

UP TO 10,976 SF
AVAILABLE FOR LEASE


RIDGEWOOD
MEDICAL OFFICE BUILDINGS

UNDER CONSTRUCTION,
OPENING SUMMER 2023





BUILDING I



BUILDING II


RIDGEWOOD
MEDICAL OFFICE BUILDINGS

AVAILABLE SPACE

Max Contiguous - 10,976 SF

Min Divisible - 1,800 SF

AVAILABLE
SUMMER 2023

▪ **PROPERTY INFORMATION** ▪

- Two Building, Single Story Office/Medical Center Totaling 29,220 Sq. Ft.
- Building One, 18,244 Sq. Ft. is Fully Leased to Wellmed
- Building Two has 10,976 Sq. Ft. Available
- Great Location Fronting the Newly Expanded U.S. Highway 281 in the Stone Oak area of San Antonio
- 5.2/1000 Parking Ratio
- Building & Monument Signage Visible from U.S. Highway 281
- Within RidgeWood Business Park which Features Companies Like TSAOG, Marathon Oil, EOG Resources, RSM, Silotech, ESRI and Westwood Professional Services
- Desirable Far North Central Location With Excellent Access to U.S. Highway 281, Redland Road, Sonterra Blvd and Loop 1604 and within short distance to many Shops, Restaurants, Hotels and other Area Amenities
- Near the Prestigious Neighbhoods of Stone Oak, Sonterra, Timberwood Park, Canyon Springs, Hollywood Park and Hill Country Village

CONTACT:

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73,311

POPULATION
3 Mile Radius

\$82,610

MEDIAN HOUSEHOLD
INCOME
3 Mile Radius

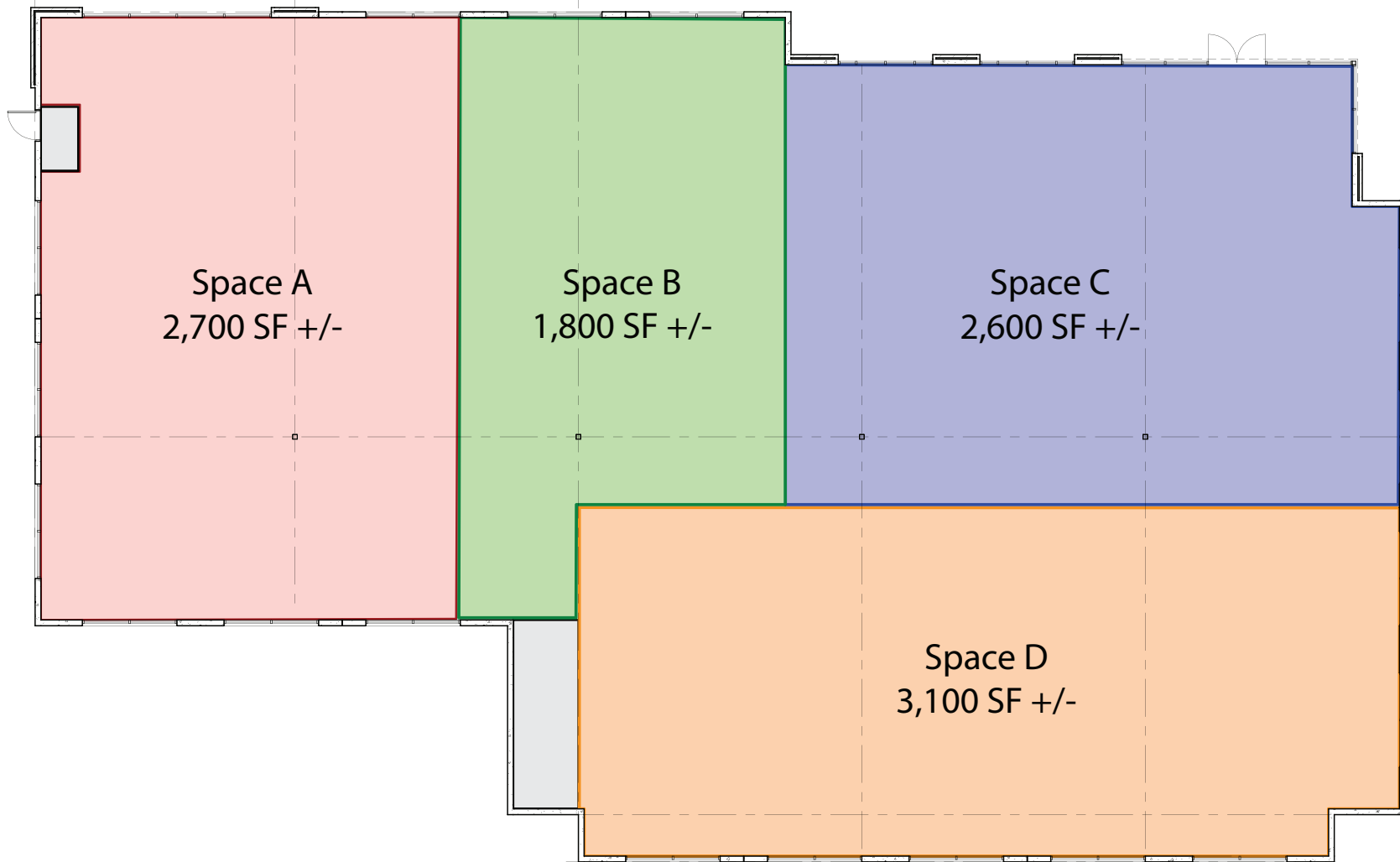
37,127

TOTAL EMPLOYEES
3 Mile Radius

88,635

U.S. HIGHWAY 281
South of Redland Road
2020 Traffic Count - VPD

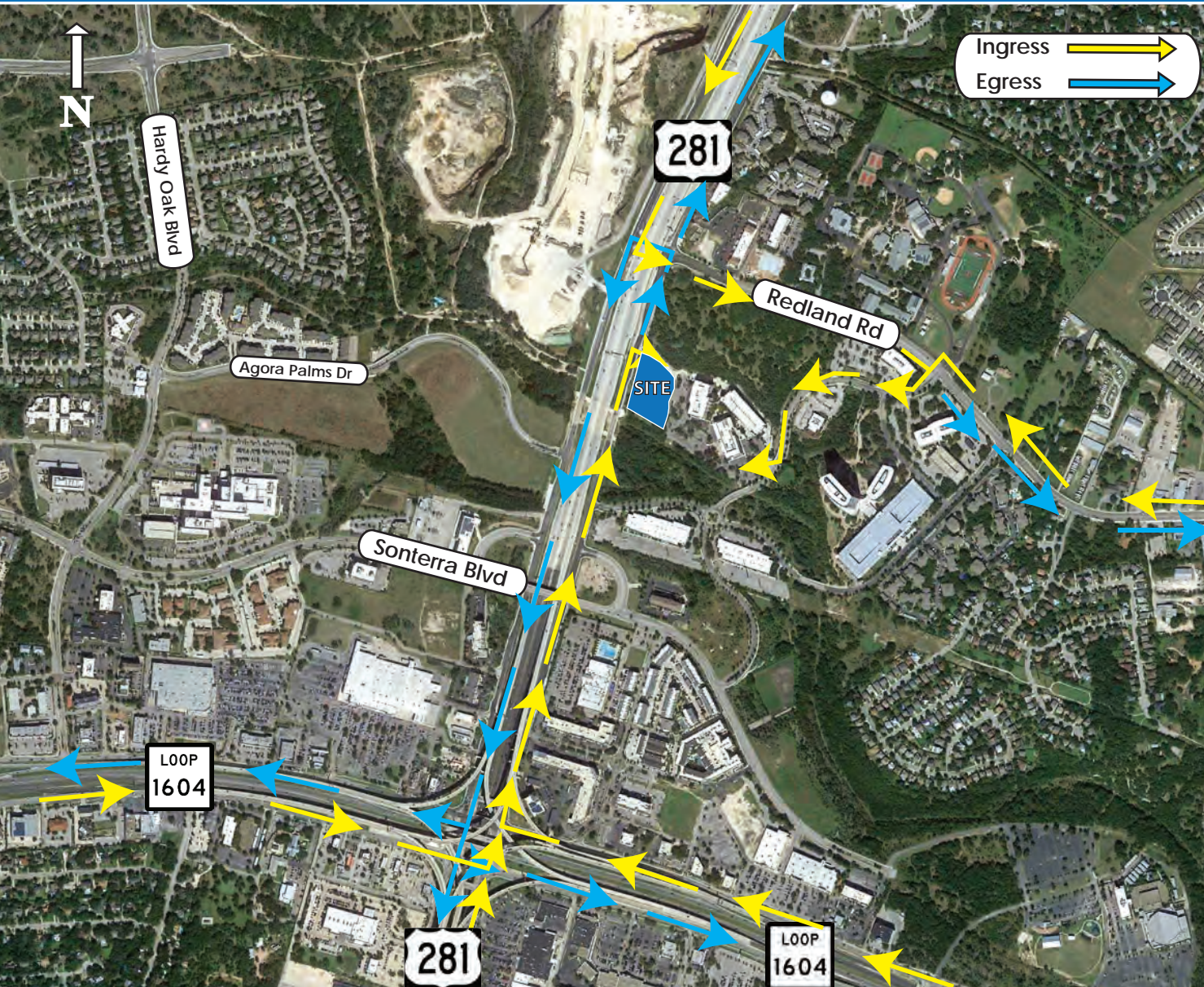












- **LOCATED** ON HIGHWAY 281 IN BETWEEN REDLAND ROAD AND SONTERRA BOULEVARD IN FAR NORTH CENTRAL SAN ANTONIO
- **2 ACCESS POINTS** TO THE SITE FROM HIGHWAY 281 AND RIDGEWOOD PARKWAY
- **8 MILES** FROM SAN ANTONIO INTERNATIONAL AIRPORT
- **3 MILES** FROM THE STONE OAK AND SONTERRA NEIGHBORHOODS
- **1 MILE** FROM LOOP 1604/ U.S. HIGHWAY 281 INTERCHANGE
- **8 MILES** FROM LOOP 410/ U.S. HIGHWAY 281 INTERCHANGE

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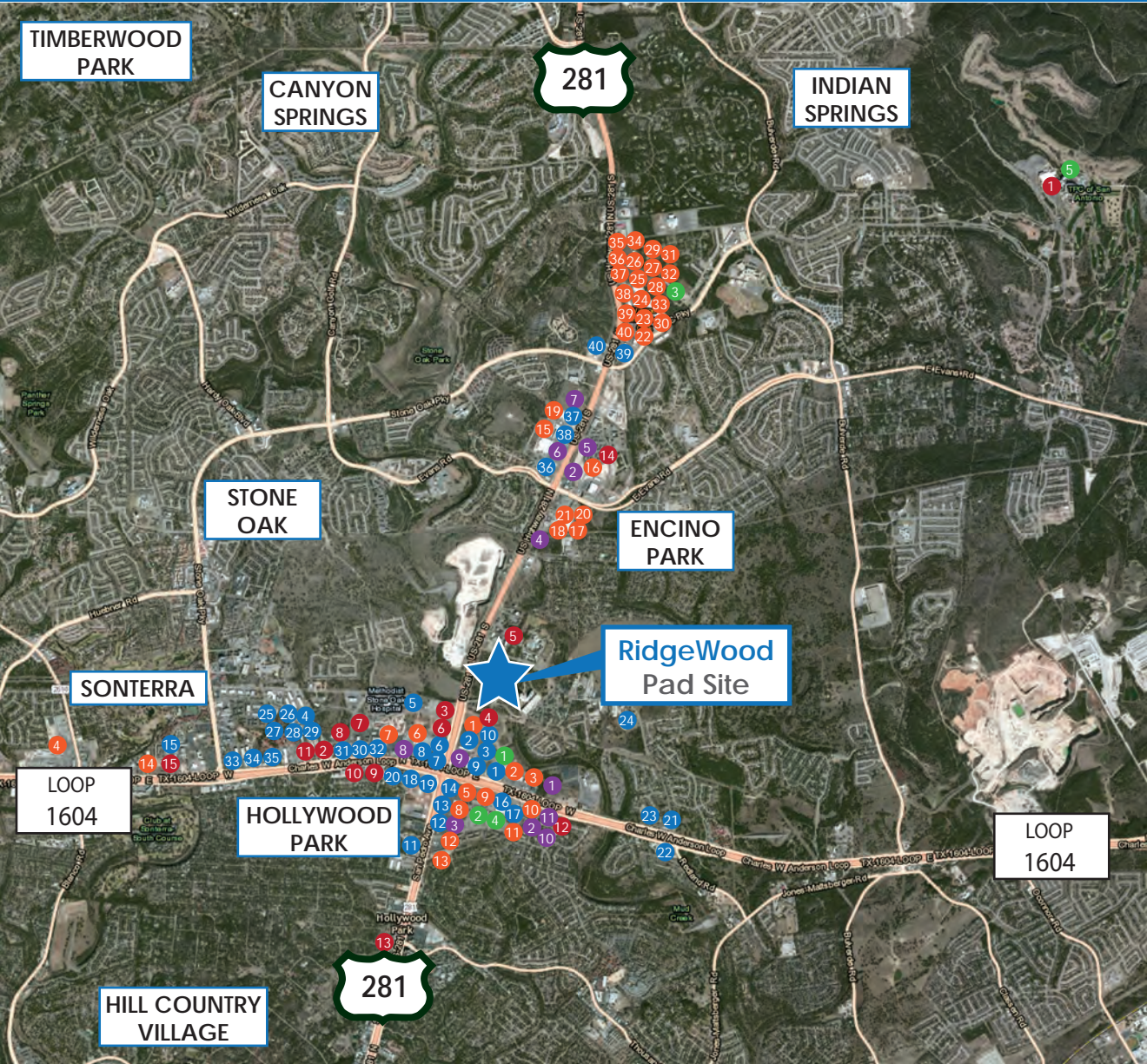


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RESTAURANTS

- 1 Genghis Grill
- 2 Buffalo Wild Wings
- 3 Cake Art
- 4 Local Coffee
- 5 Pericos
- 6 Whataburger
- 7 Chick-Fil-A
- 8 Las Palapas
- 9 Starbucks
- 10 Subway
- 11 Red Lobster
- 12 Chili's
- 13 Chuy's
- 14 La Madeleine
- 15 Chama Gaucha
- 16 Pei Wei
- 17 Red Robin
- 18 IHOP
- 19 Bill Miller
- 20 Schlotzsky's
- 21 Bourbon Street Cafe
- 22 El Chaparral
- 23 Shipley's DoNuts
- 24 La Hacienda De Los Barrios
- 25 Kumori
- 26 Local Coffee
- 27 Chocolate
- 28 First Watch
- 29 Lion & Rose Pub
- 30 Brick House
- 31 Meson
- 32 Jasons Deli
- 33 Sushi Zushi
- 34 Kirbys Steakhouse
- 35 Mellow Mushroom
- 36 Lupe Tortilla
- 37 Five Guys
- 38 Panda Express
- 39 Bar Louie
- 40 Longhorn Steakhouse

RETAIL

- 1 Lifetime Fitness
- 2 Best Buy
- 3 Staples
- 4 Target
- 5 HEB
- 6 Wal Mart
- 7 Costco
- 8 Barnes & Nobles
- 9 Kohls
- 10 Academy Sports
- 11 Bed Bath & Beyond
- 12 Old Navy
- 13 Marshalls
- 14 Trader Joes
- 15 Sports Authority
- 16 Golds Gym
- 17 Alamo Crossfit
- 18 Home Depot
- 19 Half Price Books
- 20 Walgreens
- 21 My Fit Foods
- 22 Loft
- 23 Brighton
- 24 Justice
- 25 Charming Charlies
- 26 Gymboree
- 27 Eddie Bauer
- 28 White House Black Market
- 29 Bath & Body Works
- 30 Talbots
- 31 J-Jill
- 32 James Avery
- 33 Jos A Bank
- 34 Hobby Lobby
- 35 World Market
- 36 Party City
- 37 Learning Express
- 38 Francescas
- 39 Chiccos
- 40 Apricot Lane

HOTELS

- 1 JW Marriot Resort
- 2 Drury Plaza Hotel
- 3 Hyatt Place
- 4 Courtyard Marriot
- 5 Holiday Inn
- 6 Best Western Plus
- 7 La Quinta Inn & Suites
- 8 Residence Inn
- 9 Fairfield Inn & Suites
- 10 Staybridge Suites
- 11 Drury Inn & Suites
- 12 Hampton Inn
- 13 Holiday Inn Express
- 14 Candlewood Suites
- 15 Homewood Suites

BANKS

- 1 BB&T
- 2 Wells Fargo
- 3 BBVA Compass
- 4 Broadway Bank
- 5 Bank of America
- 6 Chase Bank
- 7 Frost Bank
- 8 Security Service Federal Credit Union
- 9 San Antonio Credit Union
- 10 Firstmark Credit Union
- 11 Randolph Brooks Federal Credit Union

ENTERTAINMENT

- 1 Main Event
- 2 Northwoods Theater
- 3 Alamo Drafthouse
- 4 ICE & Golf Center
- 5 JW Marriot Resort

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RidgeWood Medical Center is Developed,
Leased and Managed by Worth & Associates



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