

MEDICAL | PROFESSIONAL OFFICE

FOR SALE

1730 SW Military Dr

SAN ANTONIO, TX 78221

— THE —
MERIDIAN



Offering Memorandum



James Cotter
President
210.871.0464
james@caissonre.com

Adam Lippstone
Vice President
210.552.4071
adam@caissonre.com

Investment highlights.



Visibility & access

SW Military frontage, pylon signage and proximity to I-35.



Medical & professional tenancy

Dental, primary care, cardiac and orthopedic practices.



Renovated office investment

Updated suites, common areas and building systems.

Property at a glance.



Property type	Medical / professional office
Building area	18,023 SF
Land area	0.739 acres
Built / renovated	1982 / 2020
Occupancy	100% occupied
Stories / elevator	2 / 1 passenger
Parking	65 spaces
Zoning	C-2

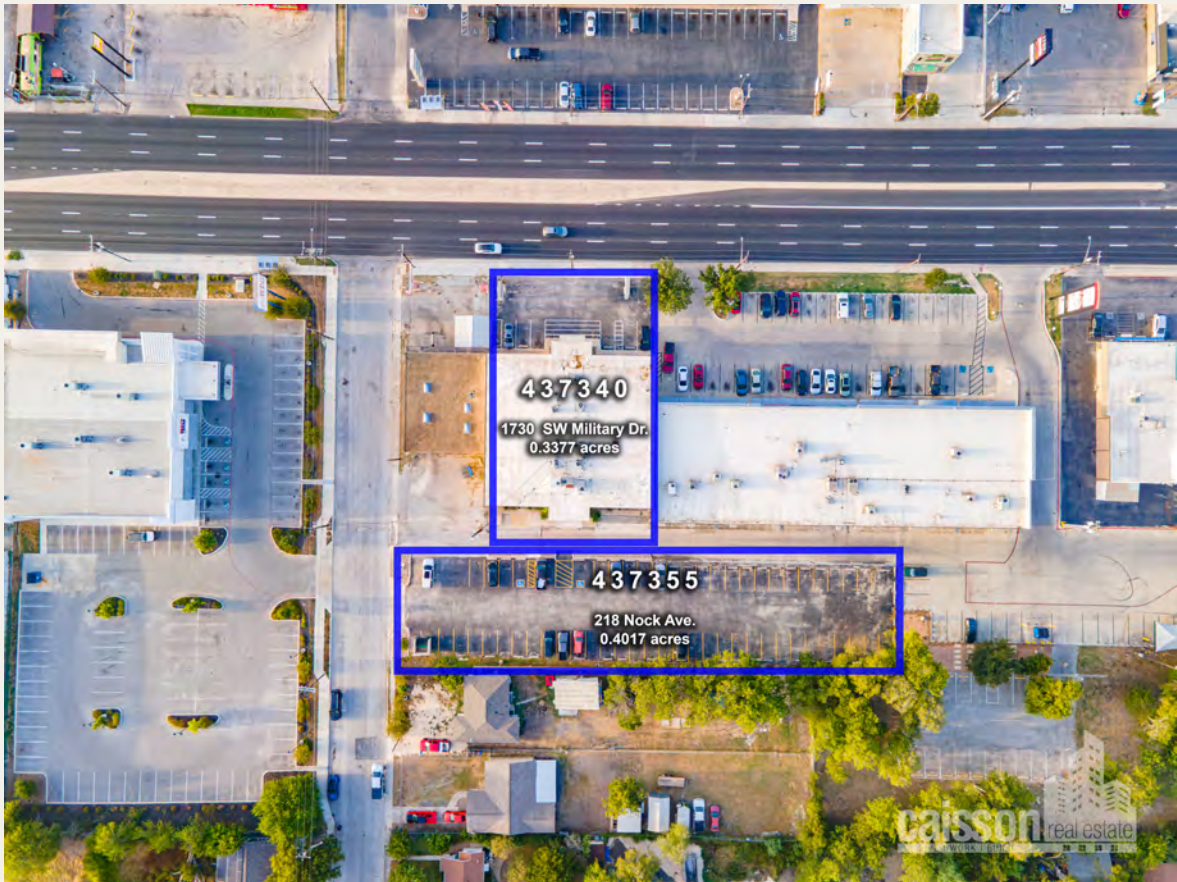
Building & land.

18,023 SF

BUILDING AREA

0.739 AC

TOTAL LAND AREA



PARCEL 437340

18,023 SF building

on 0.3377 acres

PARCEL 437355

0.4017 acres

Parking only

Floor plans.

01 FIRST FLOOR

TENANTS

102

Jose Enrique Arevalo,
DDS PLLC

103

Porter Medical /
Dr. Carlos Porter MD

106

Heights Finance

110

Texas Cardiac and
Vascular Specialists

Parking lot
entrance

SW Military
entrance



02 SECOND FLOOR

TENANTS

201

1st Choice South, LLC

202

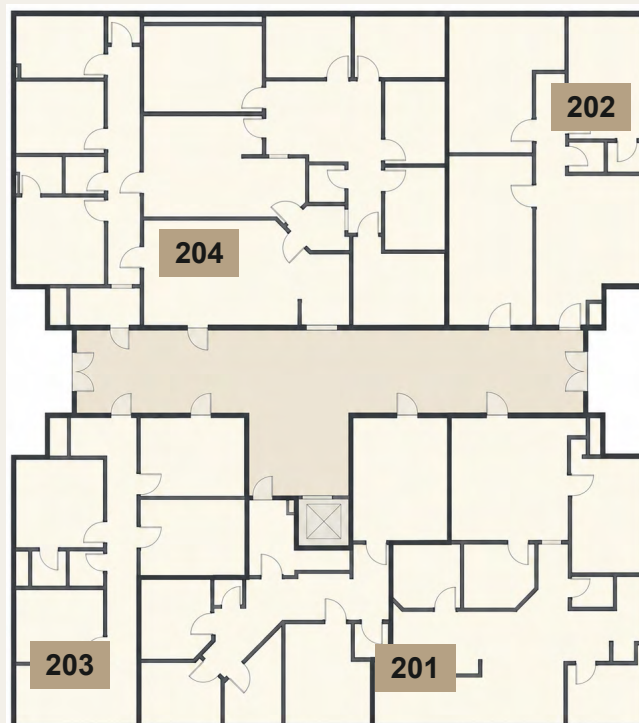
Emergency Medical
Services University

203

Superior Accounting LLC

204

Quantum Pain
and Orthopedic



Upgraded throughout.



Capital improvements

RENOVATED 2020



Building systems

New roof
Multiple A/C rooftop units replaced



Interiors

Lobby, hallways & elevator renovated
All tenant spaces renovated



Site & security

Newly sealed parking lot
New lighting & security cameras



Signage

New pylon signage

Inside The Meridian.



Upgraded tenant spaces



Location.



Within 3 Miles



Walmart



JCPenney



SAN ANTONIO



1.55M

CITY RESIDENTS

Seventh-largest U.S. city / 2025

#3

U.S. POPULATION GAINS

14,359 residents added / 2024-25

12%

HEALTHCARE WORKFORCE

Metro employment share / 2023

Growth with a healthcare foundation.

“Biomedical and health services should continue to support job growth in the area, which serves as a medical hub for South Texas.”

FEDERAL RESERVE BANK OF DALLAS

At the Heart of Texas, 2026

Southside / SW Military.



A Hub for Community Care



1.6x

CITY POPULATION DENSITY
3-mile radius / 2020



30+

CLINICS & PRACTICES
Within 3 miles

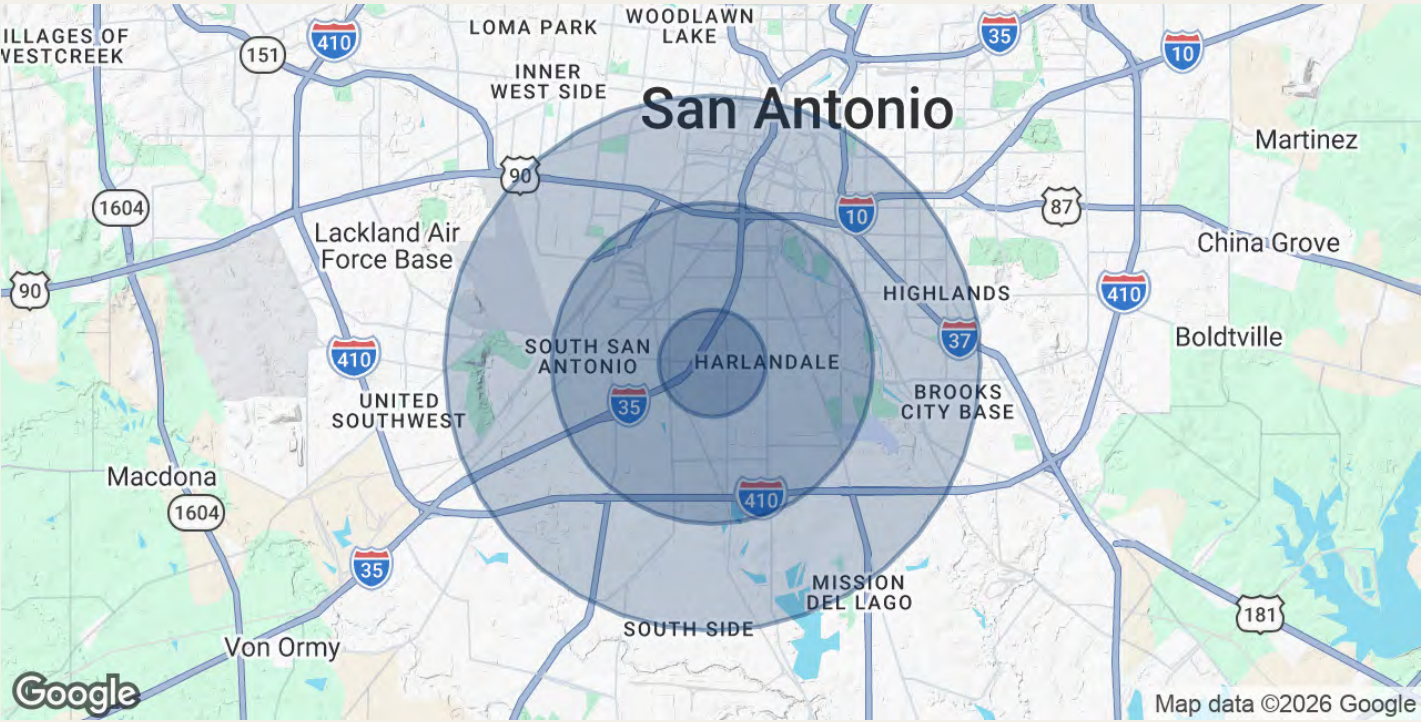


2027

PLANNED HOSPITAL OPENING
University Health Palo Alto

Demographics.

2020



TRADE AREA	1 MILE	3 MILES	5 MILES
Population	17,331	126,967	261,019
Households	4,887	38,671	84,988
Average household income	\$48,280	\$47,980	\$45,461
Average age	38.7	35.3	34.8



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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.

Caisson Real Estate Brokerage LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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