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REAL ESTATE  
SERVICES



# 10439 STATE HIGHWAY 151

INVESTMENT OPPORTUNITY | 3,740 SQUARE FEET | SAN ANTONIO, TEXAS

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## OFFERING SUMMARY

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# THE OPPORTUNITY

Transwestern, as exclusive advisor, is pleased to present the opportunity to acquire 10439 State Highway 151 (the “Property”), a 3,740 SF single story medical office building in the Far West submarket of San Antonio, Texas. The property is located in the booming Westover Hills community of San Antonio which is in the heart of San Antonio’s fastest and most dynamic growth sector. The property is surrounded by existing health system facilities including CHRISTUS Santa Rosa, the VA outpatient multi-specialty center, and future developments by Methodist Healthcare and Baptist Health System. The property is currently 100% occupied by Retina Consultants of Texas which offers a market rental rate with annual escalations.



## PROPERTY INFORMATION

Address:	10439 State Highway 151 San Antonio, Texas 78251
Size:	±3,470 SF
Current Occupancy:	100%
Land Size:	.89 AC
Year Built:	2013
Parking:	27 parking spaces
Construction:	Masonry
Zoning:	C-3
Cap Rate:	6.2%
Listing Price:	\$1,850,500

## TENANT OVERVIEW

Tenant Name:	Retina Consultants of Texas
Website:	<a href="http://www.retinaconsultantstexas.com">www.retinaconsultantstexas.com</a>
Medical Specialty:	Ophthalmology
Lease Expiration:	12/31/2031

# INVESTMENT HIGHLIGHTS



## 100% LEASED SINGLE TENANT

- Stabilized cash flow
- Long term lease - expires 2031
- Tremendous Medical, Retail, Office, Multi-Family, and Hospitality Demand in the Area



## EXCELLENT ACCESS AND EXPOSURE

- Prime visibility along Hwy 151
- Rapid connectivity to the entire metro area via Loop 1604, Hwy 151, and Loop 410
- Immediately adjacent to hospitality and resort amenities as well as master-planned multi-family and residential developments



## STRONG DEMOGRAPHICS SURROUNDING SITE

- Average household income of \$91,306 within two miles of the Property
- 66.7% private health insured demographic within a 1-mile radius of the property
- 98,047 cars per day along Hwy 151 @ W Military Drive



## LOCATED IN CLOSE PROXIMITY TO HEALTHCARE SYSTEMS

- Located within 2 miles from CHRISTUS Santa Rosa Westover Hills Hospital, VA Healthcare, Baptist Emergency Hospital and Methodist Healthcare
- Rapidly growing area with additional hospital developments underway



# SITE AERIAL



W MILITARY DR

98,047  
CPD

151  
TEXAS

10439 HWY 151



# NEARBY HEALTHCARE SYSTEMS



## HEALTHCARE SYSTEM INFRASTRUCTURE AND DEVELOPMENT SURROUNDING THE PROPERTY

1	VA HEALTHCARE - OUTPATIENT MULTI-SPECIALTY CENTER
2	WARM SPRINGS REHABILITATION HOSPITAL 40 Rehabilitation Beds
3	BAPTIST EMERGENCY HOSPITAL 100 Inpatient Beds
4	CHRISTUS SANTA ROSA - WESTOVER HILLS HOSPITAL 386 Inpatient Beds
5	METHODIST HOSPITAL - (UNDER CONSTRUCTION) 54 Bed Community Hospital
6	BAPTIST HOSPITAL SYSTEM - WESTOVER HILLS (UNDER CONSTRUCTION) - 72 Acres

# OVERVIEW MAP



# INTERIOR PHOTOS



RECEPTION



WAITING AREA



EXAM ROOM



BREAK ROOM



# FINANCIAL OVERVIEW

## FINANCIAL SUMMARY

GLA	PERCENT LEASED	IN-PLACE NOI
3,740	100%	\$114,577.20

## PRICING

ASKING PRICE	ASKING PRICE/SF	IN-PLACE CAP RATE
\$1,850,500	\$494.65	6.2%



All assumptions and projections have been developed by Transwestern and are based upon assumptions related to the general economy, competition and other factors beyond the control of the Seller and therefore are subject to variation. No representation is as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied upon as, a promise or representation as to the future performance of the Property.

# ECONOMIC OVERVIEW

## SAN ANTONIO ECONOMIC OVERVIEW

San Antonio is the nation's seventh largest city in terms of population in the United States and the second largest in the state of Texas. The city of San Antonio serves as the seat of Bexar County. In the heart of Southern Texas, the city is home to noted national landmarks and celebrated public spaces like the Riverwalk and The Alamo and welcomes more than 20 million visitors per year. Interstate highways connect San Antonio to the major Texas population centers and to primary border crossing points into Mexico, because of this combination of ideal location and quality infrastructure, more than 50 percent of the total goods flowing between the U.S. and Mexico travel through San Antonio before reaching their final destination.

San Antonio is home to five Fortune 500 companies including Valero Energy, USAA, iHeartMedia and NuStar, other major companies in the metro area include Whataburger's Corporate Headquarters, H-E-B, Medtronic, Caterpillar, Rackspace and Visionworks of America. A leader in the Cyber-Security revolution, San Antonio is home to the 2nd largest data center concentration in the United States and has more science and technology "security cleared" workers than any city in the US outside of the Washington, DC area. San Antonio has a strong military presence and is home to Fort Sam Houston, Lackland Air Force Base, Randolph Air Force Base and Brooks City-Base with Camp Bullis and Camp Stanley outside the city.

The United States Army Installation Management Command (IMCOM) is headquartered in San Antonio on Ft. Sam Houston after relocating in October, 2010 from Arlington, VA as part of the Base Realignment and Closure (BRAC) Act of 2005. The San Antonio BRAC is the largest economic development event in the city's history with 10,000 families moving to San Antonio approximately 12,500 new jobs created. Construction at Ft. Sam to accommodate growth is projected to be approximately \$2.8 billion.

San Antonio is also home to the South Texas Medical Center which consists of over 900 acres of medical-related facilities and directly serves 38 counties. The healthcare industry is one of the city's top employers, bringing close to \$3.4 billion into the region every year. In addition to serving as a regional hub for medical care, San Antonio is also home to a growing bioscience research industry. The combined economic impact of the health care and the bioscience research is almost \$11.5 billion.



2016  
2021

JOB GROWTH

4%

Outpaced National Growth of 0.7% by 3.3%

2010  
2020

SAN ANTONIO

17%

Population Growth

Third Fastest Growing City In The US

3.6%  
UNEMPLOYMENT RATE

# DEMOGRAPHICS

DESCRIPTION	2 MILE	5 MILE	10 MILE
<b>POPULATION</b>			
2028 Projection	48,922	316,237	857,093
2023 Estimate	48,306	306,906	837,871
Growth 2023 - 2028 Projection	0.3%	0.6%	0.5%
Growth 2010 - 2023	0.9%	2.0%	1.5%
Daytime Employment	43,219	189,800	507,383
<b>HOUSEHOLDS</b>			
2028 Projection	16,701	108,421	299,153
2023 Estimate	16,434	104,993	292,026
Growth 2023 - 2028	0.3%	0.7%	0.5%
Growth 2010 - 2023	1.9%	3.1%	2.3%
Owner Occupied	10,923	72,179	178,303
<b>INCOME</b>			
2023 Avg Household Income	\$87,185	\$83,231	\$75,938
2023 Med Household Income	\$73,257	\$69,307	\$59,933
<b>HOUSING VALUE</b>			
2023 Median Home Value	\$179,517	\$178,792	\$174,393

## TRAFFIC COUNTS

State Hwy 151 @ W Military Dr 98,047 cars per day

Hwy 151 Access @ W Military Dr 17,887 cars per day



**306,906**

Population in  
5-mile radius



**2.0%**

Population growth 2010-2023



**\$83,231**

Average Household  
Income



**98,047**

cars per day

# DISCLOSURES

## INFORMATION ON BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding. Real Estate licensee asks that you acknowledge receipt of this information about Brokerage services for the licensee's records.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

*Texas Real Estate Brokers and Salesman are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512-465-3960.*

# HAZARDOUS MATERIALS AND ADA DISCLOSURES

## HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated, handled or removed. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up of such materials. It is the responsibility of the buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine if such materials are present and if so, to determine what, if anything, the buyer needs to do because of the presence of such materials.

## AMERICANS WITH DISABILITIES ACT AND TEXAS ARCHITECTURAL BARRIERS ACT DISCLOSURE

The United States Congress has enacted the Americans with Disabilities Act and Texas has enacted the Texas Architectural Barriers Act. Among other things, these acts are intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. Other state and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Bidders should consult attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.





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