

# PRIME MEDICAL OFFICE OPPORTUNITY

1314 E. SONTERRA BLVD., SUITE 601, SAN ANTONIO, TX 78258

9,415 RSF BUILDING FOR SALE



Step into one of San Antonio's most desirable medical office locations with this **Class A Medical Office Condo** situated in the heart of the city's **second-largest medical community – Stone Oak**. This approximately 9,415 RSF suite in the **Villages on Sonterra** offers an exceptional opportunity for healthcare providers looking for high visibility, accessibility, and **close proximity to Stone Oak Methodist and Baptist Hospitals**.

## FEATURES :

- Excellent 5/1000 SF Parking Ratio – ample for staff and patients
- Building signage for high street visibility
- Convenient access to Hwy. 281 and North Loop 1604
- Bus Line Access for convenient public transportation

## ASKING PRICE:

\$3,106,950 (\$330 PSF)



JIM PLOETZ  
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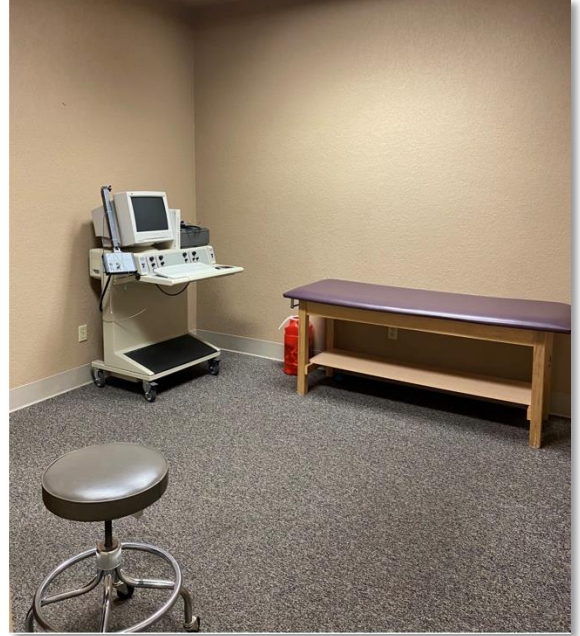


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PHOTOS

9,415 RSF BUILDING FOR SALE



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## AMENITY MAP

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1. Chick-fil-A	20. Starbucks	39. Fish City Grill
2. Whataburger	21. Kirby Steak House	40. Orange Leaf
3. Sonic Drive-in	22. Toro Kitchen	41. Zio's Italian Kitchen
4. Chuck E. Cheese's	23. Mellow Mushroom	42. La Madeleine
5. Five Guys	24. Sushi Zushi	43. Chili's Grill & Bar
6. Ay Chihuahua Mexican Cafe	25. Project Pollo	44. Sizzling Wok
7. Jason's Deli	26. Taipei	45. Saltgrass Steakhouse
8. Smoothie King	27. Schlotzky's Deli	46. Chester's Hamburgers
9. Krispy Kreme Doughnuts	28. Laguna Madre	47. Texas Roadhouse
10. Brick House Tavern	29. Bill Miller Bar-B-Q	48. Walk-On's Sports Bistreaux
11. Gorditas Dona Tota	30. KFC	49. China Harbor
12. Munchies	31. Taco Bell	50. Red Lobster
13. Kumori Sushi	32. Las Palapas	51. Jim's (Blanco Rd)
14. Jimmy Johns	33. Chuy's	52. Taco Cabana (Blanco Rd)
15. Nothing Bundt Cakes	34. Red Robin	53. Starbucks (Blanco Rd)
16. Salata	35. Stone Cold Creamery	54. Popeyes (Blanco Rd)
17. Merit Bundt Cakes	36. Pei Wei	55. McDonalds (Blanco Rd)
18. Smashin Crab	37. Firehouse Subs	
19. First Watch	38. Stouf's Pizza	

### LODGING/HOSPITALITY

56. Courtyard by Marriott	62. Drury Inn & Suites	68. Hampton Inn
57. Hyatt Place	63. Homewood Suites	
58. Best Western	64. Staybridge Suites	
59. Residence Inn & Suites	65. Fairfield Inn & Suites	
60. La Quinta Inn	66. Days Inn & Suites	
61. Drury Plaza Hotel	67. Comfort Suites	

### BANKING

69. RBCU	77. The Bank of S.A.
70. Firstmark Credit Union	78. Broadway Bank
71. Farm Bureau Bank	79. Frost Bank
72. Wells Fargo	80. Jefferson Bank
73. PNC Bank	81. Bank of America
74. Commerce Bank	82. Chase Bank
75. Woodforest National	83. Frost Bank
76. Security Service	

### GROCERY/PHARMACY/MAJOR RETAIL

83. H.E.B.	89. Fed EX	95. Marshall's
84. Lowe's	90. Sonterra RX	96. Petco
85. Target	91. Costco	97. Stein Mart
86. Whole Foods	92. Walmart	98. Old Navy
87. Stone Oak Pharmacy	93. H.E.B.	
88. CVS Pharmacy	94. Bed Bath & Beyond	



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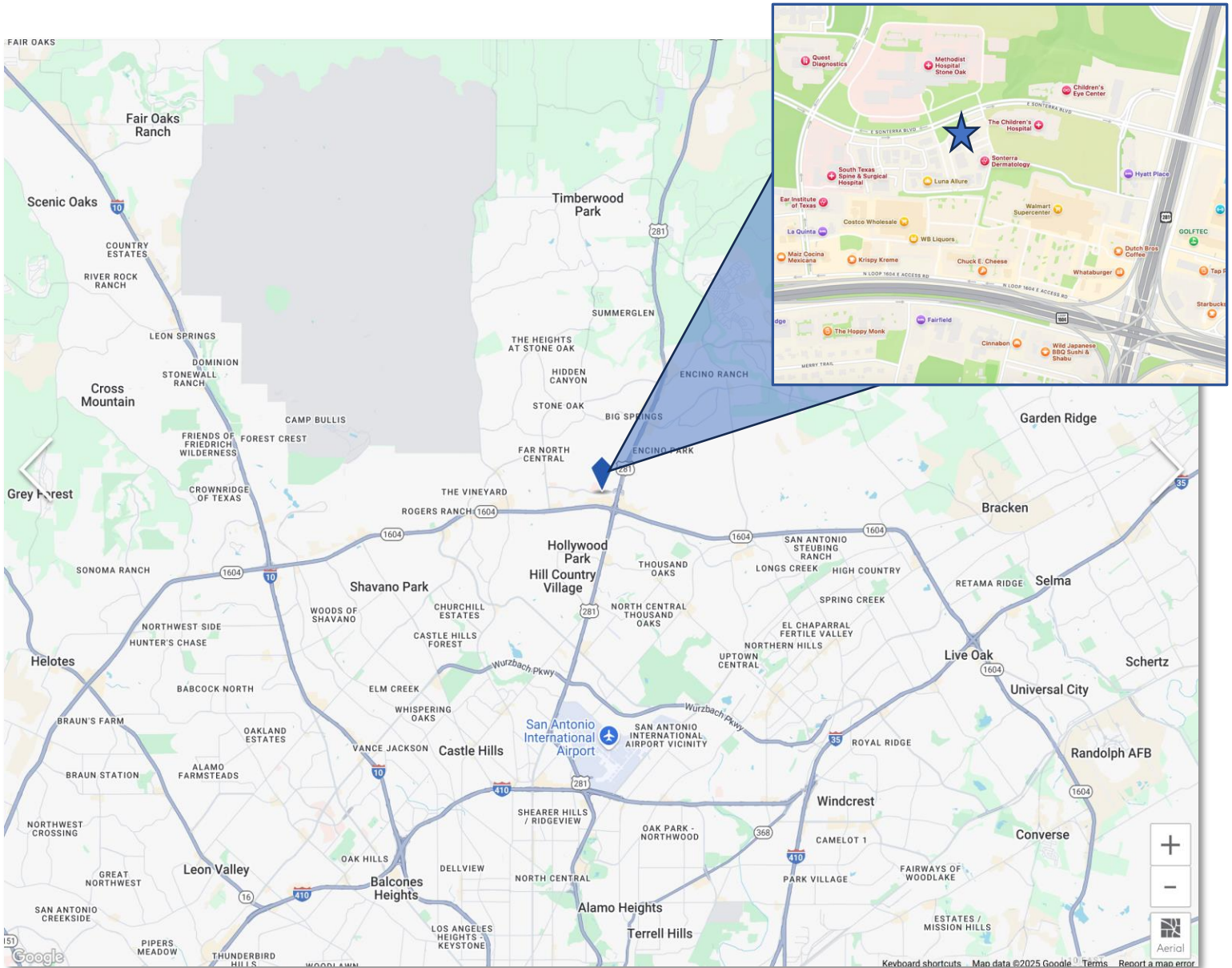


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## LOCATOR MAP AND TRAFFIC COUNT



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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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
<b>Households</b>			
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
<b>Housing</b>			
Median Home Value:	\$289,460	\$288,519	\$285,914
Median Year Built:	2004	1998	1997
<b>Daytime Employment</b>			
Total Businesses:	1,318	5,638	10,256
Total Employees:	14,698	51,006	91,393
<b>Vehicle Traffic</b>			
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.*

2-10-2025



### 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.

### 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.

<u>Urban SA Real Estate</u>	<u>353193</u>	<u>jamesrploetz@gmail.com</u>	<u>(210)410-0147</u>
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](http://www.trec.texas.gov)