SOBO MEDICAL BUILDING



JLL | Lincoln PGIM

FOR LEASE

UP TO 3,286 SF AVAILABLE

SOBO MEDICAL BUILDING

SOBO Medical Building is the premier outpatient medical property within one of the most desirable and highest growth submarkets of the San Antonio MSA. The modern, Class A building was delivered in 2019 with three-stories and 52,788 square feet, currently housing a complementary mix of medical practices and ancillary services. Located at 112 Herff Road in Boerne, Texas, SOBO Medical Building is prominently located along Interstate 10, offering exceptional access for patients and visitors. The property is optimally positioned within one mile of two healthcare campuses operated by market leading health systems, Baptist Health and Methodist Healthcare, and the immediately surrounding area includes best-in-market hotels, retail, multi-family residential, and corporate offices. Boerne has recently experienced significant growth, and the population is projected to increase over 20% during the next five years, more than 3x the projected growth rate for the MSA. Additionally, median household incomes for the Boerne submarket are approximately 46% higher than the MSA average.



BUILDING ATTRIBUTES —

52,788
TOTAL SIZE

2019
YEAR BUILT

3 STORIES
CLASS A CONSTRUCTION

ABUNDANT PARKING
4.0 PER 1,000 SF RATIO

3,286 RSF AVAILABLE
FOR LEASE




SOBO MEDICAL BUILDING
1
1
2
Surgery Center of Boerne
Affiliated with Baptist Health System
TEXAS PHYSICAL THERAPY SPECIALISTS
BLUE STAR IMAGING | BOERNE
BHS PHYSICIANS NETWORK
Affiliated with Baptist Health System
SOLIS MAMMOGRAPHY
SPORTS MEDICINE ASSOCIATES
BOERNE FAMILY MEDICINE
Advanced Pain Management & Rehab
Hill Country Digestive Health
CLINICAL PATHOLOGY LABORATORIES
A Sonic Healthcare Company





AVAILABILITY —



3,286 SF

SUITE 360


112







LOCAL AMENITIES —



NOTABLE TENANTS

- Baptist Health System
- United Surgical Partners International (USPI) Surgery Center
- Blue Star Imaging
- Clinical Pathology Laboratories (CPL)
- Texas Physical Therapy
- Sports Medicine Associates of San Antonio
- Boerne Family Medicine
- Hill Country Digestive Disease
- Advanced Pain Management
- Solis Mammography



SURGING POPULATION GROWTH & DESIRABLE DEMOGRAPHIC PROFILE —

SOBO Medical Building is strategically situated in Kendall County, one of the most affluent areas of the San Antonio MSA, with median household income ($115,708) and median home value ($530,752).

Healthcare spending per capita exceeds the MSA average by 1.6x, highlighting the market's higher propensity to spend on healthcare services, a leading indicator for sustainable healthcare demand



2026 Population
35,138

5-Year Population Growth
20%

5-Year Senior Population Growth
26.1%

Median Home Value
$530,752

Median Household Income
$115,708

Healthcare Spending Per Capita
$3,874



Lincoln PGIM

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2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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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