



# PARK ON MEDICAL

4115 Medical Dr San Antonio  
TX 78229

FOR SALE



# PARK ON MEDICAL

4115 Medical Dr, San Antonio  
TX 78229

TABLE  
OF  
CONTENTS

THE  
PROPERTY

THE  
MARKET

4  
12









# THE PROPERTY

## EXECUTIVE SUMMARY

**The Park on Medical**, located at 4115 Medical Drive in San Antonio, Texas, presents a rare value-add investment opportunity in the heart of one of the city's most dynamic healthcare corridors. This five-building, approximately 26,888-square-foot medical and professional office park sits on a 2.25-acre site within immediate proximity to the South Texas Medical Center, a thriving hub home to nine major hospitals and healthcare institutions employing over 30,000 professionals. With current occupancy of 80% and majority of tenancy consisting of gross leases, the property offers immediate upside through lease-up of vacant suites and strategic repositioning via lease conversions to NNN, maximizing NOI. The property also features potential to expand square-footage and develop a sixth building. The flexible C-2 zoning also allows for a diversified tenant mix, including retail or specialty uses, further enhancing income stability and market appeal.

The Park on Medical is well-positioned for investors seeking both near-term cash flow and long-term value growth. Tenants enjoy flexible suite configurations, ample parking, and attractive garden-style architecture within a walkable and transit-accessible environment. With competitive market rents, the possibility to add an additional building along Medical Drive, and the strength of San Antonio's booming healthcare sector, this asset represents a compelling opportunity for investors to capitalize on market momentum through active management, strategic leasing, and thoughtful enhancements.









# PROPERTY INFORMATION



**4115 Medical Dr,  
San Antonio, TX 78229**

ADDRESS



**2.25**

AC Land



**Located minutes from San  
Antonio's medical hub with  
easy access to I-10**

LOCATION



**3 One-story and  
2 Two-story buildings**

with potential to add a 6th building of  
approximately 3000-6000 SF \*plans included\*



**26,888 SF**

Total Building SF

Bldg 1	<b>3684 SF</b>
Bldg 2	<b>8062 SF</b>
Bldg 3	<b>5941 SF</b>
Bldg 4	<b>3926 SF</b>
Bldg 5	<b>5275 SF</b>
Bldg 6	<b>TBB</b>



**1983**

Year Built



**Multiple**

Tenancy



**80% Leased**

Occupancy



# OFFERING OVERVIEW

## PARK ON MEDICAL

4115 Medical Dr, San Antonio  
TX 78229



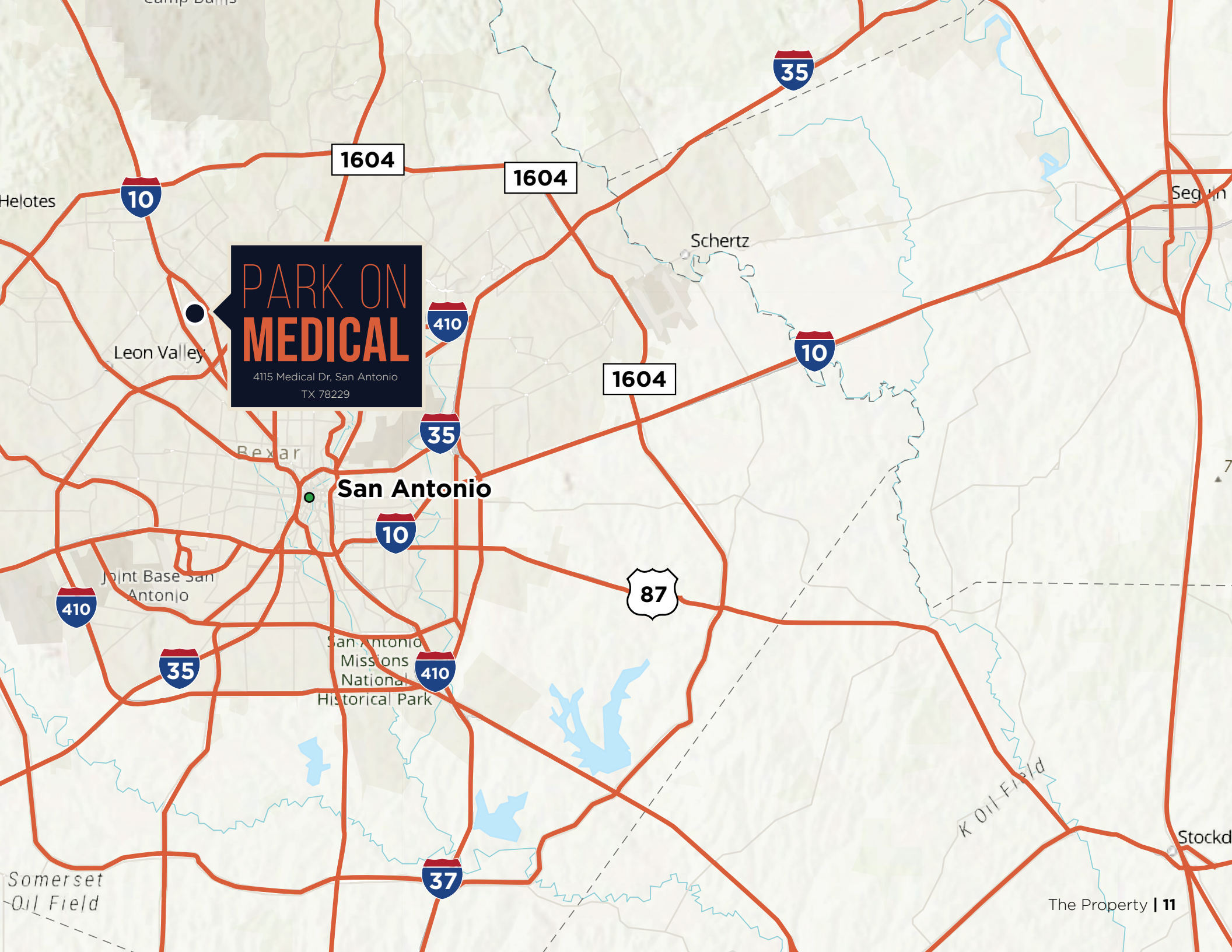
The Property | 7



# SITE PLAN







**PARK ON  
MEDICAL**  
4115 Medical Dr, San Antonio  
TX 78229



# THE MARKET







### **Submarket Analysis:** Medical Office in Texas and San Antonio

The medical office market across Texas continues to demonstrate resilience and stability, underpinned by the state's growing population, aging demographics, and expanding healthcare systems. Texas benefits from a business-friendly environment, no state income tax, and a strong influx of both retirees and young professionals, all of which support long-term demand for healthcare services. Medical office properties remain a preferred asset class for investors due to their recession-resistant nature and long lease terms, often backed by creditworthy tenants. Across major metros in Texas—including Dallas, Houston, Austin, and San Antonio—medical office occupancy remains healthy, with many markets experiencing rental rate growth and low vacancy levels, particularly in areas adjacent to major hospital systems.

San Antonio, in particular, boasts a robust healthcare sector and is home to one of the largest concentrations of medical providers in South Texas. The Northwest submarket, anchored by the South Texas Medical Center, is a dominant healthcare hub encompassing over 75 medically related institutions, including hospitals, clinics, research facilities, and universities. This dense concentration creates a synergistic environment that consistently draws new providers and patients. The local medical office market enjoys strong fundamentals, with low vacancy rates and steady rental growth driven by limited new construction and continued provider demand. Properties located within or near the South Texas Medical Center command premium interest from both users and investors due to the area's high barriers to entry and consistent demand from healthcare tenants seeking proximity to major hospitals and referral networks.









PARK ON  
**MEDICAL**

4115 Medical Dr, San Antonio  
TX 78229



# THE LOCATION



South Texas  
**MEDICAL CENTER**

**University  
Health**

**VA** | U.S. Department  
of Veterans Affairs

**UT Health**  
San Antonio  
Physicians

**Methodist**  
HEALTHCARE

**PARK ON  
MEDICAL**

4117 Medical Dr, San Antonio  
TX 78229



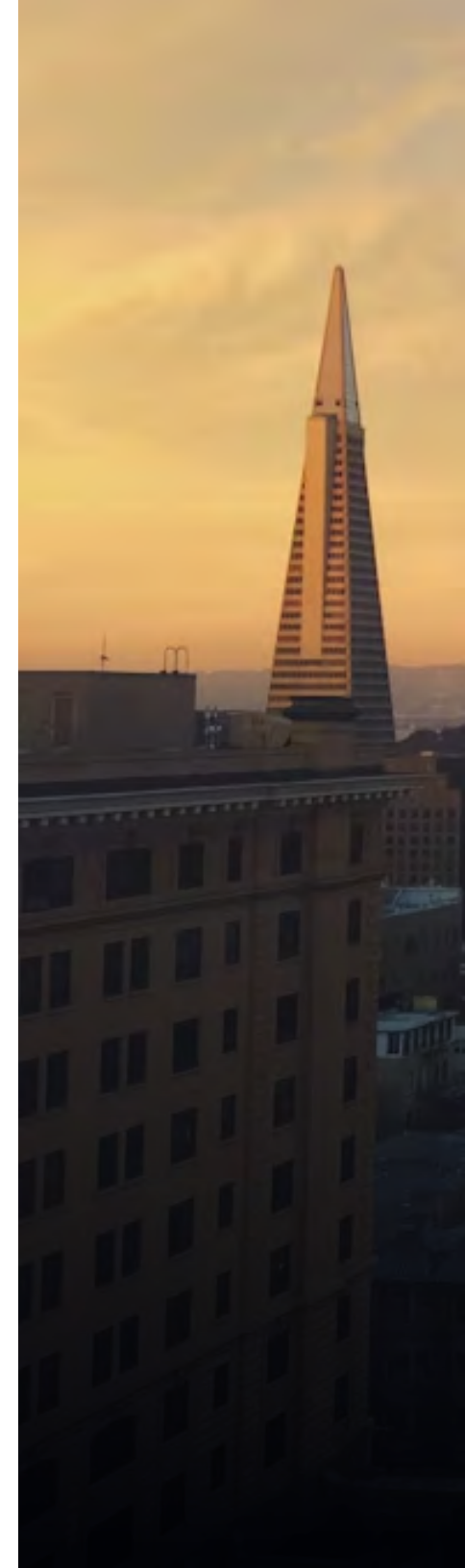
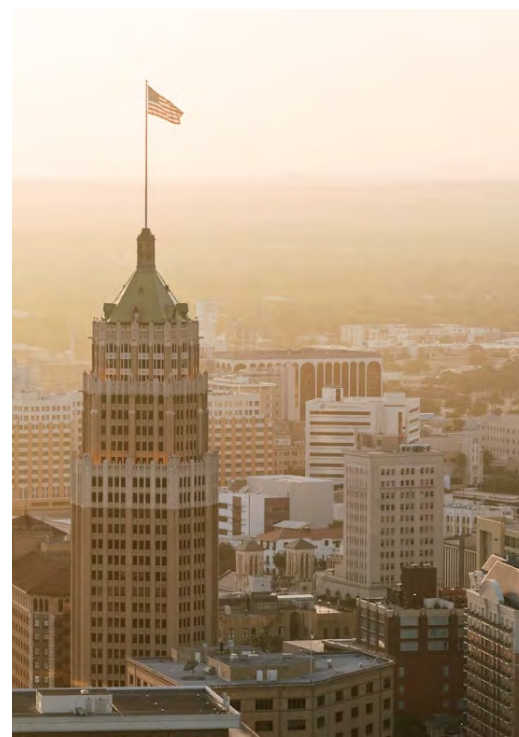
# DEMOGRAPHICS

Miles	1	2	3	5	10
2024 Population	25,466	74,103	147,592	366,528	1,120,186
2029 Population Projection	27,236	79,175	157,126	389,382	1,191,219
Annual Growth 2024-2029	1.4%	1.4%	1.4%	1.3%	1.3%
Households	11,885	34,772	66,856	154,079	433,701
Average Household Income	\$52,736	\$59,829	\$65,980	\$71,407	\$81,994
Daytime Employment	42,476	84,648	123,779	225,569	617,105

\*Demographics based on 2024 Census











## OVERLOOK OF SAN ANTONIO

**San Antonio** is one of Texas' most historic and culturally rich cities, blending deep-rooted heritage with modern growth and innovation. Known for iconic landmarks like the Alamo and the River Walk, San Antonio attracts over 30 million visitors annually while offering residents a high quality of life, a low cost of living, and a welcoming community. As the second-most populous city in Texas, San Antonio continues to grow steadily, fueled by its diverse economy and strong fundamentals in healthcare, bioscience, military, tourism, and education.

A major hub for medical and research institutions, San Antonio is home to the renowned South Texas Medical Center—an expansive network of hospitals, clinics, and research facilities driving innovation and serving as the healthcare anchor for South Texas and beyond. The city also boasts a vibrant blend of arts, culture, and culinary traditions, along with access to an abundance of parks, trails, and green spaces. With its business-friendly climate, educated workforce, and ongoing infrastructure investment, San Antonio remains a resilient and attractive market for real estate investment and long-term growth.





11-2-2015



## 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

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



**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<u>Tarantino Properties</u>	<u>411489</u>	<u>jill@tarantino.com</u>	<u>713-974-4292</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Anthony Tarantino</u>	<u>218072</u>	<u>jill@tarantino.com</u>	<u>713-974-4292</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Nick Tarantino</u>	<u>550719</u>	<u>nick@tarantino.com</u>	<u>512-302-4500</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sydney Pugh</u>	<u>661863</u>	<u>sydney@tarantino.com</u>	<u>512-302-4500</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0



# PARK ON MEDICAL

4115 Medical Dr, San Antonio  
TX 78229

## CONTACT INFORMATION

**Nick Tarantino**

President - Austin  
+1 512 302 4500  
nick@tarantino.com

**Ryan Hightower**

Associate  
+1 512 302 4500  
rhightower@tarantino.com

**Sydney Price**

Vice President, San Antonio  
+1 512 302 4500  
sydney@tarantino.com



---

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein (the "Property") and is not to be used for any other purpose or made available to any person without the express written consent of the owner (the "Owner"). This offering memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information which prospective purchasers may desire. The material in this Offering Memorandum has been compiled by Tarantino Properties, Inc., from sources considered reliable and has not been independently verified. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents but rather only outline some of the principal provisions contained therein. Qualified prospective purchasers should conduct appropriate due diligence and review legal documents and make their own conclusions. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Tarantino Properties, Inc., nor any of their other respective officers, agents, or employees, have made any representation or warranty, expressed or implied, as to the accuracy and completeness of this Offering Memorandum, or any additional verbal or written information provided. This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property. Each prospective purchaser is to rely solely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein. No liability is assumed by, and none shall be asserted against the Owner or Tarantino Properties, Inc. on account of any statements, descriptions or information, or projections or estimates, contained herein or omitted here from. The Owner reserves the right, at its sole discretion, to reject any or all offers to acquire the Property and/or to terminate discussions with any prospective purchaser, at any time, with or without notice or cause. The Owner expressly reserves the right to sell the Property on any basis or using any criteria. In addition, the Owner expressly reserves the right, as its sole discretion, to withdraw, supplement, change, amend, bifurcate, or reduce the Offering Memorandum and/or the Property.