



HUEBNER WOODS OFFICE PARK

10007 Huebner Rd Building 2

San Antonio, TX 78240

11,000 SF Medical Office Condo • \$3,530,000 • 5,500 SF Available • AHI In Place Through 2028

Own your space in the South Texas Medical Center.

Partners is pleased to offer 10007 Huebner Road, Building 2, an 11,000 SF medical office condo built in 2013 in the South Texas Medical Center. Half the building is leased to American Health Imaging through 12/31/2028 at \$24.05/SF NNN. Suite 203, 5,500 SF, is vacant and built out as medical office with treatment rooms for minor procedures. A medical owner-user can occupy Suite 203 while AHI's rent offsets the carrying cost.

\$3,530,000	\$320.91	5,500 SF	\$132,275
List Price	Price Per SF	Available for owner-user	Annual base rent from AHI



Connor Watson, SIOR

Senior Vice President

512.643.8079

connor.watson@partnersrealestate.com



Nicholas Moss

Associate

512.601.8127

nick.moss@partnersrealestate.com

PROPERTY SUMMARY

partners

The property at a glance.

ADDRESS	10007 Huebner Rd, Bldg 2
CITY, STATE, ZIP	San Antonio, TX 78240
PROPERTY TYPE	Medical Office Condo
BUILDING SIZE	11,000 SF · Two Suites
YEAR BUILT	2013
SUBMARKET	South Texas Medical Center
LIST PRICE	\$3,530,000
PRICE PER SF	\$320.91
AVAILABLE	50% · Suite 203 · 5,500 SF
SUITE 203 BUILD-OUT	Medical Office (Pain Clinic)
OWNERSHIP	Condo
TENANT	American Health Imaging Suite 204
IN-PLACE LEASE	\$24.05/SF NNN to 12/31/28
RENEWAL OPTION	One, 5 Year



Owning beats leasing here.



01 Income From Day One

American Health Imaging occupies half the building through 2028 at \$24.05/SF NNN, offsetting the owner-user's carrying cost from closing.

02 Below Market Occupancy Cost

Net base rent occupancy costs are estimated at \$20 to \$24/SF, below or at least in line with the cost of renting comparable space.

03 Medical Build-Out In Place

Suite 203 is built out as medical office (pain clinic) with treatment rooms for minor procedures, cutting buildout cost and time to occupancy.

04 Inside the Medical Center

The South Texas Medical Center is a 900-acre district with twelve hospitals, forty-five medical institutions, and more than 30,000 healthcare jobs.

05 Hospital Proximity

Methodist Hospital, University Health, and St. Luke's Baptist are all nearby, supporting referral relationships for a medical practice.

06 Condo Structure

A buyer controls their own space without owning or managing the full building. POA fees cover shared building operations.

Move-in ready clinical space.



PROCEDURE ROOM

partners

A dedicated procedure room, ready to use.



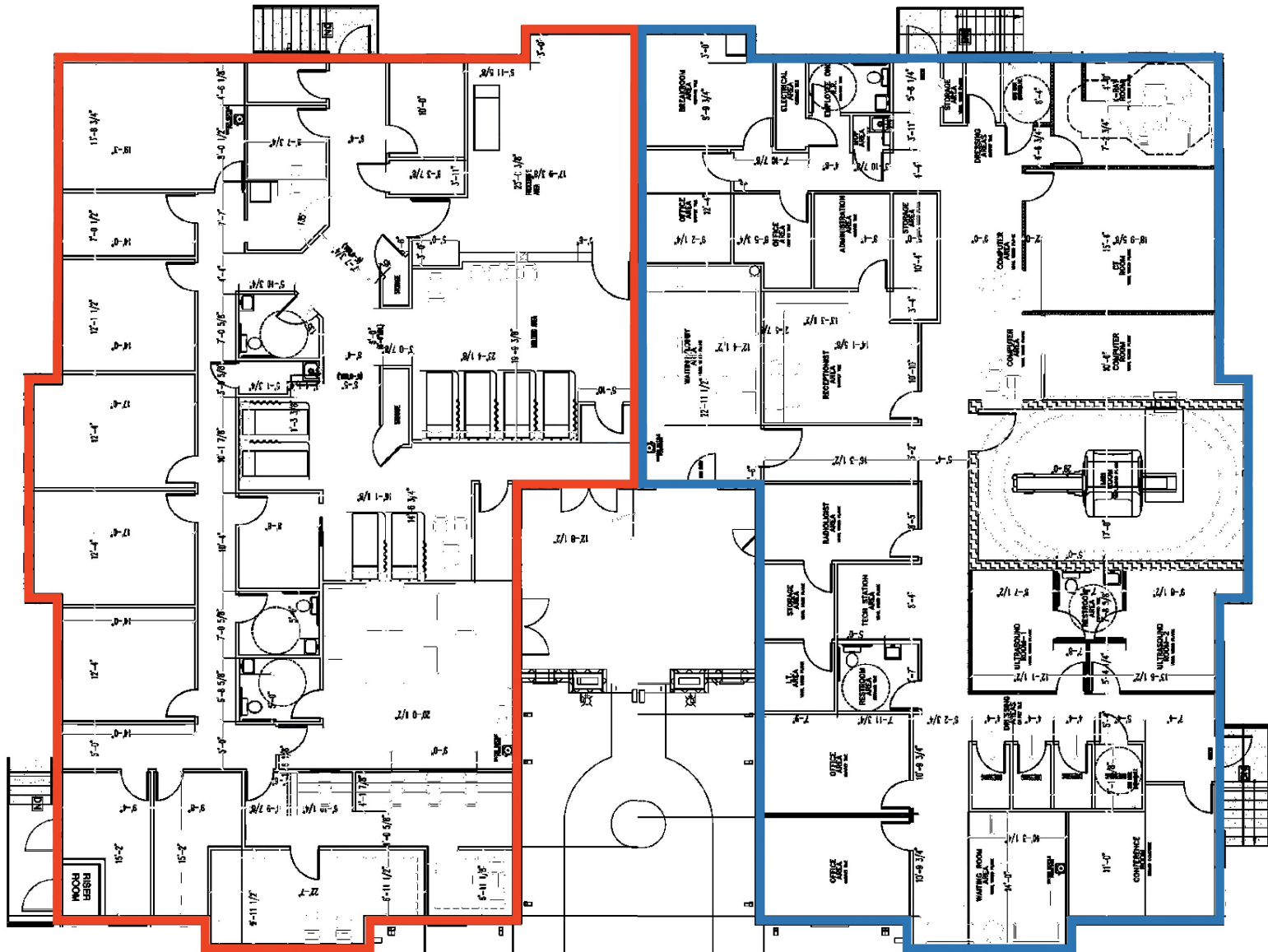
FLOOR PLAN

partners

11,000 SF across two suites.

Suite 203 AVAILABLE · 5,500 SF

Suite 204 LEASED · IMAGING



Suite 204 is the American Health Imaging build-out with the MRI, CT, ultrasound, and support rooms. Suite 203 is medical office with treatment rooms for minor procedures. Plan not to scale; verify all dimensions.

OWNER-USER ANALYSIS

Occupy half, let the tenant carry the rest.

An owner-user occupying Suite 203 collects American Health Imaging's income against the debt. Net occupancy cost lands between \$12.11 and \$21.72/SF depending on the structure, at or below the cost of leasing comparable space.

5.70% RATE · 5-YEAR TERM	20-YR AM 15% DOWN	25-YR AM 25% DOWN
Loan Amount	\$3,000,500	\$2,647,500
Down Payment	\$529,500	\$882,500
Total Cash at Close	\$559,505	\$908,975
Annual Debt Service	\$251,750	\$198,912
Owner Expense Burden	\$66,000	\$66,000
Total Annual Costs	\$317,750	\$264,912
AHI Income	(\$198,300)	(\$198,300)
Net Occupancy Cost	\$119,450	\$66,612

Net Occupancy Per SF	\$21.72 /SF	\$12.11 /SF
-----------------------------	--------------------	--------------------

Based on the \$3,530,000 list price at a 5.70% interest rate with a 5-year term. Total cash at close includes estimated closing costs of 1% of the loan amount. AHI Income of \$198,300 reflects annual base rent plus CAM and other tenant recoveries. Figures are estimates shown for illustration only; actual terms depend on lender, credit, and market conditions. Buyers should verify all figures independently.

Meet the tenant.



American Health Imaging

AMERICAN HEALTH IMAGING OF DALLAS, LLC · SUITE 204

IN PLACE

Founded in 1998 and headquartered in Atlanta, AHI operates 45-plus diagnostic imaging centers across Texas, Alabama, Georgia, South Carolina, and Florida. Parent company Lumexa Imaging, formerly US Radiology Specialists, operates more than 185 outpatient imaging centers across 13 states. Welsh, Carson, Anderson & Stowe acquired a partnership stake in AHI in 2019 for approximately \$250 million.

45+

Centers nationally

5

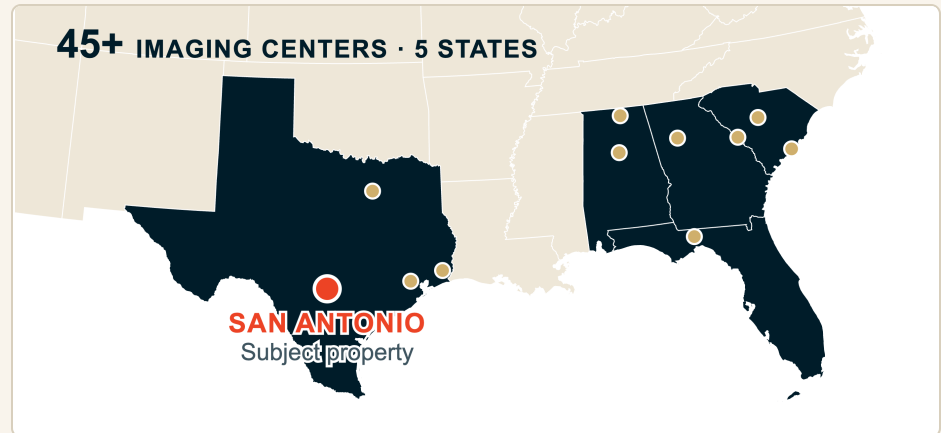
States served

1998

Founded

185+

Lumexa centers, 13 states



Texas · Alabama · Georgia · South Carolina · Florida. Selected locations shown.



PARENT COMPANY

Headquartered in Raleigh, North Carolina, Lumexa is a national partnership of physician-owned radiology practices, formerly US Radiology Specialists. AHI is one of its brands alongside Charlotte Radiology, Touchstone, SJRA, Windsong, Gateway, and Rad LTD.

185+

Outpatient imaging centers

13

States

85+

In health system joint ventures

LEASE ABSTRACT

TENANT	American Health Imaging of Dallas, LLC	SHARE OF BUILDING	50%	ANNUAL BASE RENT	\$132,275
PARENT COMPANY	Lumexa Imaging	LEASE TYPE	NNN	CAM REIMBURSEMENT	\$49,632
PREMISES	Suite 204	BASE RENT, PSF	\$24.05	LEASE EXPIRATION	12/31/2028
RENTABLE AREA	5,500 SF	MONTHLY BASE RENT	\$11,025	RENEWAL OPTION	One, 5 Year

CAM reimbursement estimated at 50% pro-rata share. Buyer to verify all lease terms against the executed lease during due diligence.

AERIAL OVERVIEW

Inside the South Texas Medical Center.



900 AC

Medical district acreage

12

Hospitals in the district

30,000+

Healthcare jobs in the area

4,200+

Patient beds across 45 institutions

10 mi

Northwest of downtown San Antonio

2 mi

Radius of active hospital construction

The trade area around the property.

The one-mile ring grew 9.99% since 2020, roughly three times the five-mile rate, and holds 12,138 daytime employees. The rings reach the South Texas Medical Center, Interstate 10, and Loop 410.

9.99%

Population growth 2020-2025, 1-mile ring

12,138

Daytime employees within one mile

3,723

Healthcare jobs within one mile

\$87,042

Average household income, 5-mile ring



RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	11,686	143,279	341,187
2030 Projection	12,408	150,450	358,044
Households	5,657	65,389	144,921
Avg. HH Income	\$74,861	\$83,400	\$87,042
Med. HH Income	\$62,896	\$61,784	\$63,340
Population Age 65+	1,167	19,885	50,592
Civilian Employed	6,570	77,719	179,967
Bachelor's Degree+	4,334	42,992	92,736
Healthcare Spending	\$5.2M	\$71.6M	\$171.5M
Median Age	34.3	35.7	36.0
689	80.7%	39.3%	
Healthcare businesses, 1-mile	Commute under 30 min, 1-mile	Professional roles, 1-mile	

Source: CoStar Demographic, Daytime Employment, and Consumer Spending Reports, 10007 Huebner Rd, August 2026. 2025 estimates.

CONTACT

For more information, contact the team.

partnersrealestate.com



Connor Watson, SIOR

Senior Vice President

512.643.8079

connor.watson@partnersrealestate.com



Nicholas Moss

Associate

512.601.8127

nick.moss@partnersrealestate.com

TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

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.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

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; 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.

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 and inform the owner of any material information about the property or transaction known by the agent.

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 and inform the buyer of any material information known by the agent.

AS AGENT FOR BOTH - INTERMEDIARY

To act as an intermediary, the broker must first obtain the written agreement of each party. An intermediary must treat all parties impartially and fairly. License holder fees are not set by law and are fully negotiable.

PCR Brokerage Austin, LLC · License No. 9003950 · licensingpartnersrealestate.com · 713 620 0500 | Designated Broker: **Jon Silberman**, No. 389162 | Licensed Supervisor: Travis Rodgers, No. 739840 | Sales Agent: Connor Watson, No. 743487 · 512 643 8079 | Regulated by TREC · trec.texas.gov

The information contained herein was provided by the owner or other sources deemed reliable; we do not guarantee it, and all information should be verified prior to purchase or lease. © 2026 Partners. All rights reserved.