MED CENTER COURT

WQ OF BABCOCK RD & LOUIS PASTEUR DR
2026 Babcock Road, San Antonio, TX 78229

FOR LEASE

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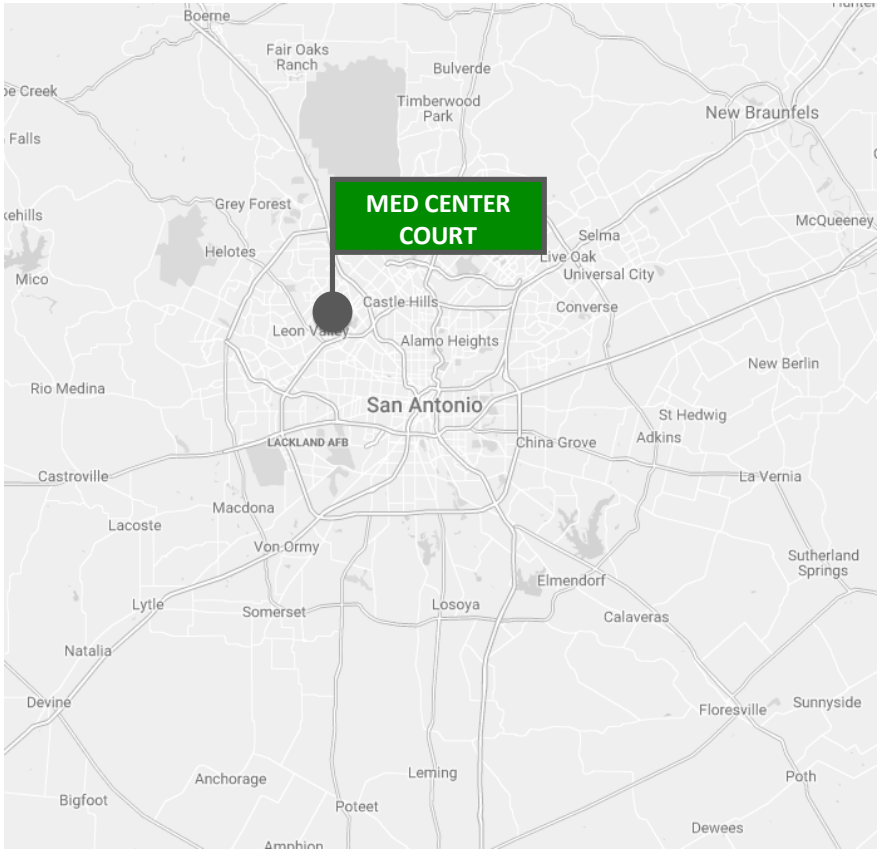
SUMMARY



HIGHLIGHTS

+ Excellent Visibility & Daytime Traffic
+ Multiple Points of Ingress / Egress
+ Rare Medical Center redevelopment site between Wurzbach Rd. and Louis Pasteur Dr. across from UT Health Sciences Center
+ Roughly 50,000 estimated Medical Center employees and another 29,000 employees in surrounding businesses
+ 5.6 million outpatient visits in 2014

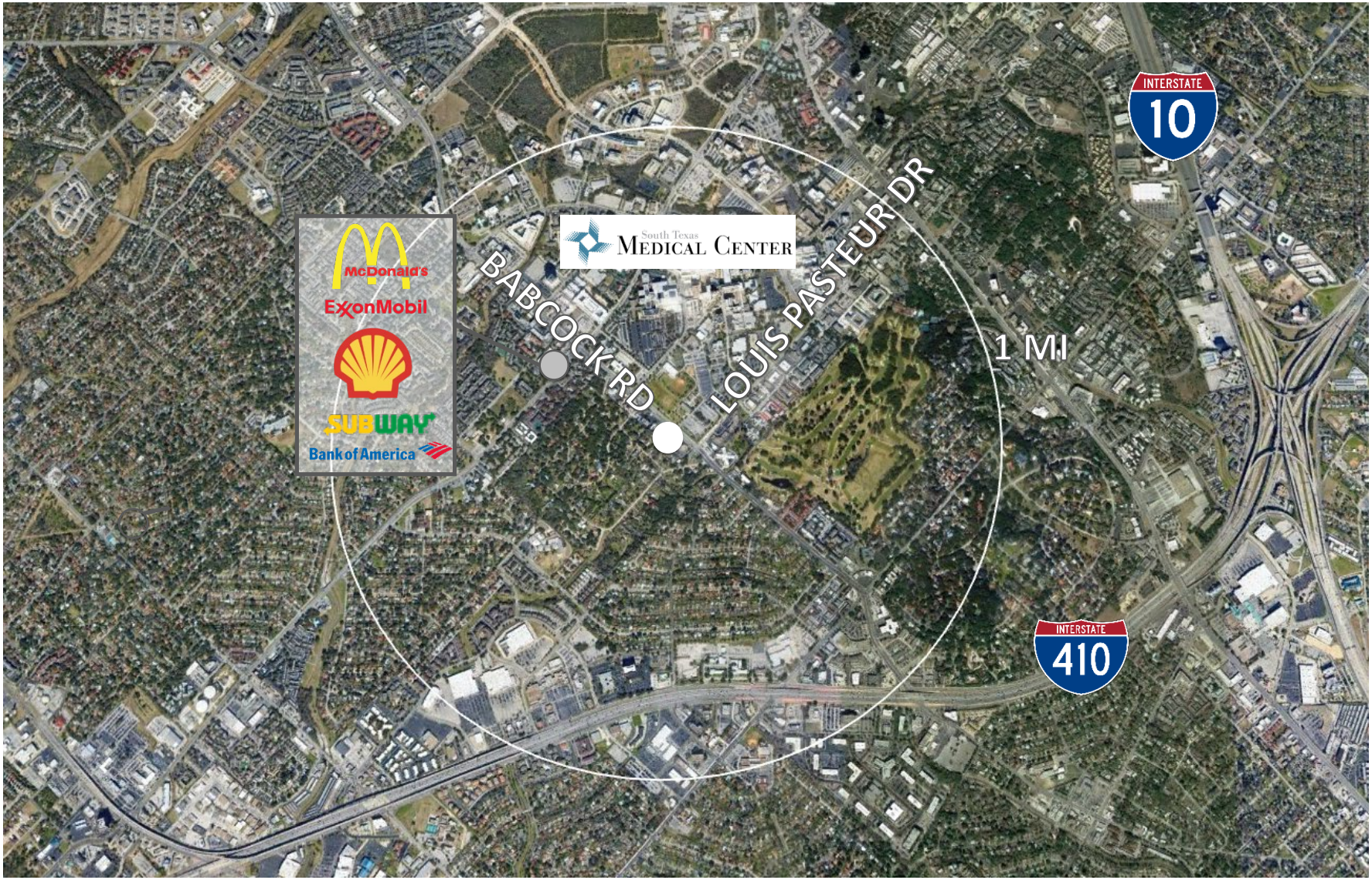
DESCRIPTION

Size:	9,800 SF Retail Center on 48,787 SF Land
Built:	2017
Parking:	65 Spaces (6.63 Spaces per 1,000 SF)
Addtl:	Monument Signs; Canopy Walkway Along Storefronts
Mgmt:	GFR Development

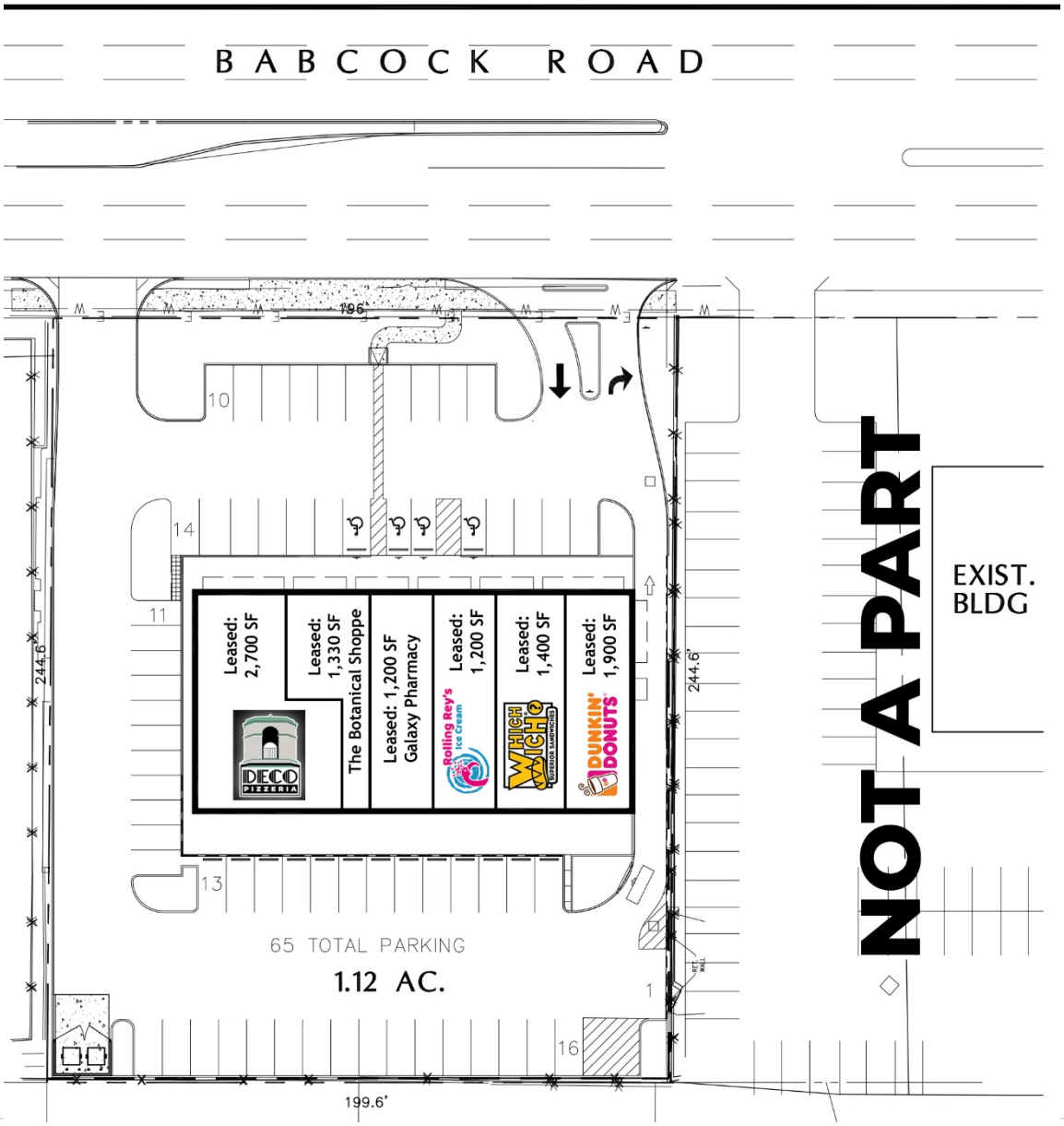
NOTABLE CO-TENANTS

WHICH WICH? SUPERIOR SANDWICHES
Galaxy SPECIALTY PHARMACY
DECO PIZZERIA
Rolling Rey's Ice Cream
the BOTANICAL shoppe
DUNKIN' DONUTS

SATELLITE IMAGERY



SITE PLAN



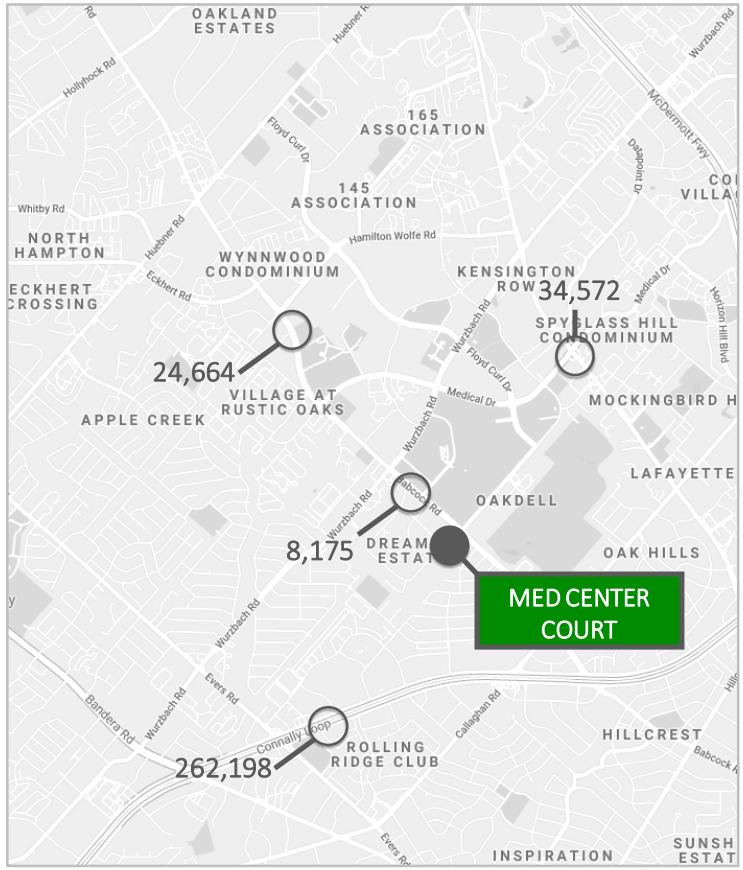
TENANT KEY

#	Tenant	SF
101	Dunkin Donuts	1,900
102	Which Wich?	1,400
103	Ice Cream	1,200
104	Pharmacy	1,200
106	CBD Store	1,330
107	Deco Pizza	2,770

DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2016 Population	13,994	140,936	382,542
2021 Population	14,812	149,012	406,326
Est. 5-yr Growth	5.85%	5.73%	6.22%
Average Age	37.10	36.90	36.70
2016 Population by Race			
White	9,828	100,572	278,098
Black	1,056	9,377	19,729
Am. Indian & Alaskan	147	1,342	3,556
Asian	918	7,659	13,490
Hawaiian & Pacific Island	8	162	402
Other	2,037	21,823	67,266
Households			
2021 Proj. Total Households	7,981	66,272	163,936
HH Growth 2016 – 2021	8.21%	6.74%	7.13%
2016 Median Household Inc	$36,800	$41,107	$44,483
2016 Avg Household Inc	$48,536	$52,663	$59,154
2016 Avg Household Size	1.85	2.24	2.47
Housing			
Median Home Value	$149,064	$130,456	$132,213
Median Year Built	1980	1979	1980

TRAFFIC COUNTS



Sources: 2016 San Antonio District Traffic Map

11-2-2015

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.

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Adam Schiller	534038	schiller@ gfrdevelopment.com	(210)-424-3793
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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