



Strategic Medical Investment Opportunity

Modern 16,950 SF Two-Story Facility on 1.45 Acres

centerviewdrive.com

Location:

4611 Centerview Dr.
San Antonio
Texas, 78228

Content

01 Executive Summary

Modern 16,950 SF medical facility on 1.45 prime acres.

02 Property Specifications

Built in 2014 with surgical-grade infrastructure.

03 Location & Connectivity

Corner site with 250,000+ VPD exposure on Loop 410.

04 Submarket & Demographics

Dynamic Northwest hub with 360,000+ residents.

05 Medical Hub & Synergy

Anchored by USAA, Methodist, and UT Health centers.

06 Site Technicals & Survey

C-3 zoning on an expanded 1.45-acre multi-lot site.

07 Architectural Floor Plans

Clinical-ready two-story layout totaling 16,950 SF.

08 Investment & Contact

Conclusion and exclusive contact.



Strategic Visibility: High-exposure frontage at the junction of Loop 410 and Callaghan Rd.

Modern Construction: Built in 2014 with reinforced concrete frame and steel construction.

Medical Ready: Featuring specialized surgical suites, X-ray rooms, and a physical therapy rehab wing.

Property Specifications

Foundation

Industrial-grade reinforced concrete slab, providing a high-stability base suitable for sensitive medical imaging and diagnostic equipment.



Frame & Exterior

A robust steel and reinforced concrete skeleton, engineered for superior clinical safety and long-term durability. The exterior envelope is a contemporary mix of metal, concrete, and glass, offering a professional aesthetic and high energy efficiency.

Roofing

High-performance flat, built-up roof system designed for maximum thermal protection and climate reliability.

Built for precision. Engineered for longevity.

Long-Term Asset Value

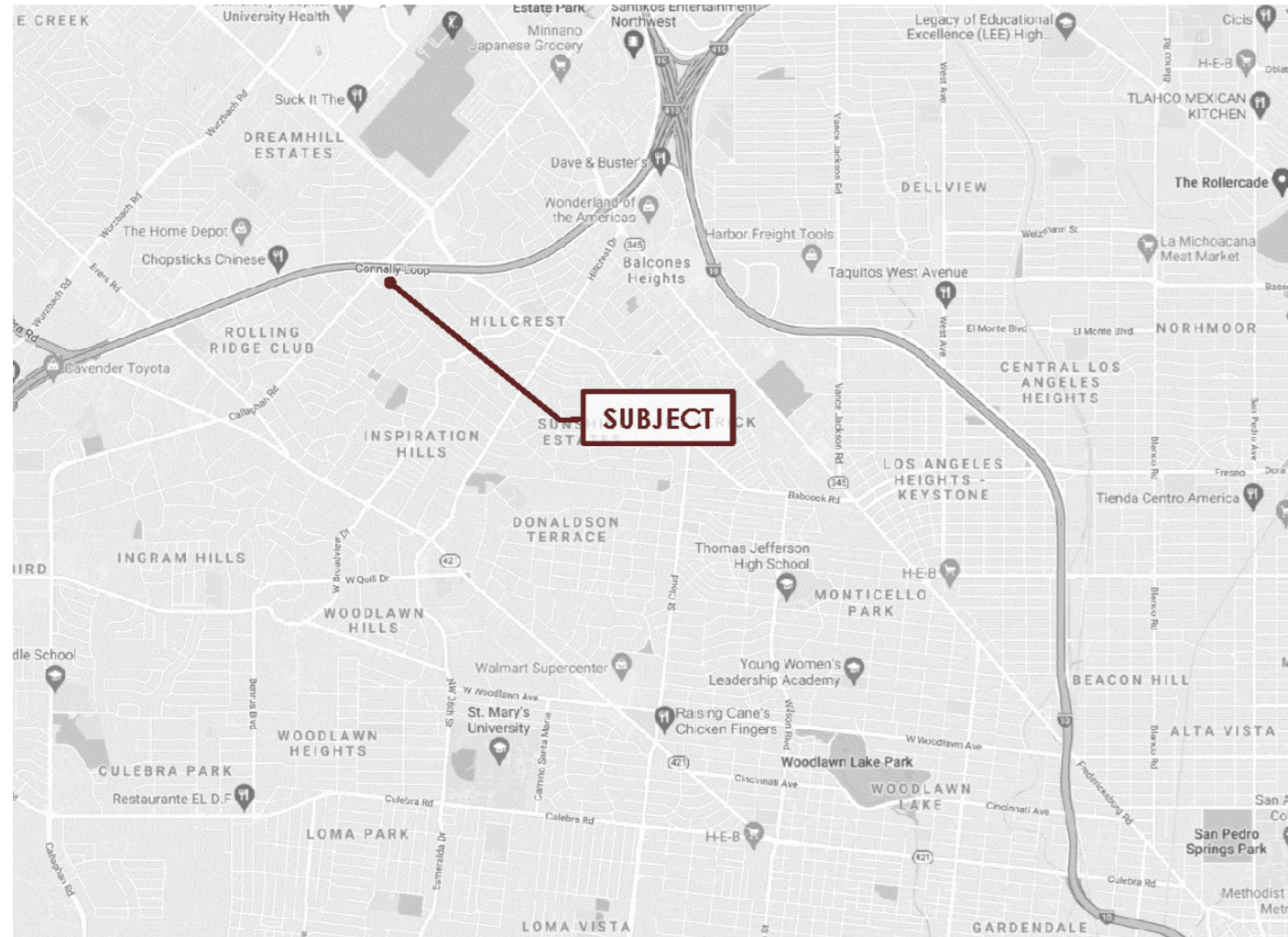
Built in 2014, the property is professionally classified as being in "Good" condition with a high standard of construction quality. Due to a history of proactive maintenance and the integration of high-end modern finishes, the building maintains an exceptionally low effective age of just 5 years. This level of preservation ensures long-term asset stability, with a confirmed remaining economic life of 45 years.

Clinical Features

- ✔ Multiple specialized exam rooms.
- ✔ Commercial-grade flooring and textured veneers.
- ✔ Full-service HVAC assigned to all clinical areas.

Location & Connectivity

Gateway Visibility & Unmatched Patient Access.



4611 Centerview Drive is situated at the high-profile northwest corner of Centerview Drive and Piedras Drive West. This primary location offers immediate logistical access to the region's critical traffic arteries, including IH-10, IH-35, and US Highway 281 and Loop 1604, and sits directly within the flow of San Antonio's inner loop 410.

The site is served by VIA Metropolitan Transit, which operates 90 routes across Bexar County, ensuring high accessibility for patients and staff relying on regional multimodal transportation.

363,612

Current resident population.

Market Analysis

The property is a cornerstone asset in the Northwest San Antonio submarket, an area defined by dense residential growth and high civic demand. The local office market remains fundamentally sound with a healthy stabilized occupancy rate of 90%±.

\$82,042

Average Household Income projection by 2030.

10%

Median Household Income increase from current levels projected within five years.

Direct frontage along Loop 410, provides passive marketing to over 250,000+ vehicles der day.



Submarket & Demographics

Medical Hub & Synergy

Prime Medical Ecosystem

Strategically positioned just four miles from the South Texas Medical Center, this facility sits at the heart of the region's premier hub for clinical care and medical research. Its location within the historic Deco District offers a distinct competitive advantage, as this stable, 90% developed neighborhood features high barriers to entry and a unique architectural character.

The property further benefits from proximity to high-value institutional anchors like Trinity University and the University of the Incarnate Word. Supported by established professional neighbors such as PNC Bank, the site enjoys a synergistic environment perfectly suited for consistent patient and professional traffic.

80k+

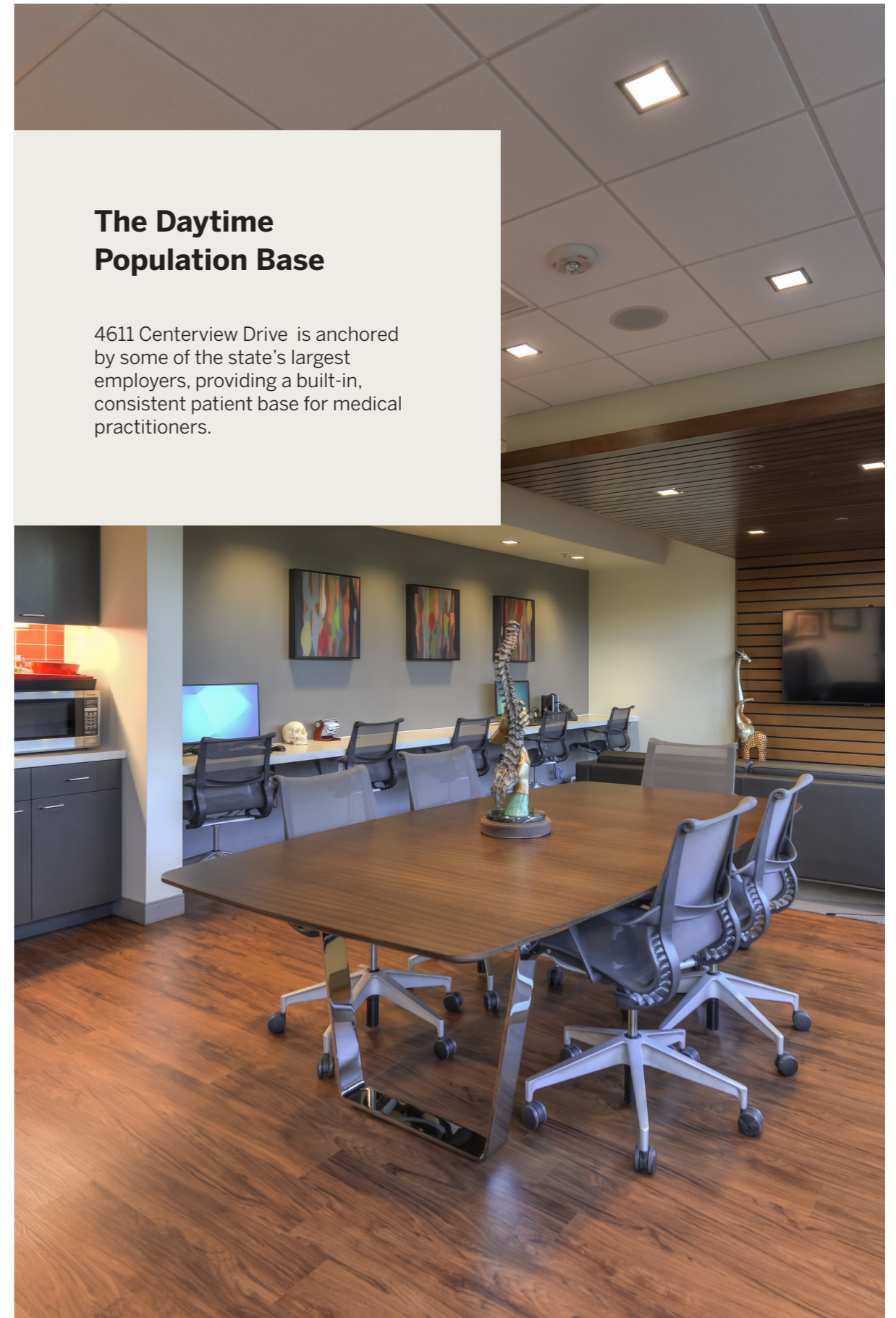
Military Personnel and Retirees

As part of "Military City, USA," the property benefits from proximity to Joint Base San Antonio (JBSA) facilities including Fort Sam Houston and Lackland AFB

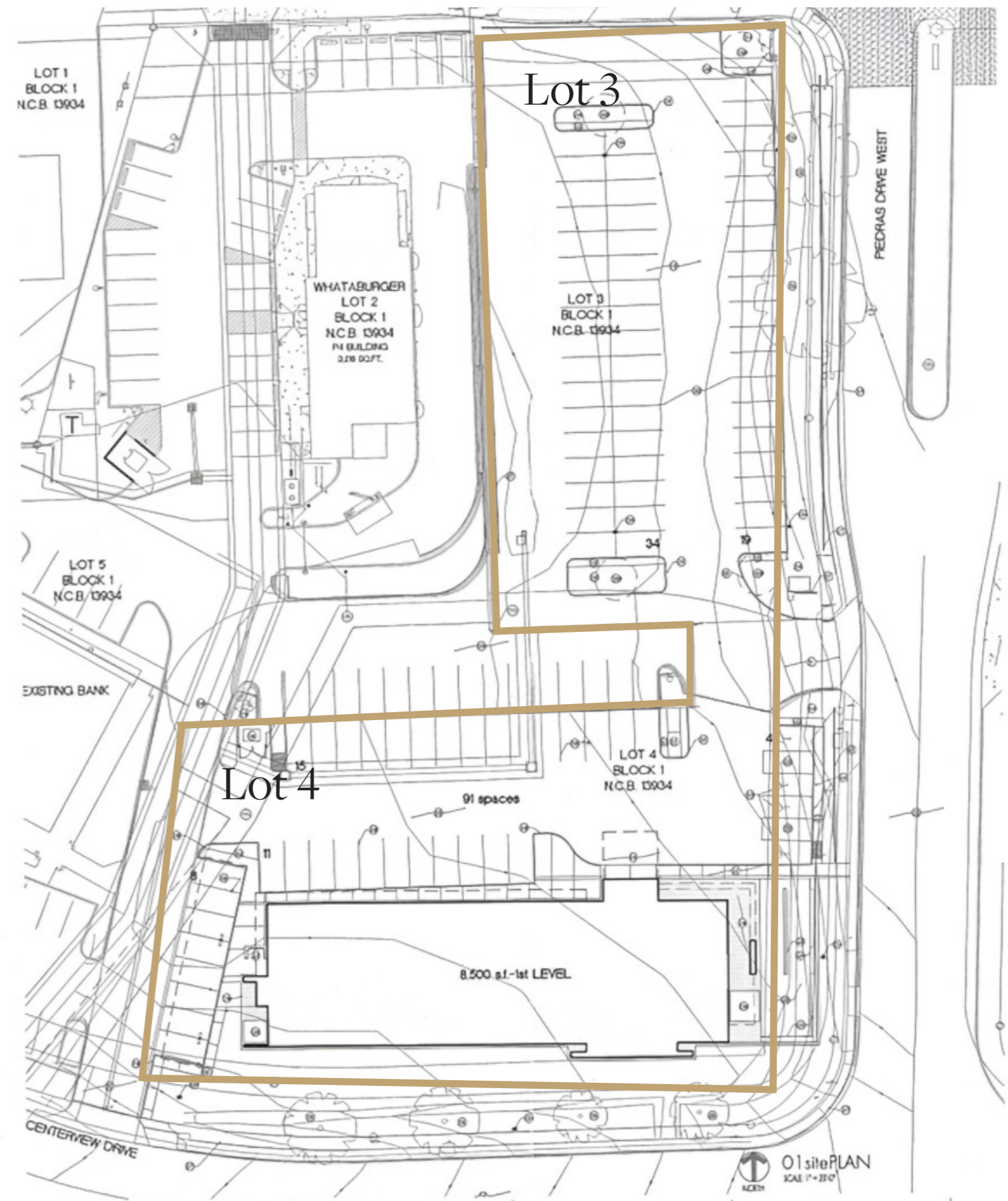


The Daytime Population Base

4611 Centerview Drive is anchored by some of the state's largest employers, providing a built-in, consistent patient base for medical practitioners.



Site Technicals & Survey



- ✓ The site is zoned C-3 General Commercial District, which allows for intensive commercial, retail, and professional office uses, and is officially designated as a legal, conforming use.
- ✓ Features 91 total parking spaces, including 15 specialized covered parking stalls and professionally maintained concrete walkways.
- ✓ 1.45 acres total: Lot 4: 0.8607 AC - Lot 3: 0.5910 AC, consisting of approximately 63,162 SF, providing superior land-to-building utility.
- ✓ Confirmed "Zone X" status — the site is outside the 500-year flood hazard area, ensuring long-term insurability and asset safety.

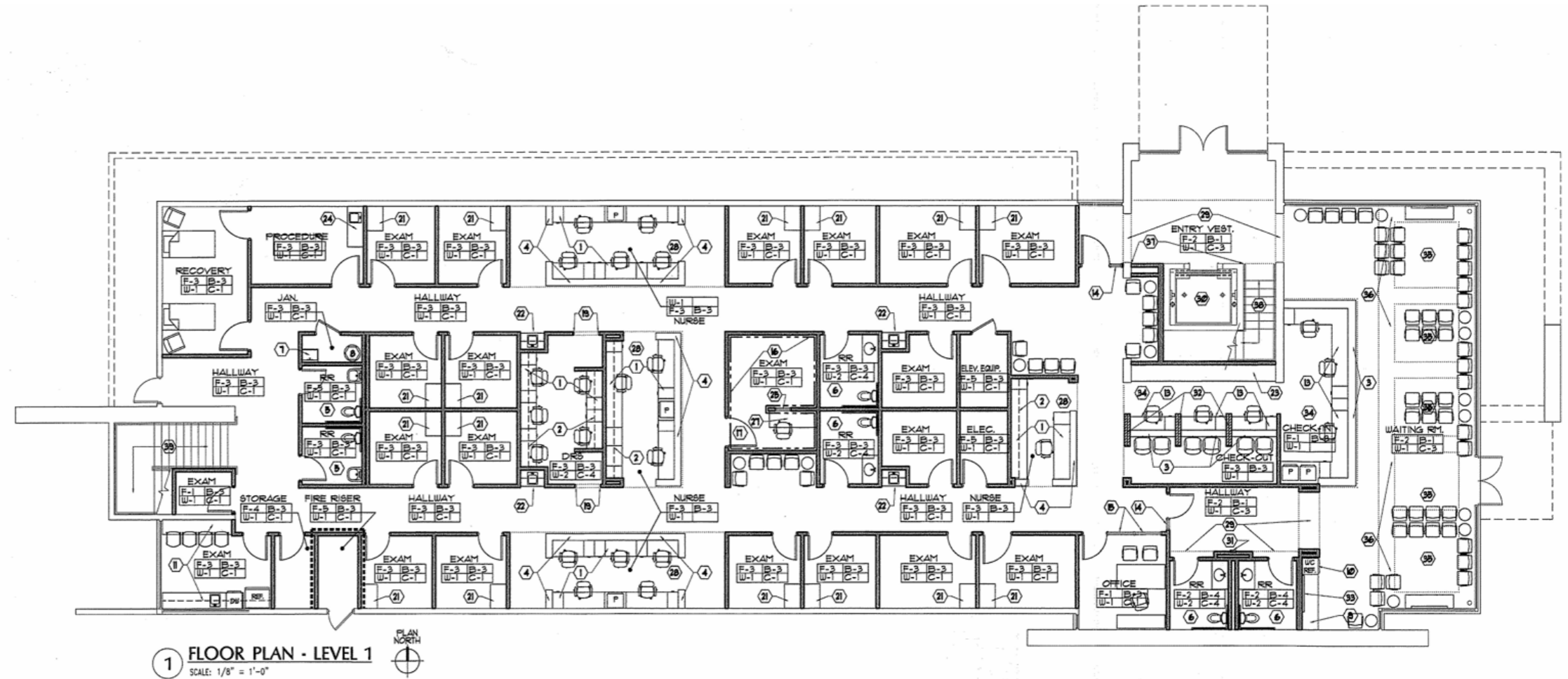
Architectural Floor Plans

A Turnkey Medical Solution

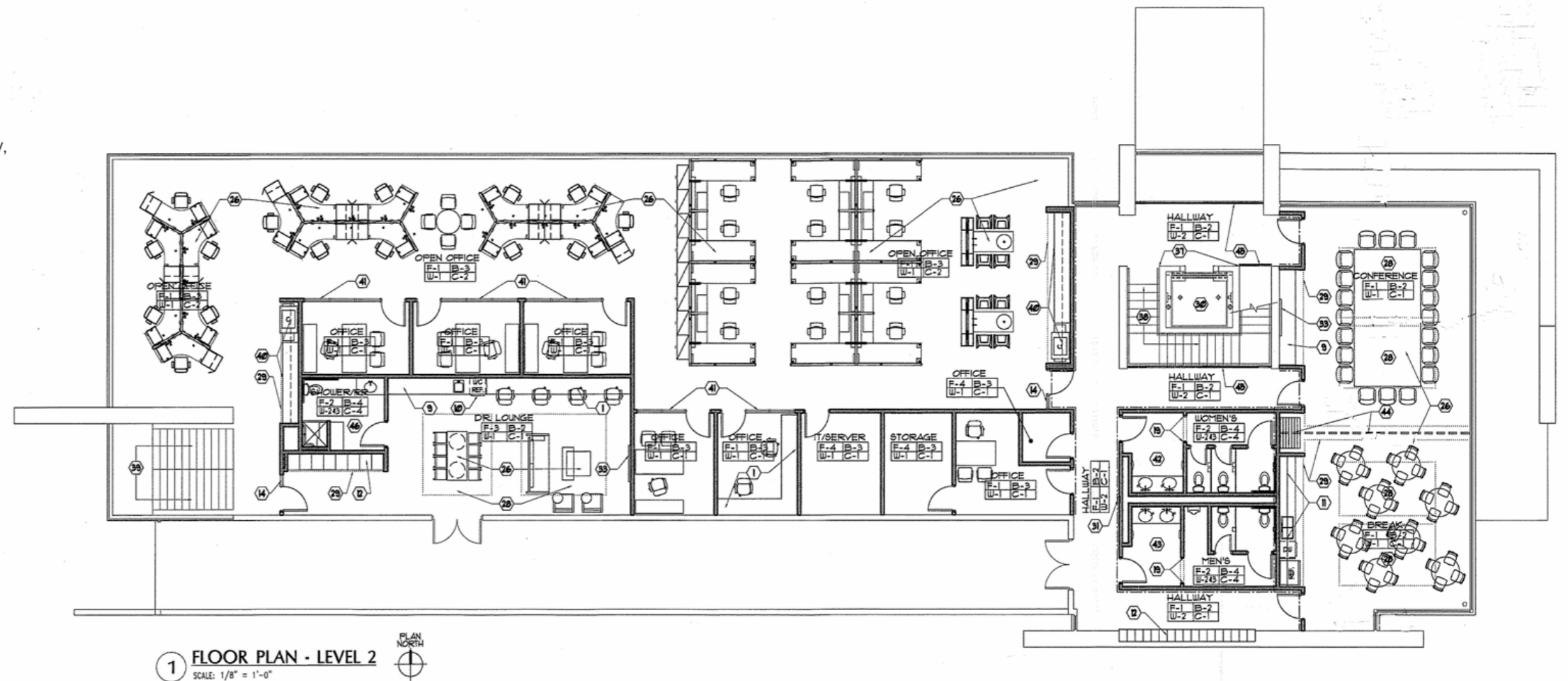
The building provides a total of 16,950 SF of highly specialized clinical and administrative space.

Level 1 (8,800 SF Clinical Flow): Purpose-built for high-volume patient intake, featuring a spacious entry vestibule, 24+ procedure and exam rooms, a dedicated surgery suite for minor procedures, a post-op recovery area, and a specialized X-ray room with safety monitoring.

Level 2 (8,150 SF Professional Flow): Dedicated to administrative excellence and therapy, this level includes open-concept office space, an executive conference room, a Dr. Lounge with an outdoor balcony, and a large physical therapy rehabilitation center.



1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

Turn-Key Medical Opportunity: Specialized Surgery, Imaging, & Rehab Center

4611 CENTERVIEW DRIVE
SAN ANTONIO, TEXAS 78228

Centerview Drive represents a premier acquisition opportunity for medical users and investors alike. Combining institutional-grade 2014 construction with an expanded 1.45-acre corner footprint, this 16,950 SF asset offers unrivaled brand exposure along San Antonio's critical Loop 410 corridor. The property stands as a turnkey solution positioned within the city's most stable medical and professional ecosystem.

CENTERVIEWDRIVE.COM



 Kuper | Sotheby's
INTERNATIONAL REALTY



Offered at \$7,000,000



Kris Forks

Global Real Estate Advisor
210.854.6431 | kris.forks@kupersir.com