

Multi-Tenant NNN Investment
FOR SALE

11923 CULEBRA RD BUILDING 2
SAN ANTONIO, TX 78253



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Investment Summary



Price	\$2,065,313
Price Per SF	\$342.96
Cap Rate	7.00%
Net Operating Income	\$144,571.96
Occupancy	100%
Lot Size	0.24 AC
Building Size	6,022 SF
Year Built	2017
Parking Space	29

Strong Tenant Mix with Visibility

Multi-tenant medical and professional office building featuring a complementary tenant mix and strong street exposure along a high-traffic corridor.

Excellent Accessibility & Parking

Convenient access and ample on-site parking support patient and client traffic while enhancing long-term tenant retention.

Attractive, Stable Investment Profile

Well-positioned for investors seeking durable cash flow from service-oriented tenants in a growing San Antonio submarket.

Financials

RENT ROLL

TENANT	RENTABLE SF	% OF TOTAL	LEASE TYPE	TENANT SINCE	END DATE	RENT PSF/ YEAR	CURRENT MONTHLY RENT	ANNUALIZED RENT	ANNUAL INCREASES	OPTIONS
South Texas Radiology	5,000	83.03%	NNN*	4/1/19	3/31/31	\$24.20	\$10,083.33	\$121,000.00	\$0.44/SF	Two, 5-Year Options, 1st @ \$0.44/SF/Yr, 2nd @ FMV
Edward Jones	1,022	16.97%	NNN	1/1/19	12/31/29	\$26.00	\$2,214.33	\$26,571.96	None	One, 5-Year @ FMV
	6,022	100.00%	*Landlord responsible for HVAC			\$24.51	\$12,297.66	\$147,571.96		

OPERATING STATEMENT

INCOME	
RENTAL INCOME	\$147,571.96
ADDITIONAL RENT	\$60,362.35
GROSS POTENTIAL INCOME	\$207,934.31
REIMBURSABLE EXPENSES	
POA	\$8,400.00
PROPERTY TAXES	\$44,715.35
INSURANCE	\$7,247.00
TOTAL REIMBURSABLE EXPENSES	\$60,362.35
EXPENSES	
RESERVE FOR REPAIRS	\$3,000.00
NET OPERATING INCOME	
TOTAL	\$144,571.96



South Texas Radiology Imaging Centers (STRIC) is a leading outpatient diagnostic imaging provider serving the San Antonio market, offering advanced MRI, CT, ultrasound, and X-ray services. The practice supports both physician referrals and direct patient access, positioning STRIC as a critical component of the region's healthcare delivery infrastructure.

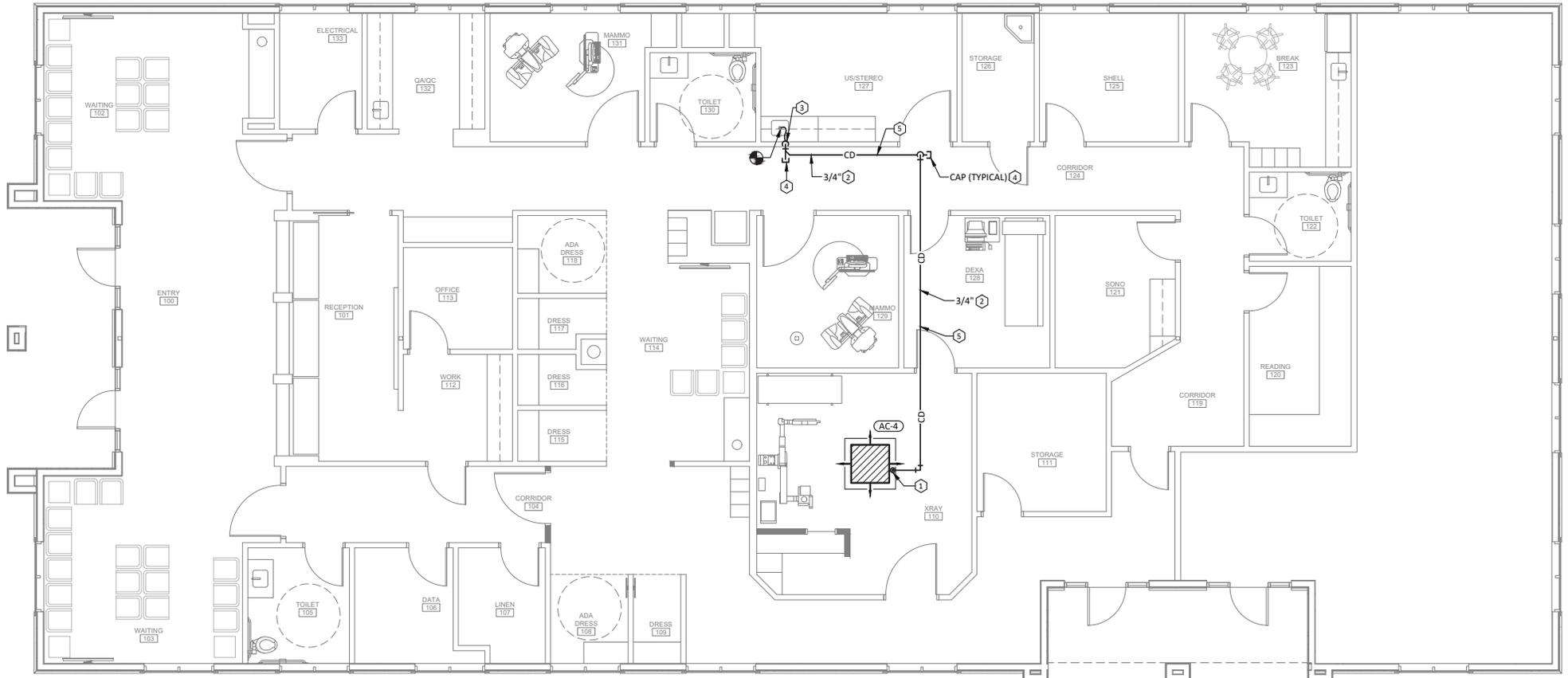
Outpatient imaging providers benefit from strong referral networks, high equipment investment, and specialized buildouts that create meaningful barriers to relocation. STRIC's long-standing market presence and specialized medical use contribute to durable tenancy, stable occupancy, and long-term real estate dependency.

Edward Jones

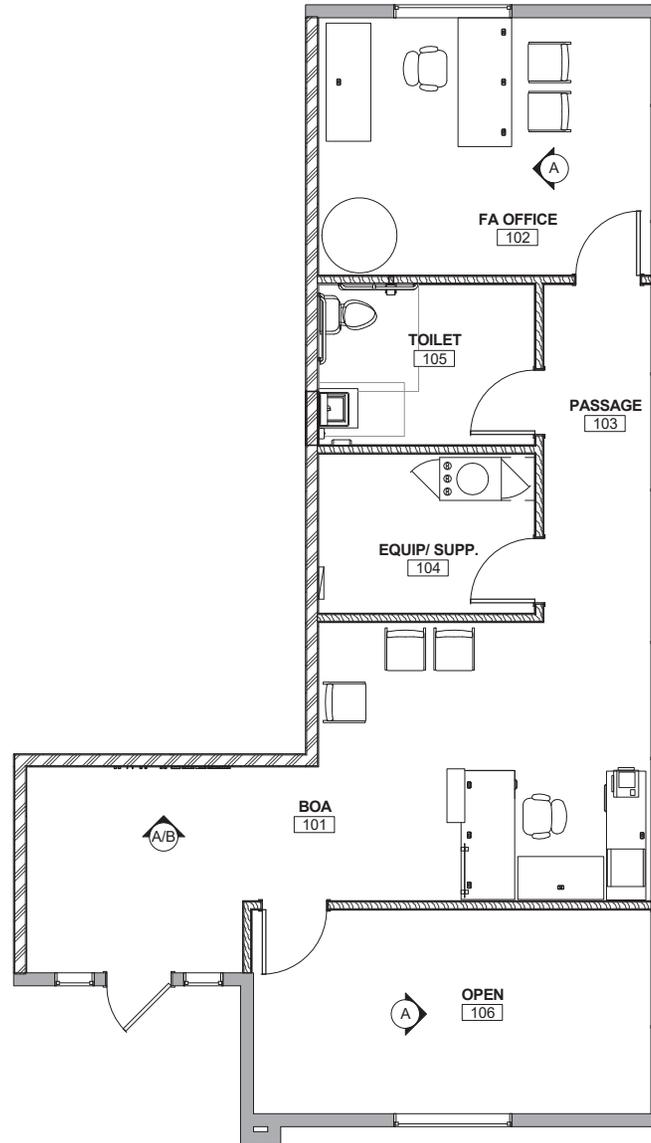
Edward Jones is a nationally recognized financial services firm providing personalized investment management, retirement planning, and wealth advisory services through a relationship-driven branch office model. The firm's local advisor structure emphasizes long-term client relationships and consistent, repeat engagement.

As a national financial services platform, Edward Jones exhibits strong brand recognition, stable revenue characteristics, and disciplined real estate usage. Individual advisor offices typically demonstrate low turnover, minimal space volatility, and reliable tenancy, supporting predictable cash flow for professional office investors.

Floor Plan | STRIC



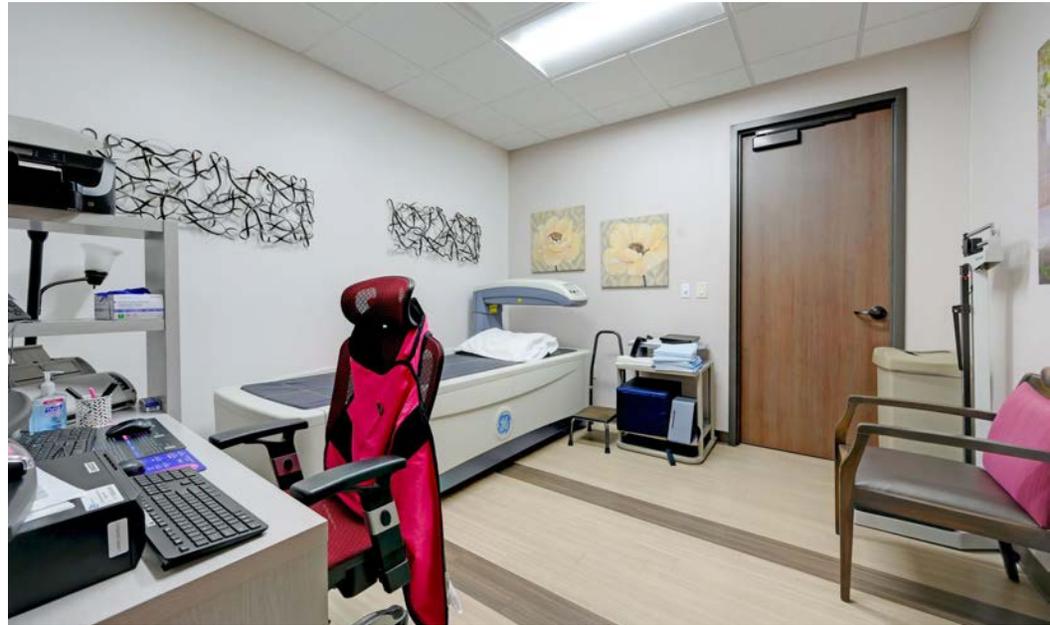
Floor Plan | Edward Jones



Interior Photos

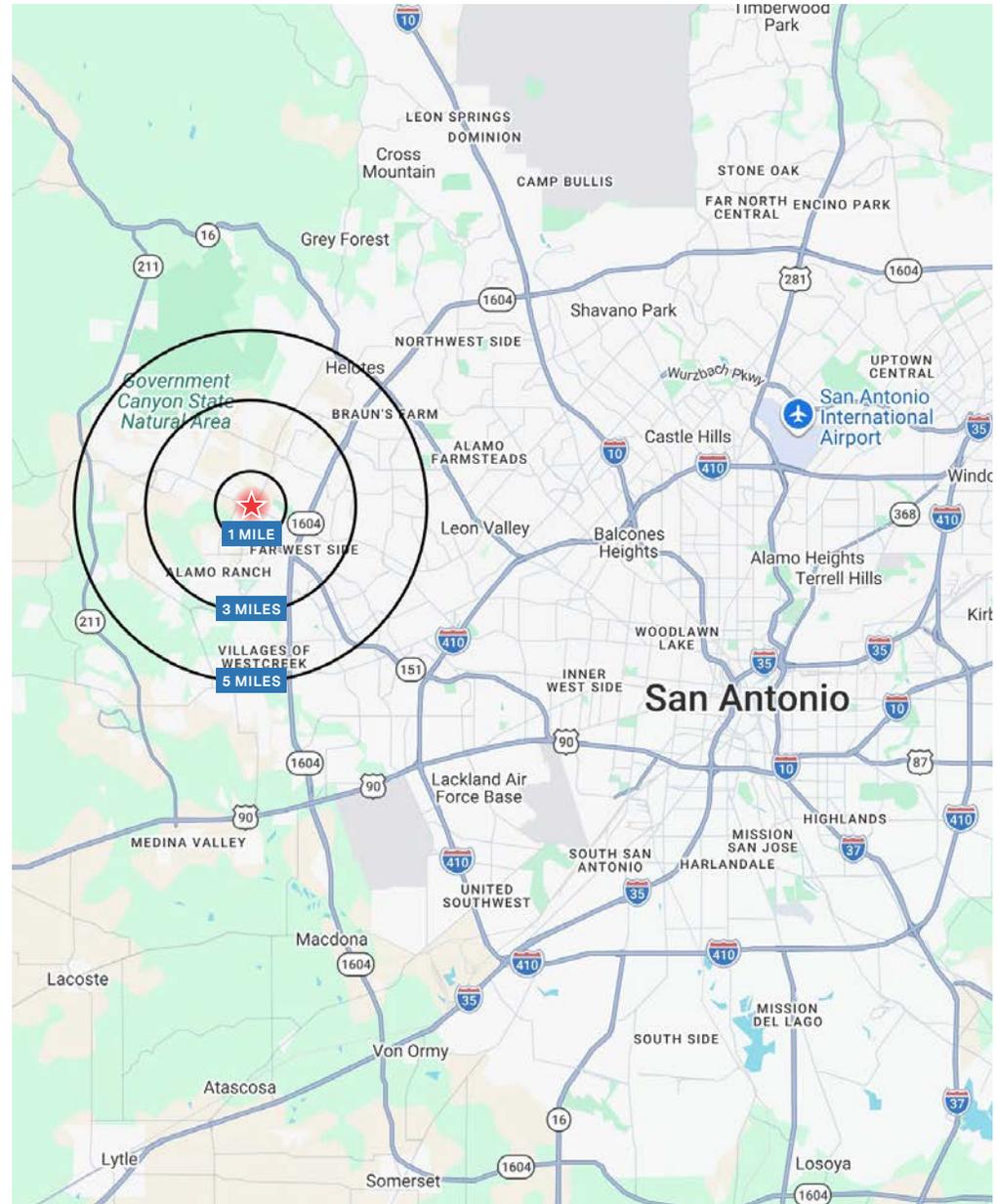


Interior Photos

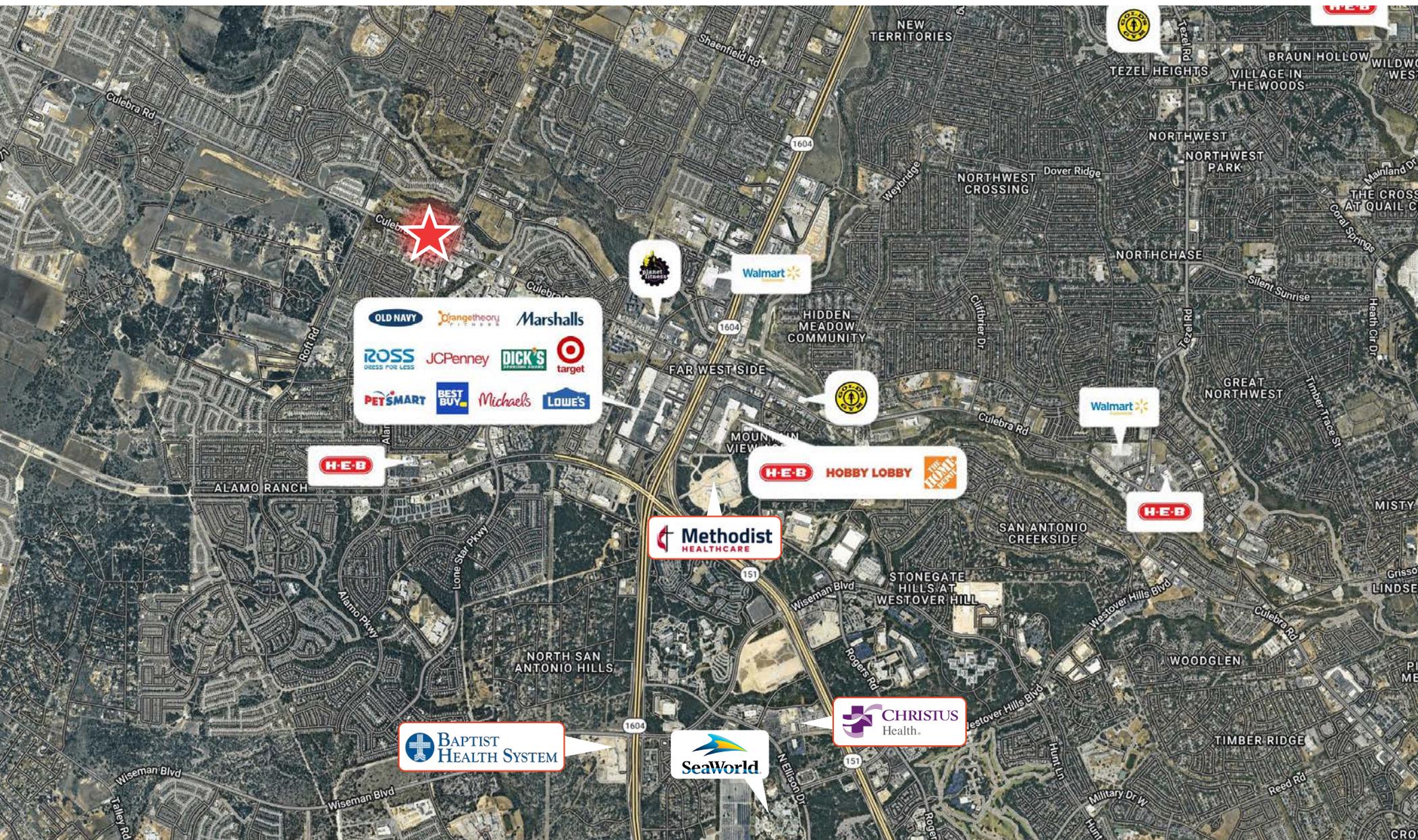


Demographics

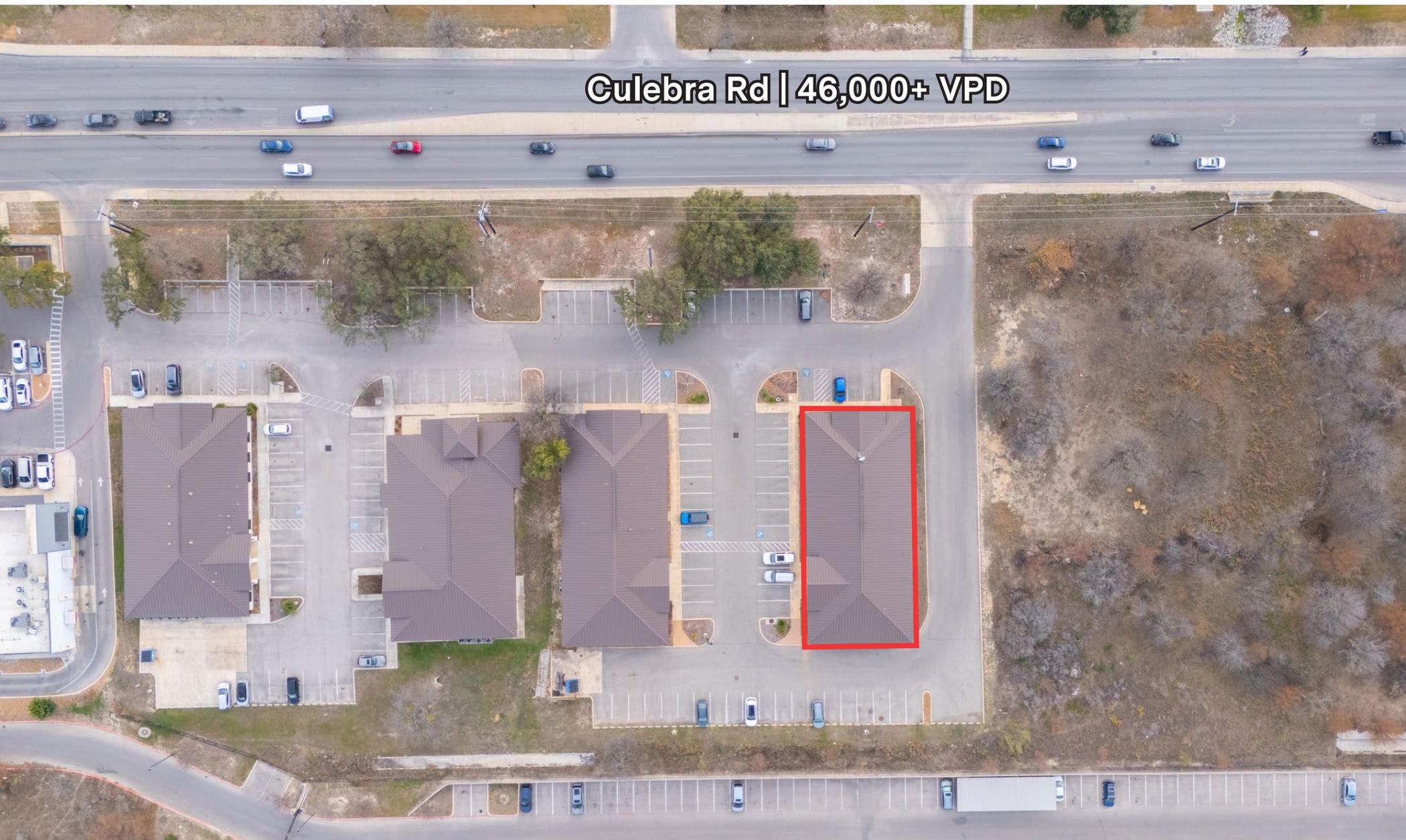
	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	16,527	106,361	226,656
2029 Population Projection	17,812	115,088	243,791
Median Age	32	33.8	35
HOUSEHOLDS			
2024 Households	5,432	35,368	75,937
2029 Household Projection	5,870	38,338	81,716
Avg Household Income	\$115,419	\$117,531	\$114,505
Median Household Income	\$100,372	\$101,794	\$99,514
EMPLOYMENT			
Employees	1,140	11,687	37,289
Businesses	179	1,523	4,247



Nearby Businesses



Site Overview



Culebra Rd | 46,000+ VPD



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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	512-580-6025
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-275-9608
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Connor Watson	743487	connor.watson@partnersrealestate.com	512-643-8079
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____