

8307 GAULT LANE

San Antonio, TX 78209

Multi-Use Office Building
For Sale & Lease

Offering Memorandum

SAN ANTONIO AIRPORT
±1.6 MI



MATTHEWS™

Exclusively Listed By



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Overview

PROPERTY OVERVIEW

8307 Gault Lane
San Antonio, TX 78209



Investment Highlights

Property Highlights

- Site is equipped with over 100 beds for in-patient testing and care with some equipped with restrooms, showers and toilets
- 6-bed ICU ward and a 4-bed peritoneal dialysis room, enhancing capability to support higher-acuity clinical research needs
- On site pharmacy, clinical lab, phlebotomy facilities, and a cafeteria for both workers and patients
- Adaptable interior infrastructure for a wide variety of future medical, clinical research, or office type users
- ±41,616 square feet of space ample parking in the front and back of building on ±3.6 acres
- Centralized location in the 78209 area code with easy access to Highway 281, Loop 410 and the San Antonio International Airport
- Zoned C-1

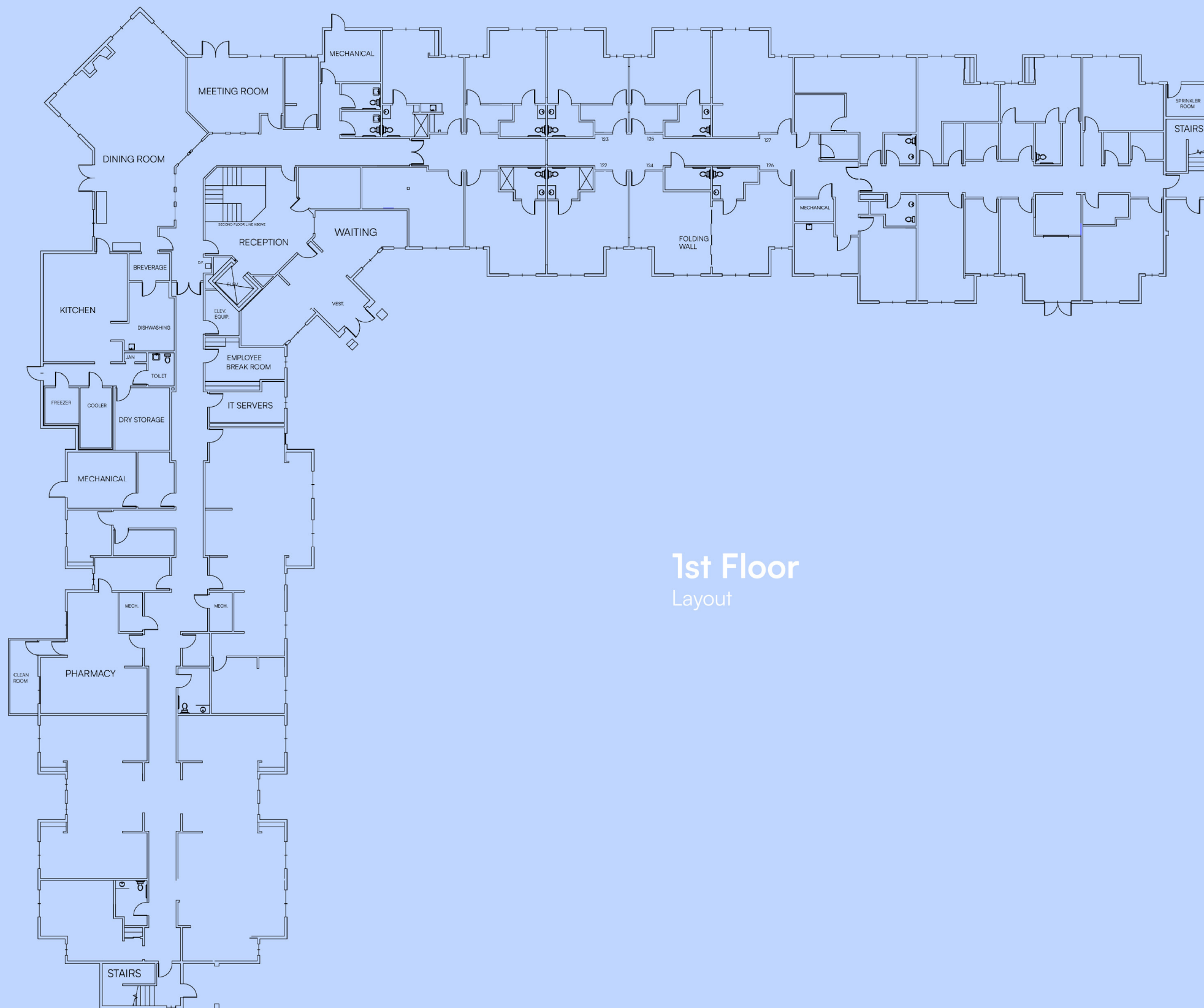


Interior Photos



Interior Photos





1st Floor
Layout



2nd Floor
Layout



San Antonio
International
Airport



Wetmore Rd ± 20,000 VPD

Subject
Property



± 131,700 VPD



± 151,200 VPD



San Pedro Ave ± 39,300 VPD



Google Earth

Property Overview

Contact Broker For Pricing

Address	8307 Gault Lane
Year Built/Year Renovated	1996/2013
State	TX
City	San Antonio
Postal Code	78209
GLA of Building	±41,616 SF
Lot Size	±3.63 AC
Lot Size SF	±158,123 SF



MARKET OVERVIEW

8307 Gault Lane
San Antonio, TX 78209



San Antonio, TX

1,470,000

Total Population

\$62,000

Median HH Income

525,000

of Households

720,000

Employed Population

34

Median Age



Local Market Overview

San Antonio is one of Texas' most stable and steadily expanding metropolitan economies, supported by consistent population growth, military presence, healthcare expansion, and diversified employment sectors. The city exceeds 1.4 million residents, making it the second-largest city in Texas and one of the largest in the United States. Strong in-migration, relative housing affordability, and a pro-business tax environment continue to support household formation and office demand. The 78209 area, including Alamo Heights and Terrell Hills, is among the most established and affluent submarkets in the region, characterized by mature neighborhoods, retail corridors, and long-standing institutional anchors.

The subject property benefits from proximity to Loop 410, U.S. Highway 281, and San Antonio International Airport, positioning it within minutes of key commercial corridors and employment hubs. Nearby retail centers, restaurants, and medical facilities enhance tenant appeal, while the surrounding residential density supports professional office, medical, and service-oriented users. The area's central location and accessibility provide long-term stability for both investors and owner-users seeking a well-located infill office environment.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	10,260	84,255	276,701
2025 Population	10,733	87,054	283,209
2030 Population Projection	11,474	92,863	301,613
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	4,737	36,470	114,464
2025 Households	5,044	37,877	117,578
2030 Household Projection	5,417	40,500	125,484
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$86,084	\$94,813	\$82,222



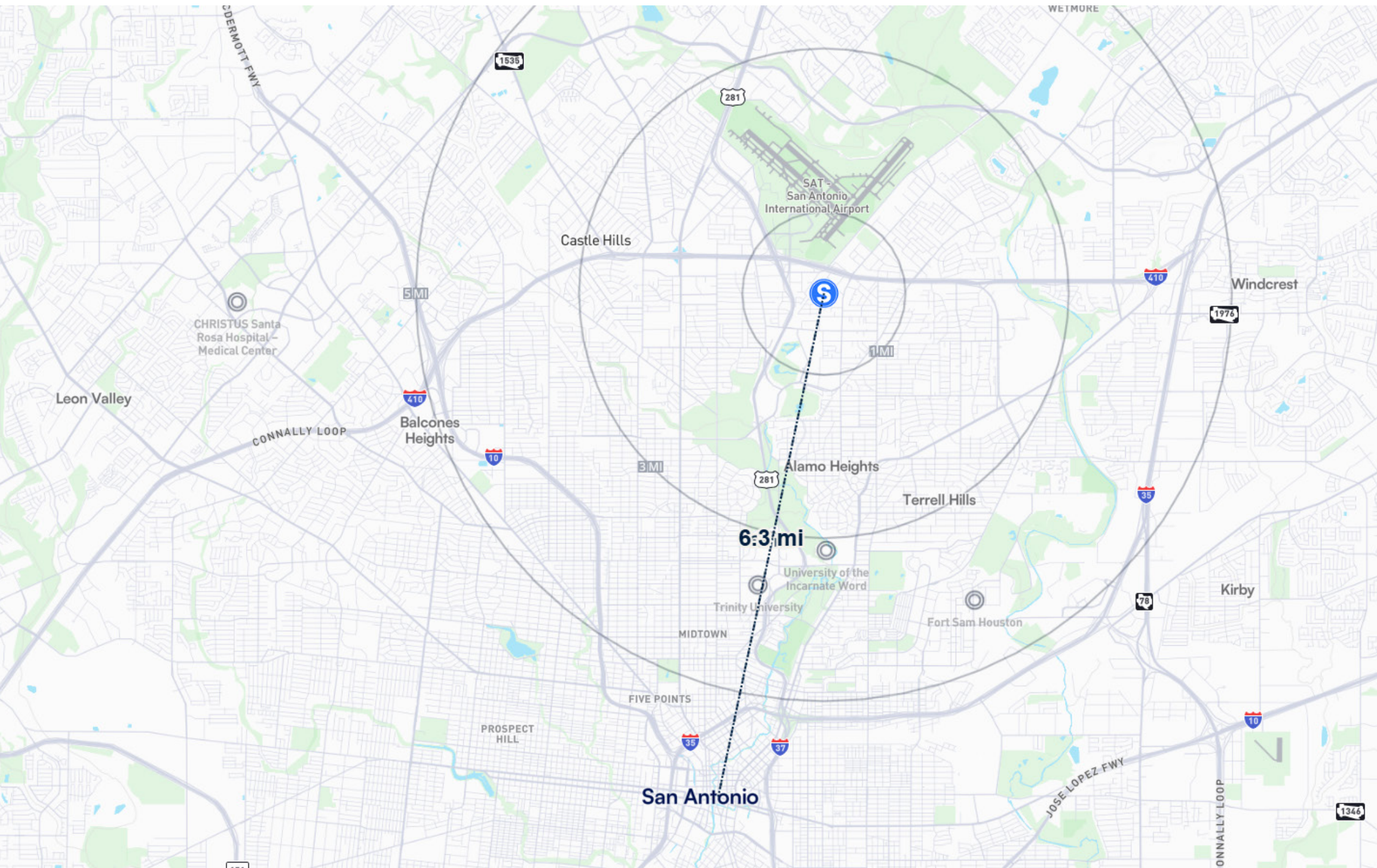
San Antonio, TX

Economic Overview

San Antonio maintains one of the most diversified economies in Texas, anchored by military installations, healthcare systems, financial services, and a growing technology presence. Joint Base San Antonio represents a major economic engine, supporting tens of thousands of military and civilian jobs while generating significant regional payroll and defense-related investment. The healthcare sector continues to expand through large hospital networks, research institutions, and bioscience initiatives, positioning the city as a leading medical hub in South Texas. Corporate headquarters operations, including major financial and insurance institutions, further stabilize employment across economic cycles.

The metro benefits from its strategic location along the Interstate 35 corridor between Austin and the U.S.—Mexico border, providing access to statewide distribution networks and international trade routes. Continued infrastructure investment, including airport terminal expansion and highway improvements, supports long-term commercial growth. Tourism remains a significant contributor to local GDP, drawing millions of annual visitors to the River Walk, historic districts, and convention facilities. With steady population gains, business-friendly tax policies, and moderate operating costs relative to other large Texas metros, San Antonio offers a stable foundation for office demand and sustained economic performance.

Regional Map



| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8307 Gault Lane San Antonio, TX 78209** ("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™ 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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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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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Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date