



7390 Barlite Blvd,
San Antonio, TX 78224



SOUTHWEST GENERAL

MEDICAL OUTPATIENT BUILDING
OFFERING SUMMARY

Executive Summary

Jones Lang LaSalle (“JLL”) is pleased to present to qualified investors an opportunity to acquire Southwest General Medical Outpatient Building (the “Property”), a 3-story, 28,649 square foot medical outpatient facility located in San Antonio’s South submarket. Southwest General is currently 56% leased to a diverse mix of clinical specialties, including CHRISTUS Children’s physical and occupational therapy clinic, who is finalizing an expansion at the Property. Other specialties include cardiology, pain management, audiology, and traditional physical therapy.

Located approximately 15 minutes from downtown San Antonio, the South submarket is a rapidly developing, highly accessible area of the San Antonio MSA that is known for its relative affordability. The South submarket is home to the JBSA-Kelly Annex Air Force Base, the 1,900-acre Port San Antonio, and a burgeoning manufacturing sector.

The multi-faceted employment growth is leading to both increased population density and an increased workforce, bolstering the patient base for existing outpatient services. Despite the Property’s location on the former Texas Vista Hospital Campus, leasing interest has remained elevated due to the submarket’s rapid growth and limited nearby supply

With a strong base of 4.1 years of WALT, investors can capitalize on the Property’s recently reset 99-year ground lease to capture leasing demand. In addition, with the entirety of the second floor available, the Property is uniquely positioned for owner-users or large practices.





PROPERTY OVERVIEW	
ADDRESS:	7390 Barlite Blvd, San Antonio, TX 78224
TOTAL NRA:	28,649
OCCUPANCY:	56.3%
YEAR BUILT:	1984
WALT:	4.1 Years
PARKING:	3.27/1,000 SF
OWNERSHIP TYPE:	Leasehold Ownership Fully Prepaid, 98 Years Remaining

Investment Highlights

COMPELLING VALUE-ADD OPPORTUNITY
 DOUBLE THE NOI WITHIN THE FIRST TWO YEARS
 THROUGH LEASE-UP OF EXISTING VACANCY

**LOCATED 2.4 MILES FROM
 PORT SAN ANTONIO**
 1,900-ACRE TECHNOLOGY, AEROSPACE, DEFENSE,
 AND ADVANCED MANUFACTURING CAMPUS

**HEALTHY FUNDAMENTALS OF MEDICAL
 OUTPATIENT BUILDINGS IN SUBMARKET**
 93% AVERAGE OCCUPANCY

DESIRABLE BUILDING FEATURES
 ABUNDANT PROXIMATE SURFACE PARKING AND
 FLEXIBLE SUITE SIZES TO MEET TENANT DEMANDS

**SOUTH SAN ANTONIO –
 A BOOMING MANUFACTURING HUB**
 LARGE-SCALE INVESTMENTS FROM MAJOR CORPORATIONS,
 INCLUDING TOYOTA AND JCB, ARE DRIVING ECONOMIC
 AND EMPLOYMENT GROWTH IN THE AREA

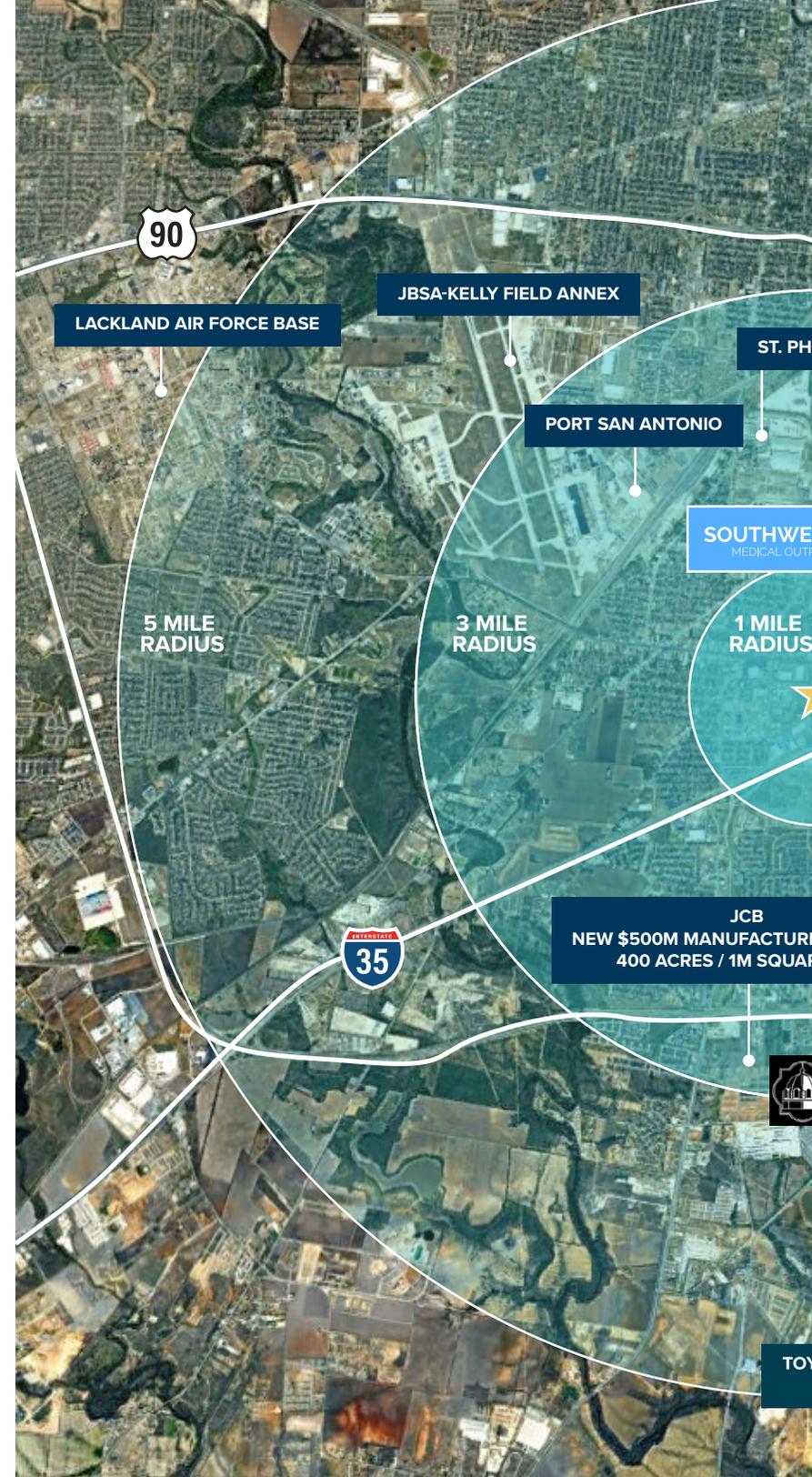
Location Overview

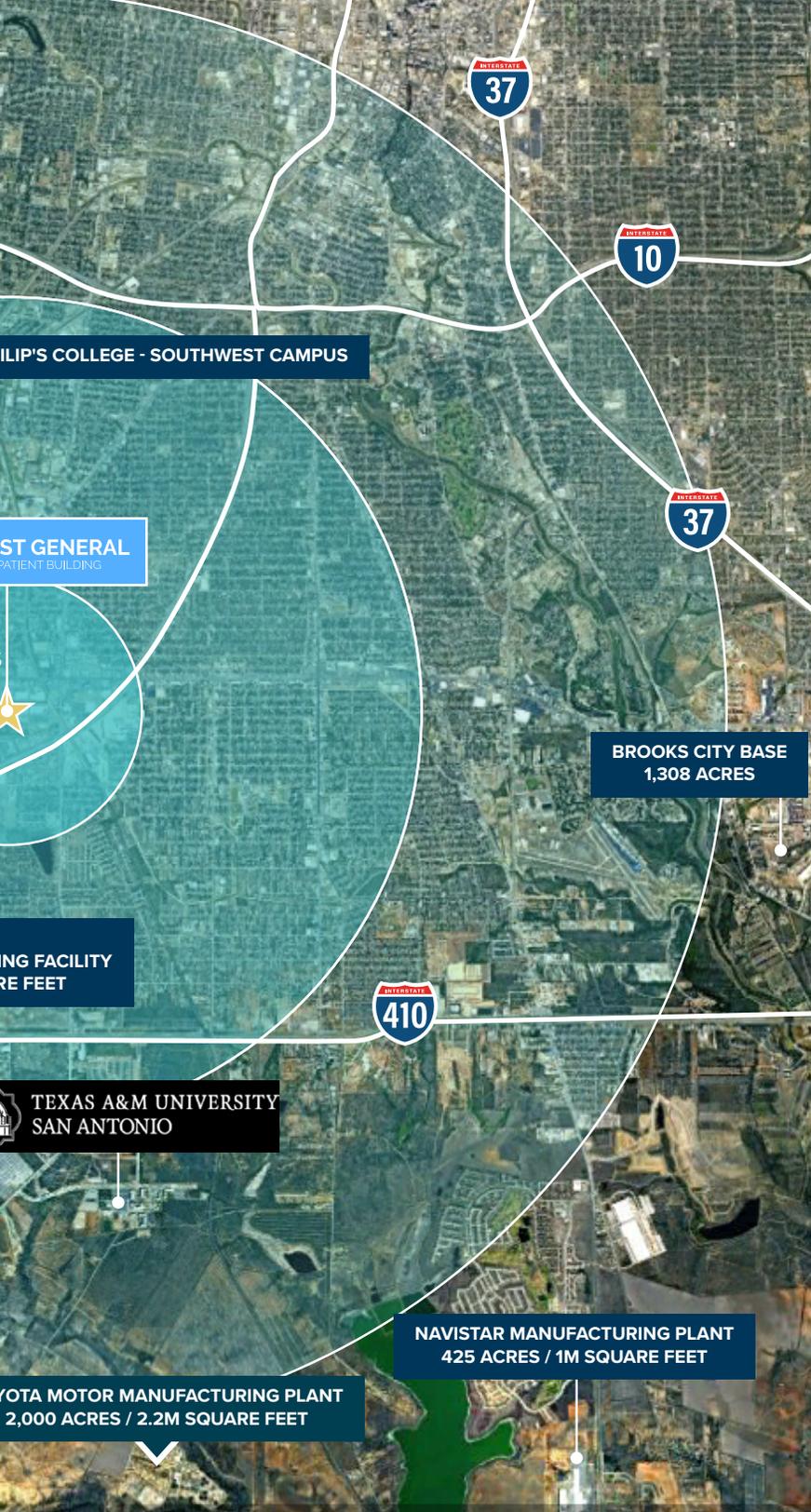
Southwest General Medical Outpatient Building is strategically positioned in San Antonio's South submarket, a high-growth area located 15 minutes south of downtown San Antonio. The area is home to the JBSA-Kelly Annex Air Force Base, Lackland Air Force Base, and Port San Antonio, altogether anchoring thousands of employees to the area. Port San Antonio is a sprawling 1,900-acre mixed-use campus that is home to over 80 tenants in industries that include: aerospace, defense, global logistics, manufacturing, education and cybersecurity. Collectively, these companies generate over \$20 billion in annual economic activity. South San Antonio is also evolving into a major manufacturing hub with major companies relocating and/or expanding their existing facilities in the area.

Powered by these significant demand drivers, as well as the area's relative affordability, South San Antonio continues to experience a growing population. In contrast, the area is medically underserved, unable to meet the growing demand for medical facilities. The Southwest General Medical Outpatient Building is poised to capitalize on this demand given its proximity to major healthcare facilities, including Texas Center for Infectious Disease (12 minutes), South Texas VA Health Care outpatient centers (5 minutes) and University Health System locations (15 minutes), as well as its strategic location near IH-35, which allows for seamless patient accessibility. The proximity to established healthcare providers supports the Property's tenants' referral opportunities and patient draw for new medical services. Altogether, the Property's location reinforces the ability to serve the fast-growing, dense population in the immediate area, as well as throughout the greater San Antonio MSA.

Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	11,693	80,870	209,712
DAYTIME POPULATION	15,406	72,861	197,451
BUSINESSES	521	2,091	4,592
EMPLOYEES	7,087	25,105	58,550





Demand Drivers

Port San Antonio

Located 2.4 miles from Southwest General Medical Outpatient Building, Port San Antonio is a 1,900-acre technology, aerospace, defense, and advanced manufacturing campus. Since its formation in 1995, Port San Antonio has evolved into one of Texas' most important innovation and industrial hubs that generates over \$20 billion in annual economic activity and directly employs over 18,000 individuals.

Growing Manufacturing Hub

South San Antonio is quickly growing as an advanced manufacturing hub driven by major corporate investments, workforce availability, logistics advantages, and regional economic development strategies. Most notably, Toyota Texas and JCB, a global equipment manufacturer, have each announced plans to invest over \$500 million in their respective South San Antonio manufacturing facilities.

Texas A&M – San Antonio

Texas A&M University – San Antonio currently serves over 7,000 students and continues to expand with new academic buildings, residence halls, athletic facilities, and a surrounding housing development program. The university generates significant employment through hundreds of faculty and staff positions while supplying a growing pipeline of skilled graduates, altogether supporting long-term economic development in South San Antonio.

Large Scale Investments in South San Antonio

San Antonio is heavily investing in South San Antonio through a combination of major mixed-use development, industrial expansion, university-anchored growth, and significant public infrastructure improvements. At the same time, manufacturers like JCB are building new facilities in South San Antonio, expanding the region's role in advanced manufacturing and bringing new jobs to the area.

Flourishing San Antonio Economy

A national leader in economic growth and stability, San Antonio continues to gain momentum. Young professionals and businesses continue to flock to the metro for its relative affordability and high quality of life. San Antonio boasts a diverse economy, rich quality of life, robust cybersecurity ecosystem, and stable military and healthcare employment base. In addition to the city's robust celebrated cultural history, San Antonio offers a premier culinary and arts scene, numerous entertainment destinations, accessible outdoor lifestyle amenities, and trending urban hubs including The Pearl, Southtown, River North, and Hemisfair.



NO.4

**AMERICA'S NEXT
BOOM TOWN**

Forbes

TOP 5

**FOR ECONOMIC
PERFORMANCE**

Brookings

2ND

**HIGHEST GROWTH
OF MILLENNIALS**

Brookings

13TH

**LARGEST MULTIFAMILY
INVESTMENT
MARKET**

CoStar

8TH

**MARKET
TO WATCH**

*2024 ULI Emerging
Trends Report*



Largest Single Employers

- 1 JOINT BASE SAN ANTONIO
- 2 H-E-B
- 3 USAA
- 4 RACKSPACE
- 5 WHATABURGER
- 6 RUSH ENTERPRISES
- 7 JP MORGAN CHASE
- 8 FROST BANK
- 9 TASKUS
- 10 BILL MILLER BAR-B-Q
- 11 TOYOTA MOTOR MANUFACTURING
- 12 SOUTHWEST RESEARCH INSTITUTE
- 13 SWBC
- 14 IHEARTMEDIA
- 15 ACCENTURE

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