

Northeast PLAZA III

Northeast San Antonio's Gateway
Medical Destination





Northeast Methodist Plaza III represents a premier opportunity for modern healthcare delivery in one of San Antonio's fastest-growing corridors. This new Class A medical office building combines the clinical advantages of on-campus hospital integration with the market reach of direct Interstate 35 visibility. Purpose-built for outpatient and specialty care, the facility delivers the accessibility, efficiency, and professional environment that today's medical practices demand. Its strategic position serves the expanding northeast San Antonio region while offering seamless connectivity to Methodist Hospital Northeast's comprehensive services

Key Highlight



Class A
Medical Office
Building



Aligned with
**Methodist Hospital
Northeast Campus**



4 Acre Campus with
manicured landscaping &
native trees & plantings



State-of-the-Art
Design &
construction



Parking:
304 Spaces
attached



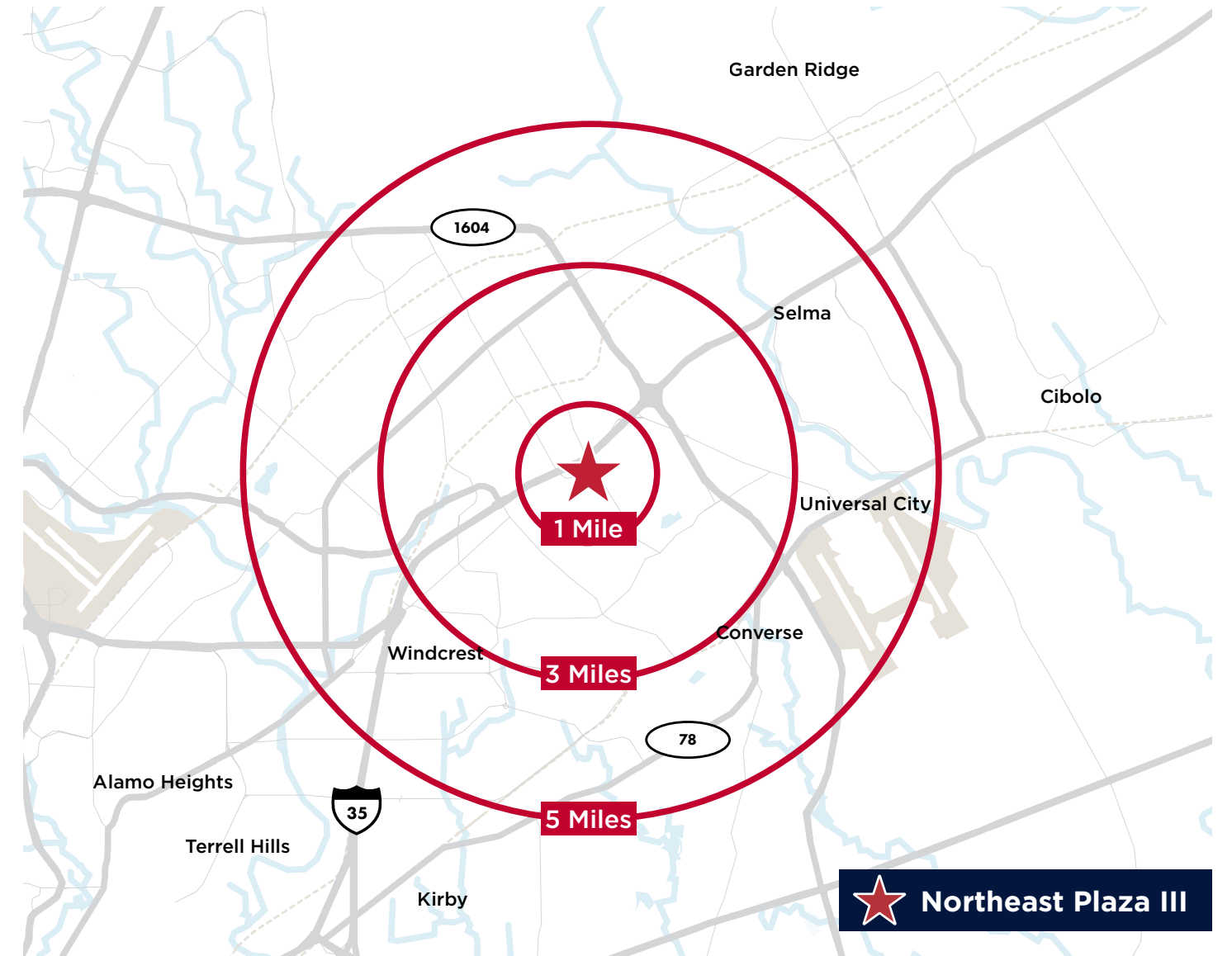
Prime Location
immediately off
Interstate 35



22,600 SF
Floor plates



68,000 RSF
Building



The Northeast Plaza III Medical Office Building is strategically positioned in the rapidly growing northeast San Antonio market, serving Live Oak, Schertz, Universal City, Selma, New Braunfels, and surrounding communities along the I-35 corridor.

Demographics

Within 1, 3 and 5 Miles

Area/Radius	1 Mile	3 Miles	5 Miles
Median Age	38.2	38.2	37
Population	11,084	115,247	262,273
Number of Households	4,161	44,458	99,777
Median Households Income	\$79,469	\$77,892	\$76,109

Amenity Map



Medical

- Northeast Baptist Hospital
- Toepperwein Medical Center
- Methodist ER Nacogdoches Road
- Live Oak Medical Center
- Methodist Hospital Northeast
- BioLife Plasma Services

Retail Center

- H-E-B
- Rolling Oaks Mall
- Walmart Supercenter
- IKEA
- H-E-B plus!
- Sam's Club
- Costco Wholesale
- The Forum at Olympia Parkway- Selma, Texas
- Sports medicine

Hotels

- Best Western Garden Inn
- La Quinta Inn by Wyndham San Antonio I-35 N at Toepperwein
- StayAPT Suites San Antonio-Randolph (Live Oak)
- Hampton Inn & Suites Selma-San Antonio-Randolph AFB Texas

Residential Communities

- Altura Luxury Rental Homes
- Randolph AFB

Site Plan



Why NE San Antonio

San Antonio's economic strength stems from its affordable business environment and booming population. The diverse mix of industries including military, tourism, logistics, healthcare, and technology drives the robust economic foundation and collectively upholds one of the nation's most resilient job markets.

Renowned for its economic stability, San Antonio stands out with impressively low unemployment rates, solidifying its status as a city with a vibrant, affordable living standard and a conducive business atmosphere boasting a population of over 2.5 million residents, San Antonio is the seventh-largest city in the country.

7th Largest
City In U.S.

0%
State and Local Tax

31,000
New Jobs in the
Last 5 Years

Low Cost
of Doing Business

73.5%
Diversity Index

110
New Residents Daily

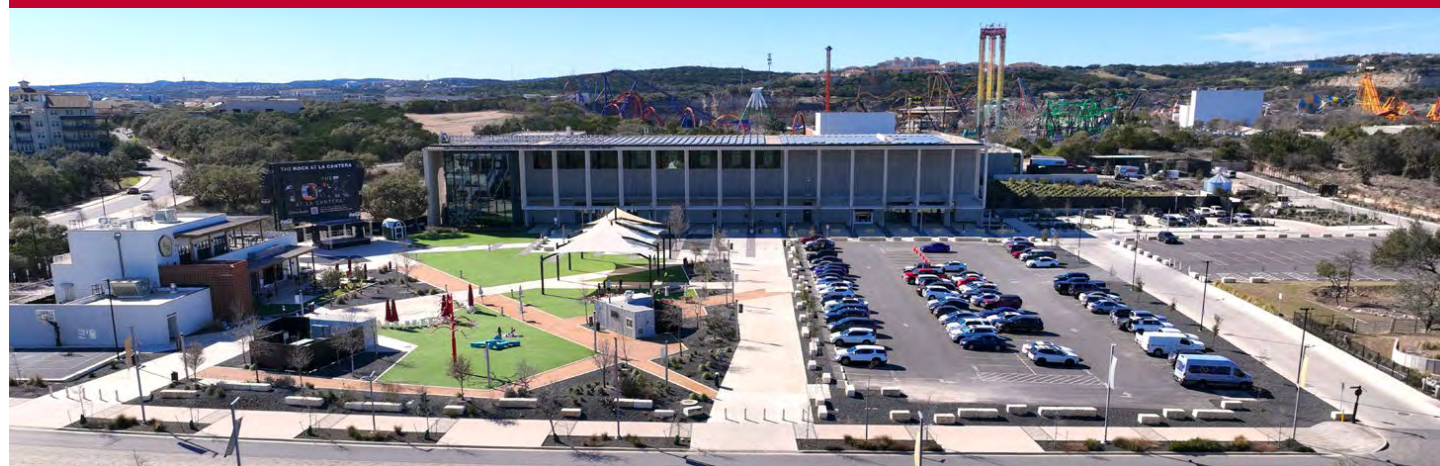
8.7%
Projected Population
Growth Rate in the
Next 5 Years

#1 State
Business Climate
— Chief Executive
Magazine



Airport Upgrade

San Antonio Airport's expansion, set for completion in 2028, will introduce 17 new gates, including six for international flights. The project adds 850,000 square feet of terminal space to enhance passenger flow and comfort and a 29,000-square-foot club lounge. This expansion positions San Antonio as a pivotal hub, fostering global connectivity, tourism, trade, and business opportunities. The endeavor showcases the city's commitment to progress, upgrading a significant part of the transportation network while positioning the city for increased travel experiences and a more substantial global presence.





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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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Lee McKenna	715532	lee.mckenna@jll.com	210-293-6842
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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