

# MEDICAL & OFFICE BUILDING WITH VALUE-ADD POTENTIAL IN SAN ANTONIO'S URBAN CORE

1123 N MAIN AVE, SAN ANTONIO, TX



CONFIDENTIAL INVESTMENT MEMORANDUM



## Important Information Concerning this Memorandum


This Confidential Investment Memorandum (the “Memorandum”) has been prepared by Zeustra, LLC (“Zeustra”) on behalf of the ownership and is being provided to a select group of potential investors who may be interested in evaluating a possible transaction involving the property.

The Memorandum is intended solely for informational purposes to assist recipients in determining whether they wish to proceed with further investigation of the opportunity. It is provided subject to the execution of a Confidentiality Agreement, and the information contained herein is based on data obtained from sources believed to be reliable. However, neither the Company nor Zeustra makes any representations or warranties, express or implied, as to the accuracy or completeness of the information provided.

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# TABLE OF CONTENTS

## I. Executive Summary

I. Overview

II. Investment Highlights

## II. Demographic and Market Overview

Any questions or requests for additional information should be addressed to ZEUSTRA, LLC, to the attention of the following individuals.

## EXCLUSIVE ADVISORS

### ERIK GAINOR

*President*

717.503.6785

Erik.Gainor@zeustra.com

### RYAN LUPO

*Senior Vice President*

732.856.4349

Ryan.Lupo@zeustra.com

### RICHARD CEFALU

*Associate*

732.484.2888

Richard.Cefalu@zeustra.com



**ZEUSTRA**





**ZEUSTRA**

Medical Real Estate Advisors

# I. EXECUTIVE SUMMARY

NO PARKING  
ANYTIME  
ROOF ENTRANCE  
ACCESSIBLE FROM  
POPLAR ST

# EXECUTIVE SUMMARY

## OVERVIEW

Zeustra Investment Real Estate Advisors is pleased to present a unique investment opportunity to acquire a high-character, two-story medical office building strategically located at 1123 N Main Avenue, in the heart of San Antonio's rapidly transforming urban core. Just blocks from Methodist Hospital and Baptist Medical Center, and surrounded by over \$1 billion in nearby planned and ongoing development, this asset offers immediate functionality with long-term upside in one of Texas's most active healthcare and redevelopment corridors.

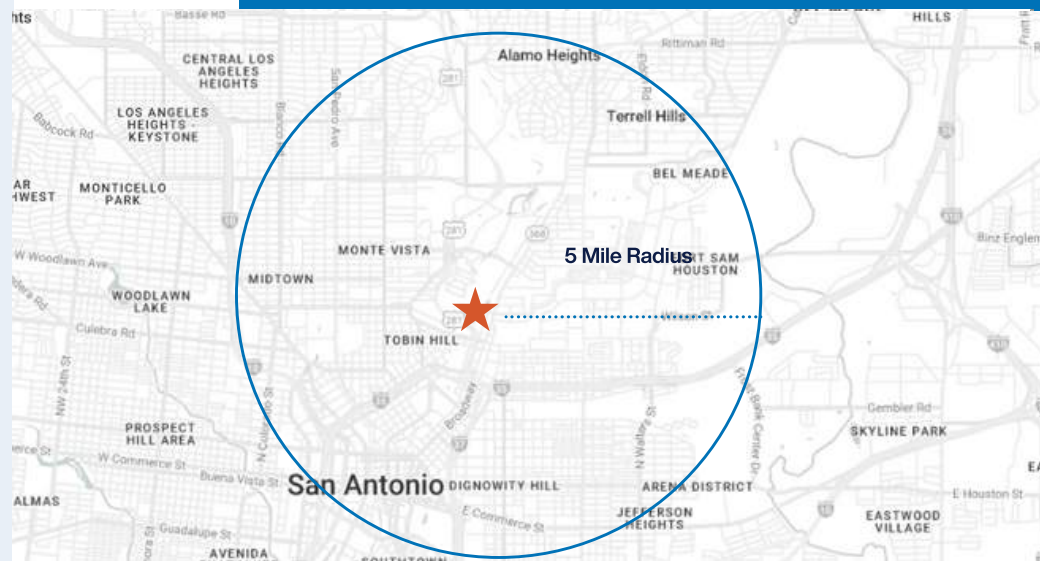
The  $\pm 37,708$  SF building sits on  $\pm 1.10$  acres and includes up to 131 parking spaces—a rare amenity for the area. Originally remodeled in 2004 and significantly upgraded again in 2016, the building is configured for clinical and medical use but offers flexibility for investors, developers, or owner-users seeking to reposition or redevelop. C-3 zoning further enhances its potential, allowing a range of medical, office, or mixed-use strategies.

1123 N Main is uniquely positioned just steps from the planned \$446 million VIA Rapid Transit Green Line and within close proximity to other catalytic projects including the \$160 million Missions Ballpark Redevelopment, the \$300 million Museum Reach Mixed-Use Project, and the recently proposed \$1 billion investment from the San Antonio Spurs to build a new downtown arena and surrounding improvements. This institutional-grade momentum is centered in the vibrant Tobin Hill/Pearl District, one of the fastest-growing urban submarkets in the state.

With its prime location, flexible zoning, and proximity to multiple major hospitals and transformative investment, 1123 N Main Ave represents a rare blank canvas—ideal for repositioning, re-tenanting, or ground-up redevelopment. The building's mostly vacant status enables immediate activation without legacy lease constraints, offering a unique opportunity to capture upside in the direct path of growth.

### Property Information

Total SF	37,708 Sf
Price	\$5,350,000
Cost Basis	\$141 PSF
Year Renovated	2004
Parking	131 Spaces





# PHOTOS



# PHOTOS



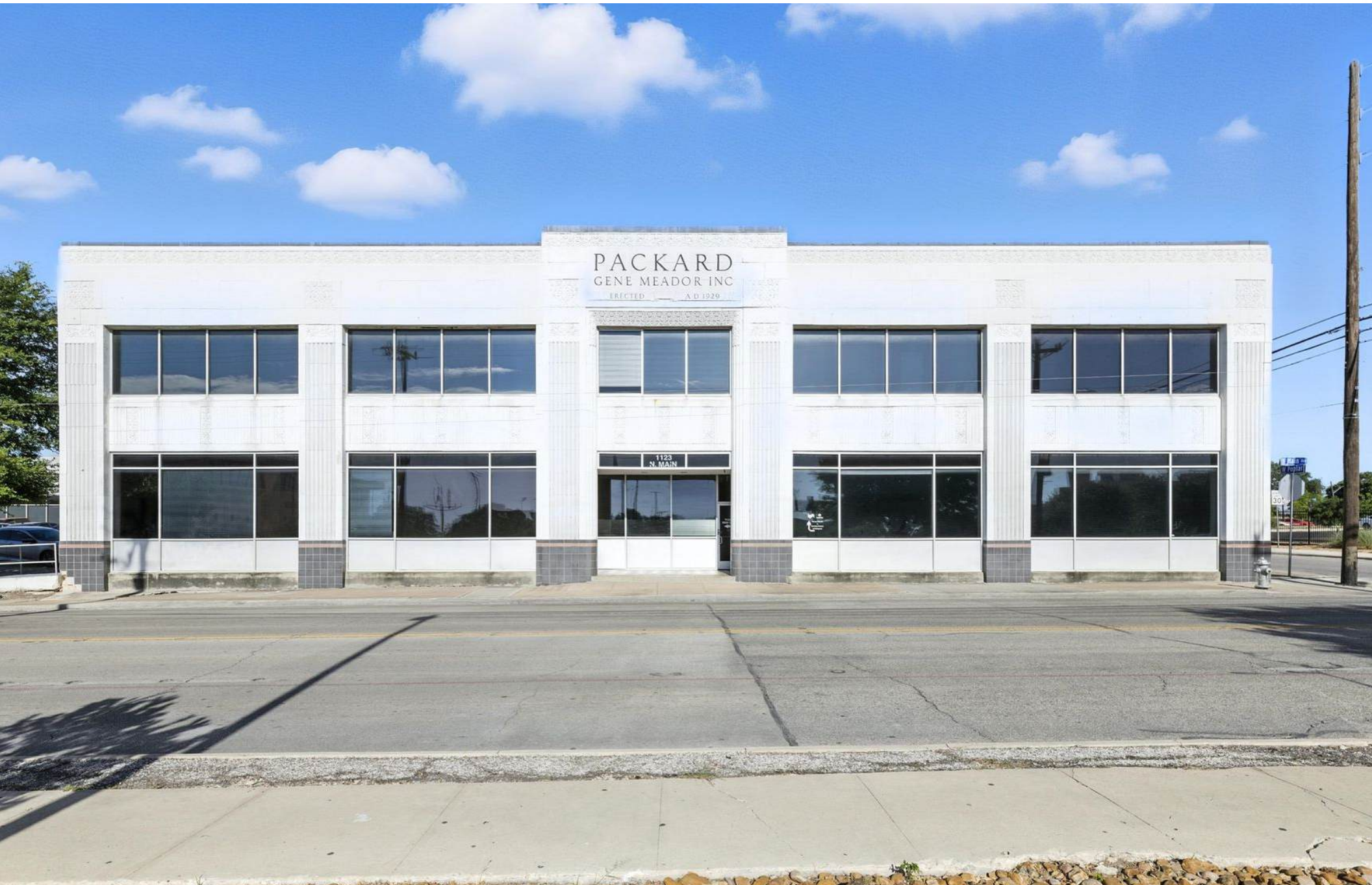


















# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS



### Well-Located Asset with Flexible Use Potential

- Iconic 37,708 SF two-story building with modern systems and historic architectural character
- C-3 zoning allows for a wide range of commercial, medical, or mixed-use applications
- Flexible floor plates and subdividable layout support re-tenanting, adaptive reuse, or redevelopment



### Core Urban Location Amidst \$1B+ in Surrounding Development

- Located within the thriving Tobin Hill/Pearl District corridor
- Immediate proximity to major projects including the \$446M VIA Green Line, \$160M Missions Ballpark Redevelopment, \$300M Museum Reach Mixed-Use Project, and the proposed \$1B San Antonio Spurs Downtown Arena and Entertainment District
- Less than 0.2 miles to Methodist Hospital, Downtown Medical Center, and the I-35 corridor



### Transit-Oriented, Growth-Ready Submarket

- Steps from future VIA Rapid Transit Green Line, connecting the airport to downtown by 2027
- HUBZone designation and strong population growth forecast enhance long-term demand
- Increasing appeal to healthcare, education, and professional services tenants seeking access and visibility





# LOCATION & ECONOMIC OVERVIEW

San Antonio, Texas is the 7th-largest city in the U.S. and one of the fastest-growing major metros, anchored by a diversified economy spanning healthcare, education, military, technology, and advanced manufacturing. Located just north of downtown in the historic Tobin Hill neighborhood, 1123 N Main Ave is strategically positioned at the convergence of the city's medical corridor, transit infrastructure, and vibrant urban redevelopment.

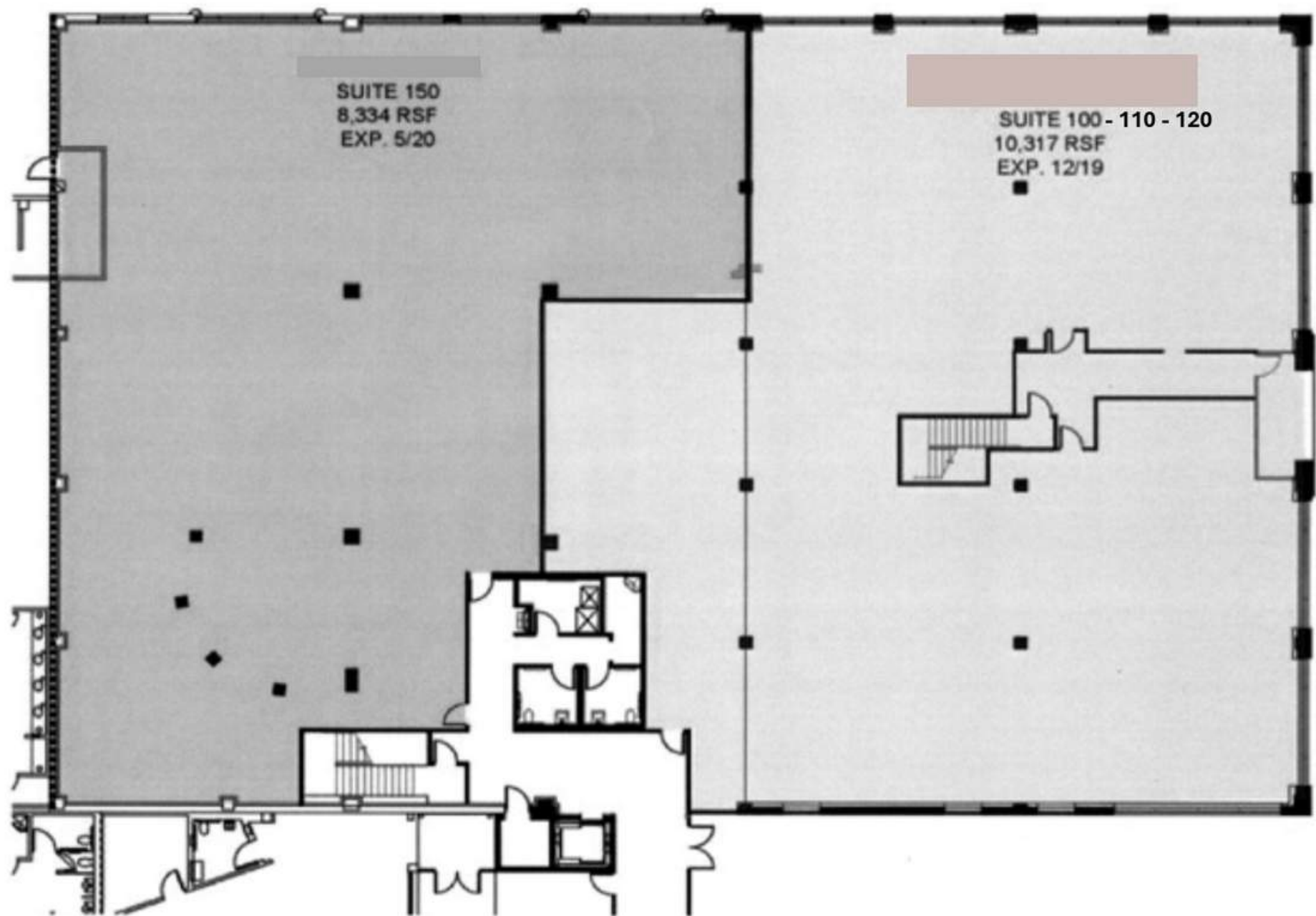
The property lies steps from Methodist Hospital, one of the region's largest acute care providers, and within a mile of more than a dozen medical institutions and specialty clinics. Its location offers immediate access to Interstate 35 and US-281, and sits just 0.1 miles from the future VIA Rapid Transit Green Line—a \$446 million project expected to further increase connectivity to the airport, downtown, and the Spanish Missions by 2027.

Tobin Hill and the surrounding Pearl District have seen an influx of over \$1 billion in real estate development, including high-density multifamily, hospitality, and mixed-use projects. These include the \$160M Missions Ballpark redevelopment, the \$300M McCombs Museum Reach project, and the expanding Pearl/Oxbow District, all within a one-mile radius.

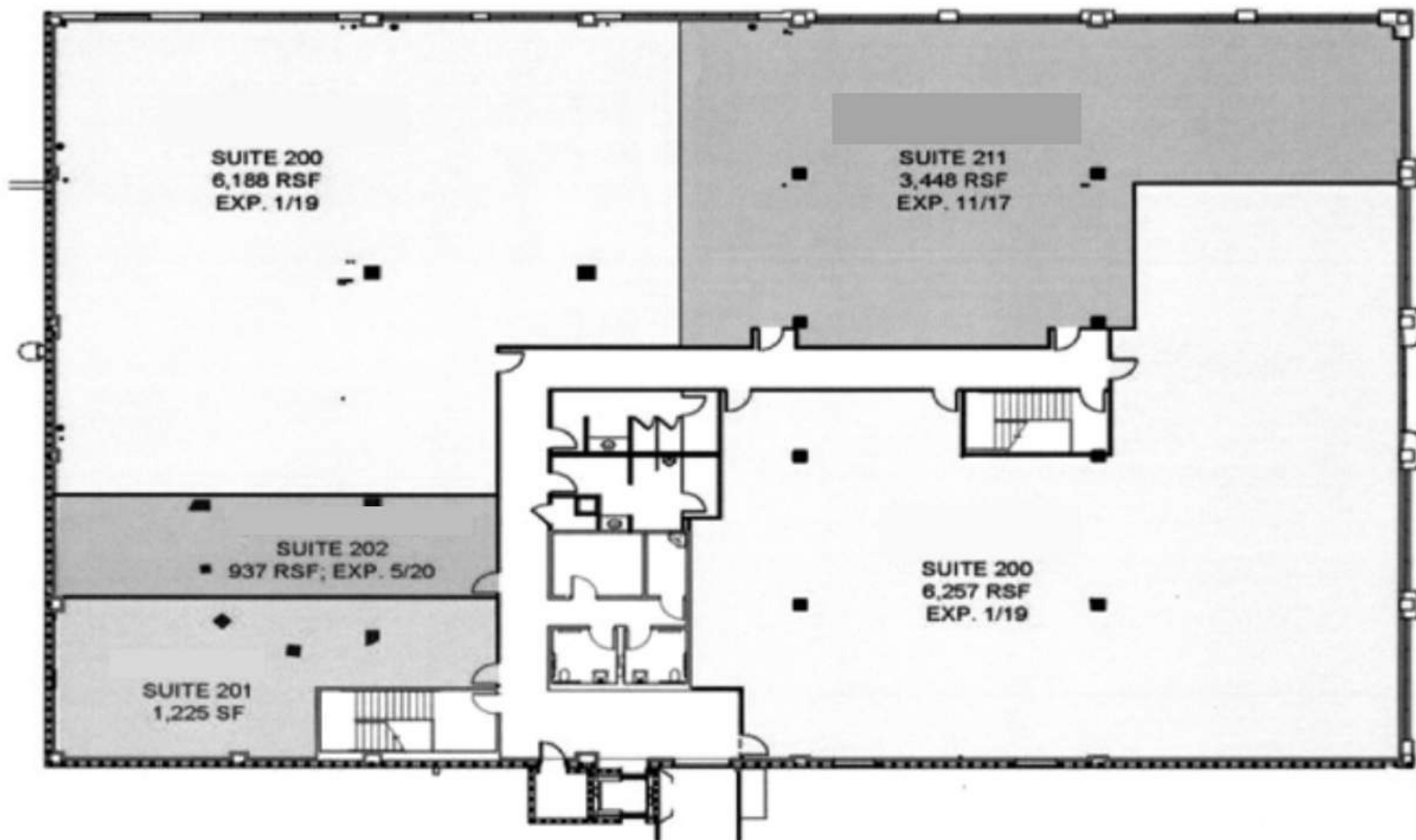
The broader San Antonio metro continues to attract professionals and businesses with its low cost of living, business-friendly climate, and cultural vibrancy. The area is home to six Fortune 500 companies, over 80,000 healthcare workers, and a strong institutional investment base—further enhancing the long-term demand for real estate in this rapidly maturing submarket.

As San Antonio's urban core continues to densify and medical demand increases, 1123 N Main Ave is uniquely positioned to benefit from both near-term leasing opportunity and long-term market appreciation.









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