

4903

Golden Quail

2,940 SF 2nd Generation Medical Office Condo | Unit 113-114

4903 Golden Quail
San Antonio, TX 78240
www.cbre.com/sanantonio

Ideal User or Investment Property



Property Overview

4903 Golden Quail Office Condo is an excellent investment opportunity featuring a medical tenant currently in place through July 2026. The tenant's lease can be renewed, providing a steady stream of income for an investment buyer. Alternatively, the condo can be vacated for an owner-user to occupy, offering flexibility for different types of buyers. This property combines the convenience of a desirable location with the option for either rental income or personal use.

Building Highlights

- + **Tenant in Place:** Current Lease Expires July 2026. A medical tenant is currently occupying the space, buyer has option to renew tenant for continued income
- + **Flexibility:** The condo can be vacated for an owner-user to take over the space if preferred
- + **Investment Potential:** Ideal for buyers seeking a property that generates passive income or for those looking to move into a well-located space
- + **Location:** The condo is situated near South Texas Medical Center offering easy access to local amenities and services



2,940

Square Feet

2008

Year Built

9.50

Per 1000 Parking

Aerial



RETAIL	
DUNKIN'	ALAMO Biscuit & Panaderia
SMOOTHIE KING	ARCHIES Coffee
MASSAGE HEIGHTS	QuikTrip
Five Star Cleaners	Tacos N Salsa
MY PET'S VET	SHIPLEY Do-NUTS

MEDICAL OFFICE	
Retina Associates of South Texas	BMI of Texas
US Imaging Inc	Huebner Chiropractic
Modern Vascular	PRMA Plastic Surgery
The Heights on Huebner Assisted Living	Evergreen Prosthetics & Orthodontics
Orthopedic Physical Therapy	River City Pain Management

MULTI-FAMILY	
Inventory Units	7,526
Average Unit Size	855 SF
Avg Rent Per Unit	\$1,218

Demographics

NEARBY HEALTHCARE FACILITIES

CHRISTUS Santa Rosa Hospital

Methodist Hospital Specialty & Transplant

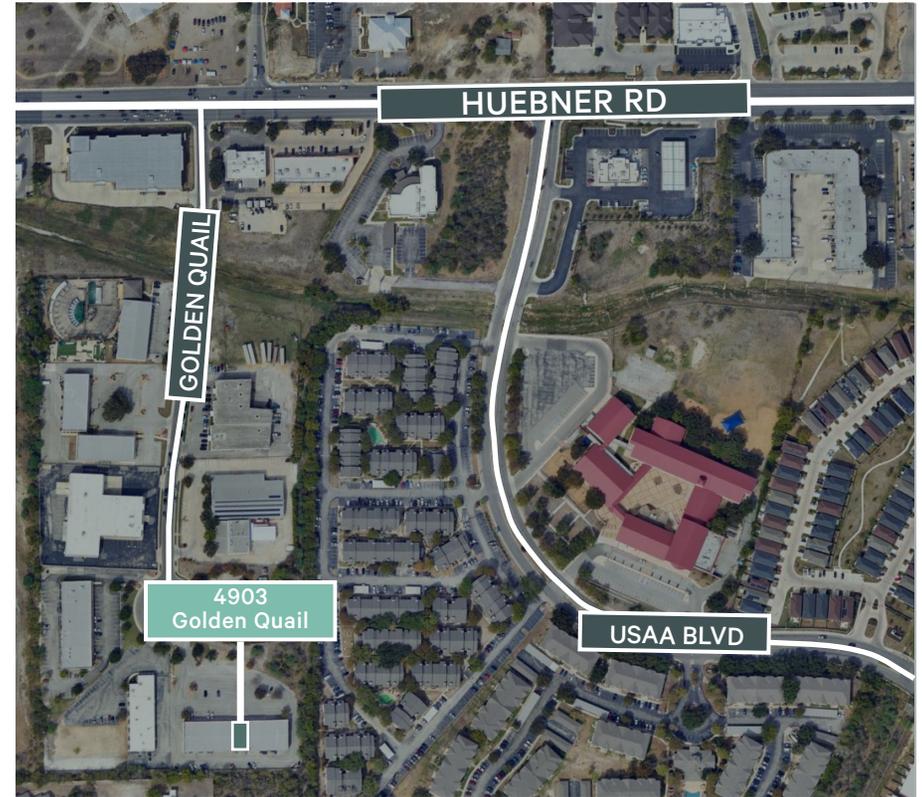
St. Luke's Baptist Hospital

University Hospital

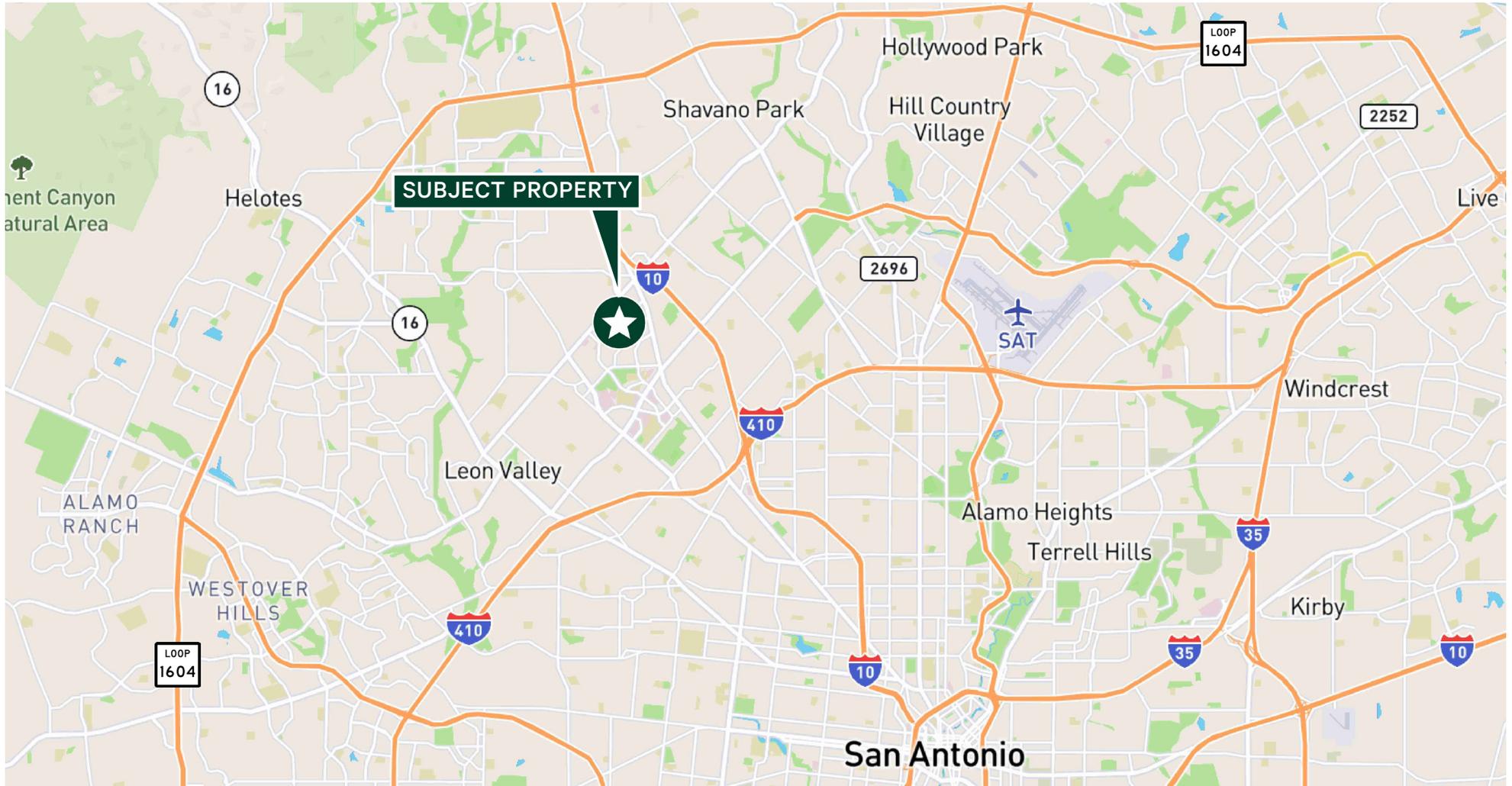
Methodist Hospital

UT Health San Antonio

Audie L. Murphy VA Medical Center



Demographic	1 MILE	3 MILES	5 MILES
Population	16,817	140,399	334,924
Daytime Population	21,949	197,452	406,549
Housing Units	9,552	72,125	158,738
Households	7,904	64,089	142,852
Median Household Income	\$57,160	\$59,677	\$62,285
Businesses	681	6,485	14,522
Employees	8,766	109,033	200,608
Healthcare Employees	4,227	33,110	43,292
Healthcare Businesses	217	1,268	1,928



Contact Us

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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.



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:
 - 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.

CBRE, Inc.

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Buyer/Tenant/Seller/Landlord Initials

Date