



# The Courtyard at Brackenridge

MEDICAL OFFICE CONDO FOR LEASE

2632 Broadway St - 102A  
San Antonio, TX 78215

 Transwestern

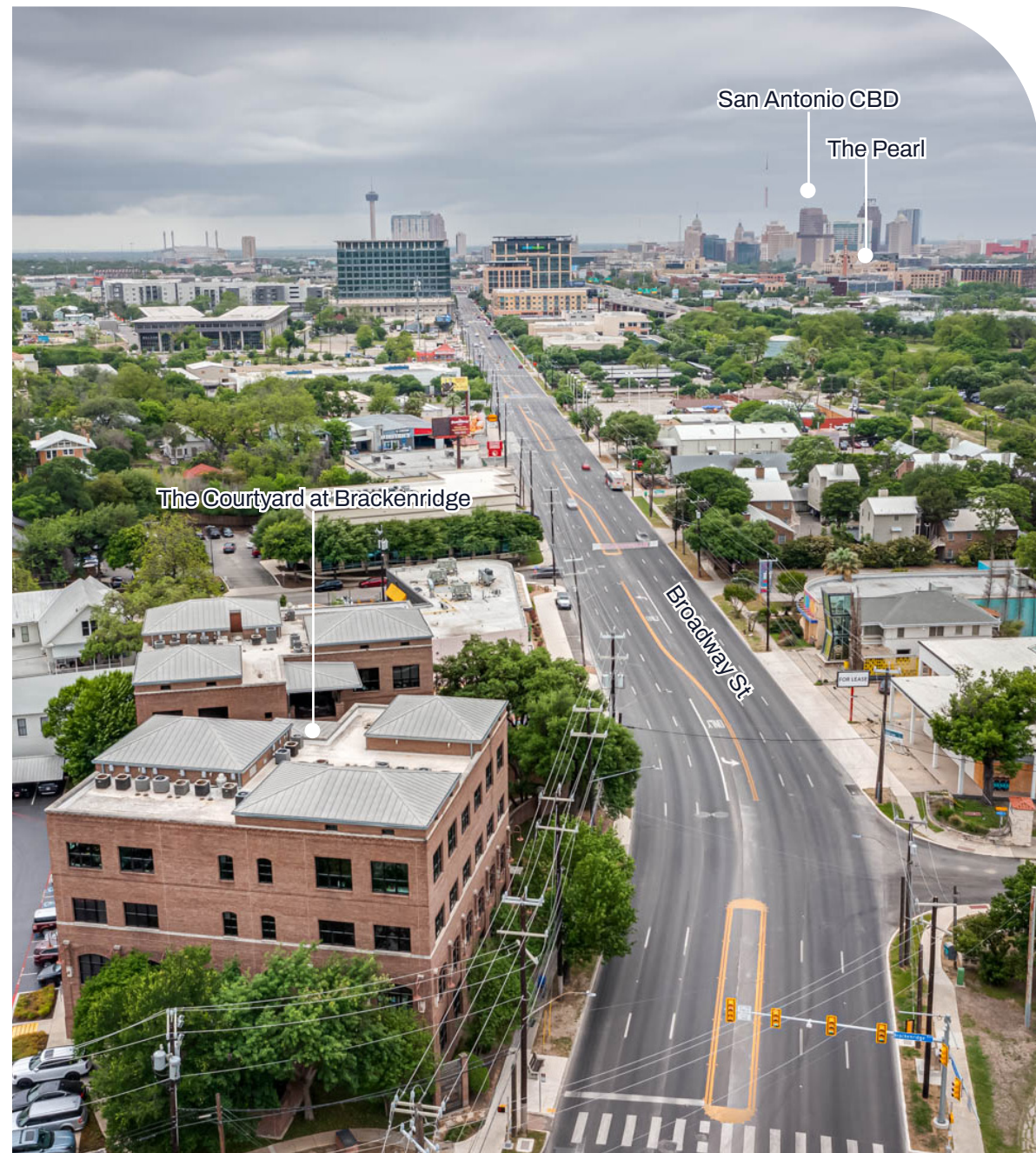
# About the Building

## Prime Broadway Medical Office

The Courtyard at Brackenridge Park offers a turnkey, 2nd-generation medical office in one of San Antonio's most established, easily accessible corridors. Positioned on Broadway near Downtown, the Pearl, and major hospital systems, the suite is move-in ready with a pristine, efficient layout designed for strong patient flow and long-term practice growth.

## BUILDING FEATURES

- Ground Level access for ease of patient entry and accessibility
- Gated courtyard settings offering a calm and private environment
- Located along the Broadway corridor near Downtown and the Pearl
- Strong surrounding demographics with established residential base
- Excellent connectivity to IH 35, US 281, and central San Antonio



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# Floor Plan

102A • 2,065 SF AVAILABLE

2nd Generation high-quality medical office in pristine condition ready for immediate use

Waiting, reception, and check-out area

3 Exam rooms with sinks

2 Physician offices

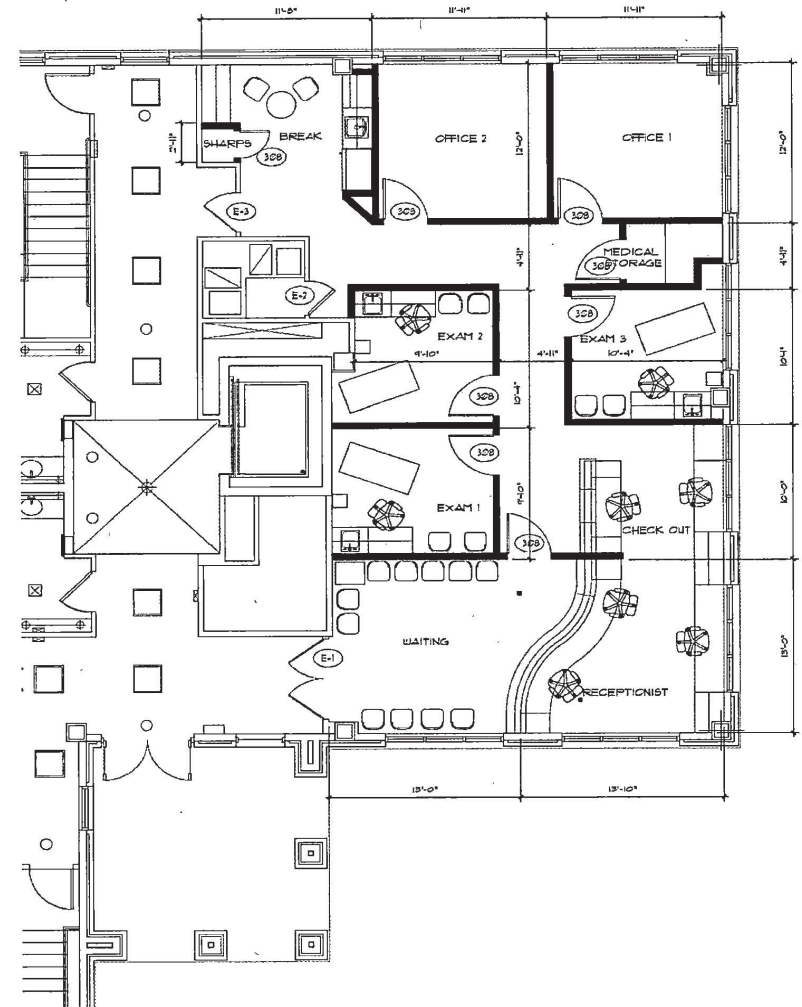
Break room

Storage

Private entrance and exit for physician and staff

Sink in every exam room to support clinical efficiency

Thoughtful layout for seamless patient flow and staff productivity



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Building Exterior



Suite Entrance

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Reception



Exam Room



Exam Room

Charlie Weil, SIOR

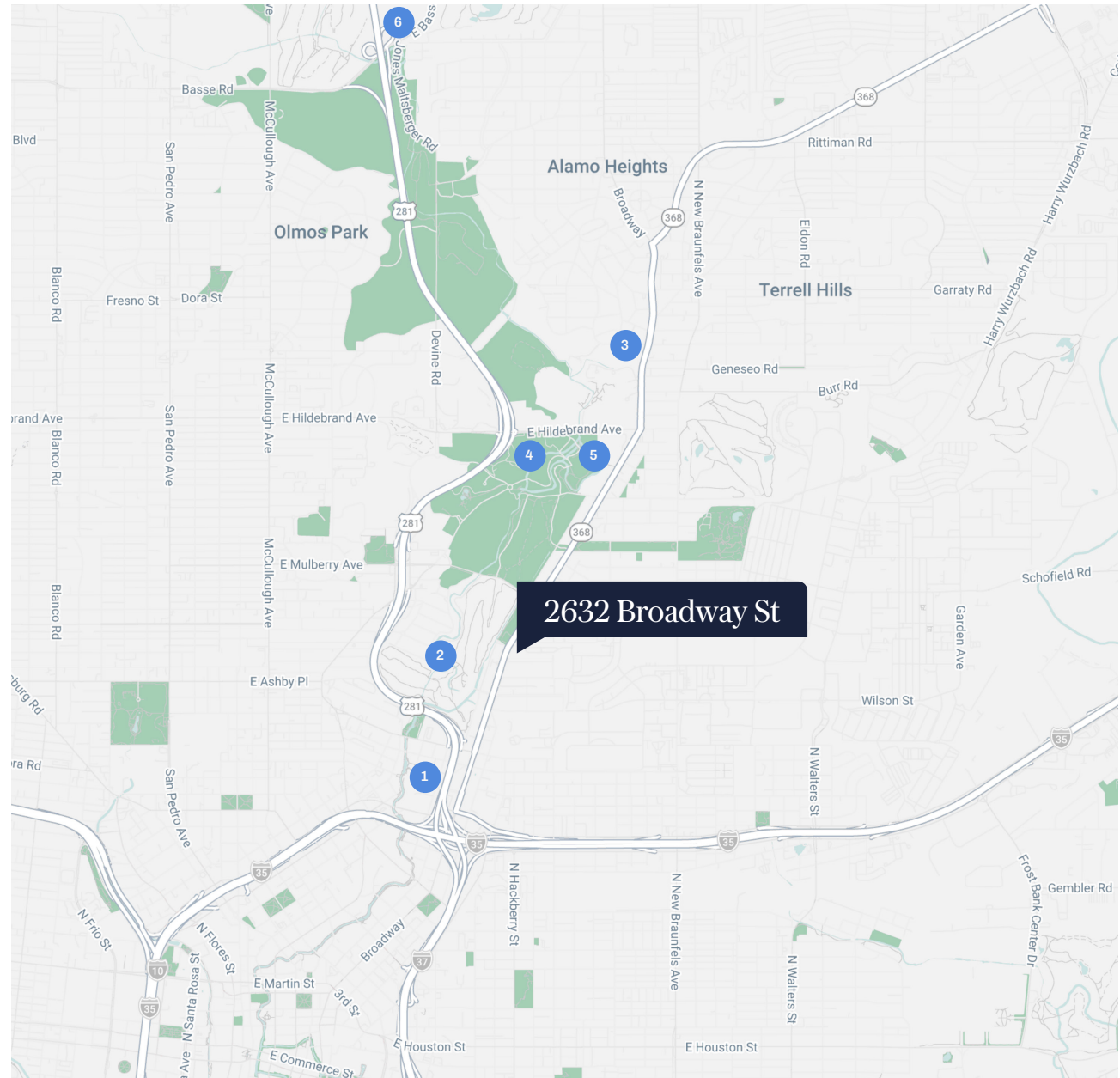
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# Nearby Amenities

- 1 The Pearl
- 2 Brackenridge Park Golf Course
- 3 Central Market
- 4 San Antonio Zoo
- 5 Witte Museum
- 6 Alamo Quarry Market



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# Demographics

Population	1 Miles	3 Miles	5 Miles
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2020	10,406	104,060	318,109
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2025	13,158	117,117	341,935
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2030 Projection	14,310	124,795	361,444
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Household Income	1 Miles	3 Miles	5 Miles
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Average Household Income	\$92,163	\$93,591	\$78,927
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Median Household Income	\$64,608	\$60,031	\$53,825
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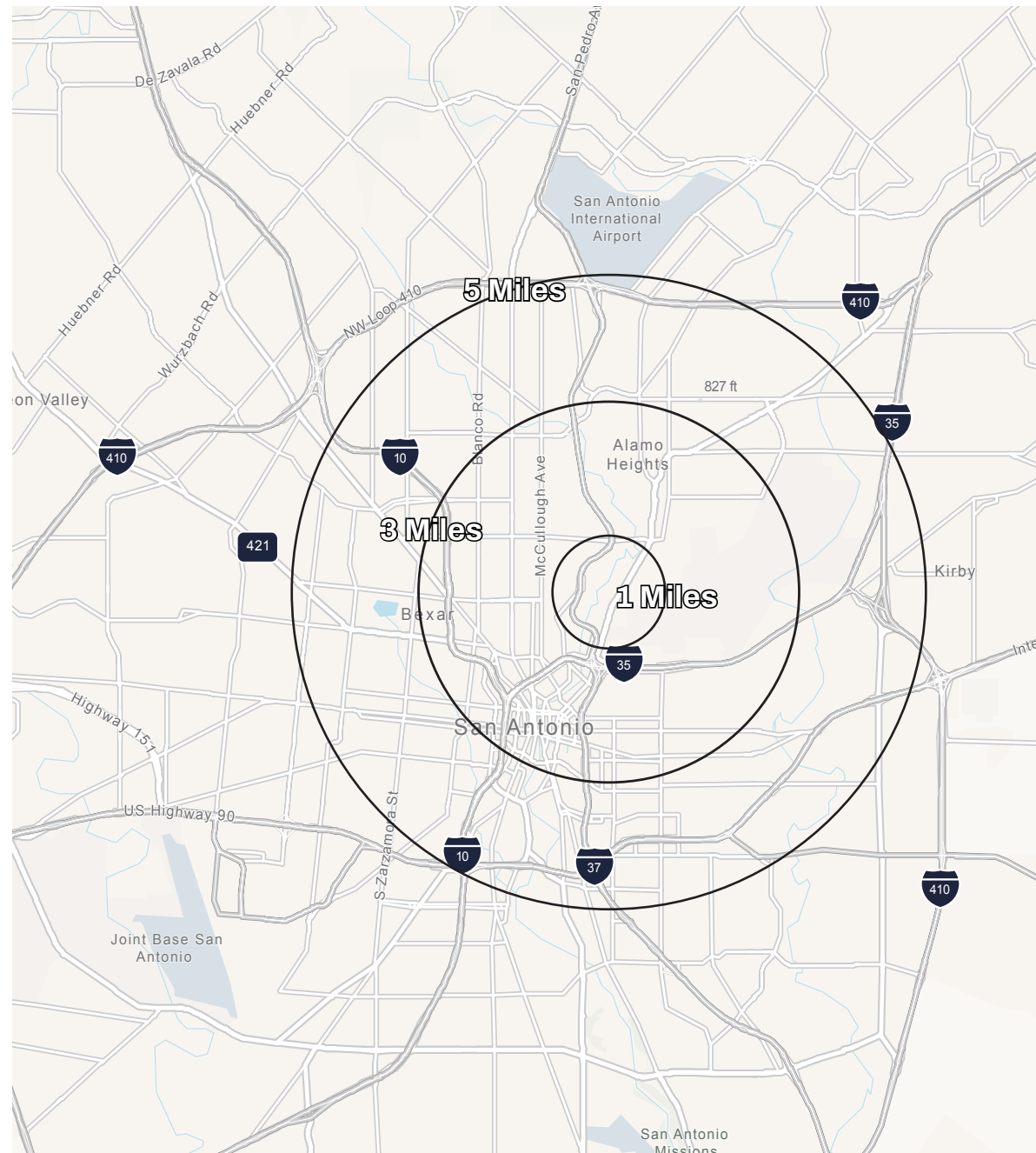
Housing Value	1 Miles	3 Miles	5 Miles
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Median Home Price	\$489,973	\$374,322	\$227,553
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Housing Units	1 Miles	3 Miles	5 Miles
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Owner-Occupied Housing	1,526	20,805	66,043
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Renter-Occupied Housing	4,922	28,959	71,871
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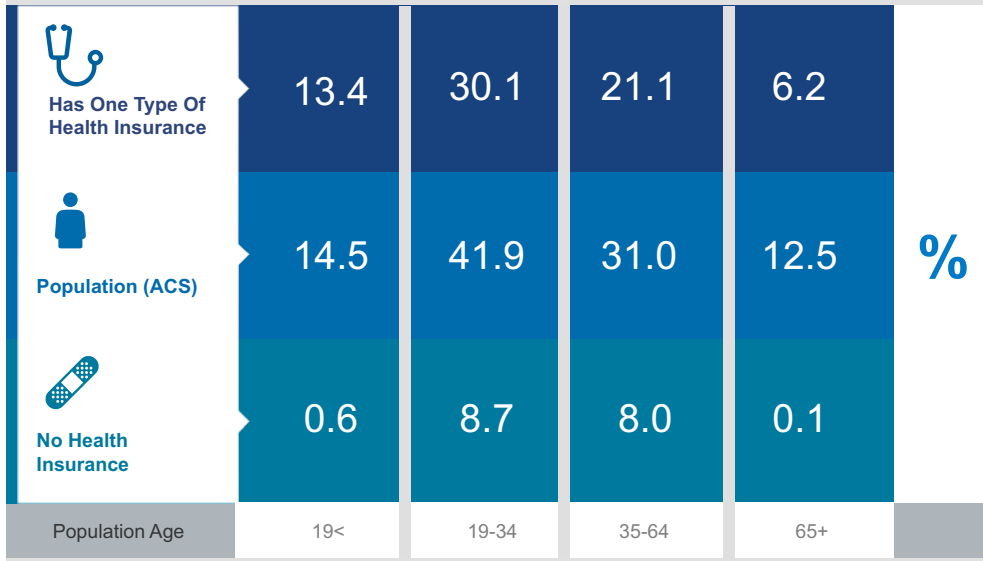
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# Health Care & Insurance

2632 Broadway St, San Antonio, Texas, 78215 2  
Ring of 1 mile

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



## Population



9,595  
Civilian Noninstitutionalized Population (ACS)

## Exercise (Percent of Adults)



48.7%  
Exercise at home 2+ times per week



17.0%  
Exercise at club 2+ times per week



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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## Health Care Expenditure



\$3,852  
Annual Health Insurance Expenditures



\$2,148  
Medical Care



Medicare:  
Population 65+

566  
Medicare Only

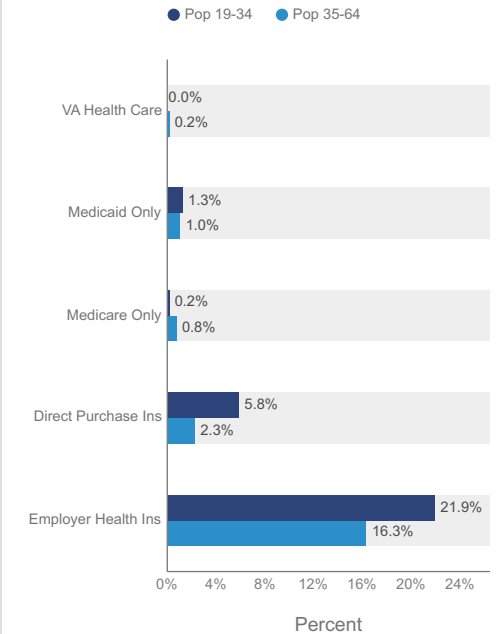
103  
Direct-Purch & Medicare

152  
Employer & Medicare

24  
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,040.4
Medicare Payments	\$835.3
Physician Services	\$246.6
Dental Services	\$411.6
Eyecare Services	\$71.0
Lab Tests/X-rays	\$71.4
Hospital Room & Hospital Service	\$221.9
Convalescent/Nursing Home Care	\$34.5

## Health Insurance Coverage (ACS)



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# Get in Touch

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