

# AVAILABLE FOR LEASE

UP TO 11,047 SF  
OF MEDICAL OFFICE



## PECAN VALLEY MEDICAL BUILDING



4243 E. SOUTHCROSS BLVD.



SAN ANTONIO, TEXAS 78222



BUILDING OWNED & MANAGED BY  
HEALTHCARE REALTY

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# PROPERTY OVERVIEW

## KEY ASPECTS OF PROPERTY



Building Size:  
63,396 SF



Rate:  
Contact Broker



Building Built:  
1997



13,500+ Vehicles  
per day at  
E. Southcross  
Blvd. and S WW  
White Road



Owned By: Healthcare Realty

## AVAILABILITIES



**First Floor: 11,047 SF**



**Suite 202: 2,159 SF**

**Suite 203: 1,704 SF**



PECAN VALLEY MEDICAL BUILDING

# AVAILABLE FLOORPLAN

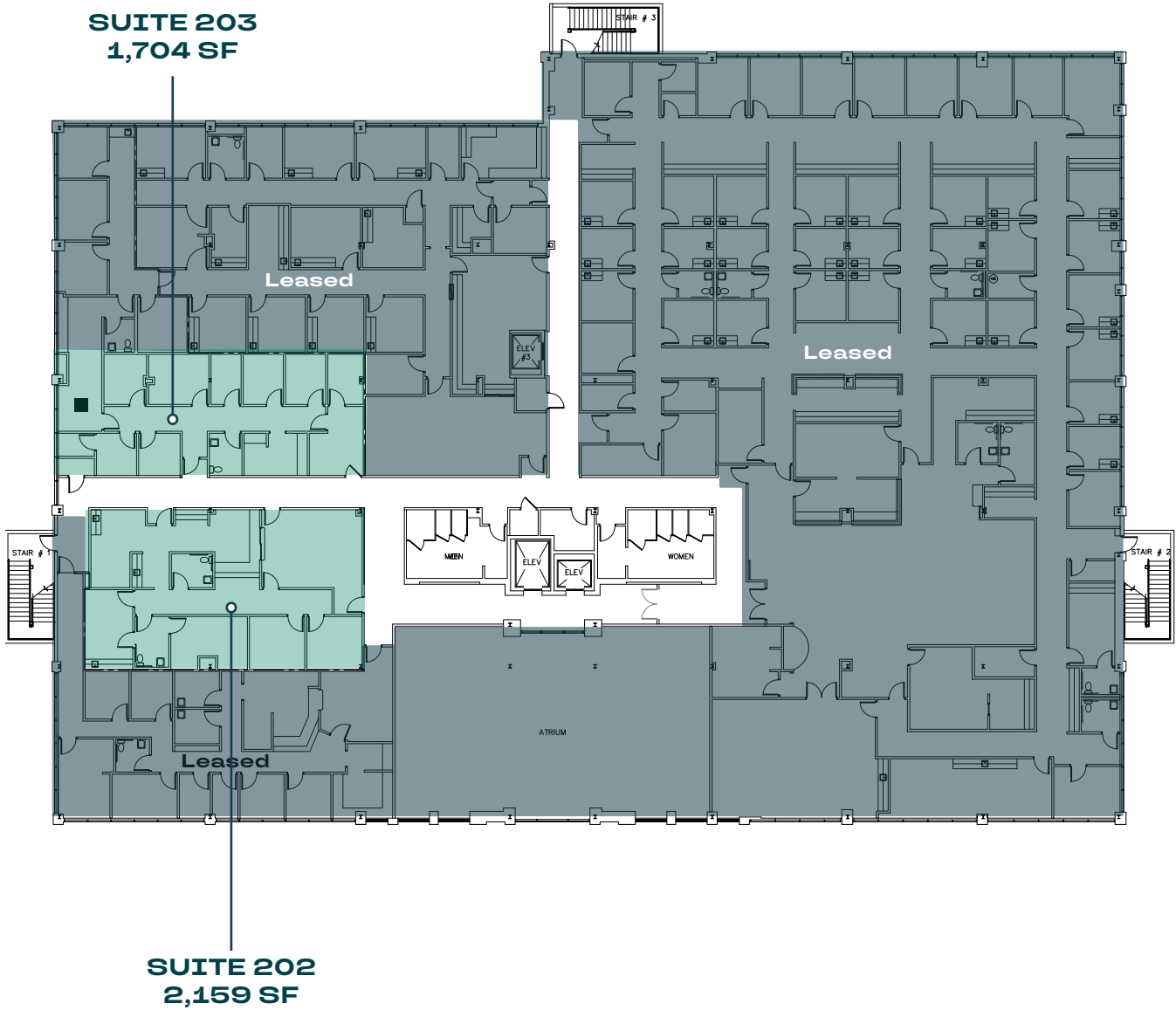
## LEVEL 1

1ST FLOOR  
11,047 SF



# AVAILABLE FLOORPLAN

## LEVEL 2



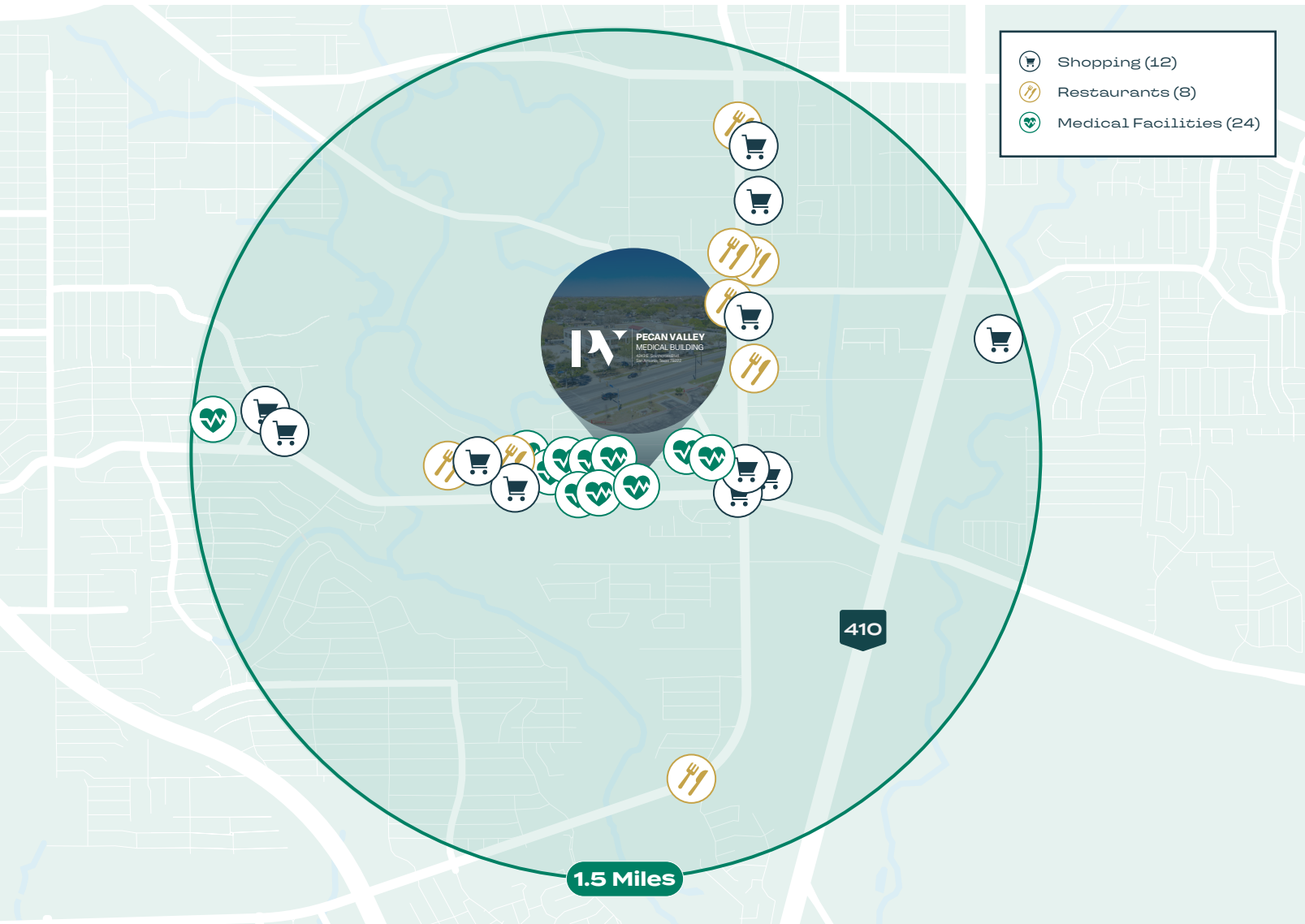
# INGRESS/EGRESS MAP



## SAN ANTONIO LOCATION MAP



# AMENITIES MAP



## SHOPPING

- A Z Food Mart
- Alamo City Home Repairs
- Circle K (2)
- Crown Furniture
- Dollar General (2)
- Family Dollar
- Fmo Appliances
- Gas-Go Markets Inc

## RESTAURANTS

- 2m Smokehouse Bbq
- Capparelli's Italia Food
- Cow Girl's Cafe
- Curve Drive Inn
- El Bracero Mexican Restaurant
- Jaime's Mexican Restaurant
- Loop 13 Sports Grill
- Mr & Mrs G's Home Cooking

## MEDICAL FACILITIES

- Adventa Healthcare Assoc
- Alamo City Eye Physicians PA
- Baribeau & Assoc
- Baribeau Eye Institute
- Beverly Ann Kotara Wiatrek Od
- Clearvision Eyecare & Optical
- Complete Health
- Dixon Health & Wellness Center
- Ear Nose-Throat Clinics
- Enlightened Gems Home Healthcare
- Health Complete Family Medical Center
- Pecan Valley Ambulatory Surgery Center
- Renal Associates PA
- San Antonio Premier Internal Medicine
- South Alamo Medical Group
- South Texas Radiology
- Southcross Clinic
- Southcross Medical Clinic
- Southeast Ob-Gyn Assoc PA
- Urology San Antonio Southeast
- US Oncology Inc
- VA Outpatient Clinic
- Well Med
- Whole Woman's Health LLC

# BROKER CONTACT

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HEALTHCARE REALTY**



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MEDICAL BUILDING**  
4243 E. Southcross Blvd.  
San Antonio, Texas 78222



# 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.

## A 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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Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Lee McKenna	715532	lee.mckenna@jll.com	210-293-6842
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date