell
Pad Site	33,460	Build Ready
(0.78 Acres)		





# 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:
  - 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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>497303</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Stephen Berchermann</u>	<u>589382</u>	<u>sberchermann@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Madison Batey</u>	<u>764292</u>	<u>mbatey@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

