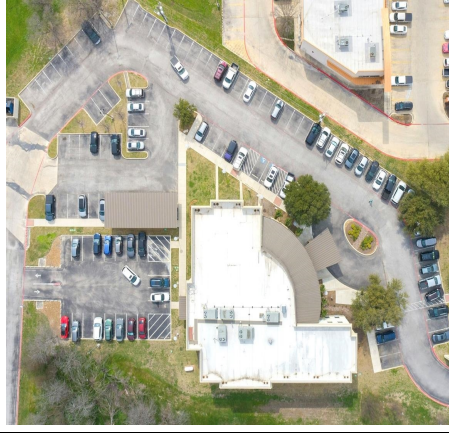


9910 Huebner Rd.



9910 Huebner Rd.
San Antonio, TX 78240

THE SPACE

Location	9910 Huebner Rd. San Antonio, TX, 78240
County	Bexar
APN	17195-001-0370
Cross Street	USAA Blvd
Traffic Count	40,000



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,965	139,568	328,558



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$79,801	\$81,804	\$86,911

HIGHLIGHTS

- Open Floor Plan
- High Traffic Count (40,000) Daily



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,751	64,108	140,506

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
200	Suite 200	2	4864	\$19	NNN	**Premium Business/Medical/Creative Office in South Central Texas Medical Center San Antonio TX** Discover a prime 4,864 sqft office/medical/creative space within the bustling South Central Texas Medical Center. Featuring a comfortable client/patient waiting area, private and public bathrooms, and the flexibility to customize the layout to suit your business's unique needs. Located in a high-traffic area, less than a mile from Interstate Hwy 10 this space offers visibility and convenience, ideal for a medical or professional business practice seeking a prestigious and functional setting.

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
222	Suite 222	2	2542	\$19	NNN	<p>**Premium Business/Medical/Creative Office in South Central Texas Medical Center San Antonio TX**</p> <p>Discover a prime 2,542sqft office/medical/creative space within the bustling South Central Texas Medical Center. Featuring a two conference rooms, open floor plan, high industrial ceilings, break room, two private office, public bathrooms, and the flexibility to customize the layout to suit your business's unique needs. Located in a high-traffic area, less than a mile from Interstate Hwy 10 this space offers visibility and convenience, ideal for a medical or professional business practice seeking a prestigious and functional setting.</p>



Brian Curtis
 Commercial Associate
 (210) 708-7832
 brian-curtis@jbgoodwin.com
 Lic: 684313

JB Goodwin Realtors
 607 E. Sonterra Blvd. Ste. 108, San Antonio, TX 78258

PROPERTY FEATURES

CURRENT OCCUPANCY	66.00 %
TOTAL TENANTS	3
BUILDING SF	23,162
GLA (SF)	7,406
LAND SF	95,352
LAND ACRES	2.1890
YEAR BUILT	2007
ZONING TYPE	C-2 C-3
BUILDING CLASS	A
CLASS	Medical Office Creative
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	96
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
BATHROOM	Yes
COMMON WAITING AREA	Yes



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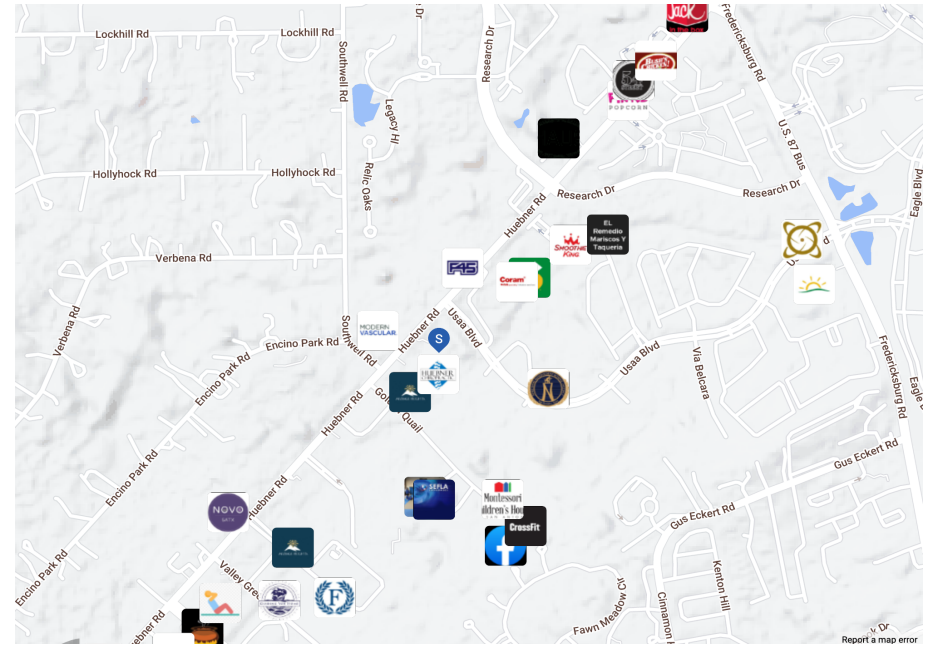
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Property Features | 9910 Huebner Rd.

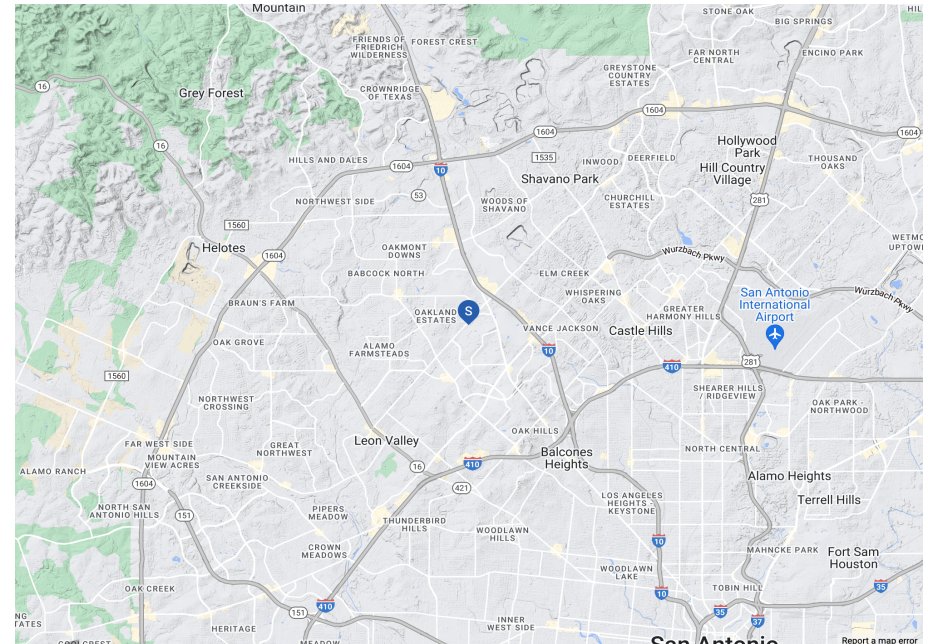
Medical Center

- The San Antonio Medical Center is expanding significantly due to rising healthcare demands and population growth. The South Texas Medical Center, a key healthcare, education, and research hub, is evolving with a master plan that emphasizes pedestrian connectivity, human-scale development, and mixed-use spaces. Concurrently, a construction boom, spurred by the pandemic's challenges, is seeing new hospitals and expansions by major health systems like Baptist Health and University Health. These projects aim to enhance healthcare access and capacity, addressing the needs of San Antonio's growing community.

Locator Map



Regional Map





[Report a map error](#)



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Commercial Associate
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Lic: 684313

JB Goodwin Realtors
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Aerial Map | 9910 Huebner Rd.



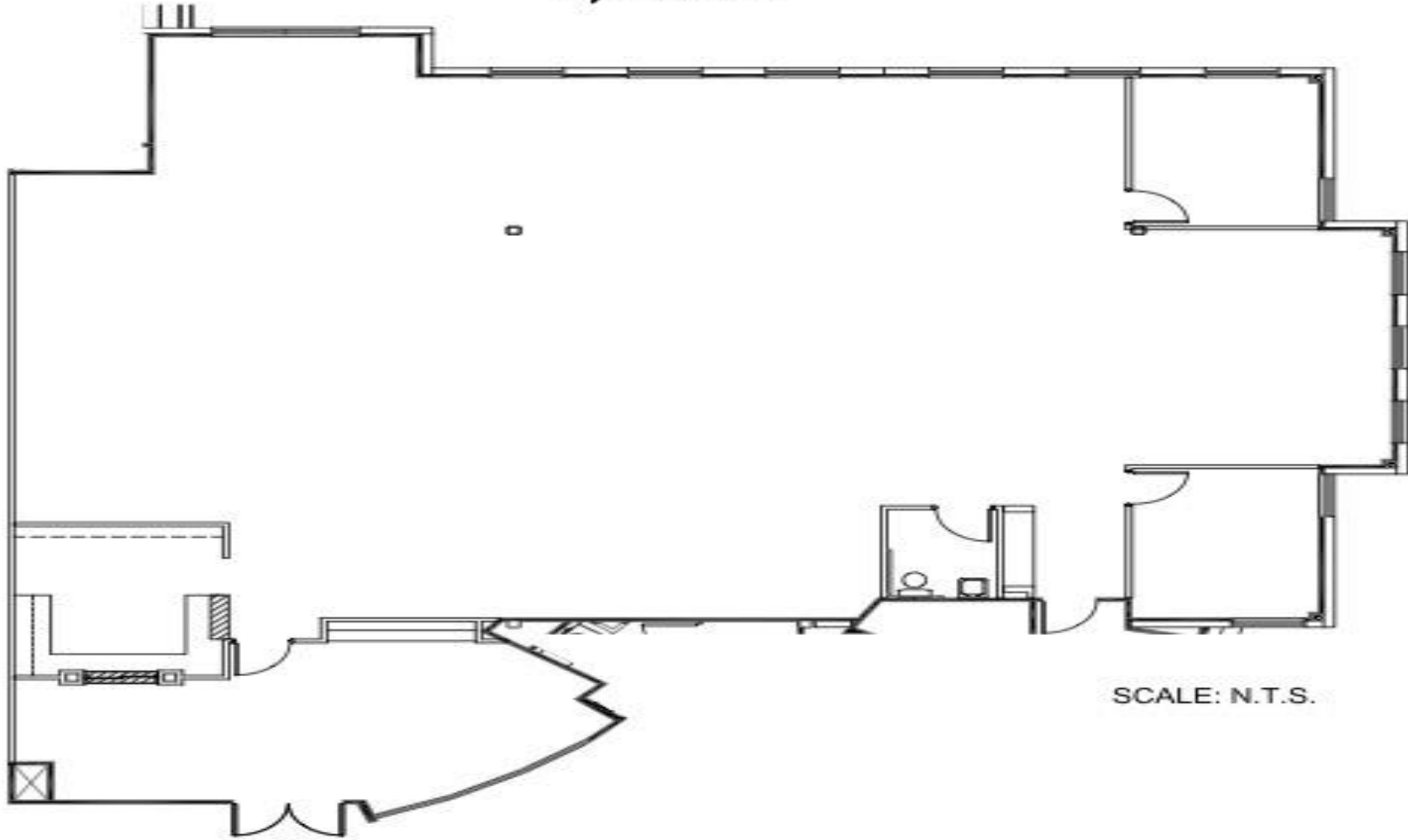
Suite 200



Suite 200



**9910 HUEBNER
SUITE 200
4,864 RSF**



SCALE: N.T.S.

LOCATION MAP



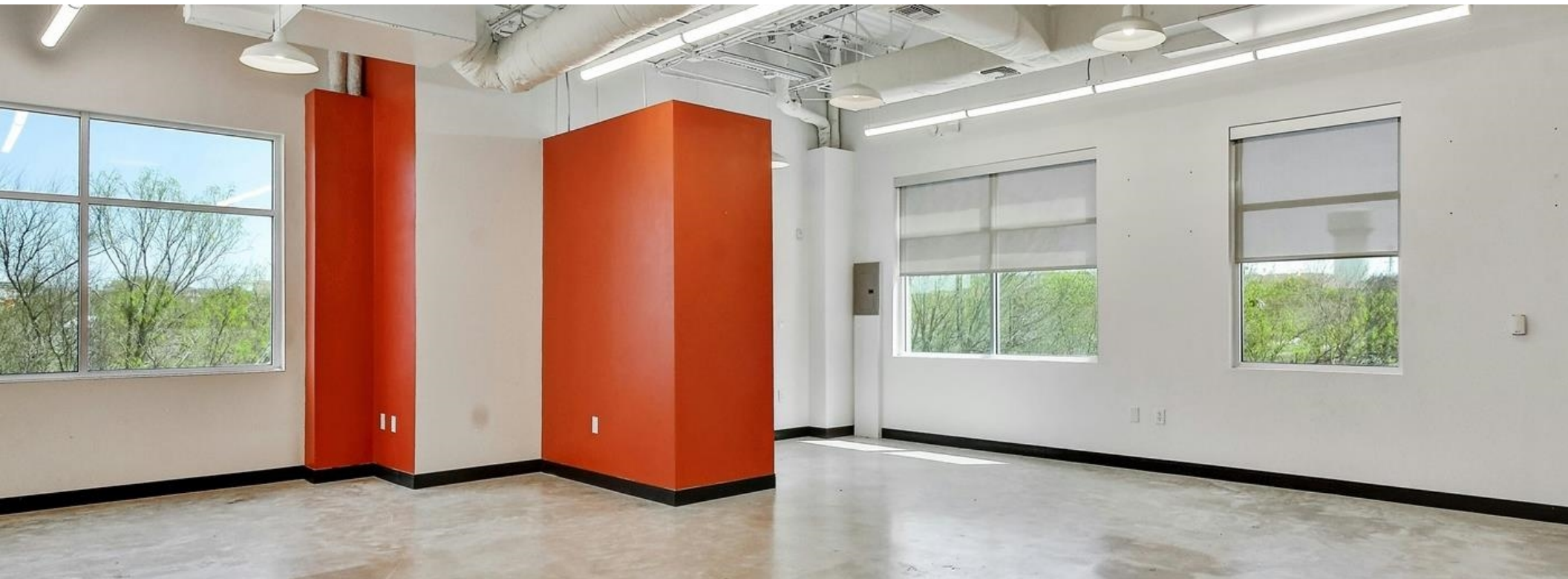
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Suite 200





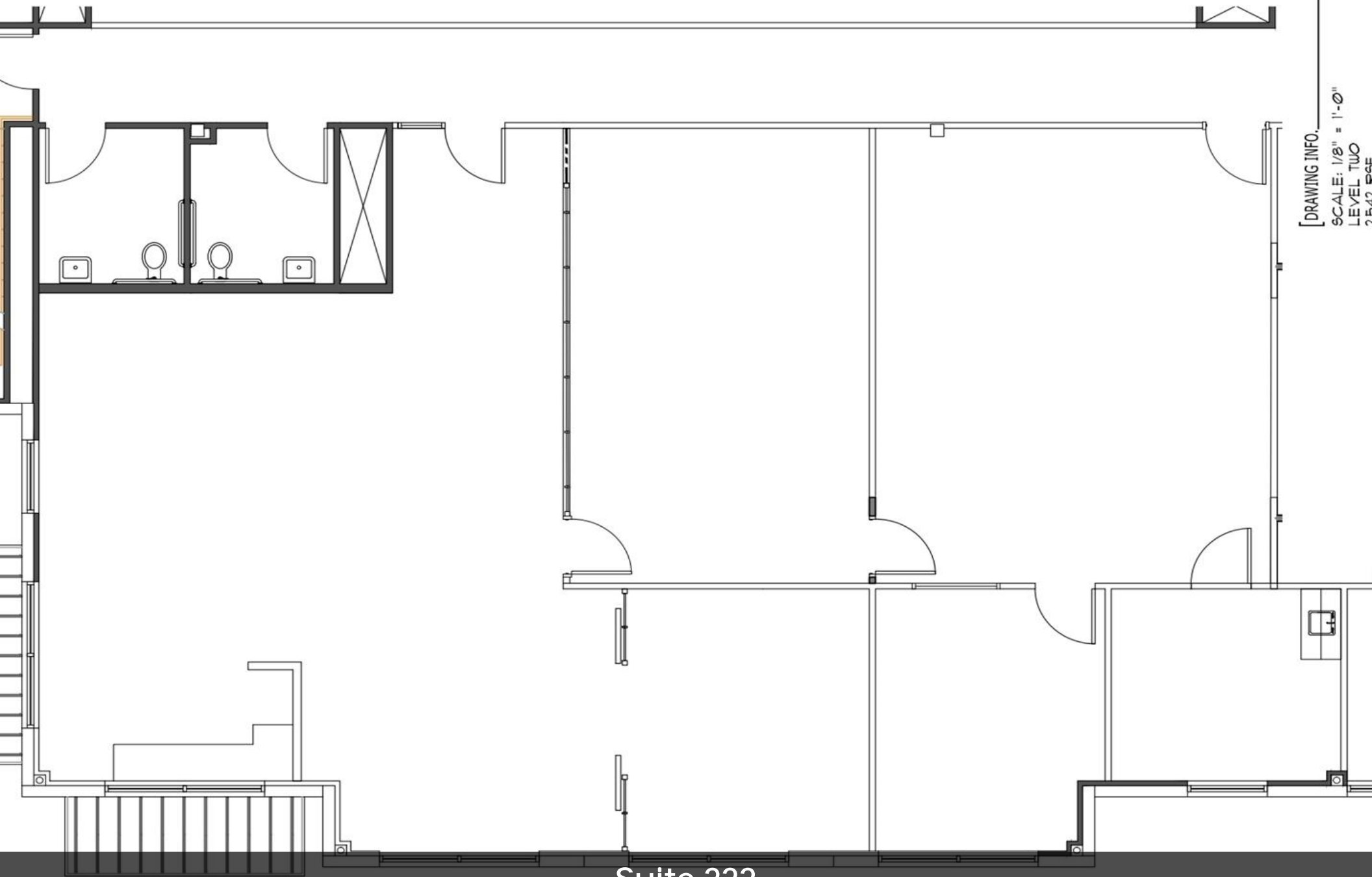
Suite 222





Suite 222





[DRAWING INFO.]
SCALE: 1/8" = 1'-0"
LEVEL TWO
2.5.12 P&E

Suite 222

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,654	107,972	260,591
2010 Population	11,855	125,375	303,748
2023 Population	13,965	139,568	328,558
2028 Population	13,976	138,675	325,107
2023 African American	1,249	11,004	22,997
2023 American Indian	137	1,403	3,516
2023 Asian	3,287	13,810	22,337
2023 Hispanic	5,612	70,398	182,512
2023 Other Race	1,398	15,905	41,304
2023 White	5,051	60,642	147,345
2023 Multiracial	2,827	36,583	90,588
2023-2028: Population: Growth Rate	0.10 %	-0.65 %	-1.05 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	601	6,432	14,735
\$15,000-\$24,999	555	5,623	12,244
\$25,000-\$34,999	446	5,662	12,077
\$35,000-\$49,999	868	9,956	18,991
\$50,000-\$74,999	1,634	12,484	26,798
\$75,000-\$99,999	1,273	7,997	16,719
\$100,000-\$149,999	821	9,110	21,394
\$150,000-\$199,999	305	3,801	9,275
\$200,000 or greater	248	3,043	8,274
Median HH Income	\$61,096	\$56,590	\$58,986
Average HH Income	\$79,801	\$81,804	\$86,911

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,705	50,948	114,020
2010 Total Households	5,958	56,958	126,576
2023 Total Households	6,751	64,108	140,506
2028 Total Households	6,858	64,670	141,438
2023 Average Household Size	2.03	2.16	2.30
2000 Owner Occupied Housing	1,222	20,219	53,742
2000 Renter Occupied Housing	4,217	27,299	53,650
2023 Owner Occupied Housing	1,059	23,594	62,683
2023 Renter Occupied Housing	5,692	40,514	77,823
2023 Vacant Housing	1,337	7,815	15,521
2023 Total Housing	8,088	71,923	156,027
2028 Owner Occupied Housing	1,099	23,982	63,220
2028 Renter Occupied Housing	5,759	40,688	78,218
2028 Vacant Housing	1,360	8,332	17,054
2028 Total Housing	8,218	73,002	158,492
2023-2028: Households: Growth Rate	1.55 %	0.85 %	0.65 %

Source: esri



Brian Curtis
Commercial Associate
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brian-curtis@jbgoodwin.com
Lic: 684313

JB Goodwin Realtors
607 E. Sonterra Blvd. Ste. 108, San Antonio, TX 78258

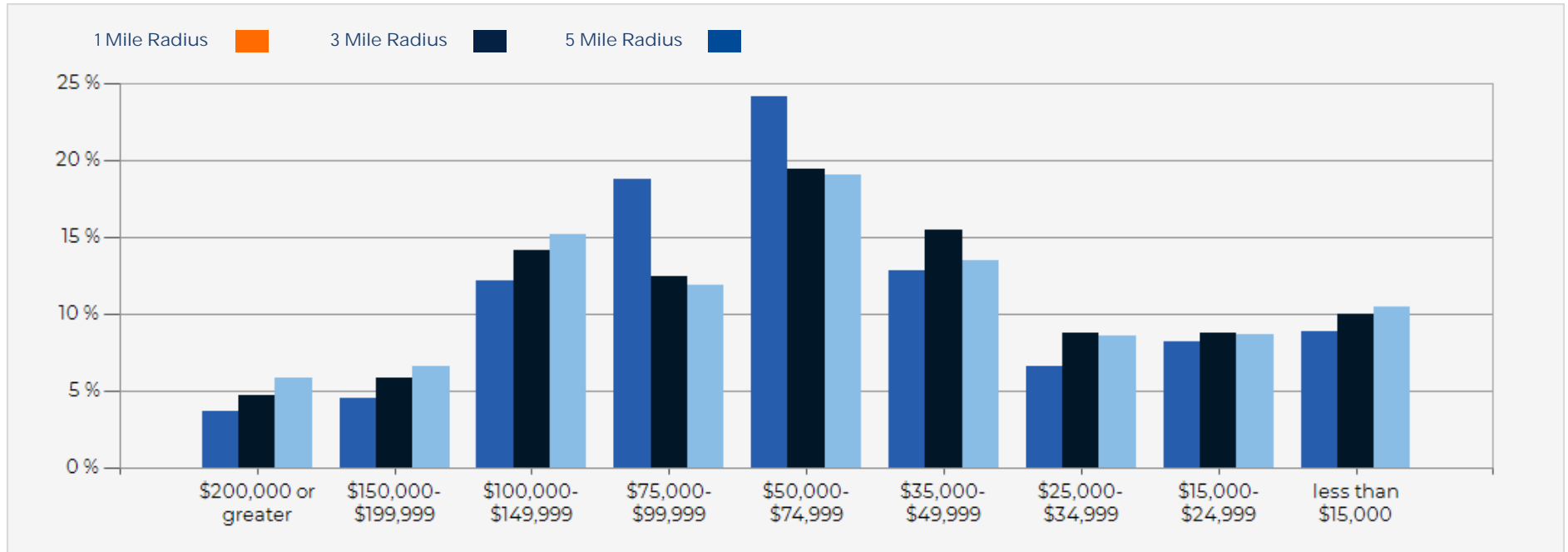
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,659	14,493	29,703
2023 Population Age 35-39	1,400	11,718	25,063
2023 Population Age 40-44	1,002	8,867	20,408
2023 Population Age 45-49	717	7,239	17,513
2023 Population Age 50-54	591	6,850	16,836
2023 Population Age 55-59	509	6,884	17,222
2023 Population Age 60-64	448	6,773	16,936
2023 Population Age 65-69	408	6,206	15,472
2023 Population Age 70-74	344	5,324	12,941
2023 Population Age 75-79	230	3,566	8,801
2023 Population Age 80-84	201	2,422	5,663
2023 Population Age 85+	331	2,585	5,746
2023 Population Age 18+	11,337	114,066	264,244
2023 Median Age	33	35	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,718	\$52,361	\$55,272
Average Household Income 25-34	\$76,468	\$71,322	\$76,309
Median Household Income 35-44	\$66,332	\$66,891	\$70,978
Average Household Income 35-44	\$85,318	\$91,563	\$98,115
Median Household Income 45-54	\$76,229	\$75,892	\$78,873
Average Household Income 45-54	\$97,773	\$101,712	\$108,512
Median Household Income 55-64	\$66,149	\$68,661	\$71,834
Average Household Income 55-64	\$91,143	\$99,526	\$105,445
Median Household Income 65-74	\$60,740	\$58,446	\$58,696
Average Household Income 65-74	\$80,363	\$85,444	\$87,306
Average Household Income 75+	\$73,608	\$66,011	\$66,907

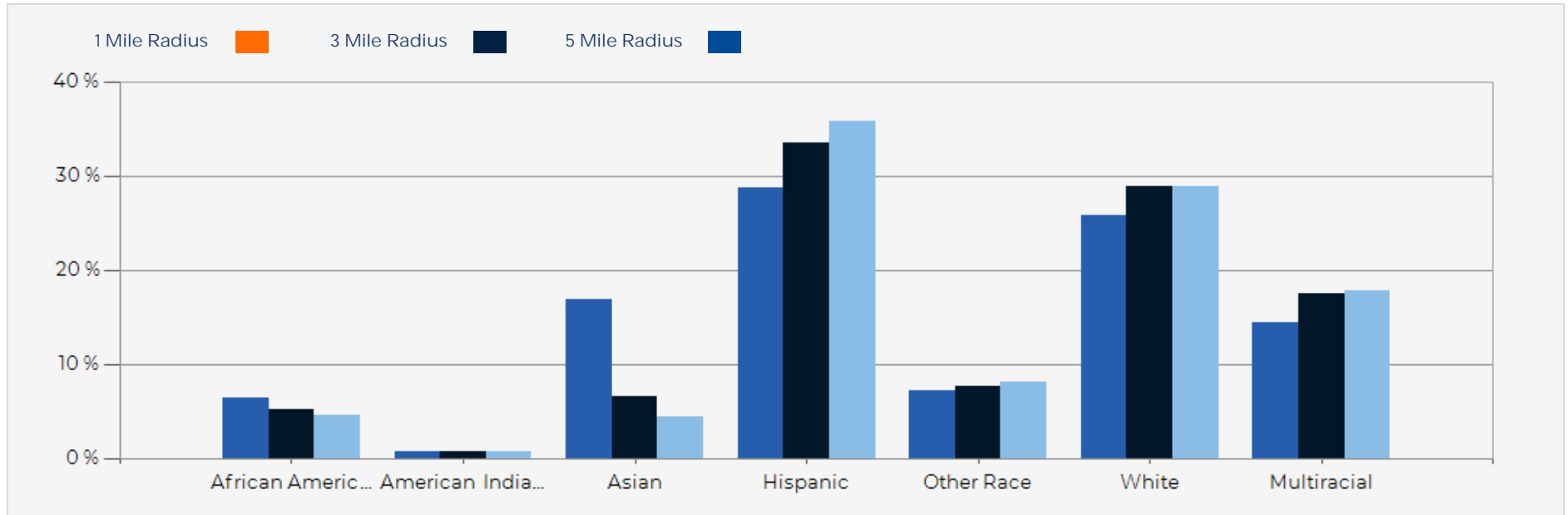
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,058	10,925	24,202
2028 Population Age 35-39	1,186	11,588	25,901
2028 Population Age 40-44	1,060	9,701	21,824
2028 Population Age 45-49	845	7,999	18,595
2028 Population Age 50-54	632	6,718	16,111
2028 Population Age 55-59	526	6,381	15,562
2028 Population Age 60-64	474	6,359	15,478
2028 Population Age 65-69	393	6,053	14,926
2028 Population Age 70-74	347	5,244	13,158
2028 Population Age 75-79	283	4,228	10,442
2028 Population Age 80-84	223	2,875	6,937
2028 Population Age 85+	334	2,875	6,458
2028 Population Age 18+	11,428	114,110	263,326
2028 Median Age	32	35	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,312	\$55,798	\$59,263
Average Household Income 25-34	\$82,086	\$77,819	\$83,455
Median Household Income 35-44	\$72,338	\$76,350	\$80,850
Average Household Income 35-44	\$94,847	\$102,270	\$110,557
Median Household Income 45-54	\$79,332	\$82,694	\$86,643
Average Household Income 45-54	\$104,473	\$111,039	\$118,662
Median Household Income 55-64	\$71,020	\$76,748	\$80,214
Average Household Income 55-64	\$97,446	\$108,980	\$116,051
Median Household Income 65-74	\$67,278	\$65,224	\$66,337
Average Household Income 65-74	\$88,458	\$96,460	\$99,139
Average Household Income 75+	\$84,796	\$75,565	\$76,422

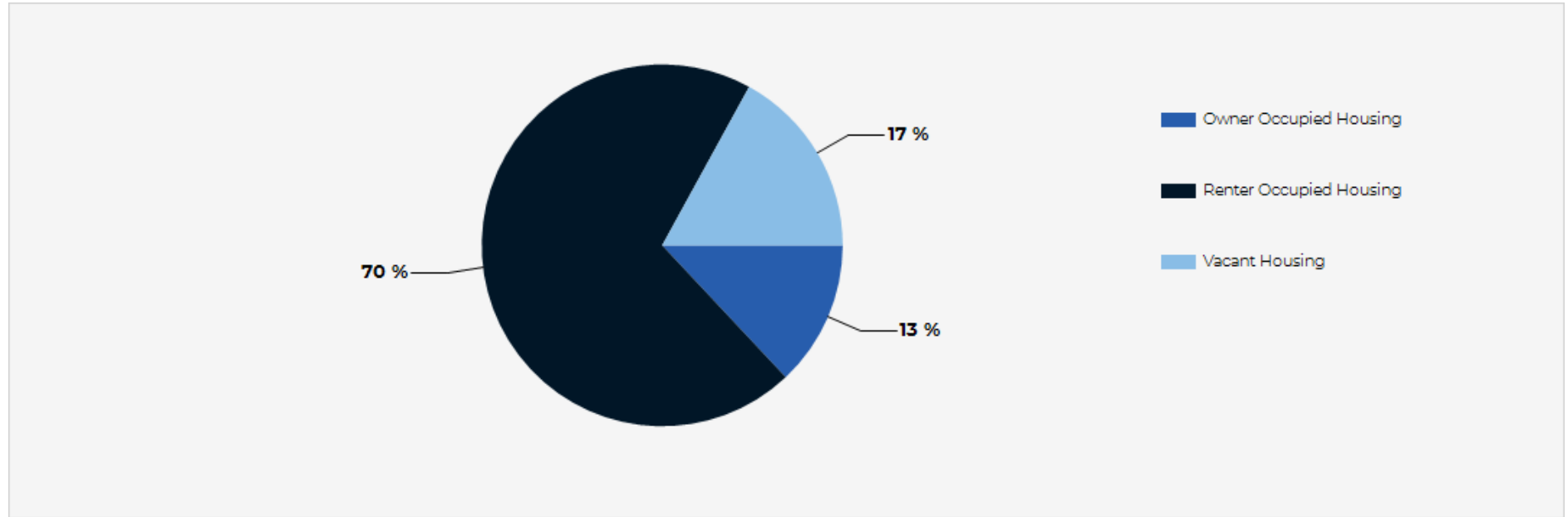
2023 Household Income



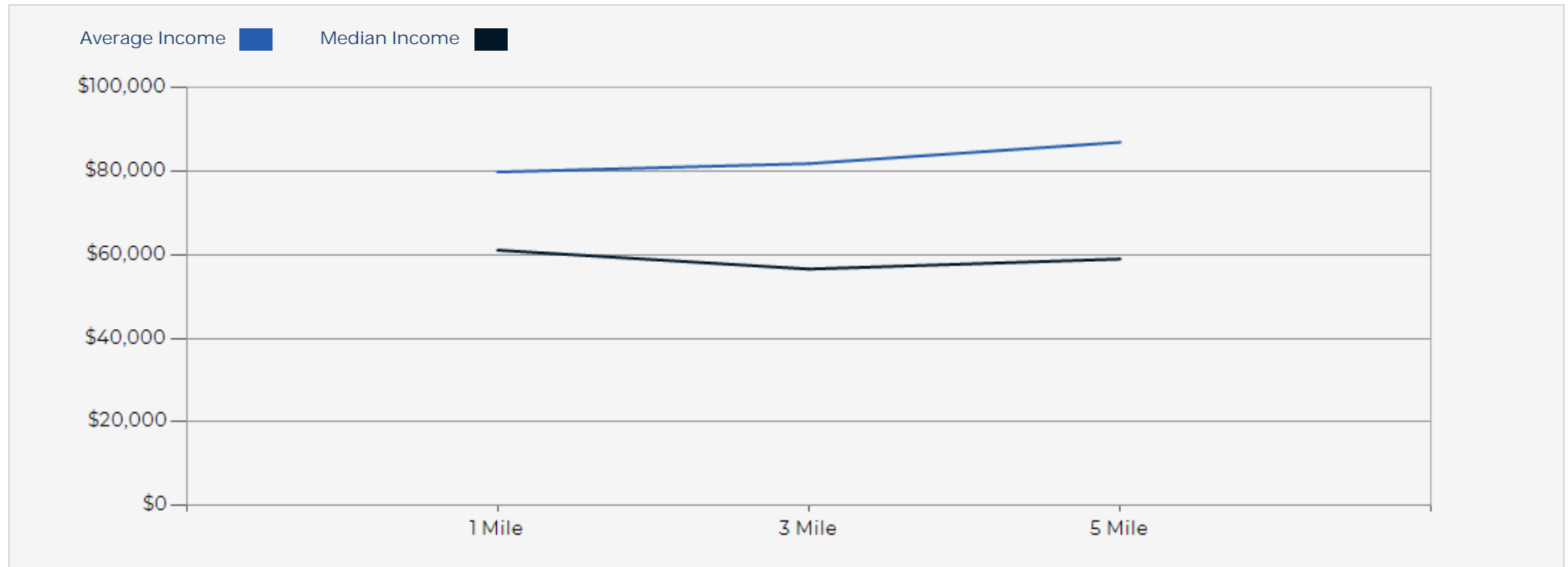
2023 Population by Race

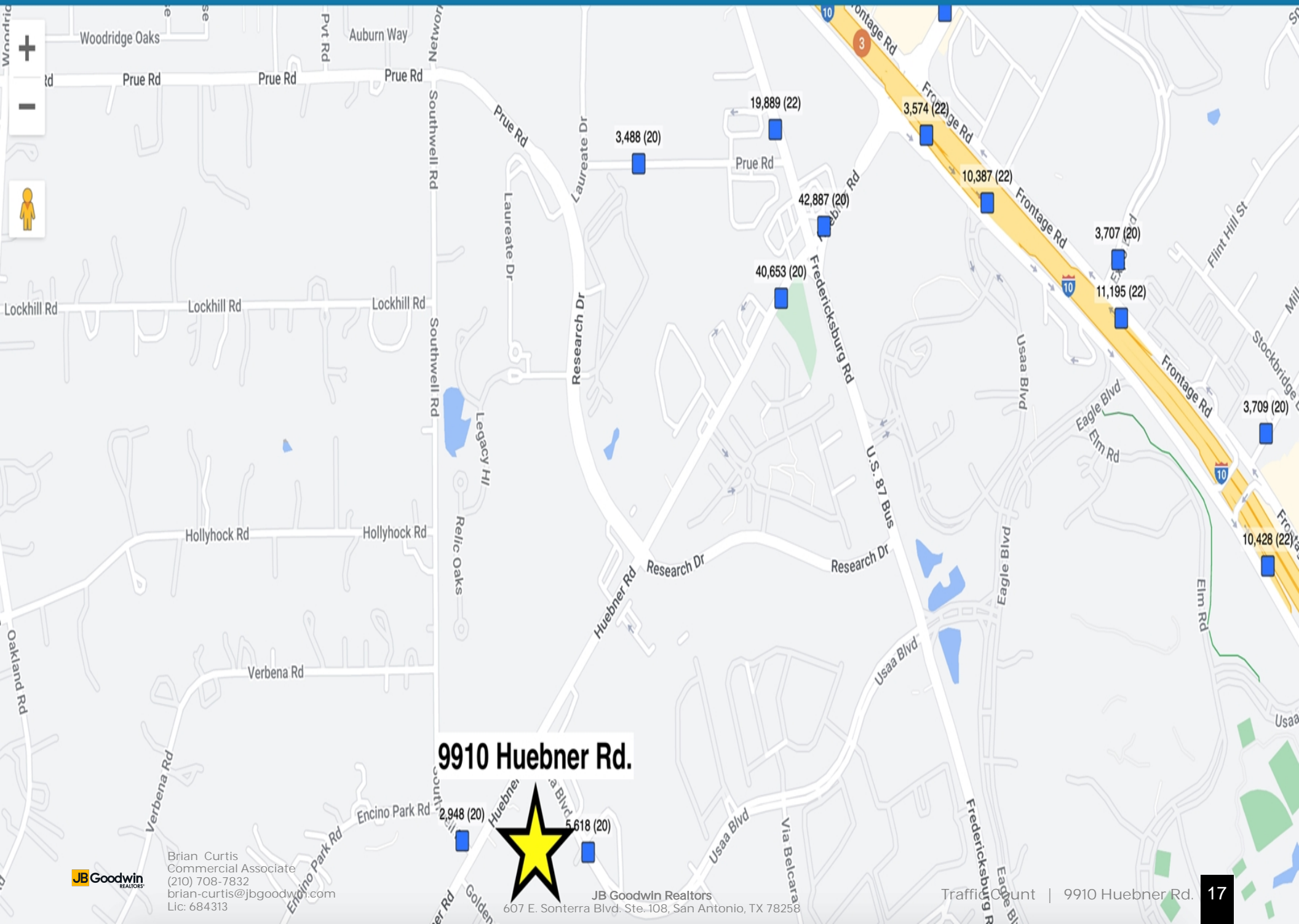


2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





9910 Huebner Rd.



Brian Curtis
 Commercial Associate
 (210) 708-7832
 brian-curtis@jbgoodwin.com
 Lic: 684313

JB Goodwin Realtors
 607 E. Sonterra Blvd. Ste. 108, San Antonio, TX 78258

9910 Huebner Rd.

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Exclusively Marketed by:



Brian Curtis

JB Goodwin Realtors
Commercial Associate
(210) 708-7832
brian-curtis@jbgoodwin.com
Lic: 684313



Allison McCarroll

JB Goodwin Realtors
Commercial Associate
(210) 744-4600
allisonmccarroll@jbgoodwin.com
Lic: 720565

