

SINGING HILLS PROFESSIONAL BUILDING

For Lease

Class A
Medical Office Space



524 Singing Oaks, Spring Branch, TX 78070

SINGING HILLS PROFESSIONAL BLDG

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Overview

Building Size:	57,390 sf
Floors:	3
Submarket:	Comal County
Parking:	Ample parking

Availability

1st Floor:	4,435 SF
3rd Floor:	Up to 13,719 SF (can be demised)

Highlights

- On-site surgery center
- Clinical suites ready for customized finish-outs
- Monument signage opportunities
- Class A common area finishes
- Covered patient drop-off
- Direct Access and prime visibility along Highway 281
- Close proximity to nearby mixed use development with abundant amenities

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.



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Medical Office Space For Lease

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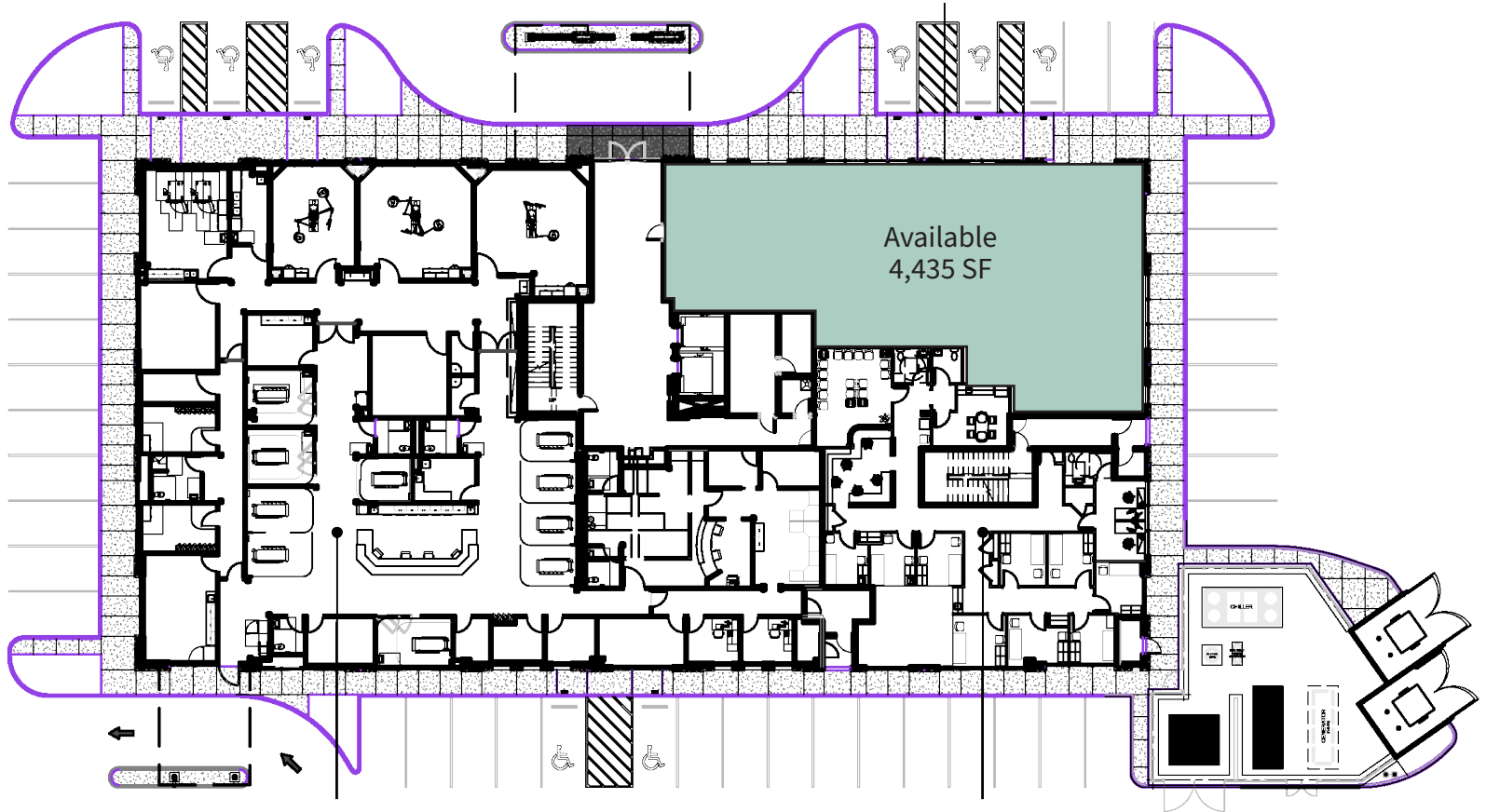
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FIRST FLOOR

4,435 SF



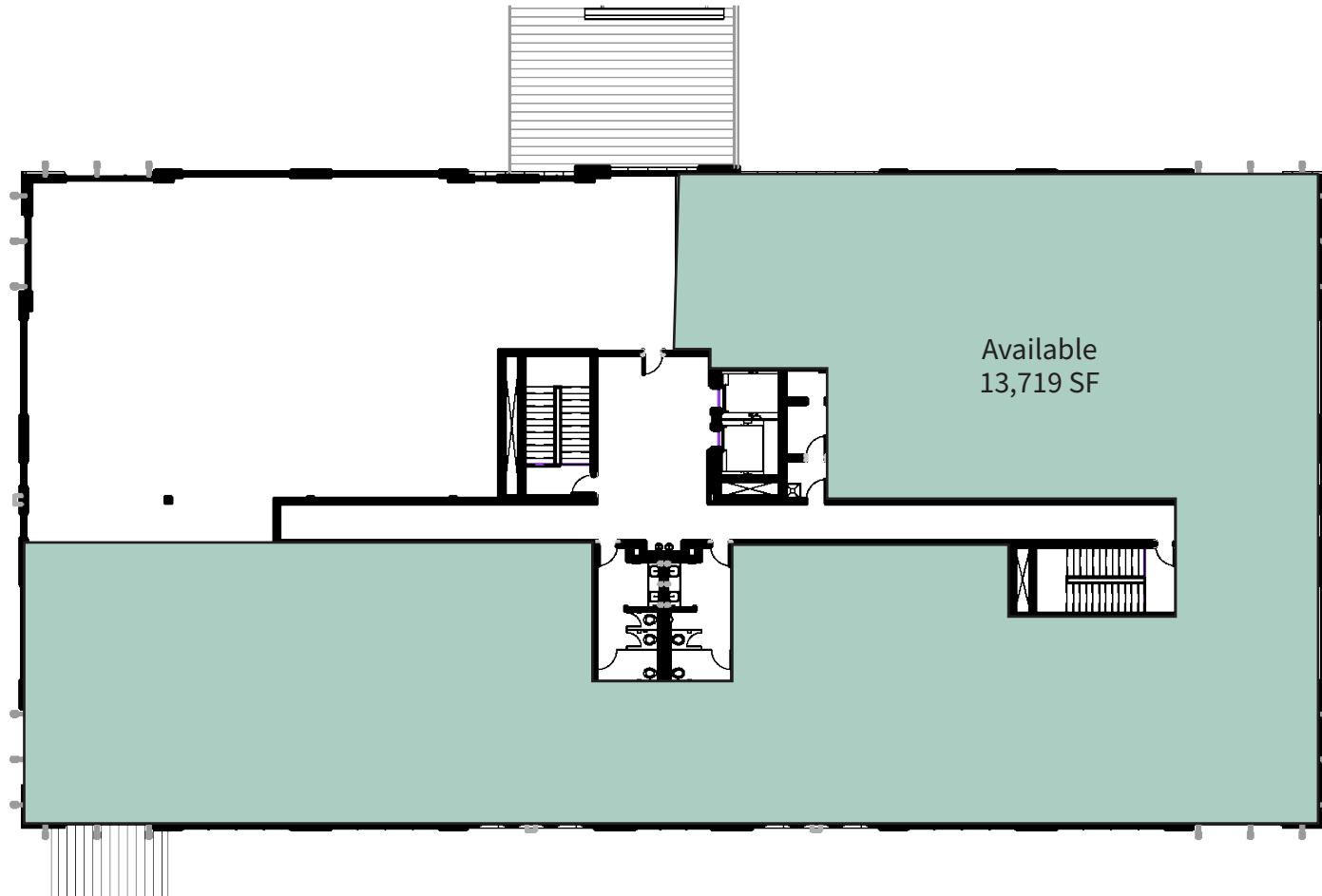
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THIRD FLOOR

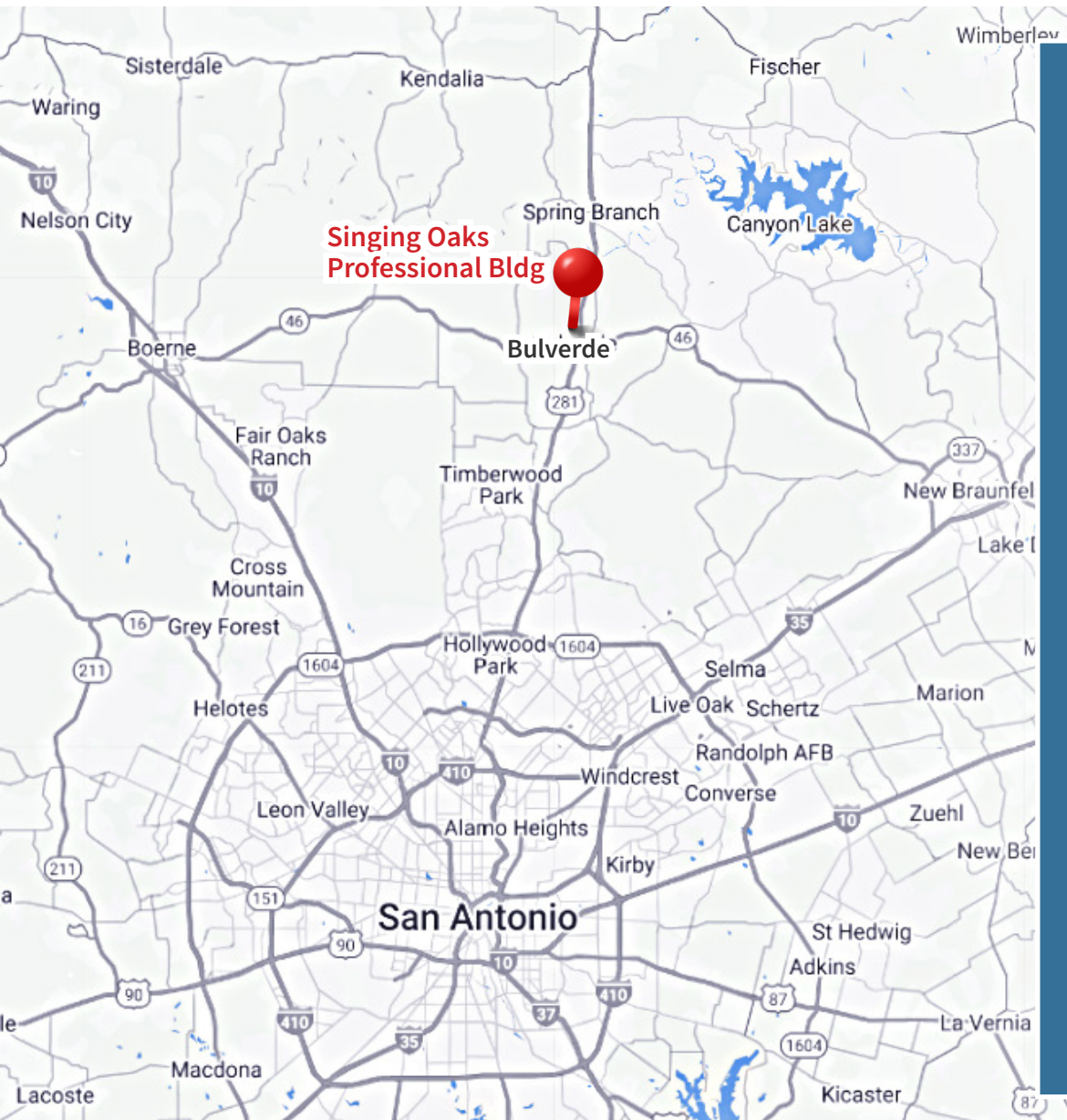
13,719 SF



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Singing Hills Professional Building offers a premier location along the highly traveled US Highway 281 corridor, just north of Highway 46. Surrounded by established neighborhoods, new master-planned communities, retail, dining, and health-care services, this modern professional building provides exceptional visibility, convenient access, and an ideal setting for medical and professional office users. Its central location makes it easily accessible for patients, clients, and employees throughout the northern San Antonio region.

Shopping

- Singing Hills Professional Center
- Creekside of Bulverde
- Bulverde Retail Park

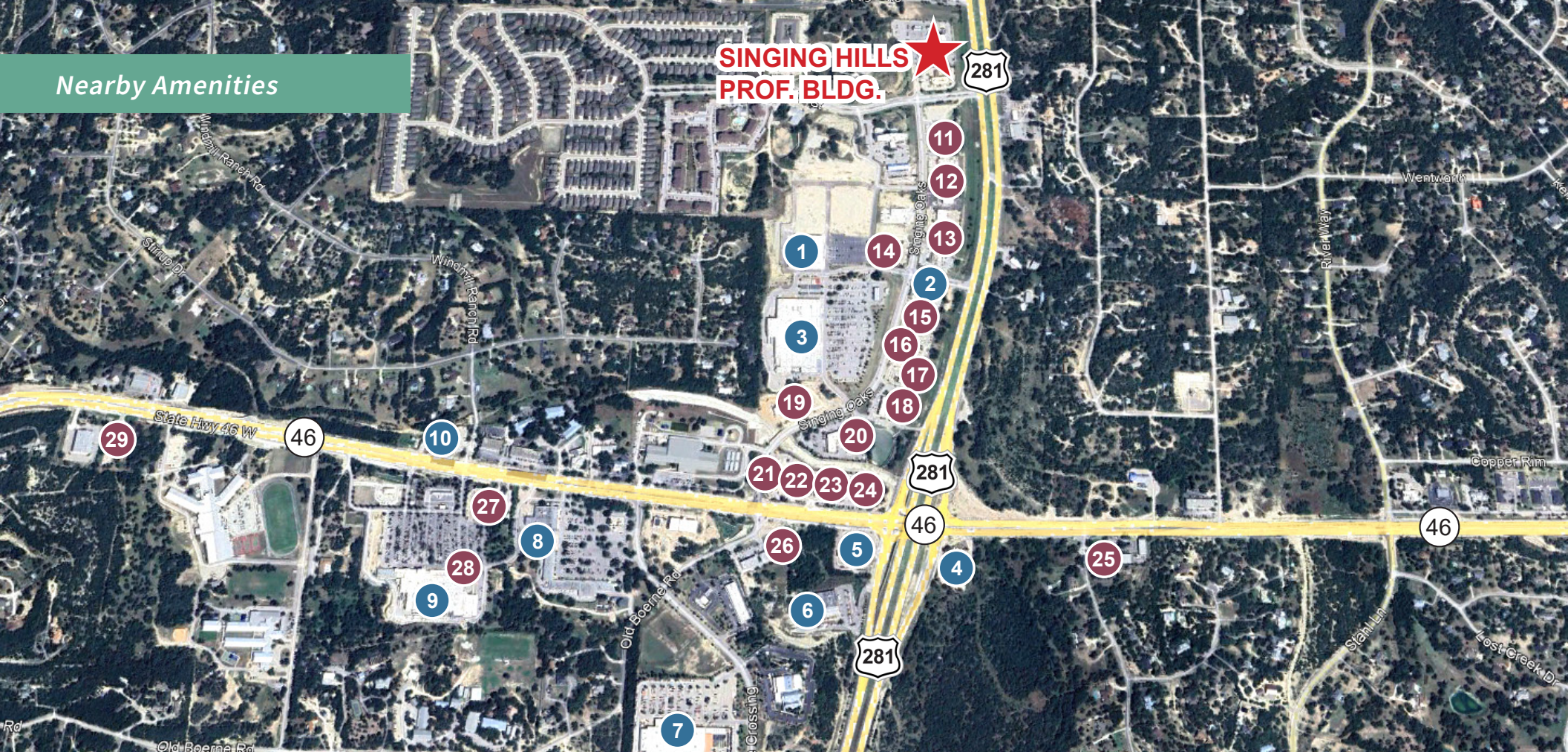
Schools

- Smithson Valley High School
- Spring Branch Middle School
- Arlon Seay Elementary School
- Bill Brown Elementary School

New Master-Planned Communities

- The Preserve at Singing Hills
- Hidden Trails

Nearby Amenities



RETAIL

- | | |
|----------------------------|-----------------------|
| 1. Academy Sports+Outdoors | 6. Tractor Supply Co. |
| 2. Discount Tire | 7. The Home Depot |
| 3. Walmart | 8. Goodwill Store |
| 4. CVS | 9. H.E.B |
| 5. 7-Eleven | 10. Walgreens |

RESTAURANTS

- | | | |
|--------------------------|--------------------------|----------------------|
| 11. Chick-fil-A | 18. Burger King | 25. Smokey Mos's BBQ |
| 12. Chipotle | 19. Nothing Bundt Cakes | 26. Starbucks |
| 13. Chili's | 20. Little Caesars Pizza | 27. McDonalds |
| 14. Ay Chiwawa Mex. Cafe | 21. Whataburger | 28. True Texas BBQ |
| 15. Taco Bell | 22. Popeye's | 29. Chicken Express |
| 16. Panda Express | 23. Schlotzsky's Deli | |
| 17. I-Hop | 24. Marco's Pizza | |

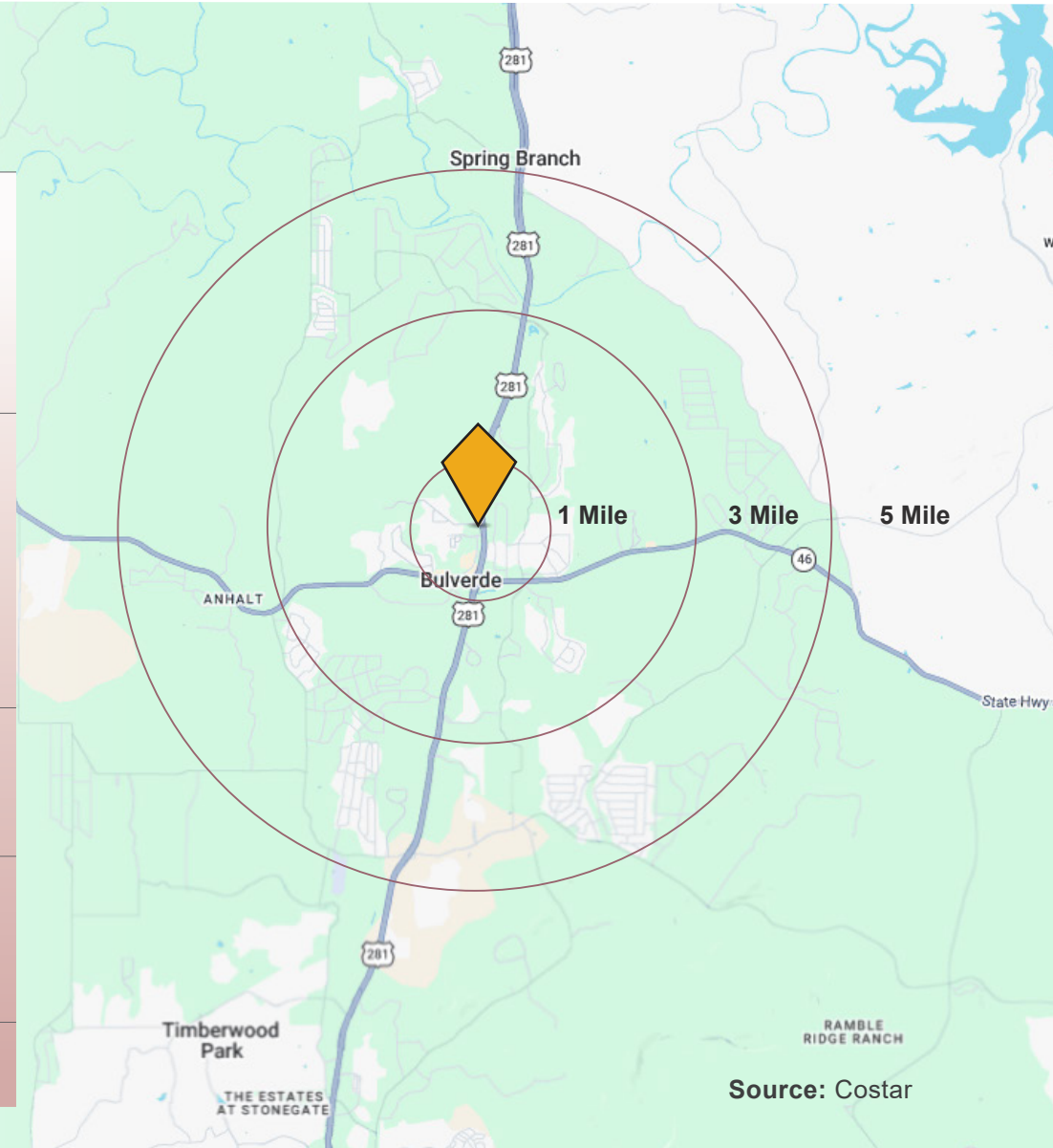
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Demographics

Population	1 Mile	3 Mile	5 Mile
2025 Total Population:	2,497	10,959	26,393
2030 Population Projection:	2,939	12,910	31,177
Population Growth 2025-2030:	3.5%	3.6%	3.6%
Median Age:	48.2	46	44.9
Households			
2025 Total Households:	954	3,966	9,430
Household Growth 2025-2030:	3.6%	3.6%	3.6%
Median Household Income:	\$99,064	\$131,710	\$134,092
Average Household Size:	2.6	2.7	2.8
Average Household Vehicles:	2	3	3
Housing			
Median Home Value:	\$665,644	\$649,068	\$572,440
Median Year Built:	2010	2008	2008
Daytime Employment			
Total Businesses:	319	607	1,003
Total Employees:	2,122	3,968	6,477
Vehicle Traffic			
Hwy 281 @ Singing Oaks:	21,463 vpd		



Source: Costar



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chad Gunter	411003	cgunter@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date