

HUEBNER WOODS OFFICE BUILDING

10007 Huebner Rd | San Antonio, TX 78240

Office Opportunity Near South Texas Medical Center



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executive summary.

The property at 10007 Huebner Road offers the opportunity to acquire a well-maintained, ±5,773-square-foot single-story office building located within Huebner Woods Office Park in Northwest San Antonio. Built in 2013, the building features a clean, efficient layout with dedicated surface parking, making it well-suited for both professional and medical office use.

The property sits along a high-visibility corridor with easy access to major thoroughfares and is just minutes from the South Texas Medical Center—one of the area's primary employment and healthcare hubs. The surrounding area is anchored by a strong mix of medical and professional users, supporting steady demand for office space in this location.

With its practical design, strong visibility, and convenient access, the property is well-positioned for an owner-user or investor looking for a functional asset in a proven office corridor.

\$1,915,000

SALE PRICE

±5,773

SQUARE FEET

34

PARKING SPACES



USAA BLVD | ±5,618 VPD

HUEBNER RD | ±40,653 VPD



key highlights.



● **Right-sized office opportunity:**
±5,773 SF Class B office building ideal for professional or medical users, offering an efficient layout within a well-maintained office park setting.



● **Ample on-site parking:**
34 surface parking spaces providing strong parking ratios for both staff and visitors.



● **Medical corridor positioning:**
Located minutes from the South Texas Medical Center, one of the largest healthcare hubs in the region, driving consistent demand from medical and service-based users.



● **Strong access & visibility:**
Positioned along Huebner Road, a key east-west arterial with connectivity to Interstate 10 and Loop 1604, allowing for convenient regional access.



● **Established Northwest submarket:**
Surrounded by dense residential neighborhoods, retail amenities, and steady population growth supporting long-term occupancy and tenant demand.



● **Convenience-driven location:**
Nearby shopping, dining, and service retail enhance daily usability for tenants and create a highly functional work environment.

SOUTH TEXAS MEDICAL CENTER

HUEBNER RD | ±40,653 VPD



area demographics.



138,652
POPULATION
WITHIN 3 MILES



\$87,121
AVG. INCOME
WITHIN 3 MILES



187,069
DAYTIME POPULATION
WITHIN 3 MILES



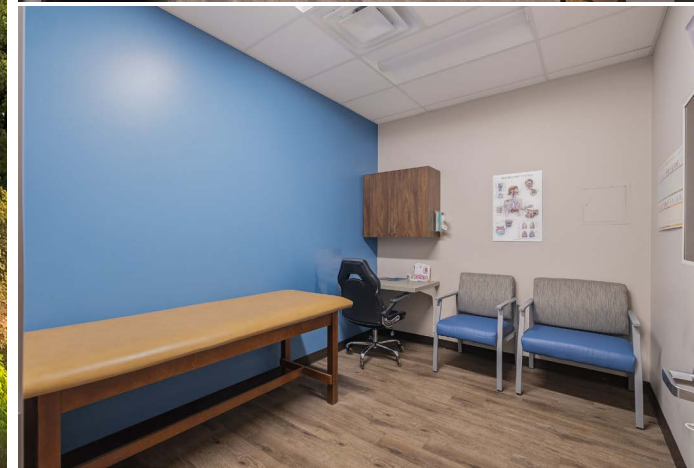
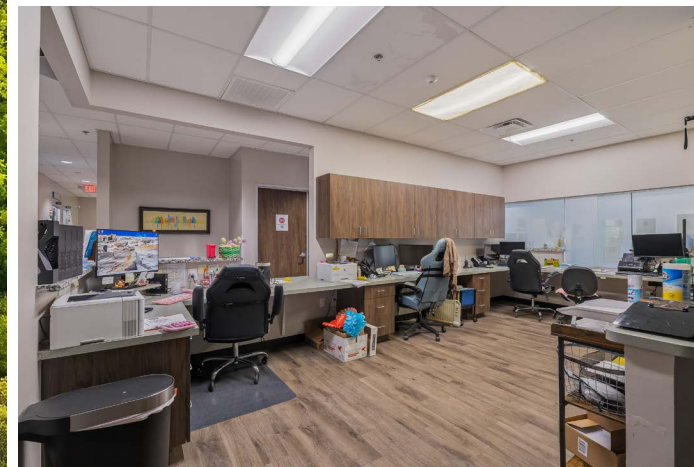
88,700
EMPLOYEES
WITHIN 3 MILES

322,395
POPULATION
WITHIN 5 MILES

\$92,230
AVG. INCOME
WITHIN 5 MILES

397,289
DAYTIME POPULATION
WITHIN 5 MILES

185,000
EMPLOYEES
WITHIN 5 MILES



at the center of San Antonio's healthcare-driven submarket

Located in Northwest San Antonio, 10007 Huebner Road is positioned within one of the city's most established and demand-driven office corridors. Anchored by the nearby South Texas Medical Center and supported by dense surrounding residential neighborhoods, the area benefits from a strong base of healthcare, professional services, and daily consumer activity.

With direct access to major transportation routes and consistent traffic along Huebner Road, the property offers a highly accessible and convenient location for both tenants and visitors, supporting long-term occupancy and usability.



SOUTH TEXAS MEDICAL CENTER

One of the largest healthcare hubs in South Texas, the Medical Center drives significant daily traffic and employment to the area, supporting sustained demand for medical and professional office space.

SAN ANTONIO GROWTH

San Antonio grew 29% from 2012 to 2022—nearly double the state's growth rate—reinforcing long-term demand as Texas' second most populous city.

HUEBNER ROAD CORRIDOR

A primary east-west arterial providing strong visibility and connectivity to Interstate 10 and Loop 1604, supporting ease of access for employees, patients, and clients.

RETAIL & DAILY AMENITIES

Surrounded by national and local retail, dining, and service providers, the property benefits from a convenience-driven environment that enhances tenant experience and supports day-to-day business operations.



South Texas MEDICAL CENTER

Located in Northwest San Antonio, the South Texas Medical Center is one of the largest healthcare clusters in the region—serving 38 counties and anchoring one of the city's most significant employment and demand drivers.



REGIONAL HEALTHCARE HUB

The South Texas Medical Center spans approximately 900 acres and includes more than 75 medical institutions, 12+ hospitals, and over 45 clinics—making it one of the most concentrated healthcare districts in Texas.

- 4,200+ hospital beds across the district
- Serves a 38-county South Texas region
- One of the largest medical districts in the state



MAJOR EMPLOYMENT ENGINE

The Medical Center is one of San Antonio's largest employment hubs, supporting tens of thousands of jobs and driving consistent daily traffic and long-term demand for surrounding office space.

- ~87,000 employees across the Medical Center ecosystem
- One of the largest employment centers in San Antonio
- Healthcare & biosciences support 180,000+ jobs



ANCHOR HEALTH SYSTEMS

The Medical Center is anchored by nationally recognized hospitals, research institutions, and healthcare systems that continue to expand to meet growing regional demand.

- **University Health** – Major trauma and teaching hospital serving South Texas
- **Methodist Healthcare System** – One of the largest healthcare providers in the region
- **UT Health San Antonio** – Leading medical education and research institution

7th

LARGEST US CITY

2.6M+

SAN ANTONIO
MSA POPULATION

39M

VISITORS PER YEAR

\$192B+

METRO GDP

SAN ANTONIO



San Antonio at a glance.

San Antonio continues to emerge as one of the most stable and steadily growing metros in the country. With a population of approximately 1.5 million, the city ranks among the largest in the U.S. and serves as a major economic hub within the Texas Triangle.

The local economy is anchored by healthcare, military, tourism, and professional services, supported by a growing technology sector and strong corporate presence. Major employers and institutions continue to drive job creation, while the city's relative affordability and quality of life attract both businesses and residents.

With sustained population growth, expanding infrastructure, and a diverse economic base, San Antonio offers long-term stability and consistent demand across commercial real estate sectors.

notable employers.





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