

FOR SALE & LEASE

# Westover Surgery Center

1927 Rogers Rd, San Antonio, TX 78251



Robert L. Vale  
Middle School



151  
TEXAS

77,602 VPD



partners



# EXCLUSIVELY LISTED BY:

## PRIMARY CONTACT



**Connor Watson**  
Vice President

 **512.643.8079**

 [connor.watson@partnersrealestate.com](mailto:connor.watson@partnersrealestate.com)

## PROPERTY AT A GLANCE

ADDRESS

**1927 ROGERS RD**

CITY, STATE, ZIPCODE

**SAN ANTONIO, TX 78251**

ZONING, COUNTY

**C3-GC2, BEXAR**

PARCEL NUMBER

**17642-051-0050**

BUILDOUT

**AMBULATORY SURGERY CENTER**





# OFFERING DETAILS



SALE PRICE  
**\$4,250,000**



BASE LEASE RATE  
**\$40.00/SF NNN**



BUILDOUT  
**2 - 402 SF OPERATING ROOMS**  
**1 - 224 SF PROCEDURE ROOM**  
**1 - 104 SF ISOLATED PATIENT RECOVERY ROOM**  
**6 - PRE/POST-OPERATION BAYS**  
**3 - PRIVATE OFFICES**  
**KITCHEN**  
**LOCKEROOM WITH SHOWER**  
**AMPLE STORAGE**



BUILDING SIZE  
**6,753 SF**



LOT SIZE  
**1.33 AC**



YEAR BUILT  
**2014**







# PROPERTY HIGHLIGHTS

## PRIME LOCATION | WESTOVER MEDICAL PARK

Westover Medical Park is located between Rogers Road and Hwy 151 Access Road at the Military Drive overpass. This active medical park is an ideal location for referring patients.

## MINUTES FROM MAJOR HOSPITAL CAMPUSES

Just minutes away from Christus Santa Rosa, Westover Hills Baptist, and the Northwest San Antonio VA Campus.

## EXTENSIVE BUILDOUT | 2 O.R. FACILITY (THHS)

Previously licensed by THHS, this facility is built out perfectly for a wide range of surgical procedures.

## EQUIPMENT INCLUDED

This property comes equipped with vacuum, medical gas system, generator, server room, overhead surgical lighting, and office furniture.

## LOCATED NEXT TO REHABILITATION HOSPITAL

This surgery center is directly adjacent to the PAM Health Warm Springs Rehabilitation Hospital of Westover Hills, a 40-bed facility. This provides minimal transportation following a procedure and ample synergy between facilities.





Quinn Conway  
Senior Associate  
Loan Origination  
469.964.7487

Loan Terms	SBA 504
Max LTV (C)	90% (50% Bank / 40% SBA)
Term	25 Years
Amortization	25 Years
Rate	~6.87%
Recourse	Full
Prepayment Penalty	~Declining 3% ProRata over 10 Years

\*Rates represent preliminary quotes and represent no legal obligation

\*\*Subject to borrower review

# Loan Alternatives

- Rogers Road Ambulatory Surgery Center

04.26.24



# INTERIOR PHOTOS

OR 1



OR 2



Click or Scan for Virtual Tour

Procedure Room

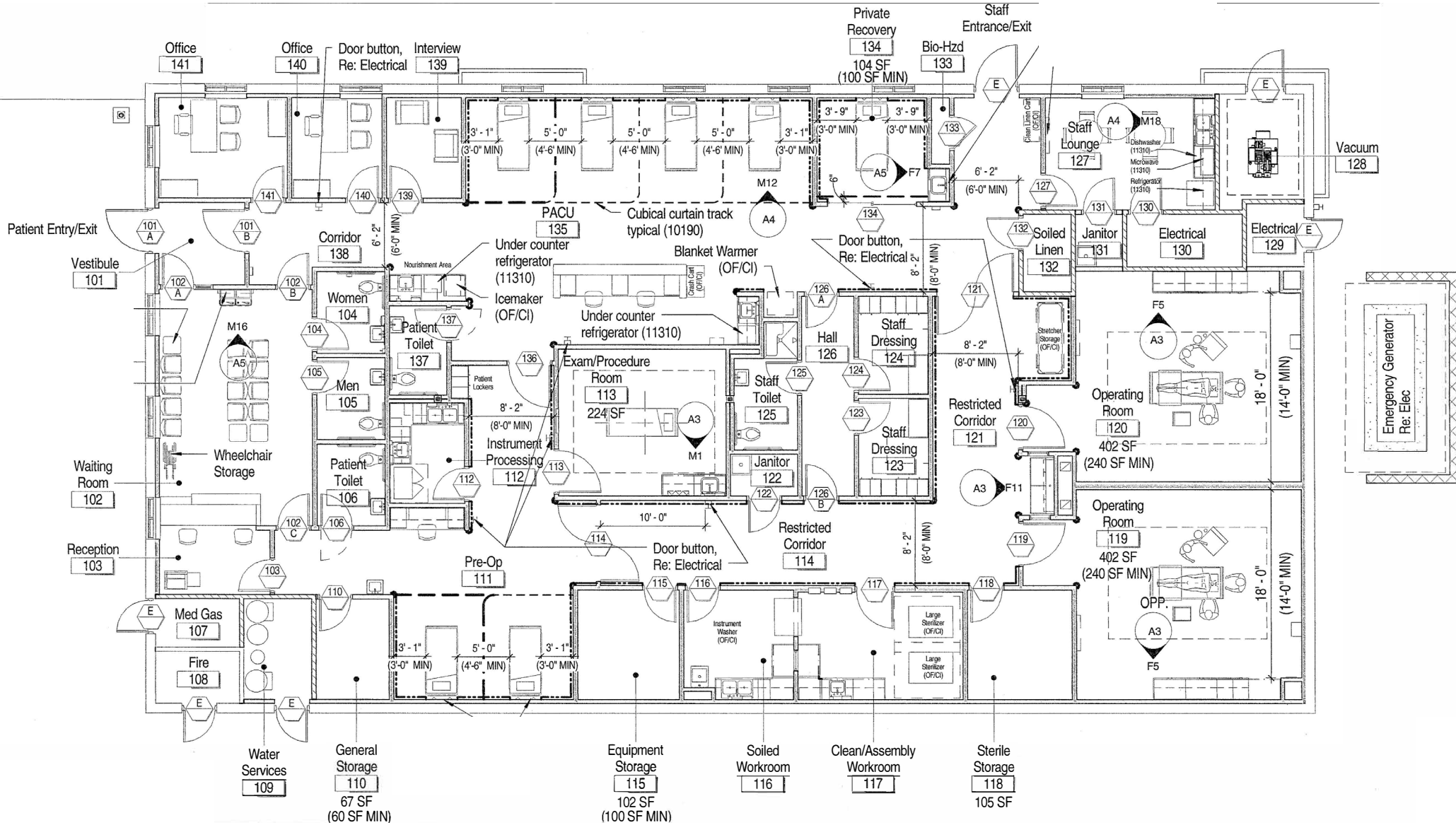


Reception

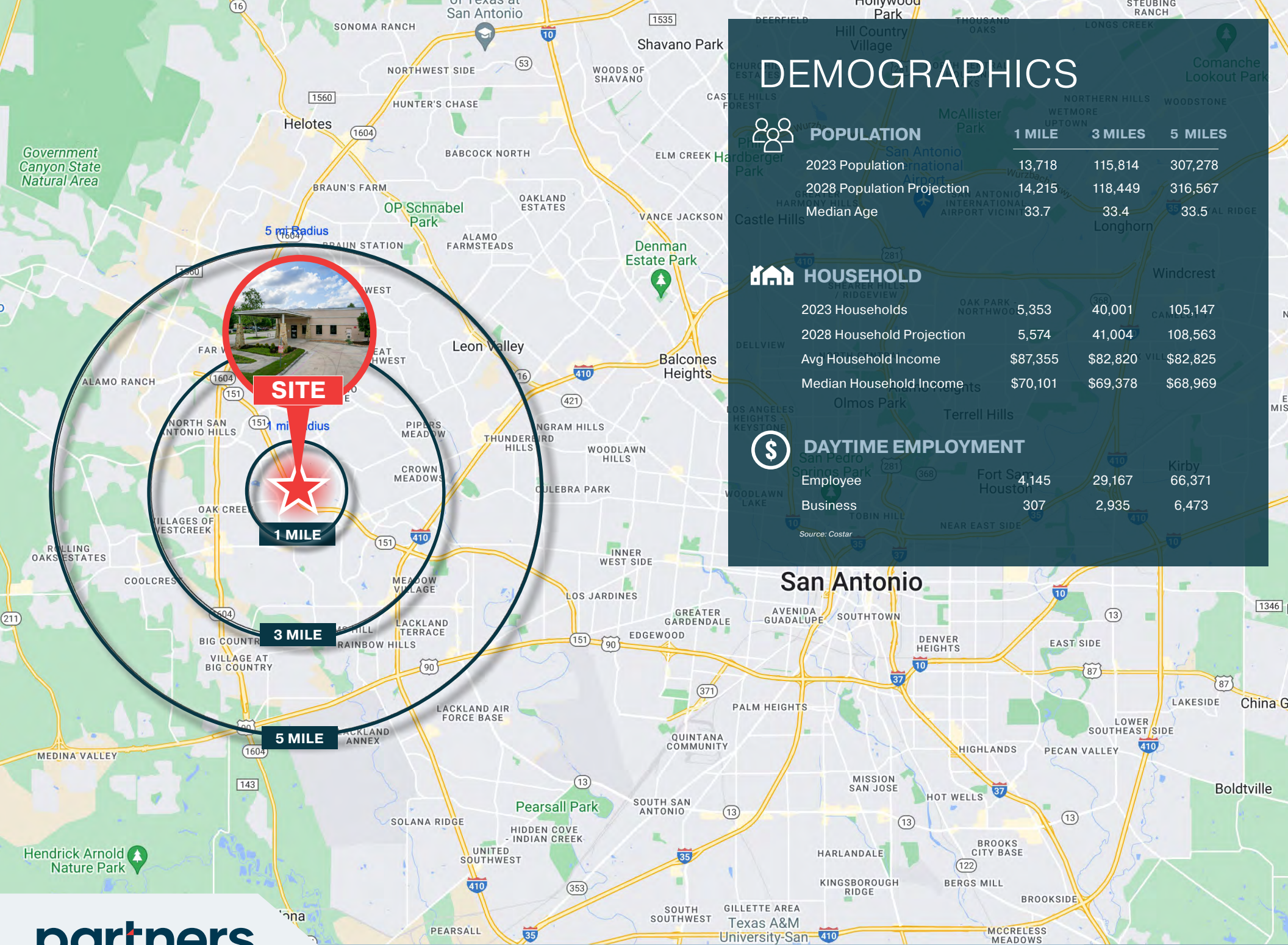




# FLOORPLAN







# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	13,718	115,814	307,278
2028 Population Projection	14,215	118,449	316,567
Median Age	33.7	33.4	33.5



## HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2023 Households	5,353	40,001	105,147
2028 Household Projection	5,574	41,004	108,563
Avg Household Income	\$87,355	\$82,820	\$82,825
Median Household Income	\$70,101	\$69,378	\$68,969



## DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	4,145	29,167	66,371
Business	307	2,935	6,473

Source: Costar

## San Antonio



# AERIAL OVERVIEW





# PARK OVERVIEW





# FACILITY EQUIPMENT







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