

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, orange, and red.A white rectangular sign is positioned on the left side of the image, near the entrance of the building. The sign has the text "DIABETES SELF MANAGEMENT TRAINING CENTER" printed in black, all-caps, sans-serif font. The sign is slightly tilted and appears to be leaning against a tree or a wall.The text "For Sale or Lease" is displayed in a large, white, sans-serif font on a dark blue rectangular background. This background is part of a larger dark blue banner that also contains the address information.

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5107 MEDICAL DRIVE
SAN ANTONIO, TX 78229

5107 Medical Drive, San Antonio, TX 78229

PROPERTY OVERVIEW

Situated at **5107 Medical Dr in San Antonio, TX 78229**, this property is ideally located within San Antonio's bustling Medical Center area. This site offers unparalleled proximity to major healthcare facilities, making it a valuable spot for medical offices, clinics, or other healthcare-focused developments. With easy access to major highways and public transportation, the property is convenient for both professionals and patients. This location presents an excellent investment opportunity in a high-demand area, ideal for a medical or commercial project that will benefit from the area's high foot traffic and vibrant community.

PROPERTY CHARACTERISTICS

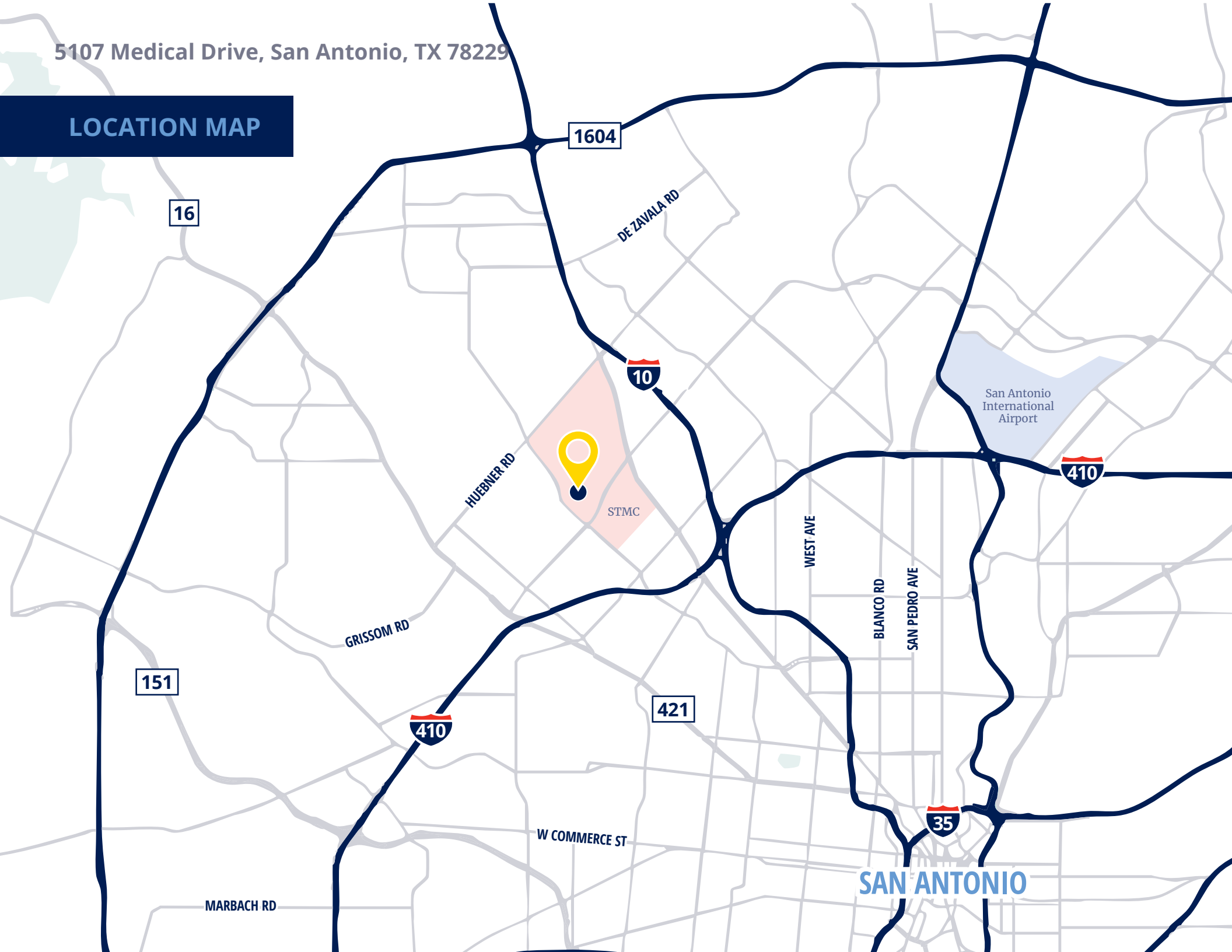
Address:	5107 Medical Dr. San Antonio, TX 78229
Asset Type:	Medical / Office
Asset Square Footage:	27,494 SF
Parking Ratio:	5:1000 SF
Land Area:	±2.6900
APN:	13663-00-0087
Legal Description:	NCB 13663 BLK LOT SE IRR 448.54' OF 8 or ARB 8C

CONTACT BROKER FOR PRICING



5107 Medical Drive, San Antonio, TX 78229

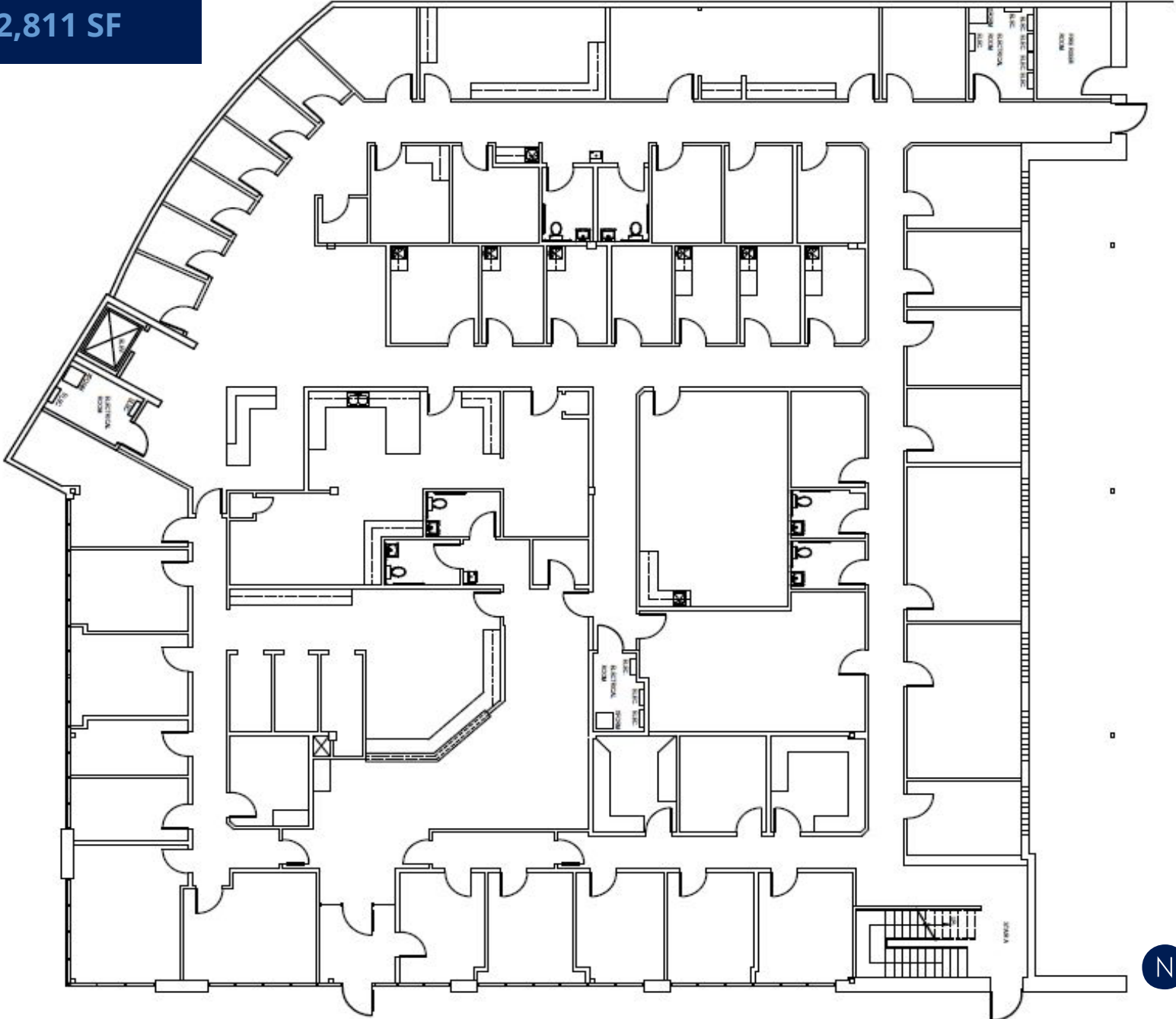
LOCATION MAP



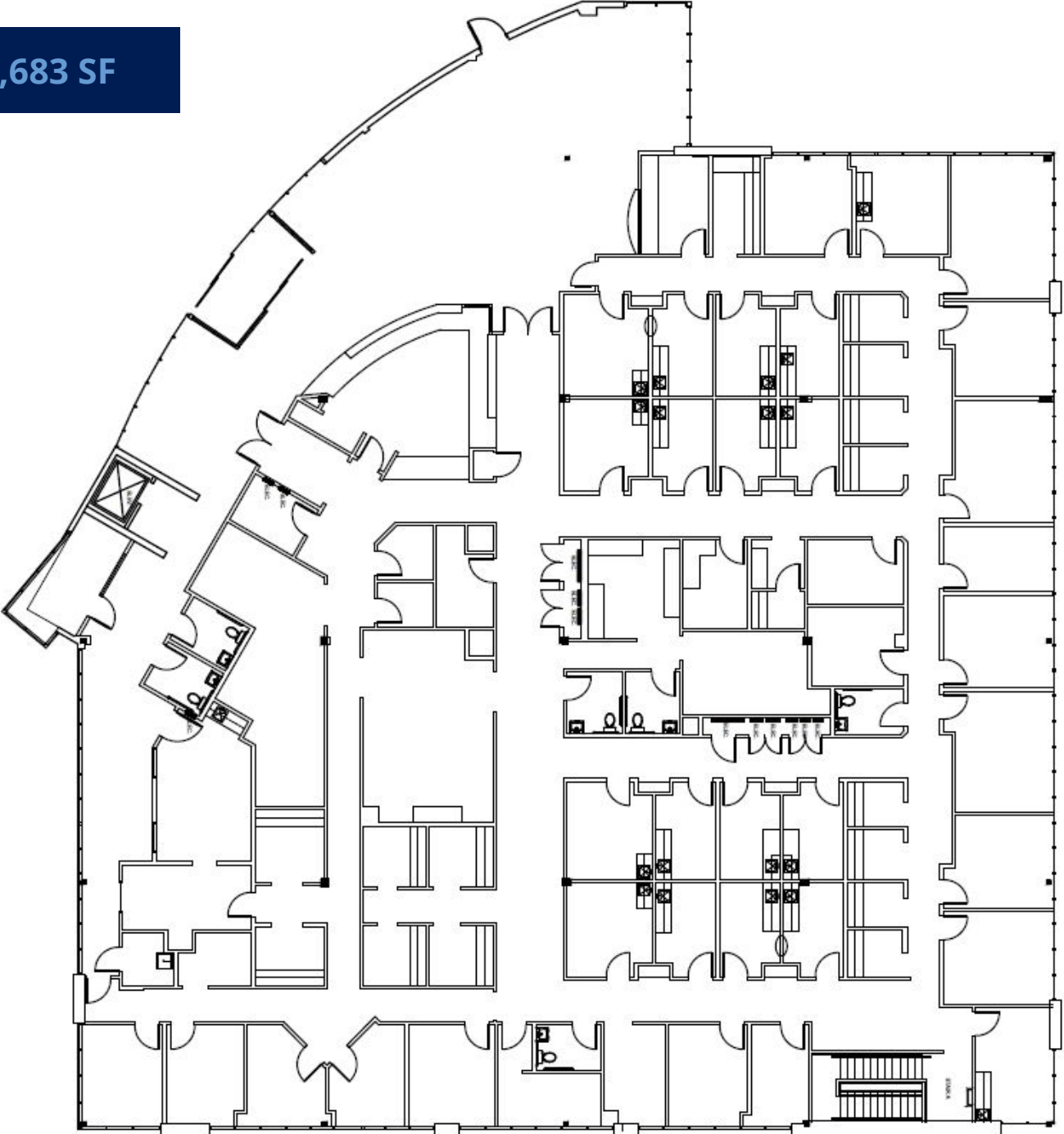
AERIAL OVERVIEW



LEVEL ONE 12,811 SF




LEVEL TWO 14,683 SF



5107 Medical Drive
San Antonio, TX 78229



 5107 Medical Center Drive,
San Antonio, TX 78229

- 1** Christus Santa Rosa Medical Center
- 2** Encompass Health Rehab Hospital
- 3** Foundation Surgical Hospital
- 4** PAM Specialty Hospital
- 5** Methodist Healthcare System
- 6** Methodist Cancer Center
- 7** Methodist Plaza
- 8** St. Luke's Baptist Hospital
- 9** University Hospital
- 10** Audie L. Murphy VA Medical Center
- 11** Warm Springs Rehab Hospital
- 12** UT Health San Antonio
- 13** UT Health Cancer Center

[Click to View Full Map of South Texas Medical Center](#)

5107 Medical Drive, San Antonio, TX 78229



Beginning with a single hospital opening in 1963, the STMC is made up of over 75 medically related institutions, more than 45 clinics, 12 major hospitals, 1 higher education institution, and countless small practices, offices and non-medical businesses.

The result is a professional community that is extensive in capability, surprisingly synergistic, and dynamic in its impact – not just on healthcare, but on contributions to medical research and service to patients worldwide. Add to that all of the service, hospitality and retail businesses needed by people who work and live here, and you essentially have a city within a city.

MEDICAL CENTER ALLIANCE (MCA)

The Medical Center Alliance (MCA) was formed in 1998 to address mobility congestion through street improvements and signage enhancement and to promote the continued economic growth of the STMC. The MCA's membership is made up of the seven largest employers/landowners in the STMC:

- Audie L. Murphy Memorial VA Hospital
- Methodist Healthcare System
- Methodist Healthcare Ministries
- San Antonio Medical Foundation
- University Health System
- The University of Texas MD Anderson Cancer Center
- UT Health San Antonio



5107 Medical Drive, San Antonio, TX 78229

PROPERTY GALLERY



San Antonio

AT A GLANCE

GEOGRAPHY

505

Square miles making it the second largest city in Texas



POPULATION & DEMOS

2.7 Million

residents in the San Antonio MSA

1.5 Million

residents in the city of San Antonio



7.6% population growth rate since 2019
24th most populous MSA in the nation
7th most populous city in the nation

ECONOMY



56th

Largest economy in the world if San Antonio were an independent nation



33rd

Largest U.S. metro economy in the nation



\$182.1

Billion GDP (2023)

CORPORATE HQ

6

Fortune 500 companies are headquartered in San Antonio



EMPLOYMENT



1.28 Million

Jobs in San Antonio with most of the job growth in the healthcare, military, tourism, & energy sectors.

6.6%

Increase in jobs from 2019, outpacing the national growth rate of 3.9%

3.4%

Unemployment rate, which is lower than the Texas state rate of 3.7%

\$29.84

Average hourly earnings in 2024, annual growth of 3.7%

GLOBAL TRADE CITY

\$700 Billion

in trade between U.S. & Mexico with Texas being the leading state



22nd largest district by trade value

One of Texas' **two** intermodal logistics facilities



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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.

2-10-2025



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.

AS 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

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Licensed Supervisor of Sales Agent/ Associate	License No.
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Sales Agent/Associate's Name	License No.

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Buyer/Tenant/Seller/Landlord Initials

Date