

15303 Huebner Rd. Building 3



Offering Memorandum

Brian Curtis | Rich Valadez
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15303 Huebner Rd., San Antonio TX, 78248

OFFERING SUMMARY

ADDRESS	9643 Huebner Rd. San Antonio TX, 78240
COUNTY	Bexar
MARKET	Medical Office
BUILDING SF	2,238 SF
LAND ACRES	.099 AC
LAND SF	4,321 SF
YEAR BUILT	2003

FINANCIAL SUMMARY

SALE TYPE	Owner User Investment
OFFERING PRICE	\$650,000
PRICE PSF	\$290

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SUMMARY

A well-maintained 2,238 sq. ft. office building located in a professional business park along Huebner Road. Built in 2003, the property offers 6 private offices, 2 conference rooms, three restrooms, and quality finishes throughout. The building features a metal roof, stucco and stone exterior, modern data wiring, and on-site security systems.

Part of the Huebner Park Owners Association, the property benefits from maintained landscaping, exterior upkeep, and shared services. The site includes 10 parking spaces and excellent accessibility to Loop 1604, I-10, nearby retail, dining, and medical services.

Currently, three tenants occupy office spaces throughout the building. Please inquire about lease rents and terms remaining. Flexible tenancy available for investment, owner/user opportunity or both. Zoned C-3 PUD, the location supports a wide range of commercial and professional uses in a strong, high-demand corridor of northwest San Antonio.



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PROPERTY FEATURES

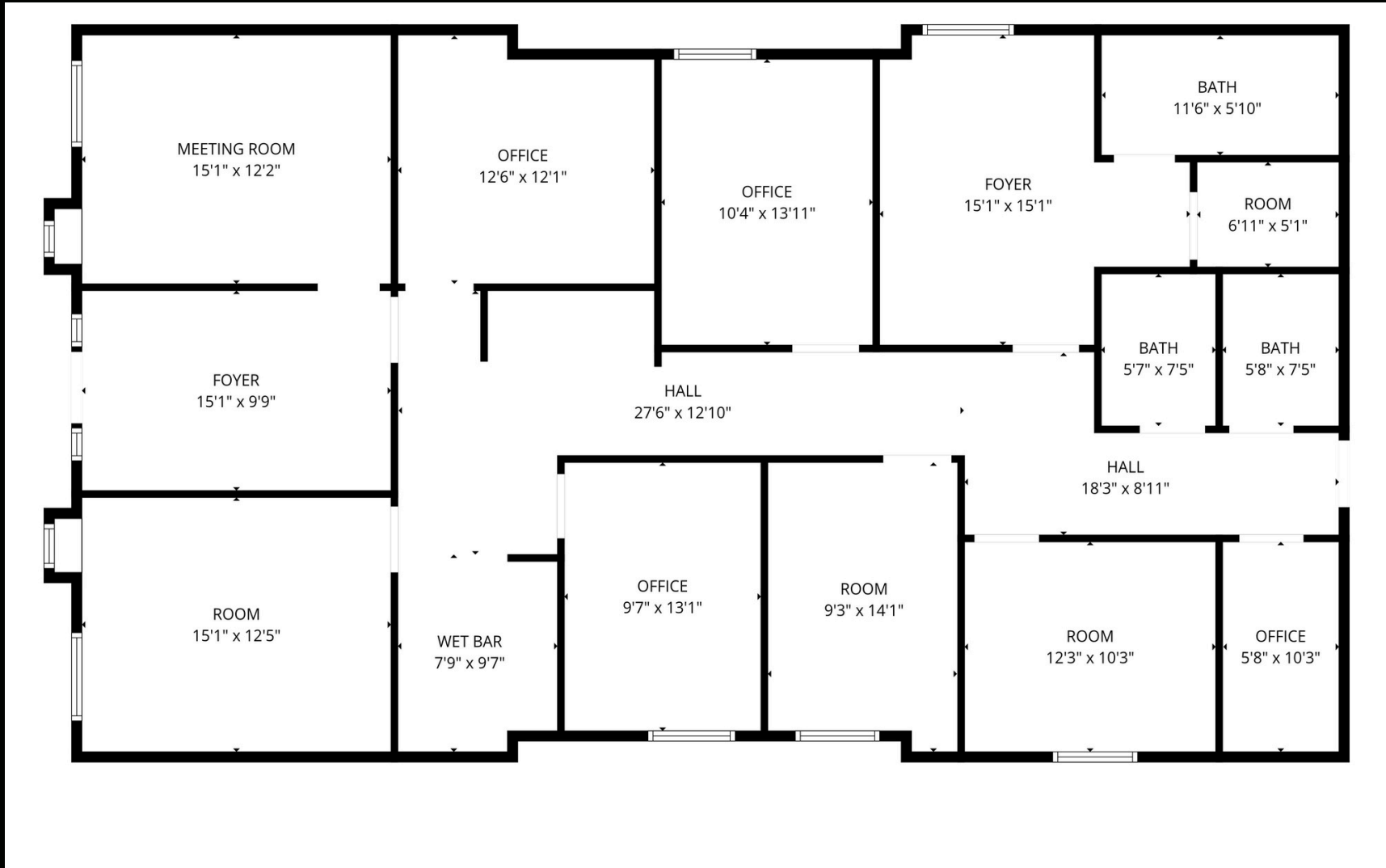
OFFICES	6	TRAFFIC COUNTS	19,722 DAILY
BATHROOMS	3	ADA COMPLIANT	Yes
CONFERENCE ROOM	1	CEILING HEIGHT	10'
TENANTS	3	HVAC	1
BUILDING SF	Bexar	FOUNDATION	Slab
LAND SF	Office Medical	FRAMING	Metal
LAND ACRES	5924 SF	EXTERIOR	Stucco Stone
LAND ACRES	.099 AC	PARKING SURFACE	Pavement
LAND SF	4,321	ROOF	Metal
YEAR BUILT	2003		
ZONING TYPE	C-3		
BUILDING CLASS	B		
NUMBER OF STORIES	1		
NUMBER OF UNITS	1		
PARKING SPACES	10		

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FLOOR PLAN

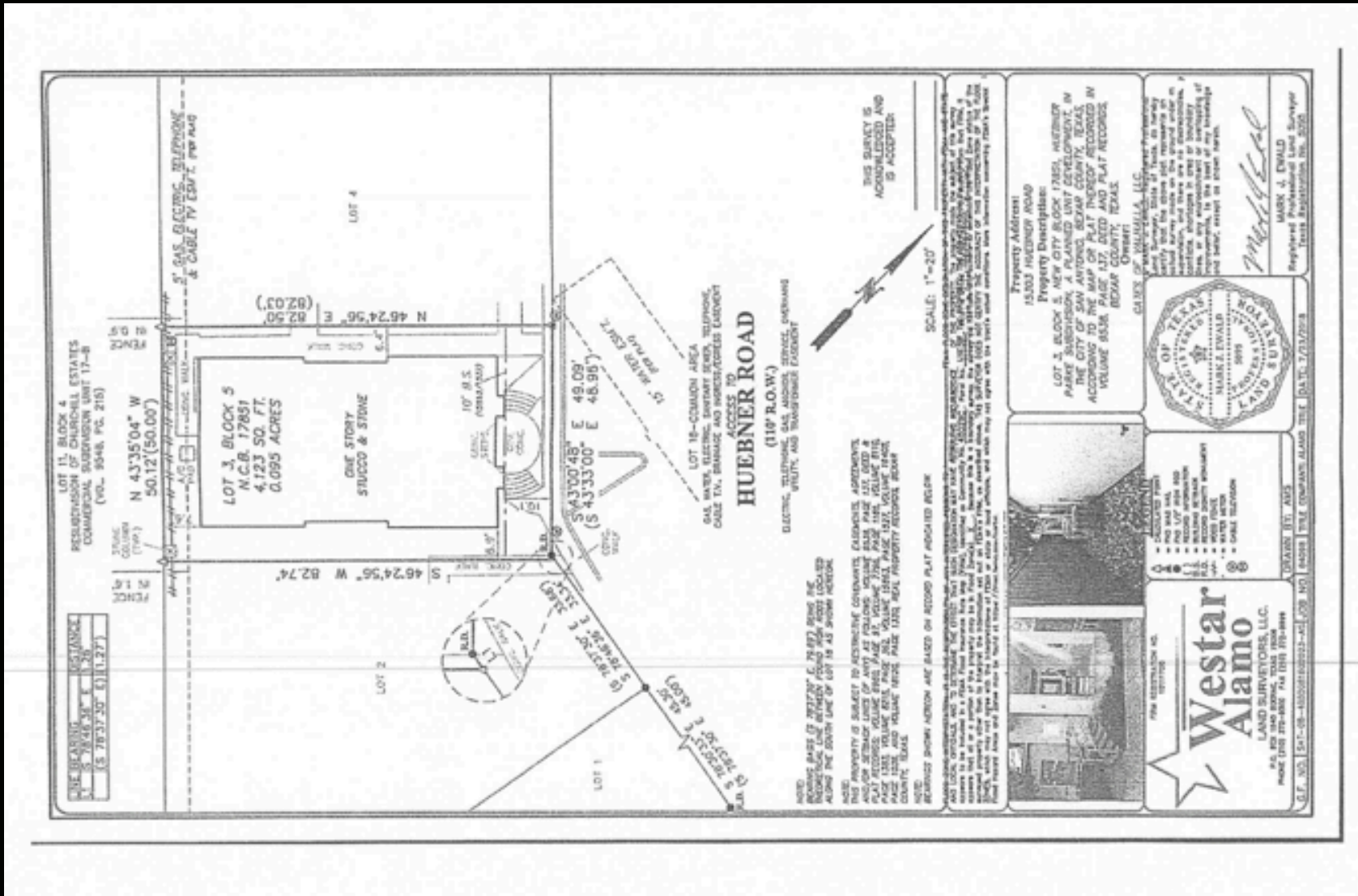


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Survey



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