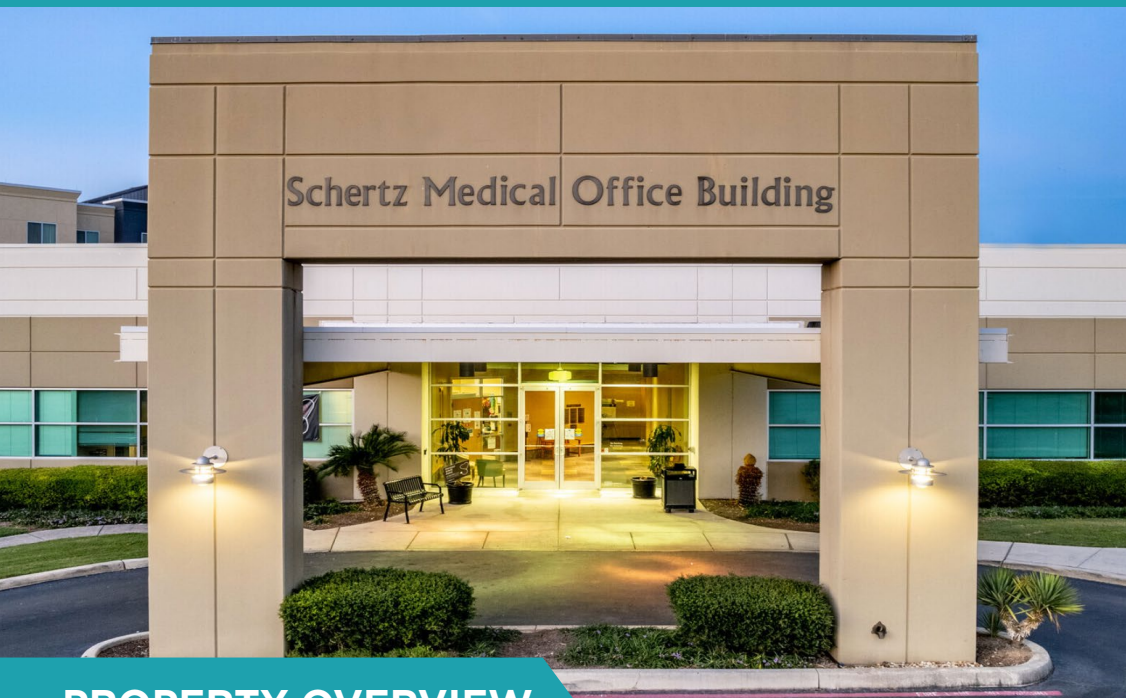


WE CREATE EXCEPTIONAL PLACES OF CARE



SCHERTZ MEDICAL OFFICE BUILDING

5000 Baptist Health Drive | Schertz, TX 78154



PROPERTY OVERVIEW

Located in the growing Schertz community, this modern medical office building offers a professional setting tailored for today's healthcare environment. With a strong mix of specialties, well-maintained facilities, and easy access for patients, it is an exceptional place of care adaptable for your needs.

KEY FEATURES

- **Strategic Location:** Near IH-35 and Loop 1604 with abundant nearby amenities
- **Ample Surface Parking:** 214 spaces for tenants and visitors
- **Prominent Signage:** High visibility or medical practices
- **Efficient Layout:** Single-story design with a convenient pick-up and drop-off area
- **Flexible Leasing:** Competitive lease packages with generous tenant improvement allowances

Contact Lillibridge to Learn More

Jinny Saad, Regional Leasing Director
jinny.saad@Lillibridge.com • 512.961.7336

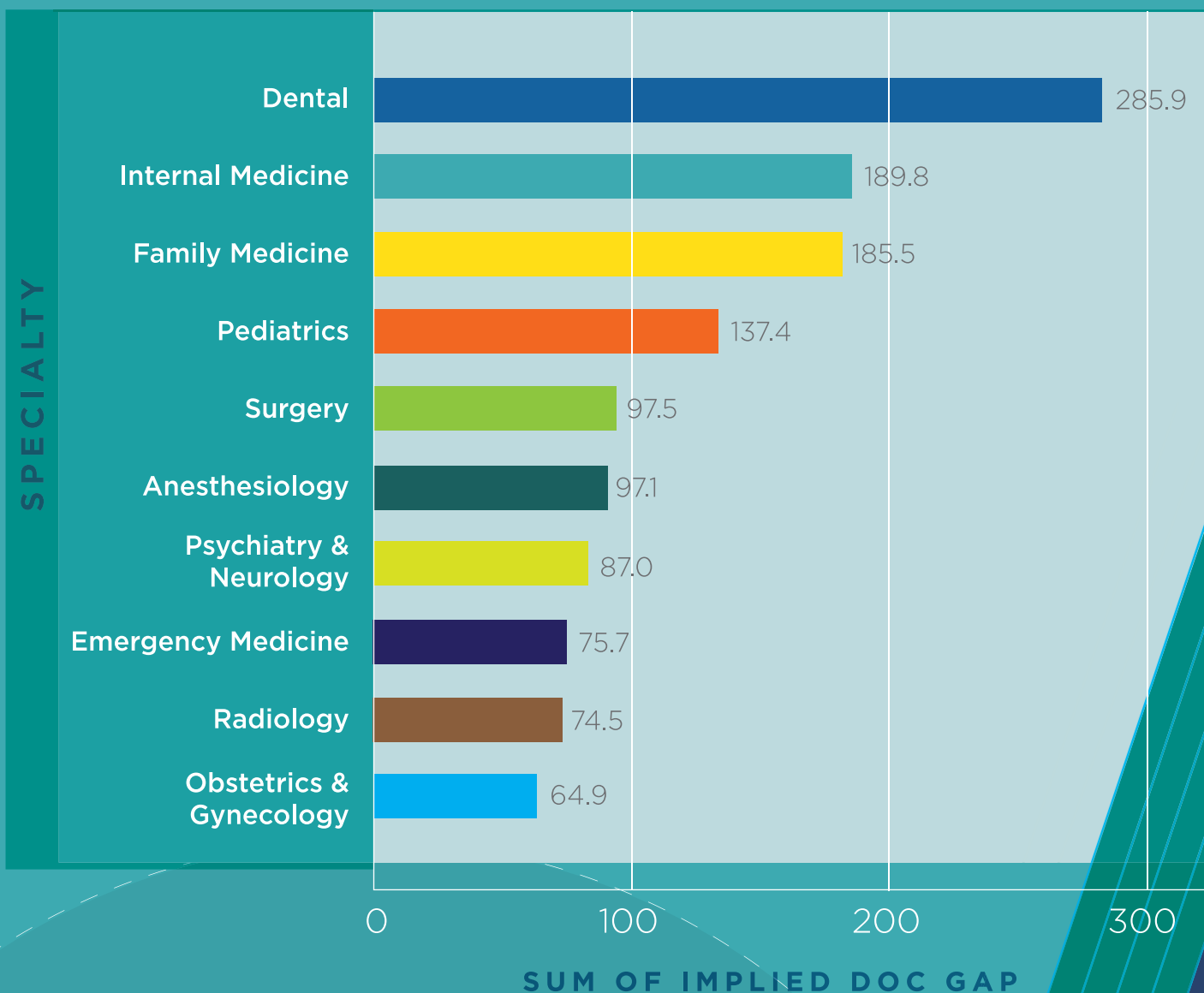
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SPECIALTIES IN DEMAND

Top 10 Healthcare Specialties in Demand Within a 10-Mile Radius

10 MILE POPULATION FOR LOCATION IS 423,480



This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.