



## DOMINION RIDGE - FORMER DENTAL OFFICE

22211 IH 10 W, SAN ANTONIO, TX 78257

### Features

- 2nd Generation Class A Dental office available
- Dental equipment potentially able to purchase from former tenant (See attached floor plan)
- Site has excellent access off Interstate 10. This trade area serves as home to numerous employers: UTSA, Valero, KCI, Medtronic and NuStar
- Dominion Ridge is home to several of San Antonio's top restaurants

### FOR LEASE

**TOTAL SF:** 56,812

**AVAILABLE SF:** 3,617

**CONTACT FOR MORE INFORMATION**

### Traffic Counts

IH-10 at Stonewall Bend      87,507 VPD

### Demographics YEAR: 2024

	1 MILE	3 MILE	5 MILE
Total Population	6,414	29,841	73,147
Total Households	2,609	11,961	27,843
Average HH Income	\$183,323	\$165,015	\$150,009

### Area Retailers & Businesses



### Robert L. King

Senior Vice President

210.581.8226

[robertk@weitzmangroup.com](mailto:robertk@weitzmangroup.com)

### William McDonough

Vice President

210.581.8230

[wmcdonough@weitzmangroup.com](mailto:wmcdonough@weitzmangroup.com)

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

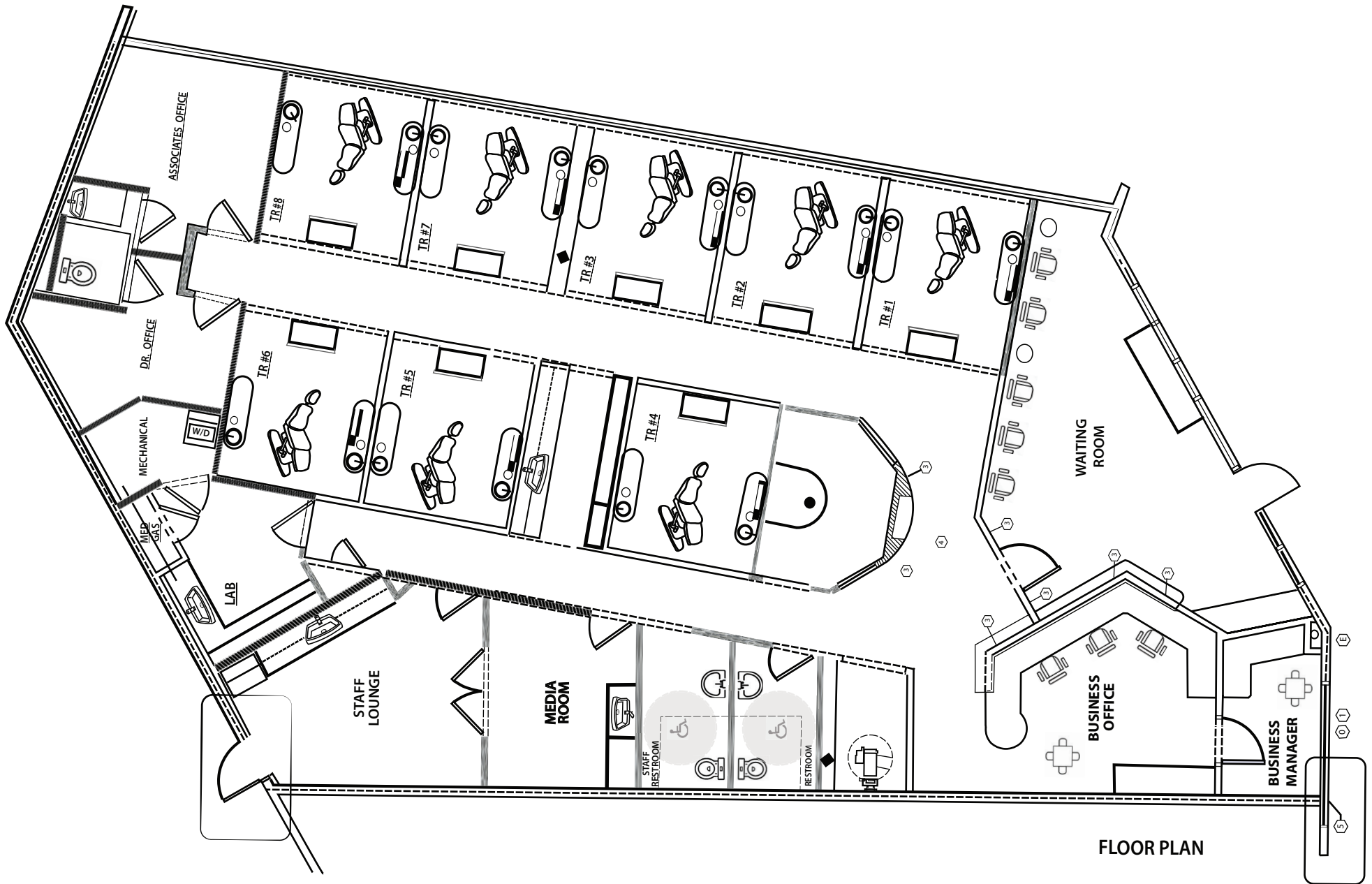
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## Current Tenants

1101	Aldo's	5,144 sf
1103	Kin Thai and Sushi	2,500 sf
1104	Vacant	3,617 sf
1106	Capital Title of Texas	4,500 sf
1107A	iRun	2,000 sf
1107B	Blo Blow Dry Bar	1,040 sf
1108	Hafa's Nails & Spa	2,200 sf
1109-10	UpMarket	2,707 sf
1111	Yozora Sake & Wine	2,777 sf
1113	OrangeTheory Fitness	3,240 sf
1201	Salons By JC	8,000 sf
1206	VenturePoint	8,038 sf
1210	Silo Elevated Cuisine	4,015 sf
200	La Fogata Mexican Cuisine	7,535 sf

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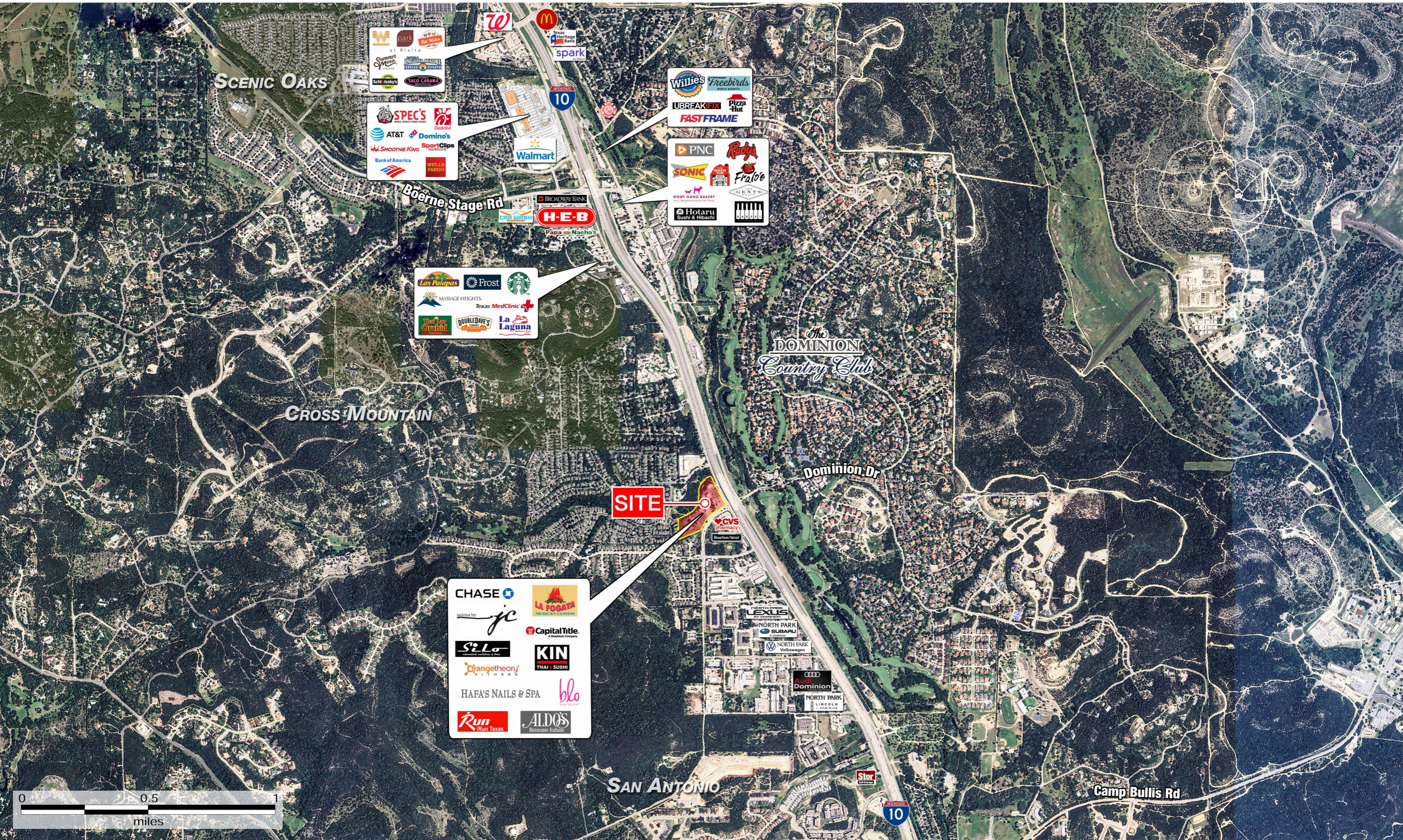
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Walmart  
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 Texas Heritage Bank  
 Willie's  
 Freebirds  
 UBreakFix  
 Pizza Hut  
 FAST FRAME

AT&T  
 Domino's  
 Smoothie King  
 Sport Clips  
 Bank of America  
 Wells Fargo  
 Walmart  
 PNC  
 Rudy's  
 Sonic  
 Fraloe  
 Wolf Gang Bakery  
 Hotaru  
 Sushi & Hibachi

Boerne Stage Rd  
 Broadway Bank  
 H-E-B  
 Papa John's  
 Las Palapas  
 Frost  
 Starbucks  
 Massage Heights  
 Texas MedClinic  
 Thai Leo Orchid  
 Double Dave's  
 La Laguna

CVS Pharmacy  
 Mountain Street  
 Lexus  
 North Park  
 Volkswagen  
 Audi  
 Dominion  
 North Park  
 Lincoln

CHASE  
 Salons by jc  
 La Fogata Mexican Cuisine  
 Capital Title  
 Silla  
 Kin Thai & Sushi  
 Orangetheory Fitness  
 Hafa's Nails & Spa  
 blo  
 Run iRun Texas  
 Aldo's Ristorante Italiano



# 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 on 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 listening 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.

\_\_\_\_\_  
Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

\_\_\_\_\_  
402795

License No.

\_\_\_\_\_  
twgre@weitzmangroup.com

Email

\_\_\_\_\_  
214-954-0600

Phone

\_\_\_\_\_  
Robert E. Young, Jr.

Designated Broker of Firm

\_\_\_\_\_  
292229

License No.

\_\_\_\_\_  
byoung@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-6688

Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/ Associate

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Robert Lewis King

Sales Agent/Associate's Name

\_\_\_\_\_  
487231

License No.

\_\_\_\_\_  
robertk@weitzmangroup.com

Email

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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