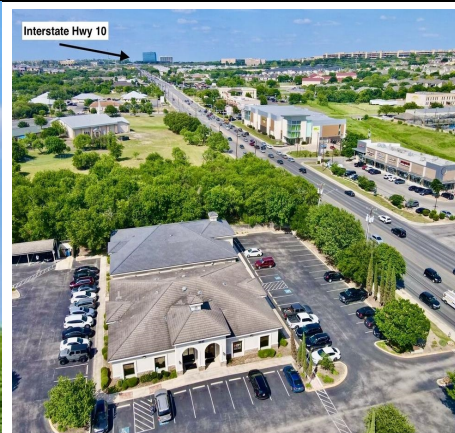


9643 Huebner Rd.



OFFERING MEMORANDUM

9643 Huebner Rd.
San Antonio, TX 78240

Brian Curtis
Commercial Associate
(210) 581-9050
brian-curtis@jbgoodwin.com
Lic: 684313



9643 Huebner Rd.

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- 01 **Executive Summary**
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 - Demographic Report
 - Traffic Count
 - Floor Plan

Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

9643 HUEBNER RD.

OFFERING SUMMARY

ADDRESS	9643 Huebner Rd. San Antonio TX 78240
COUNTY	Bexar
MARKET	Medical Office
SUBMARKET	Medical Office
BUILDING SF	5,924 SF
LAND ACRES	.43
LAND SF	18,731 SF
YEAR BUILT	2006
APN	1048756
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,500,000
PRICE PSF	\$422.01

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	14,372	139,441	327,730
2022 Median HH Income	\$59,876	\$56,409	\$59,499
2022 Average HH Income	\$79,856	\$81,250	\$86,224

Summary

- JB Goodwin Realtors Brian Curtis has been exclusively retained to sell 9643 Huebner Rd., San Antonio TX, 78240. A 5,924sqft Medical | Business Office Commercial building located in north central San Antonio deep in the heart of the South Texas Medical Center. Unit 102 is currently being occupied by an owner-user utilizing 2,310 SF (39%). Unit 103 (3,613 SF) will become vacant and available for lease by August 1, 2023. The owner-user space Unit 102 (2,310 SF) will be vacated upon the transfer of ownership or will also entertain a short-term lease back. Key features include: 5,924 SF Gross, Unit 103 Office and Exam Room Layout, Unit 102 Open Floor Plan Layout, 1 Full Bathroom, 3 Half Bath, 5 Exam Rooms (Sinks Included), Two Reception Patient Waiting Areas, Two Administrative Areas, 6 Office Spaces, One Conference Room, Wet Bar, Break-Room Kitchenette, Washer & Dryer, High Traffic, 4 HVAC Units, 8' + Ceilings, 48 Common Parking Spaces, 4 Private Covered Parking Spaces, South Texas Medical Center.

South Texas Medical Center

- Medical Center Alliance
The Vision

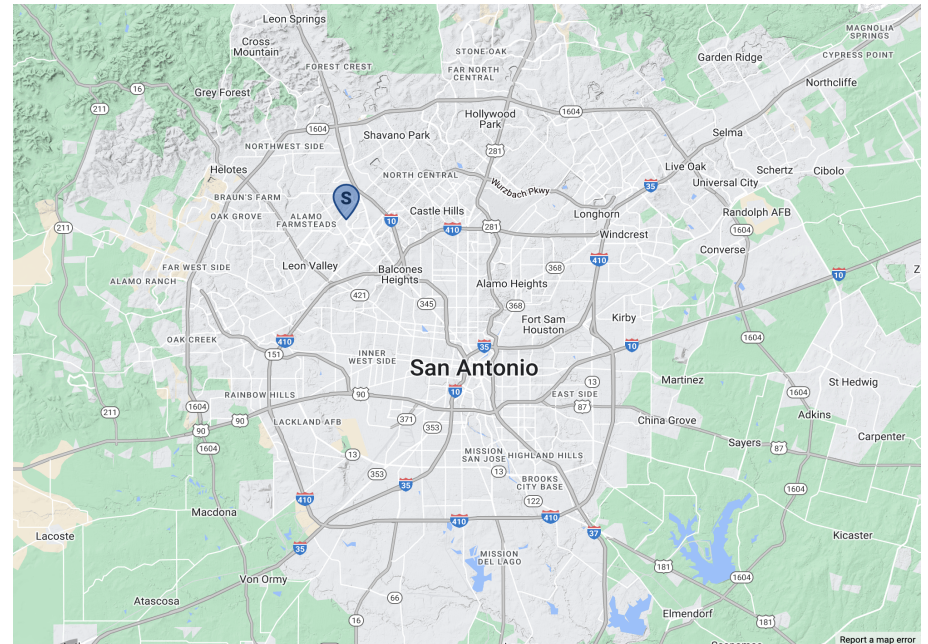
Since its inception, the Medical Center has grown and evolved beyond its original scope. A strategic physical master plan addressing its continual growth was necessary in order to ensure the healthy development of the area. The Medical Center Alliance (MCA) was created in order to oversee all expansion aspects of the center.

The MCA was formed in 1998, primarily to address traffic congestion through street improvements and signage enhancement and to promote the continued economic growth of the Medical Center. However, its role has expanded and it now oversees other initiatives pertaining to growth, functionality, pedestrian safety, and community involvement.

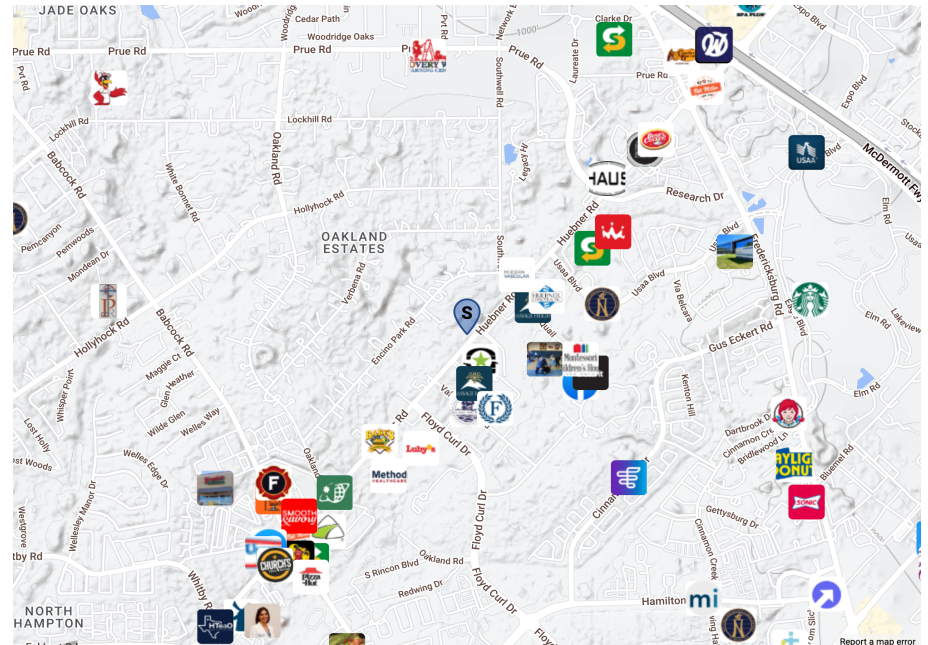
The MCA's membership is made up of the largest landowners in the Medical Center: The University of Texas MD Anderson Cancer Center, San Antonio Medical Foundation, Methodist Healthcare, Methodist Healthcare Ministries, University Health System, UT Health San Antonio and the Audie L. Murphy Memorial VA Hospital.

From the beginning, the MCA has partnered with the City of San Antonio, leading to the completion and upgrade of major Medical Center intersections, placing new wayfinding signage throughout the area, and increasing pedestrian safety. The MCA is also committed to numerous initiatives to heighten awareness of the Medical Center as a valuable resource and an asset to this community and the South Texas area as a whole.

Regional Map



Locator Map



Master Plan Expansion

- Master Plan Expansion
Tremendous growth in recent years has turned the Medical Center into a major hub of healthcare, education and research entities – plus services and support facilities for people who live and work in the area. With a 900-acre campus, including 280 undeveloped acres and several existing areas slated for reconfiguration, there's no question that it will grow further. The question is, how will it grow? Our answer was to update the original master plan (organized in 2000 to improve streets and signage) with a revised master plan that repositions and repurposes "open space" to elevate the Medical Center for both our visitors and the thousands of employees working within the Medical Center. There are six main areas of focus in this master plan:
Enhance the existing brand through integrated signage/wayfinding systems – Increasing font and signage size, improving font color, providing pedestrian-scale signs and integrating gateways to strengthen identity and to communicate to visitors that they are entering the campus will make an already recognizable brand more effective and the campus more welcoming and easier to navigate.

02

Property Description

- Property Features
- Aerial Map
- Property Images

9643 HUEBNER RD.

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	5,924
LAND SF	18,731
LAND ACRES	.43
YEAR BUILT	2006
# OF PARCELS	1
ZONING TYPE	C-2
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	48
PARKING RATIO	8.15/1,000 SF
TRAFFIC COUNTS	45,000
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ADA COMPLIANT	Yes
CEILING HEIGHT	10

MECHANICAL

HVAC	4
------	---

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood Metal
EXTERIOR	Stucco
PARKING SURFACE	Pavement
ROOF	Shingle
LANDSCAPING	Traditional



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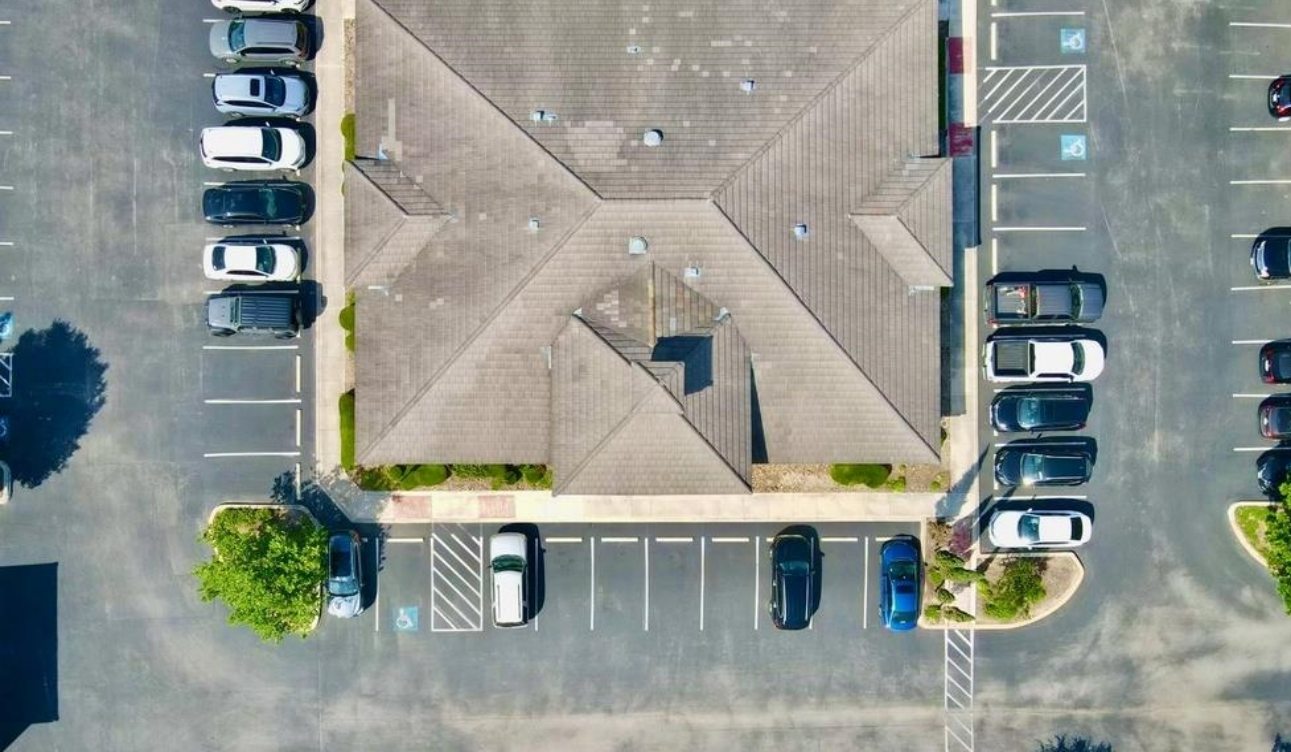
[Report a map error](#)



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Aerial Map | 9643 Huebner Rd.



03

Demographics

Demographics

Demographic Charts

9643 HUEBNER RD.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,402	110,096	259,766
2010 Population	11,989	126,493	303,854
2022 Population	14,372	139,441	327,730
2027 Population	14,442	138,681	324,062
2022 African American	1,214	11,064	22,839
2022 American Indian	145	1,419	3,522
2022 Asian	3,177	13,859	22,246
2022 Hispanic	5,921	70,938	183,632
2022 Other Race	1,445	16,196	41,492
2022 White	5,354	60,017	146,207
2022 Multiracial	3,016	36,672	90,944
2022-2027: Population: Growth Rate	0.50 %	-0.55 %	-1.10 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	697	6,362	14,498
\$15,000-\$24,999	548	5,603	11,851
\$25,000-\$34,999	393	5,666	11,756
\$35,000-\$49,999	989	9,837	18,631
\$50,000-\$74,999	1,635	12,389	26,598
\$75,000-\$99,999	1,208	7,846	16,666
\$100,000-\$149,999	835	9,100	21,863
\$150,000-\$199,999	324	3,664	9,288
\$200,000 or greater	274	2,961	7,706
Median HH Income	\$59,876	\$56,409	\$59,499
Average HH Income	\$79,856	\$81,250	\$86,224

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,479	51,733	111,940
2010 Total Households	5,972	56,995	125,168
2022 Total Households	6,902	63,429	138,857
2027 Total Households	7,041	64,056	139,673
2022 Average Household Size	2.04	2.18	2.32
2000 Owner Occupied Housing	1,305	20,234	54,129
2000 Renter Occupied Housing	3,911	28,041	51,488
2022 Owner Occupied Housing	1,292	23,652	63,559
2022 Renter Occupied Housing	5,610	39,777	75,298
2022 Vacant Housing	1,292	7,774	14,977
2022 Total Housing	8,194	71,203	153,834
2027 Owner Occupied Housing	1,342	24,099	64,019
2027 Renter Occupied Housing	5,699	39,957	75,654
2027 Vacant Housing	1,289	8,271	16,486
2027 Total Housing	8,330	72,327	156,159
2022-2027: Households: Growth Rate	2.00 %	1.00 %	0.60 %

Source: esri



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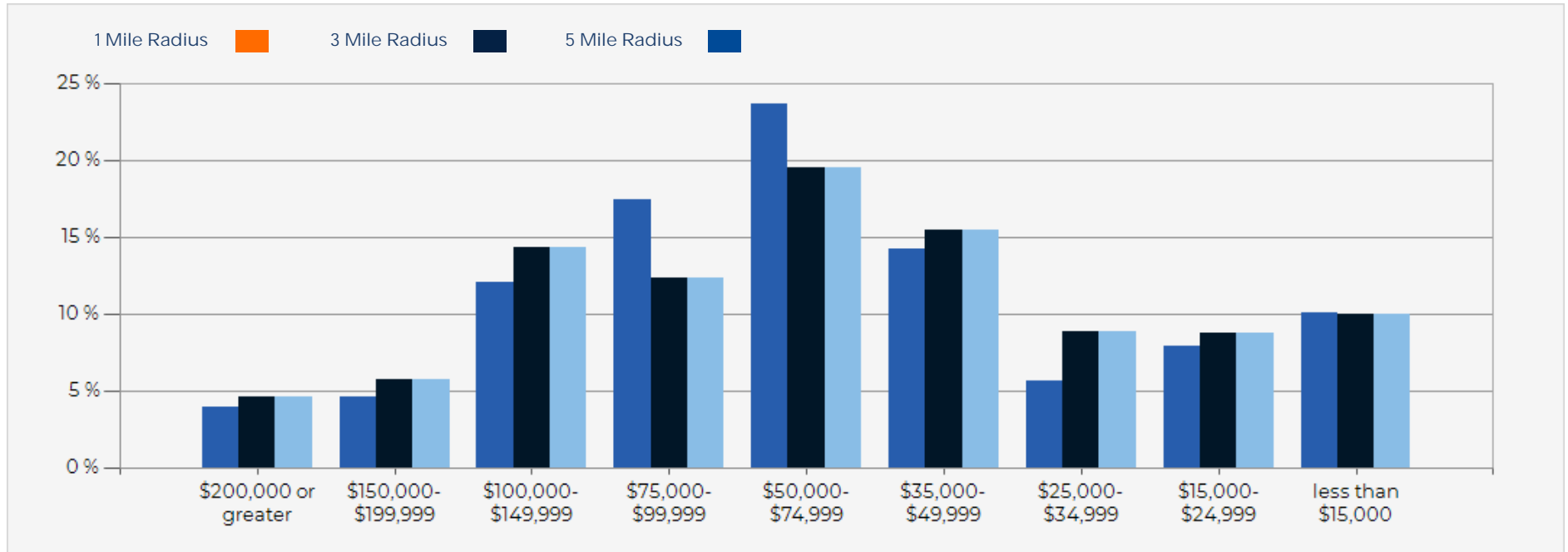
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,611	14,508	29,581
2022 Population Age 35-39	1,407	11,745	24,929
2022 Population Age 40-44	1,004	8,954	20,428
2022 Population Age 45-49	739	7,269	17,521
2022 Population Age 50-54	644	6,841	16,755
2022 Population Age 55-59	535	6,854	17,168
2022 Population Age 60-64	504	6,696	16,918
2022 Population Age 65-69	450	6,089	15,500
2022 Population Age 70-74	397	5,250	13,015
2022 Population Age 75-79	264	3,495	8,771
2022 Population Age 80-84	231	2,404	5,609
2022 Population Age 85+	369	2,544	5,618
2022 Population Age 18+	11,674	113,528	262,909
2022 Median Age	33	35	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,025	\$52,447	\$56,148
Average Household Income 25-34	\$75,760	\$71,429	\$76,964
Median Household Income 35-44	\$66,097	\$66,935	\$72,252
Average Household Income 35-44	\$86,611	\$91,343	\$97,730
Median Household Income 45-54	\$75,972	\$75,169	\$79,501
Average Household Income 45-54	\$98,399	\$100,386	\$107,012
Median Household Income 55-64	\$65,707	\$68,209	\$72,006
Average Household Income 55-64	\$91,350	\$97,798	\$103,012
Median Household Income 65-74	\$57,844	\$57,371	\$58,393
Average Household Income 65-74	\$79,526	\$83,833	\$85,672
Average Household Income 75+	\$69,516	\$64,673	\$65,587

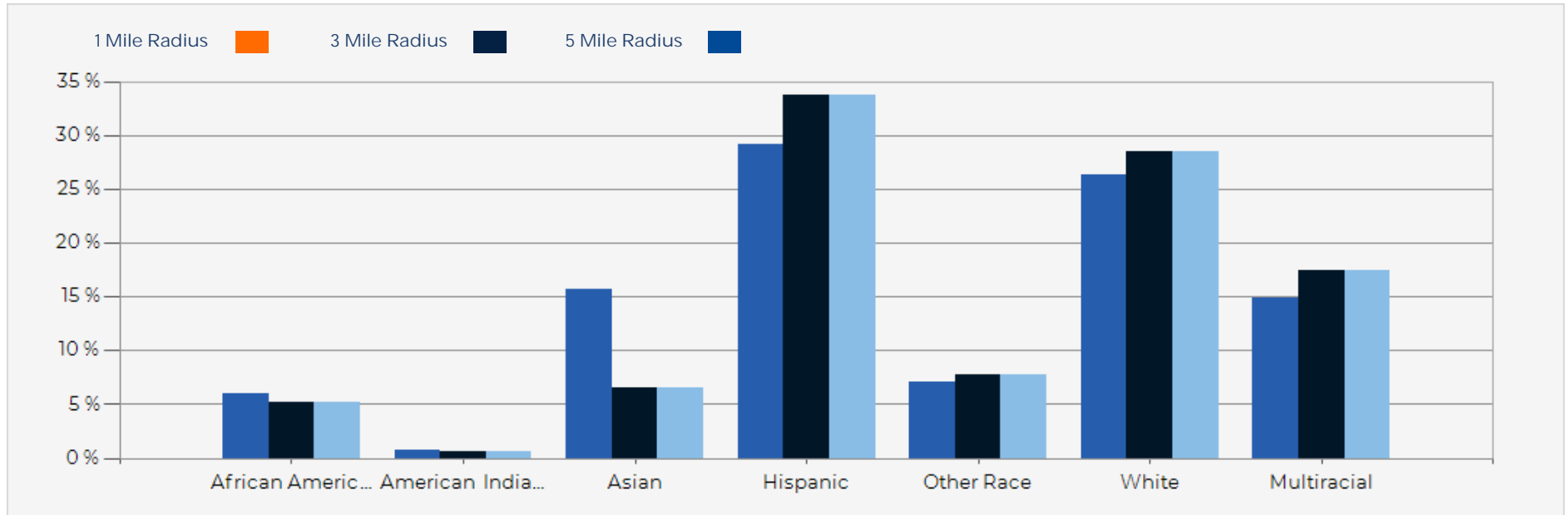
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,092	10,988	24,152
2027 Population Age 35-39	1,170	11,645	25,911
2027 Population Age 40-44	1,080	9,721	21,790
2027 Population Age 45-49	862	8,057	18,602
2027 Population Age 50-54	656	6,721	16,126
2027 Population Age 55-59	577	6,346	15,450
2027 Population Age 60-64	500	6,305	15,438
2027 Population Age 65-69	437	5,980	14,889
2027 Population Age 70-74	384	5,176	13,204
2027 Population Age 75-79	327	4,166	10,481
2027 Population Age 80-84	258	2,840	6,915
2027 Population Age 85+	378	2,833	6,338
2027 Population Age 18+	11,810	113,666	261,770
2027 Median Age	32	35	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,516	\$55,760	\$60,147
Average Household Income 25-34	\$81,629	\$77,832	\$84,052
Median Household Income 35-44	\$72,393	\$76,412	\$81,855
Average Household Income 35-44	\$96,497	\$102,181	\$110,166
Median Household Income 45-54	\$79,672	\$81,918	\$87,348
Average Household Income 45-54	\$106,585	\$109,789	\$117,251
Median Household Income 55-64	\$70,564	\$76,271	\$80,482
Average Household Income 55-64	\$97,556	\$107,223	\$113,850
Median Household Income 65-74	\$66,126	\$64,171	\$65,946
Average Household Income 65-74	\$89,066	\$94,924	\$97,483
Average Household Income 75+	\$79,822	\$73,978	\$74,860

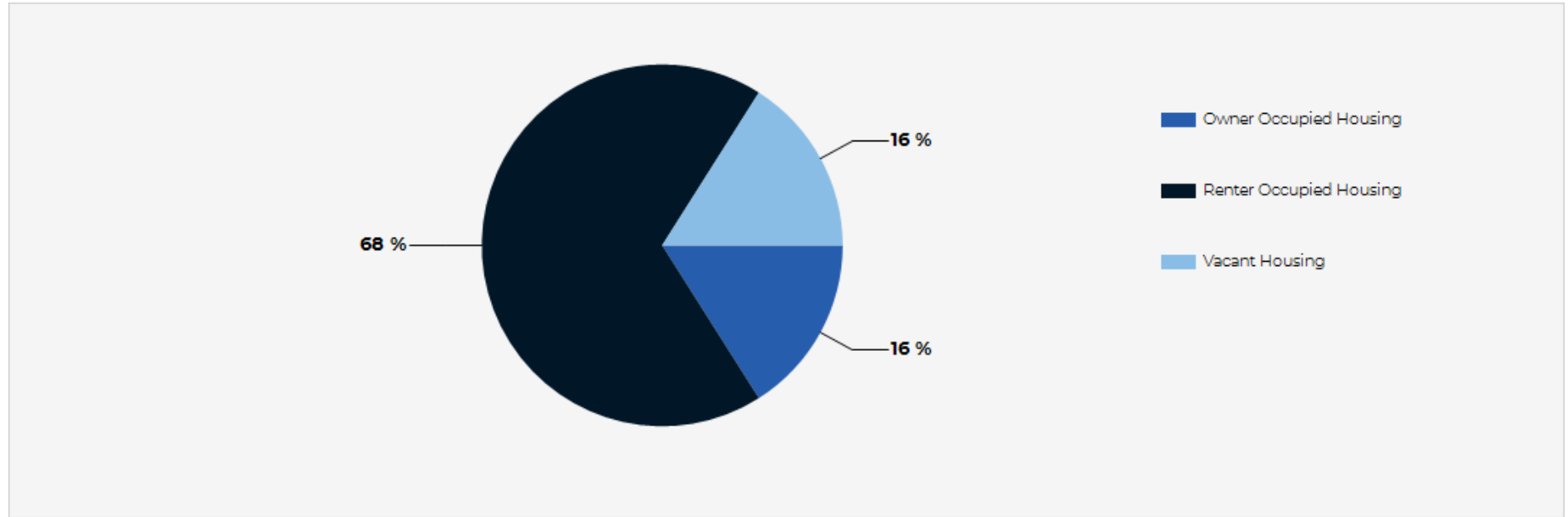
2022 Household Income



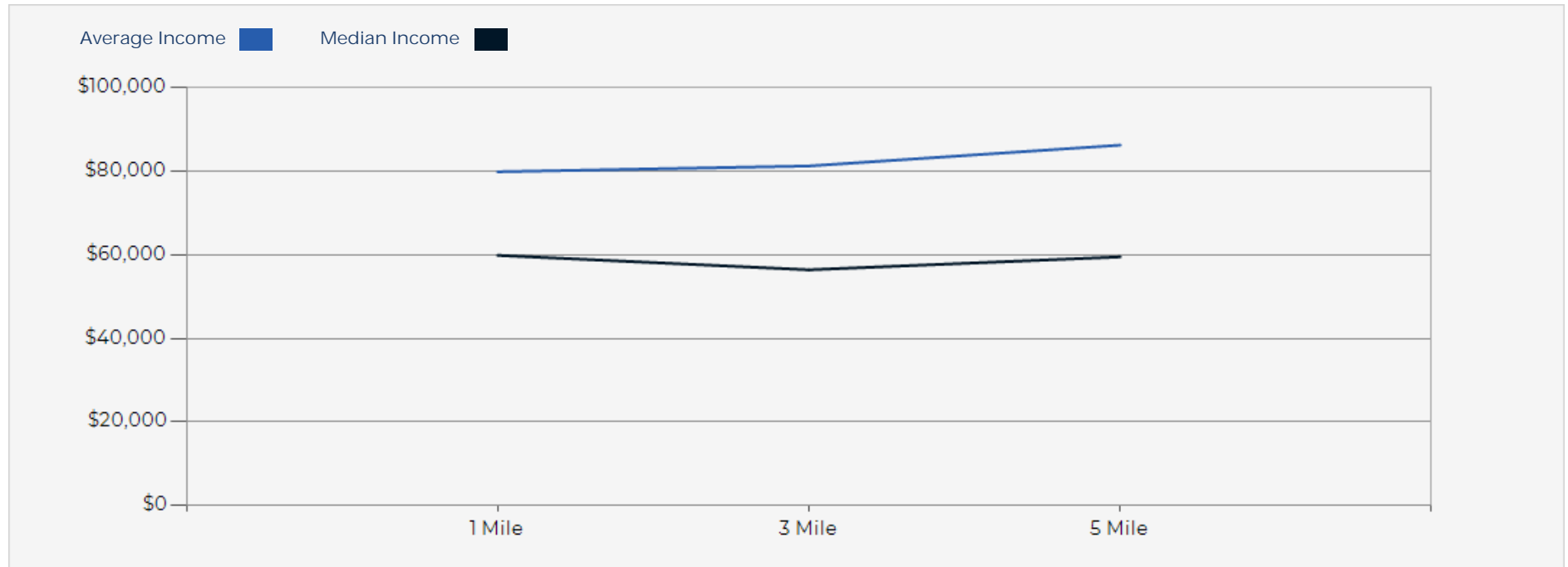
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



04

Additional Information

- Demographic Report
- Traffic Count
- Floor Plan

9643 HUEBNER RD.

Demographic Trend Report

3 Mile Radius

9643 Huebner Rd, San Antonio, TX 78240

Building Type: **Class B Office**
 Class: **B**
 RBA: **5,924 SF**
 Typical Floor: **2,330 SF**

Total Available: **5,636 SF**
 % Leased: **44.19%**
 Rent/SF/Yr: **\$23.00**



Description	2010		2023		2028	
Population	126,009		138,958		140,529	
Age 0 - 4	8,114	6.44%	10,010	7.20%	9,239	6.57%
Age 5 - 9	7,191	5.71%	9,902	7.13%	9,620	6.85%
Age 10 - 14	6,698	5.32%	9,047	6.51%	9,442	6.72%
Age 15 - 19	7,078	5.62%	8,020	5.77%	8,773	6.24%
Age 20 - 24	14,582	11.57%	8,015	5.77%	8,174	5.82%
Age 25 - 29	15,494	12.30%	10,054	7.24%	8,566	6.10%
Age 30 - 34	10,475	8.31%	12,480	8.98%	10,097	7.18%
Age 35 - 39	8,409	6.67%	12,991	9.35%	11,600	8.25%
Age 40 - 44	7,245	5.75%	11,279	8.12%	11,809	8.40%
Age 45 - 49	7,761	6.16%	9,006	6.48%	10,597	7.54%
Age 50 - 54	7,346	5.83%	7,516	5.41%	8,854	6.30%
Age 55 - 59	6,463	5.13%	6,815	4.90%	7,459	5.31%
Age 60 - 64	5,670	4.50%	6,303	4.54%	6,523	4.64%
Age 65 - 69	3,925	3.11%	5,542	3.99%	5,774	4.11%
Age 70 - 74	2,969	2.36%	4,630	3.33%	4,921	3.50%
Age 75 - 79	2,423	1.92%	3,266	2.35%	3,843	2.73%
Age 80 - 84	2,045	1.62%	2,043	1.47%	2,604	1.85%
Age 85+	2,122	1.68%	2,038	1.47%	2,631	1.87%
Age 15+	104,007	82.54%	109,998	79.16%	112,225	79.86%
Age 20+	96,929	76.92%	101,978	73.39%	103,452	73.62%
Age 65+	13,484	10.70%	17,519	12.61%	19,773	14.07%
Median Age	32		36		38	
Average Age	35.30		36.30		37.60	
Population By Race	126,009		138,958		140,529	
White	104,638	83.04%	111,307	80.10%	112,638	80.15%
Black	8,414	6.68%	10,467	7.53%	10,570	7.52%
Am. Indian & Alaskan	1,303	1.03%	1,571	1.13%	1,604	1.14%
Asian	8,136	6.46%	11,275	8.11%	11,346	8.07%
Hawaiian & Pacific Islander	193	0.15%	255	0.18%	257	0.18%
Other	2,952	2.34%	4,083	2.94%	4,114	2.93%



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Demographic Trend Report

3 Mile Radius

9643 Huebner Rd, San Antonio, TX 78240

Description	2010		2023		2028	
Population by Race (Hispanic)	61,350		76,091		77,436	
White	57,876	94.34%	71,214	93.59%	72,484	93.61%
Black	1,104	1.80%	1,667	2.19%	1,685	2.18%
Am. Indian & Alaskan	999	1.63%	1,233	1.62%	1,258	1.62%
Asian	373	0.61%	535	0.70%	540	0.70%
Hawaiian & Pacific Islander	97	0.16%	144	0.19%	146	0.19%
Other	902	1.47%	1,299	1.71%	1,324	1.71%
Household by Household Income	56,905		62,972		63,714	
<\$25,000	15,013	26.38%	12,997	20.64%	12,974	20.36%
\$25,000 - \$50,000	15,716	27.62%	16,086	25.54%	16,224	25.46%
\$50,000 - \$75,000	10,438	18.34%	12,407	19.70%	12,586	19.75%
\$75,000 - \$100,000	6,942	12.20%	8,176	12.98%	8,275	12.99%
\$100,000 - \$125,000	3,591	6.31%	5,651	8.97%	5,797	9.10%
\$125,000 - \$150,000	2,060	3.62%	2,574	4.09%	2,630	4.13%
\$150,000 - \$200,000	1,839	3.23%	2,977	4.73%	3,063	4.81%
\$200,000+	1,306	2.30%	2,104	3.34%	2,165	3.40%
Average Household Income	\$60,379		\$70,419		\$70,938	
Median Household Income	\$45,245		\$54,555		\$54,986	



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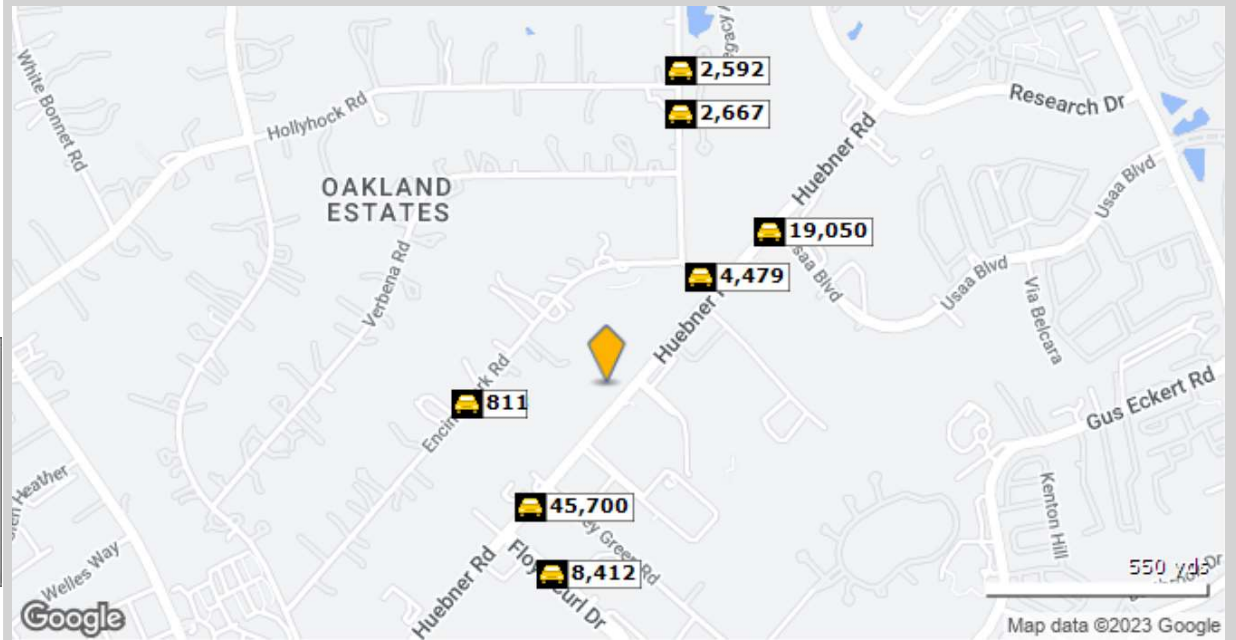


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Traffic Count Report

9643 Huebner Rd, San Antonio, TX 78240

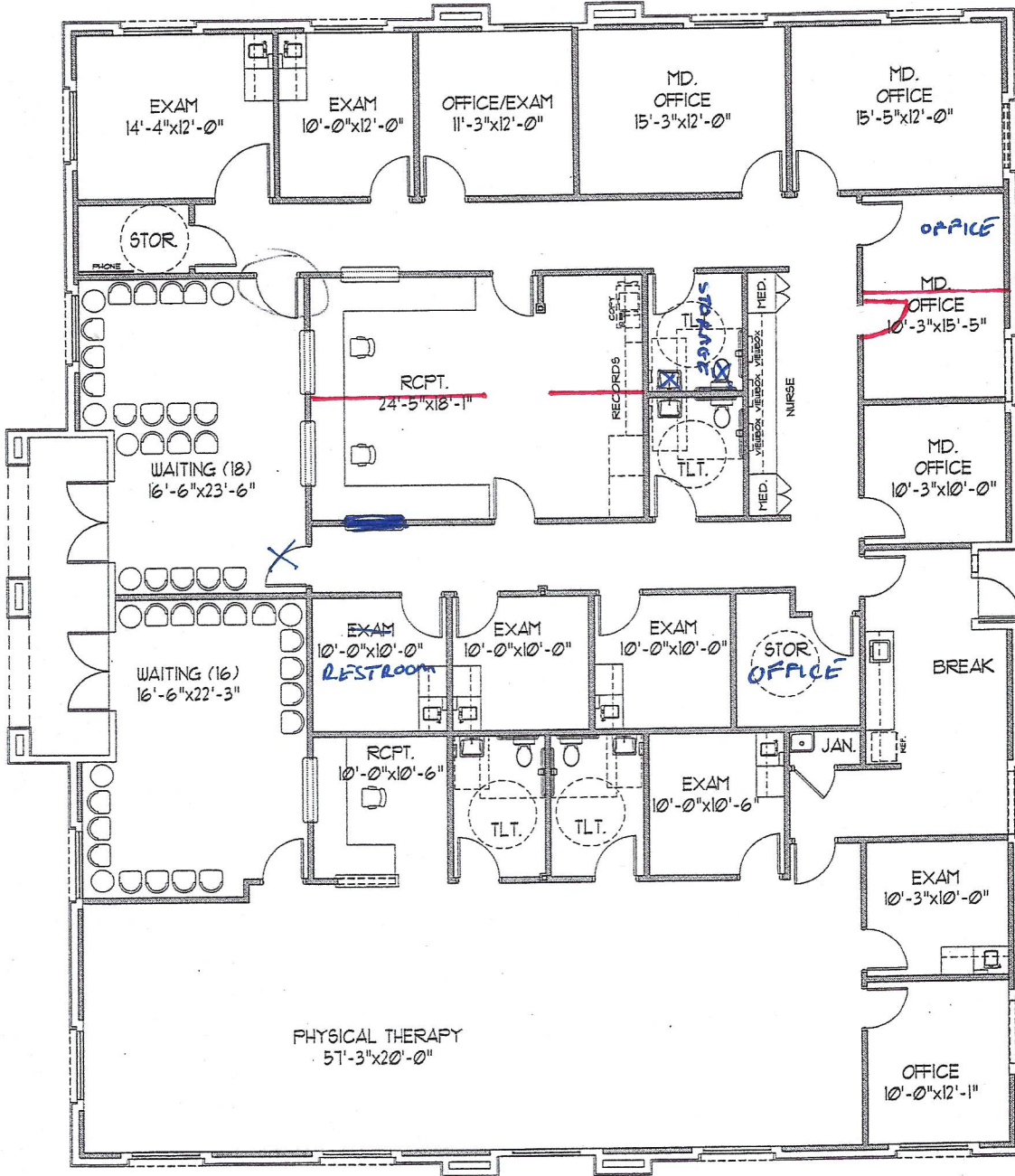
Building Type: **Class B Office**
 Class: **B**
 RBA: **5,924 SF**
 Typical Floor: **2,330 SF**
 Total Available: **5,636 SF**
 % Leased: **44.19%**
 Rent/SF/Yr: **\$23.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Encino Park Rd	Southwell Rd	2018	788	MPSI	.20
2	Encino Park Rd	Southwell Rd	2022	811	MPSI	.20
3	Huebner Rd	Valley Green Rd	2022	45,700	MPSI	.20
4	Southwell Rd	Encino PkRd	2022	4,479	MPSI	.21
5	Floyd Curl Dr	Huebner Rd	2022	8,412	MPSI	.28
6	Huebner Rd	Usaa Blvd	2022	19,050	MPSI	.32
7	Southwell Rd	Pvt Rd	2022	2,594	MPSI	.40
8	Southwell Rd	Pvt Rd	2015	2,667	AADT	.40
9	Southwell Rd	Melba Dr	2022	2,707	MPSI	.47
10	Southwell Rd	Melba Dr	2020	2,592	MPSI	.47

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6/15/2023



Building #6
Huebner Road Professional Center

Scale: 1/8" = 1'-0"

Barker & Goldstein, 3,321 SF.
 Sub-Lease Suite, 2,243 SF.
 Shared Vestibule & Porches, 503 SF.
 Total Building, 6,067 SF.

May 4, 2007
 JOB #07029

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9643 Huebner Rd.

CONFIDENTIALITY and DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to JB Goodwin Realtors . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. JB Goodwin Realtors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, JB Goodwin Realtors has not verified, and will not verify, any of the information contained herein, nor has JB Goodwin Realtors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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