

CALLAGHAN BUILDING

7475 Callaghan Road | San Antonio, TX 78229



**FOR SALE
OWNER USER OPPORTUNITY**

OLDHAMGOODWIN.COM | 979.268.2000

Oldham
Goodwin **OG**

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INVESTMENT OVERVIEW

OLDHAM GOODWIN is pleased to present this 17,244 square foot office building that offers a unique chance to own a property in a sought-after area of the Medical Center. The second floor is currently vacant, providing an excellent space to customize for your office needs. With its strategic location and easy access to Loop 410, this building is an ideal choice for businesses seeking both convenience and a professional setting.

SALES PRICE

Determined by Market

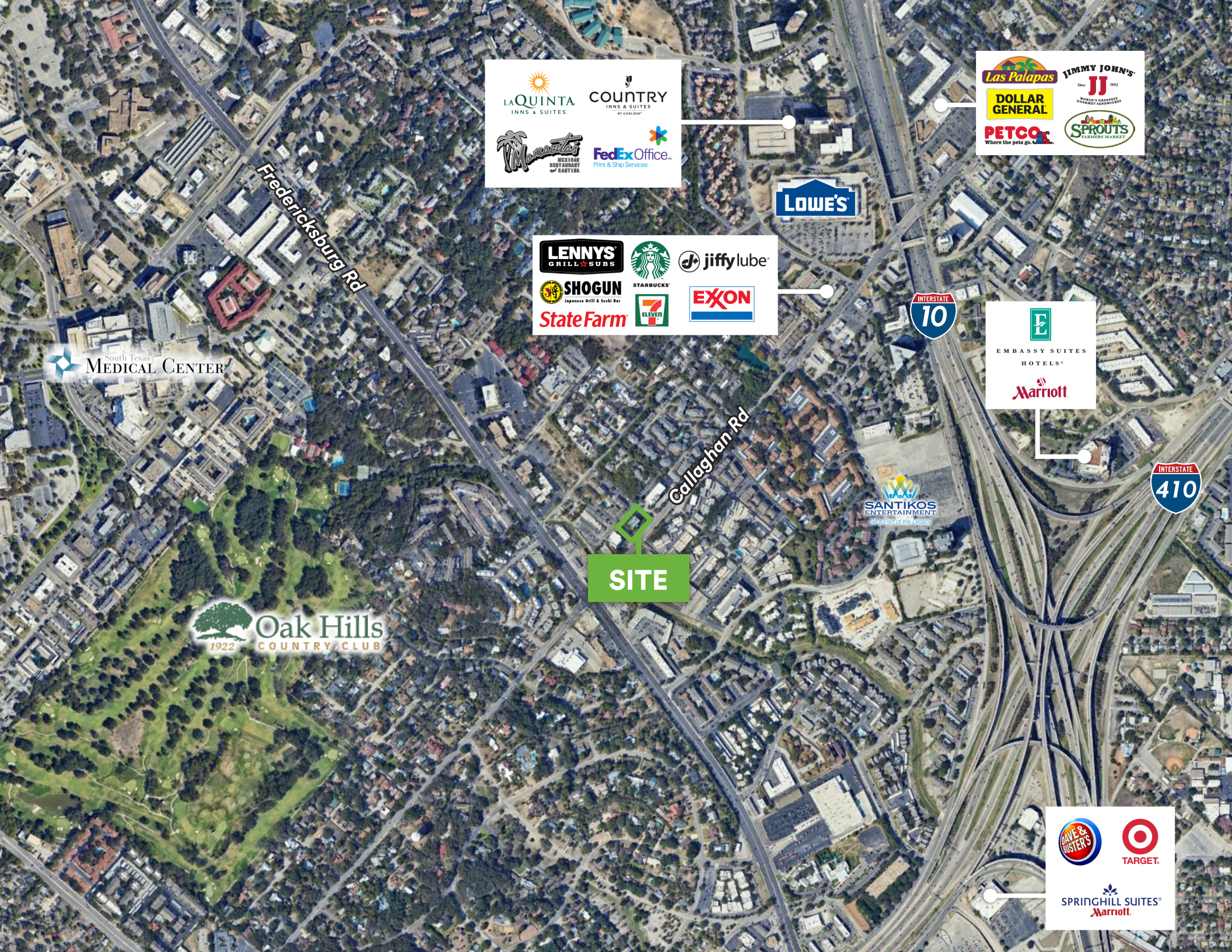
CAP RATE

Determined by Market

OCCUPANCY

36%
















LOWE'S










INTERSTATE 10

South Texas MEDICAL CENTER




INTERSTATE 410

SITE

SANTIKOS ENTERTAINMENT
Bank of the Legacy

1922 **Oak Hills**
COUNTRY CLUB




SPRINGHILL SUITES




PROPERTY HIGHLIGHTS

Ideal Use:	Perfect for administrative offices and support staff for medical practices.
Floor Availability:	Second floor is vacant, offering a customizable space for your office needs.
Proximity:	Located within a high-traffic medical area, benefiting from both visibility and accessibility.
Strategic Positioning:	Enhance your business presence in a well-established healthcare network.
Growth Potential:	Invest in a location with promising long-term value and expansion opportunities.





BUILDING SPECIFICATIONS

Building Area	17,244 SF
Year Built	1970
Exterior Walls	Wood
Utilities	Water and Electric
Parking	66 parking spaces

SITE SPECIFICATIONS

Size	0.98 AC
Legal Description	NCB 11627 BLK LOT 71 & NE 15 FT OF 70
Access	Two entries off Callaghan Road
Zoning	O-2
Frontage	Callaghan Road



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



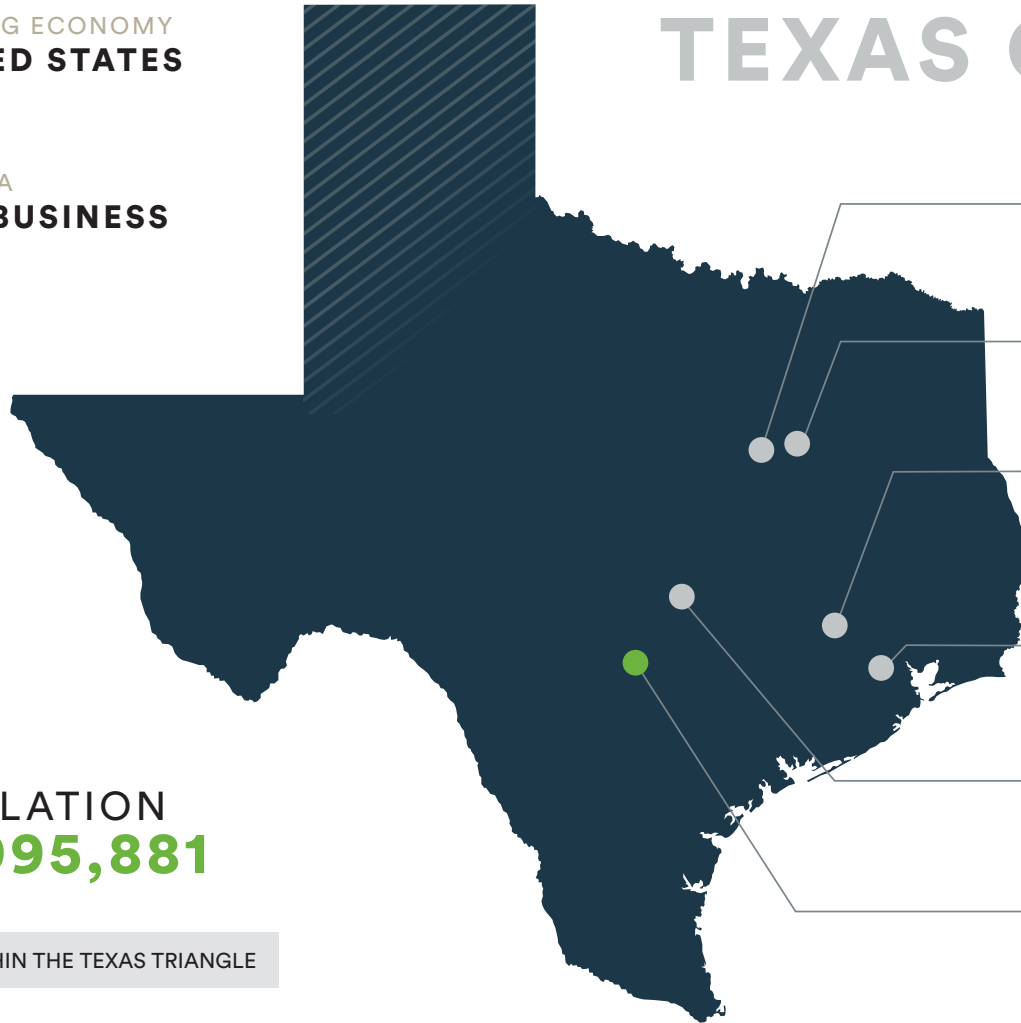
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

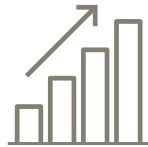
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

SAN ANTONIO, TEXAS

HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY



METRO AREA POPULATION
2,600,000

4 FORTUNE 500
COMPANIES BASED
IN SAN ANTONIO

#1 MOST VISITED
CITY IN TEXAS



HOME OF THE ALAMO
#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR



31 INSTITUTIONS OF HIGHER LEARNING

HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT
OVER 35,000 STUDENTS



MILITARY CITY, USA

JOINT BASE SAN ANTONIO
ENCOMPASSES FOUR
MILITARY INSTALLATIONS

ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION

HOME TO H-E-B

THE 6TH LARGEST
PRIVATE COMPANY IN
THE UNITED STATES

7TH
LARGEST CITY
IN THE UNITED STATES



SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

16K

HOUSEHOLD
INCOME

\$52K

CONSUMER
SPENDING

\$156K

3 MILE

ESTIMATED
POPULATION

151K

HOUSEHOLD
INCOME

\$61K

CONSUMER
SPENDING

\$1.5M

5 MILE

ESTIMATED
POPULATION

375K

HOUSEHOLD
INCOME

\$69K

CONSUMER
SPENDING

\$3.8M



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.

Oldham Goodwin Group, LLC

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Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.