

7272 WURZBACH RD., BLDG 8

San Antonio, TX 78240

**Vacant Surgery Center
Investment Opportunity**

Offering Memorandum

Below Replacement Cost | 7 Hospital Campuses Within 1-Mile Radius



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EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

The Opportunity

Matthews™ is pleased to present a rare owner-user medical condominium and ambulatory surgery center opportunity in San Antonio, Texas. Located within the Deer Oaks Office Park at the signalized intersection of Babcock Road and Wurzbach Road, the property offers excellent visibility and ease of access. Positioned directly across from several major hospital campuses, the facility benefits from immediate proximity to leading healthcare institutions. Just over seven miles from downtown San Antonio, the property is surrounded by a densely populated and growing residential community.

The turnkey facility is currently occupied by a Med Spa on the top floor, which will vacate within 45 days of closing. For added flexibility, the owner is open to a short-term leaseback if desired by the buyer. The bottom floor offers a move in ready surgery center with one operating room in a very well kept condition. This configuration is ideal for medical practitioners, surgical specialists, or investors seeking a well-located healthcare asset in one of Texas' largest metropolitan areas.



INVESTMENT HIGHLIGHTS

Property Highlights

- **Significantly Below Replacement Cost** – \$225/SF Entry: Offered at \$875,000 (\$225/SF), providing rare sub-\$1M ownership within the South Texas Medical Center. National ASC construction costs typically range from \$400–\$650/SF, while new medical office construction in San Antonio commonly exceeds \$350/SF, creating an immediate basis advantage.
- **Great Surgery Center Infrastructure and Recent Remodel** – Purpose-built surgery center featuring an operating room and recovery space. With a recent remodel in 2021, this represents substantial prior capital investment and avoids the 9-12 month timeline and entitlement risk associated with new development.
- **Premier South Texas Medical Center Location** – Situated within 1 mile of 7 hospital campuses totaling approximately 4,857 beds, placing the asset in the core of one of the region's most established healthcare ecosystems.
- **Immediate Occupancy & Clean Slate** – Delivered vacant at closing, providing immediate control for an owner-user or flexibility for repositioning without lease rollover risk.
- **Owner-User Wealth Creation Strategy** – Opportunity to control occupancy costs, hedge against long-term rent escalations, and potentially utilize SBA financing while building equity in a high-demand medical district.
- **Signalized Corner with Strong Traffic Counts** – Located at Wurzbach Rd & Babcock Rd with direct access to Loop 410 (±166,084 VPD) and Wurzbach Rd (±42,516 VPD), offering strong visibility and patient accessibility.
- **Dense & Affluent Patient Base** – Approximately 370,624 residents within a 5-mile radius with average household incomes exceeding \$90,000 annually, supporting sustained demand for outpatient and elective procedures.
- **Flexible Medical Use Potential** – Well-suited for surgery, pain management, GI, orthopedics, plastics, med spa, or general medical office conversion, offering optionality for both owner-users and investors.



PROPERTY OVERVIEW

\$875,000
Sale Price

Property Details

Address	7272 Wurzbach Rd., Building 8, San Antonio, TX 78240
Building Size	±3,896 SF
Price/SF	\$225
Lot Size	±4,961 SF / ±0.11 AC
Ownership	Condo
# of Stories	2
# of Operating Rooms	1
Location	Deer Oaks Office Park



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Advanced Pharmacy Services
Pharmacy



St. Luke's Baptist Hospital
General Hospital



PAM Health Warm Springs Rehabilitation Hospital of San Antonio
±65 Beds

Methodist Hospital
±330 Beds

Frances M. Rhodes Elementary School
±456 Students

University Health University Hospital
±774 Beds



The Branch at Medical Center
±426 Units

Audie L. Murphy Memorial Veterans Hospital
±615 Beds

Legacy Oaks Medical Complex
Medical Center

Oak Hills Terrace Elementary School
±421 Students

Subject Property

Oak Hills Country Club
Country Club

Carlyle Place Apartments
±184 Units



Wurzbach Rd ±23,341 VPD

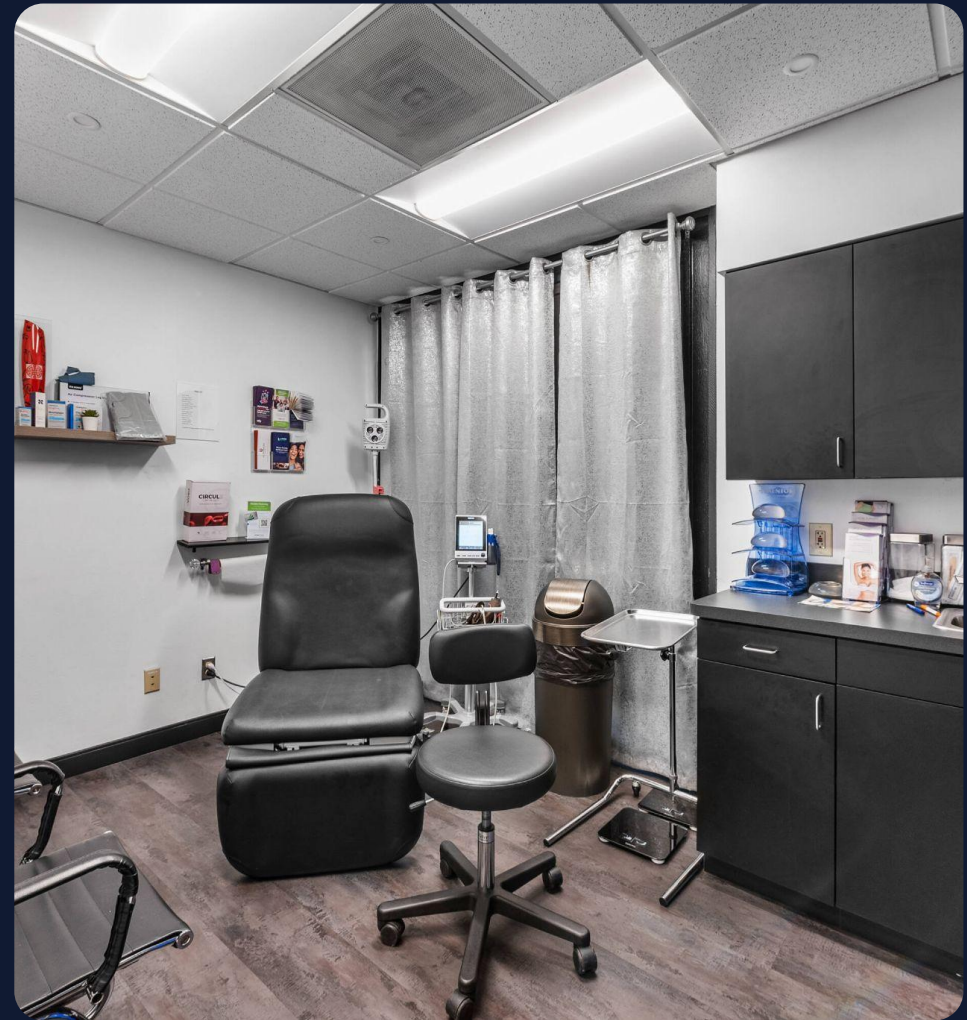
Babcock Rd ±42,516 VPD

± 166,684 VPD



PROPERTY PHOTOS

**Photos shown are of the ground floor surgery suite. All furniture and equipment has been removed.*



SAN ANTONIO, TX

1,460,000
Total Population

\$65,056
Median HH Income

547,883
of Households

52.4%
Homeownership Rate

\$235,700
Median Property Value



Local Market Overview

San Antonio is one of the fastest-growing major metros in Texas, supported by steady population expansion, a diversified employment base, and a cost of living that remains below the national average. As the second-largest city in the state, it anchors a regional economy driven by healthcare, military, tourism, financial services, and advanced manufacturing. Population growth has been fueled by both domestic migration and strong household formation, supported by attainable housing and a business-friendly tax environment. The city's youthful median age and expanding labor force provide long-term economic momentum, while household incomes continue to trend upward alongside job creation.

Beyond its economic scale, San Antonio offers a distinctive blend of historic character and modern development. The urban core has experienced significant reinvestment, with mixed-use districts, hospitality growth, and corporate expansions reinforcing downtown's role as a cultural and employment center. Surrounding suburban communities continue to attract new residential and commercial development, supported by expanding infrastructure and access to major transportation corridors including Interstate 10, Interstate 35, and Interstate 37. With strong institutional presence, sustained in-migration, and diversified industry drivers, San Antonio remains a stable and competitive market within the broader Texas growth corridor.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	14,959	138,816	370,624

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,703	62,464	152,553

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$82,321	\$81,686	\$90,684



Economic Drivers

San Antonio's economy is anchored by several key industries that continue to shape its steady growth. The city's strong military presence, with Joint Base San Antonio serving as one of the largest military installations in the United States, remains a cornerstone of local employment and investment. Healthcare and biosciences are also major contributors, supported by institutions such as the South Texas Medical Center and major hospital systems that attract a regional workforce.

In addition, San Antonio's tourism and hospitality sectors play a central role, drawing millions of visitors annually to destinations like the Alamo, the River Walk, and the city's historic missions. Energy, cybersecurity, and advanced manufacturing further diversify the economy, helping sustain consistent expansion across multiple sectors.

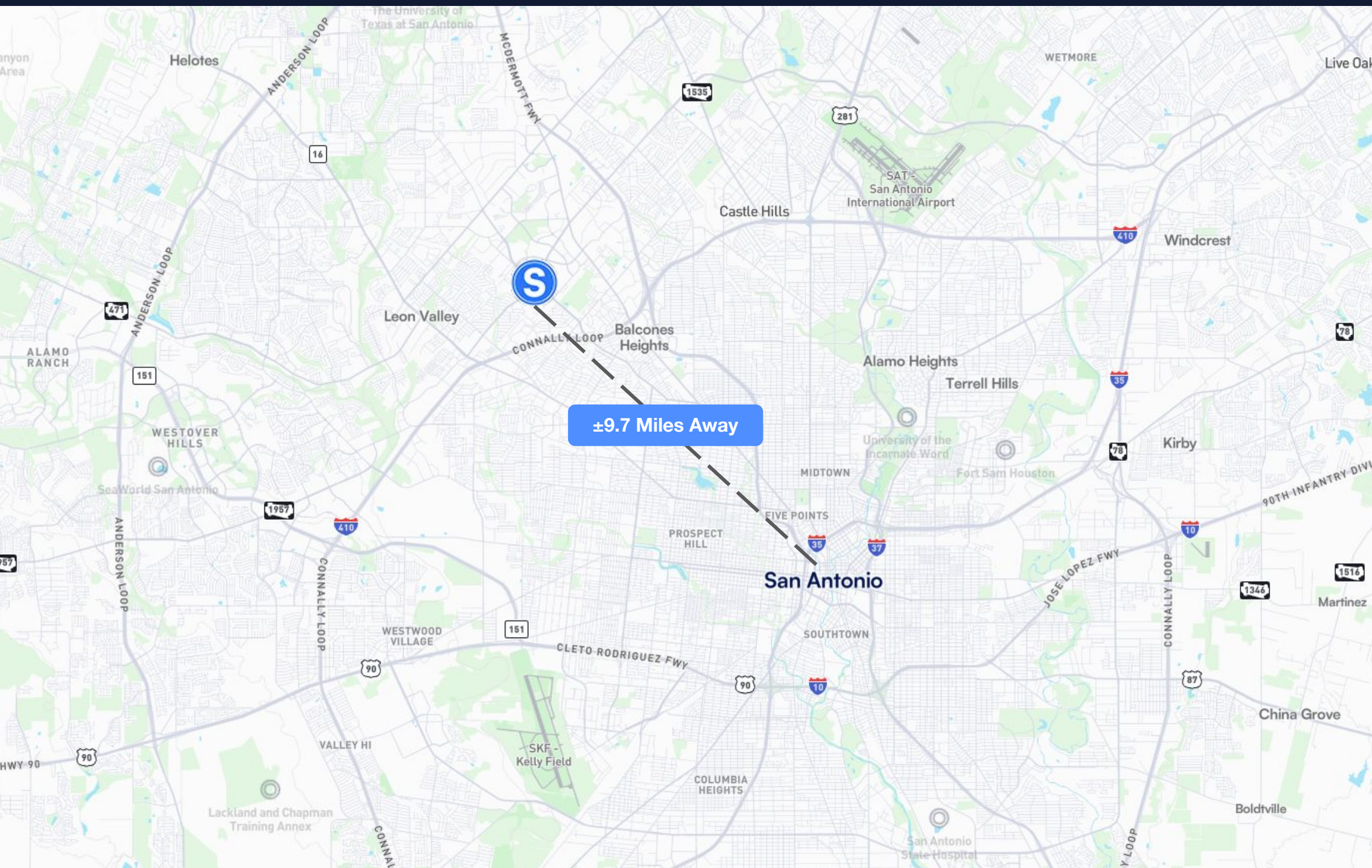
Hospital Proximity

The property at 7272 Wurzbach Rd., Building 8, San Antonio, TX 78240 is located within the South Texas Medical Center, one of the largest healthcare districts in the region. It is situated just minutes from leading hospital campuses, including Methodist Hospital, University Hospital, and UT Health San Antonio's Multispecialty and Research Hospital.

The Methodist Healthcare System campus, less than a mile away, provides a wide range of specialized medical services, while University Health serves as a major teaching hospital affiliated with UT Health San Antonio. Also nearby is the Audie L. Murphy Veterans Administration Hospital, which delivers extensive medical care for veterans throughout South Texas.

The property's position along Wurzbach Road allows for convenient access to Interstate 10 and Loop 410, ensuring easy travel for patients, staff, and visitors. Surrounded by renowned medical institutions and professional services, this location is ideal for medical offices, specialty clinics, or healthcare-related businesses seeking a central and accessible setting.

REGIONAL MAP



DRIVE TIME

TEXAS MAP



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 7272 Wurzbach Rd., Bldg 8, San Antonio, TX, 78240 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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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.

11-2-2015



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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date