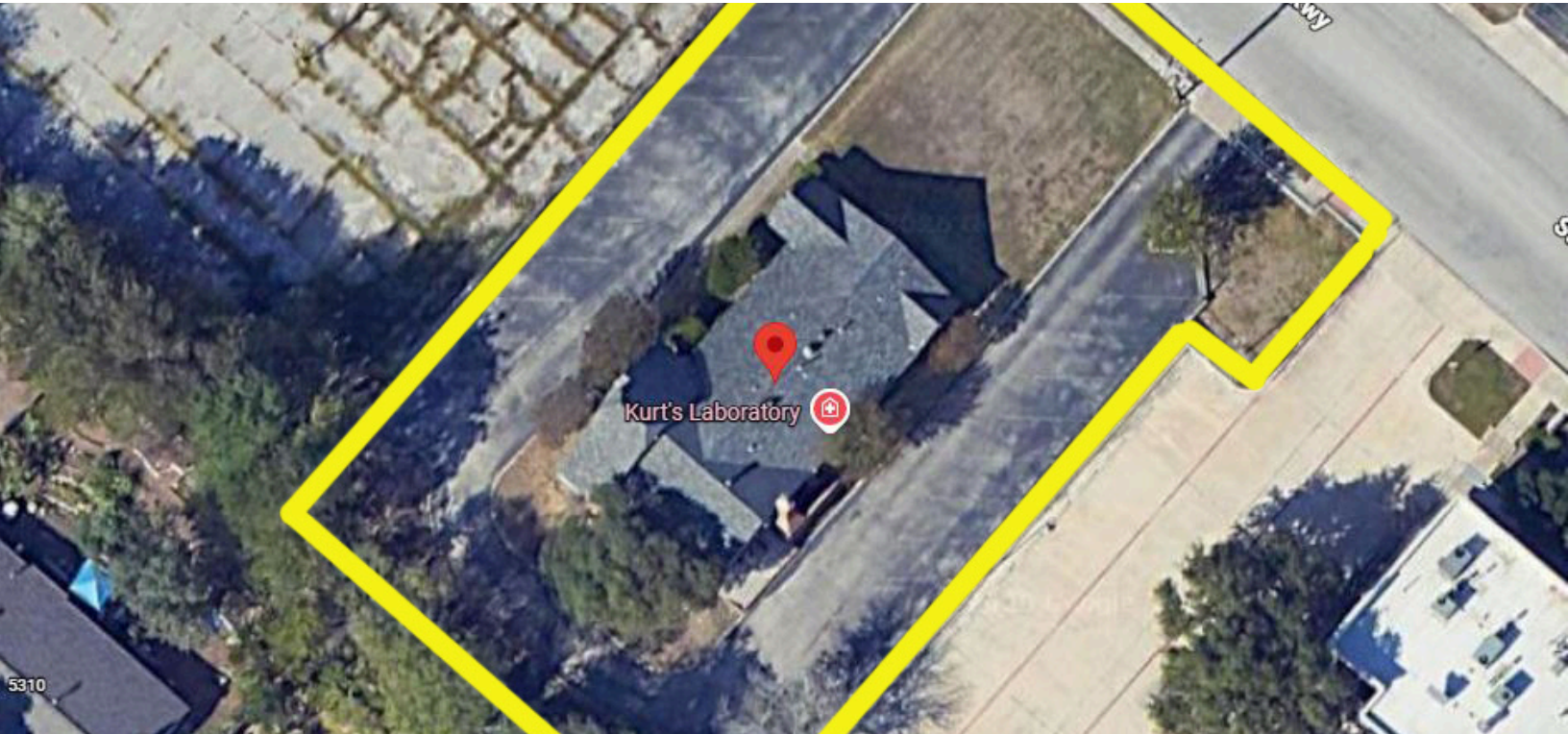


AVAILABLE FOR SALE

\$599,999

5318 Summit Parkway, San Antonio, TX 78228



PROPERTY DETAILS

- 2,920 SF standalone medical / professional office building
- Large 0.55-acre lot with ample parking potential
- Currently operating as a dental laboratory serving dentists
- Dental implant equipment conveys with approved offer
- Excellent access to major San Antonio corridors

OPPORTUNITY

2,920 sq ft medical office building on 0.55 acres in a growing San Antonio corridor. Currently operating as a dental laboratory serving dentists only, this standalone property offers excellent potential for dental, medical, or professional office use. Conveniently located on Summit Parkway with easy access to major thoroughfares, the site is surrounded by residential neighborhoods, medical services, and retail. The oversized lot provides ample room for parking, signage, and future improvements. Dental implant equipment will convey with an approved offer, creating added value for buyers seeking a specialized professional facility or investment opportunity.



Mike Harper

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Demographics Near 5318 Summit Pkwy (Population & Household Growth)

Metric	1 Mile	3 Mile	5 Mile
2024 Total Population	13,462	154,236	370,720
2029 Population	14,273	163,888	392,848
Population Growth 2024–2029	+6.02%	+6.26%	+5.97%
Average Age	38	37	38
2024 Total Households	5,615	64,757	147,174
Household Growth 2024–2029	+6.34%	+6.57%	+6.24%

Demographics Near 5318 Summit Pkwy (Income & Housing)

Metric	1 Mile	3 Mile	5 Mile
Median Household Income	\$45,369	\$44,965	\$47,846
Average Household Size	2.30	2.30	2.50
Avg Household Vehicles	1.00	1.00	2.00
Median Home Value	\$171,245	\$165,212	\$174,910
Median Year Built	1972	1978	1977

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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.

11-2-2015



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

Compass RE Texas, LLC	9006927	keith.newman@compass.com	(214) 814-8100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith D. Newman	484652	keith.newman@compass.com	(214) 814-8100
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Harper	609983	mikeharper@realtyaustin.com	(512) 757-7326
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date