



# Legacy Oaks

Medical Plaza

5360 - 5430 Fredericksburg Road | San Antonio, Texas

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**Legacy Oaks** is a seven-building medical office complex located on Fredericksburg Road across from the Oak Hills Country Club and adjacent to the South Texas Medical Center. This location offers flexible floor plans to meet your medical needs and features renovated exterior and interior finishes, upgraded mechanical systems, and beautifully landscaped grounds. Legacy Oaks Medical Plaza offers great visibility, signage opportunities and abundant parking for your growing medical practice.



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Fredericksburg Road

Fredericksburg Road



**Tower**  
5430 Fredericksburg Rd.



**Building A**  
5410 Fredericksburg Rd.



**Building B**  
5414 Fredericksburg Rd.



**Building C**  
5368 Fredericksburg Rd.



**Building D**  
5364 Fredericksburg Rd.



**Building E**  
5360 Fredericksburg Rd.

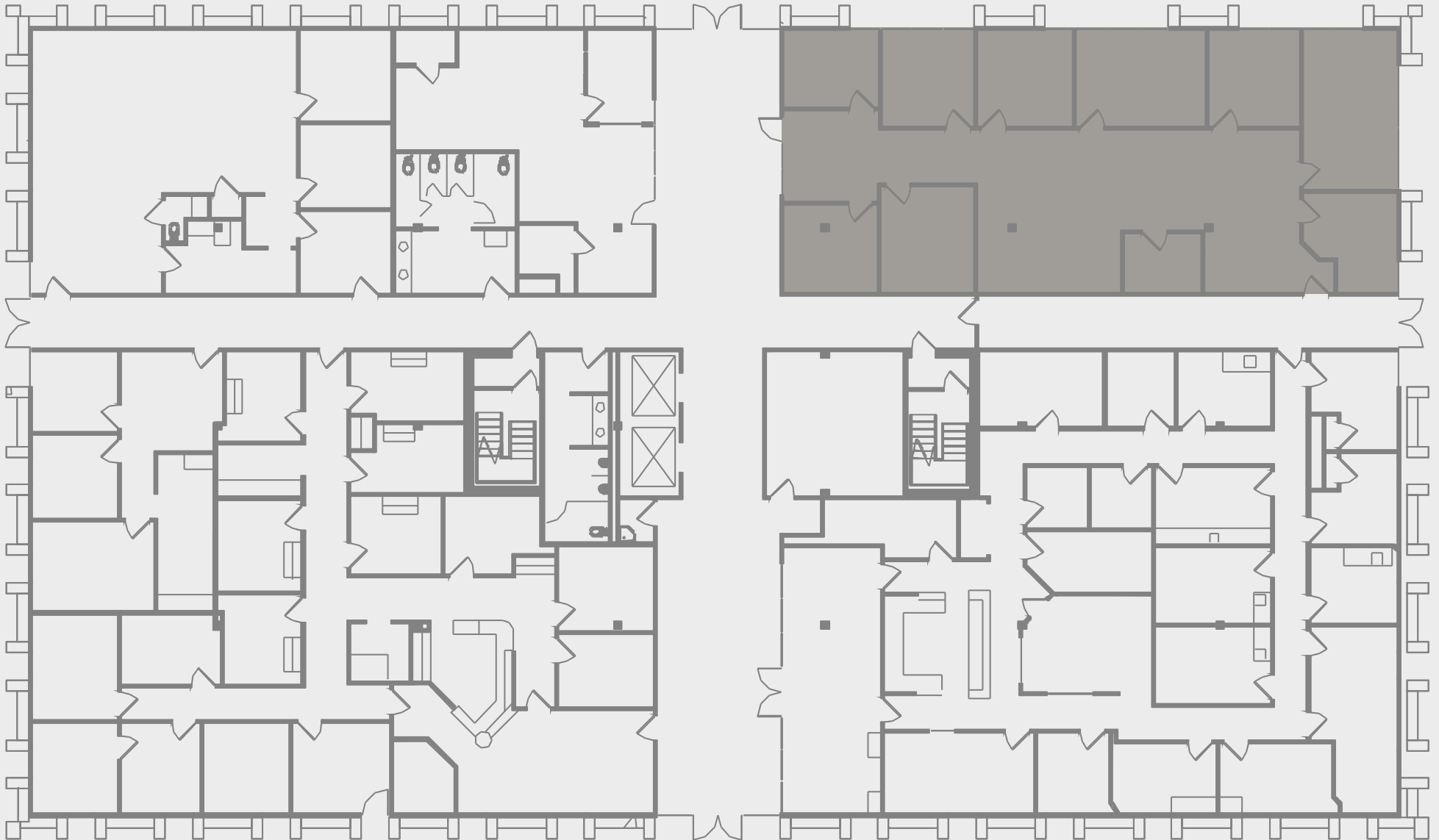


**Building F**  
5372 Fredericksburg Rd.

# T Availabilities

5430 Fredericksburg Rd.

Suite 130 | 2,678 SF



# T Availabilities

5430 Fredericksburg Rd.

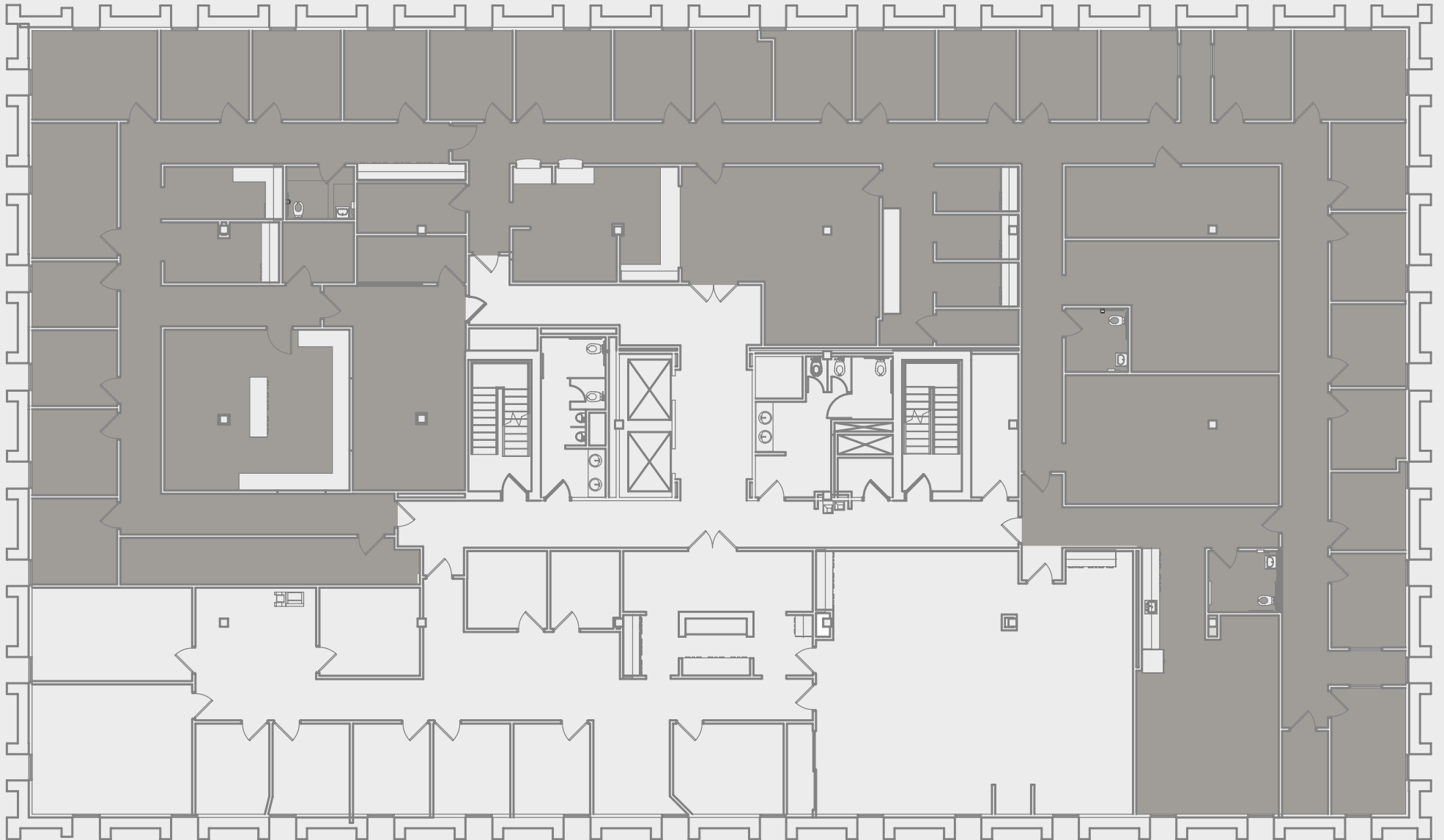
Suite 310 | 16,070 SF



# T Availabilities

5430 Fredericksburg Rd.

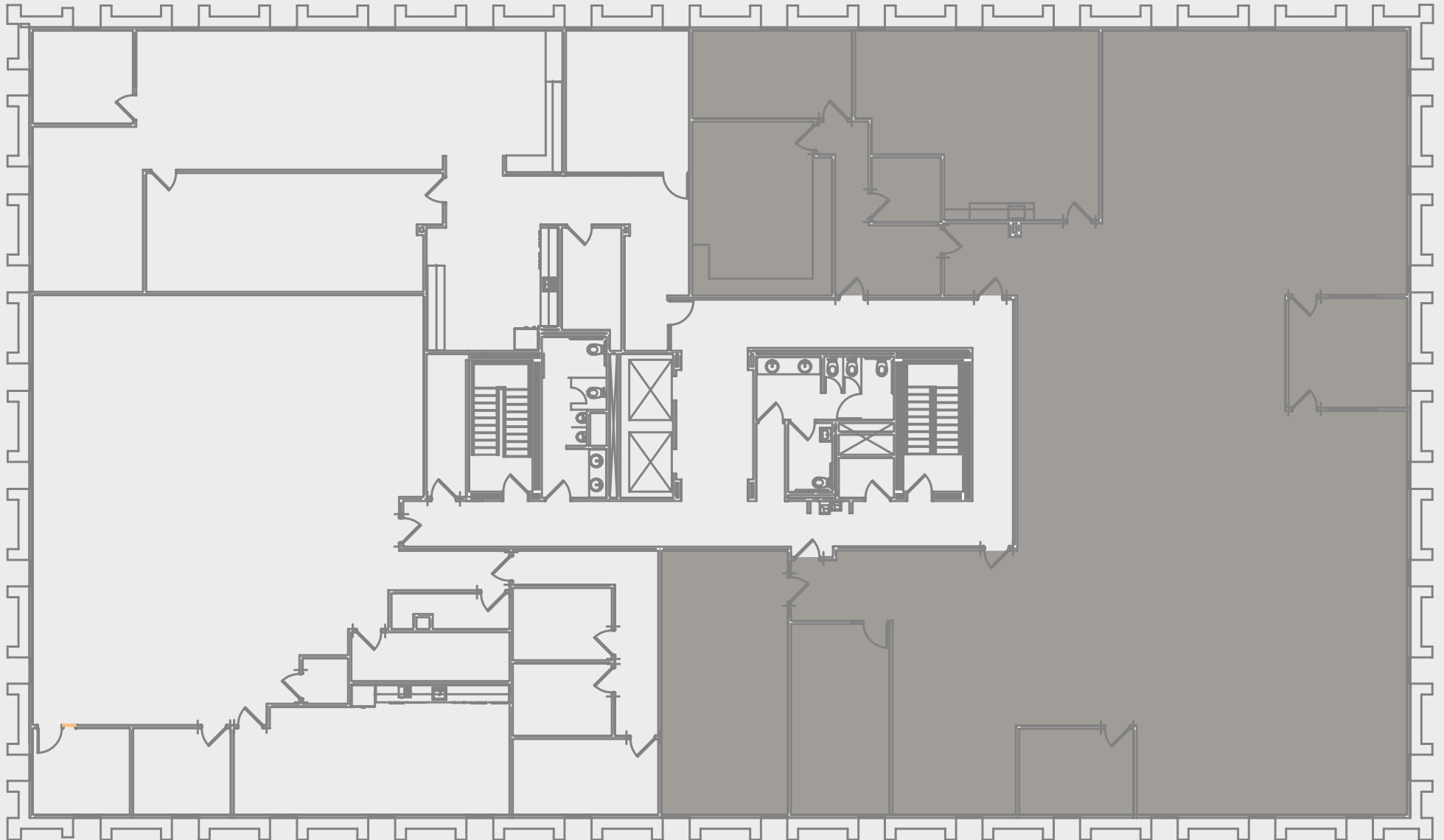
Suite 500 | 11,444 SF



# T Availabilities

5430 Fredericksburg Rd.

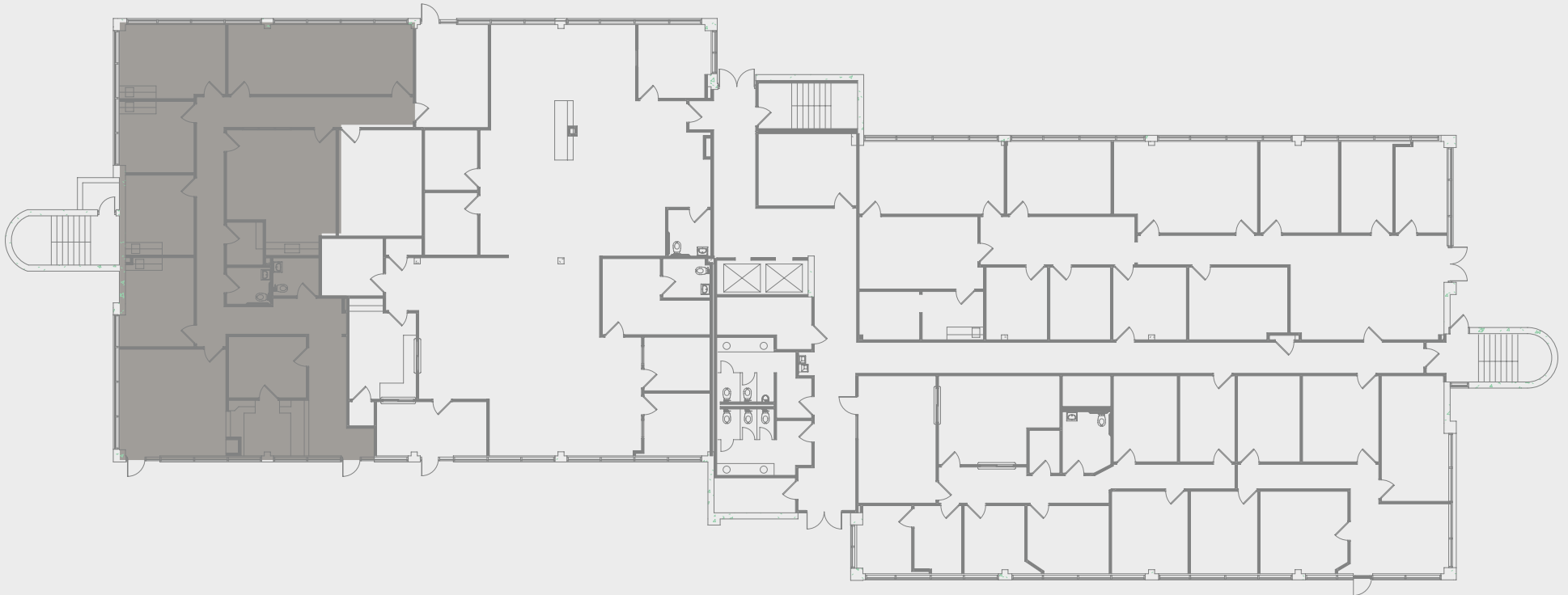
Suite 600 | 8,506 SF



# A Availabilities

5410 Fredericksburg Rd.

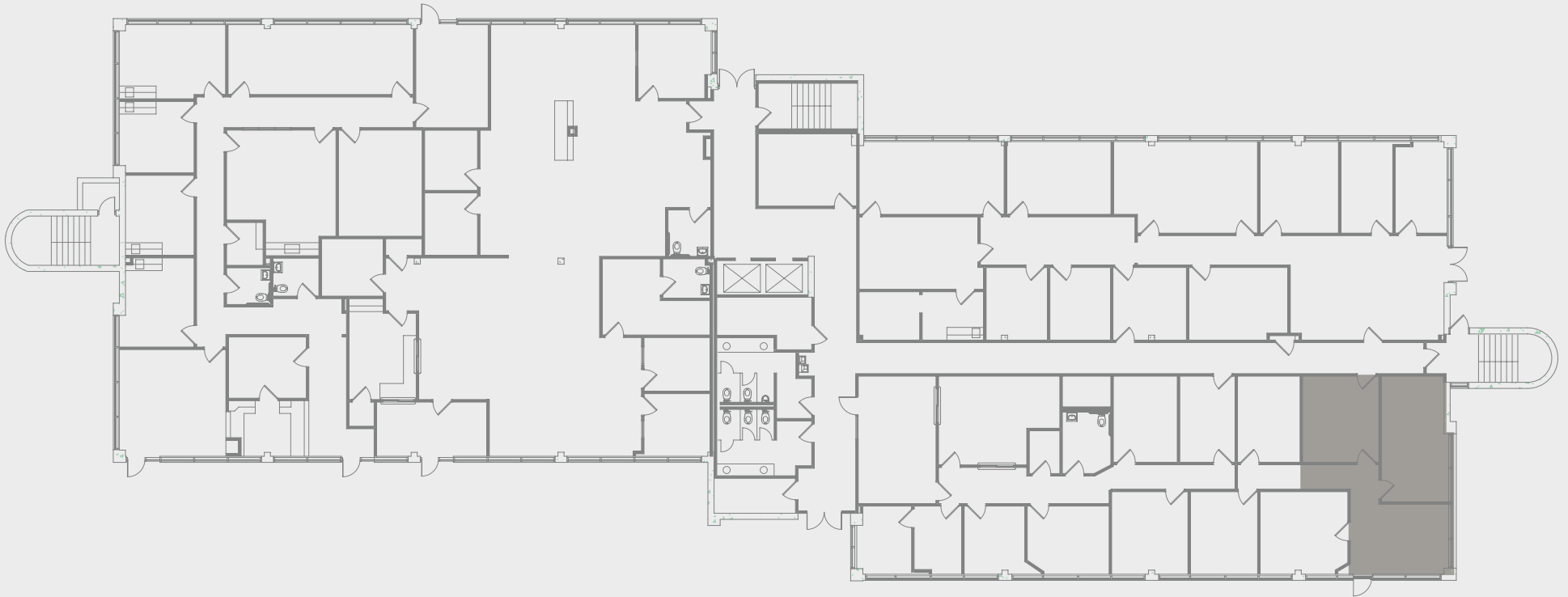
Suite 102 | 3,592 SF



# A Availabilities

5410 Fredericksburg Rd.

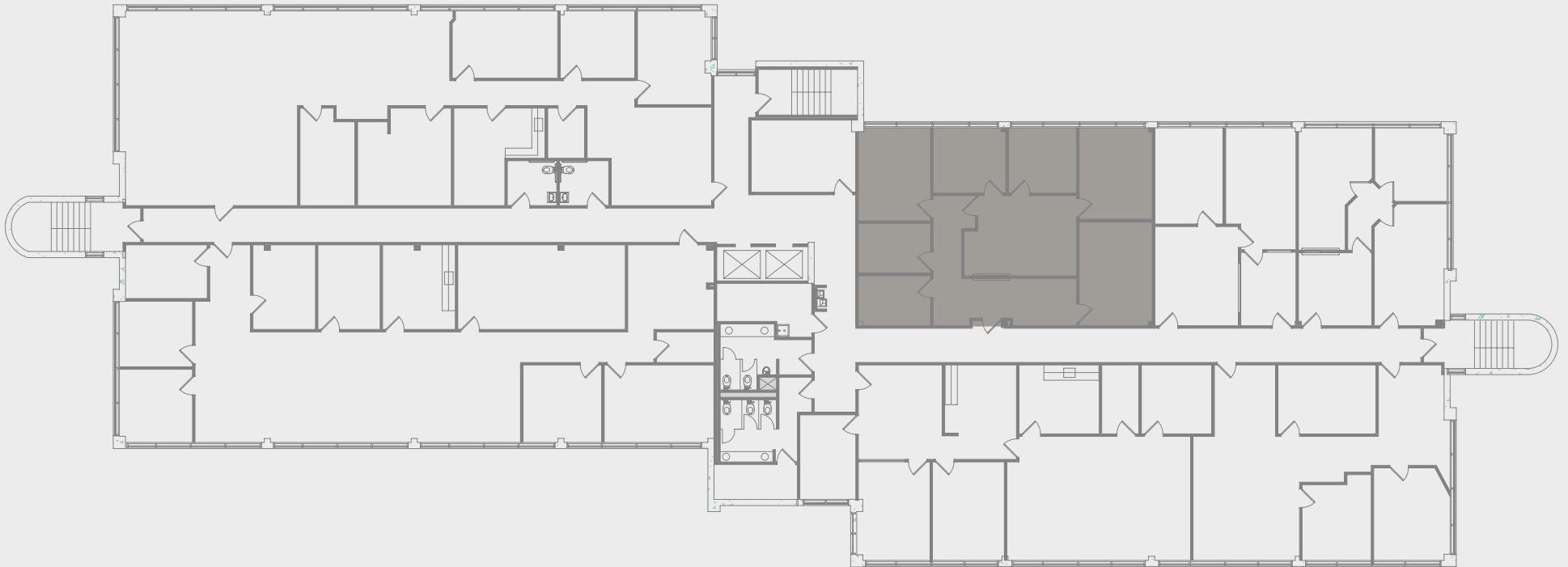
Suite 114 | 778 SF



# A Availabilities

5410 Fredericksburg Rd.

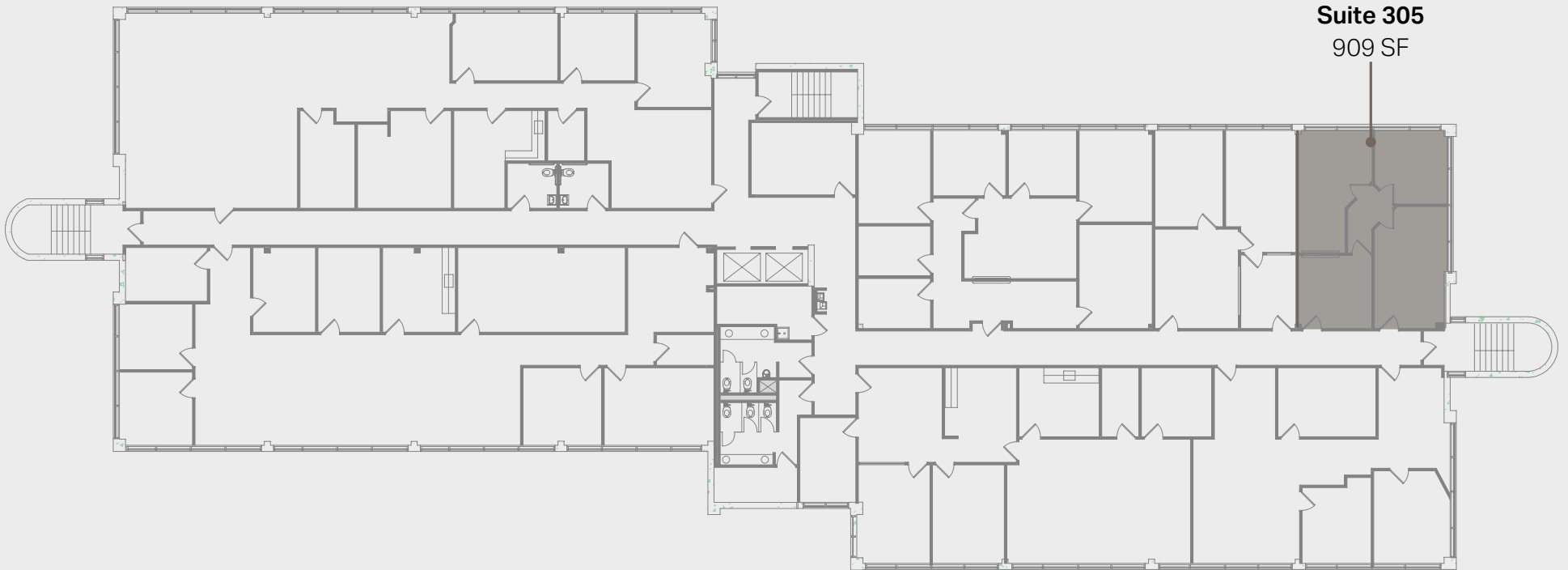
Suite 300 | 1,793 SF



# A Availabilities

5410 Fredericksburg Rd.

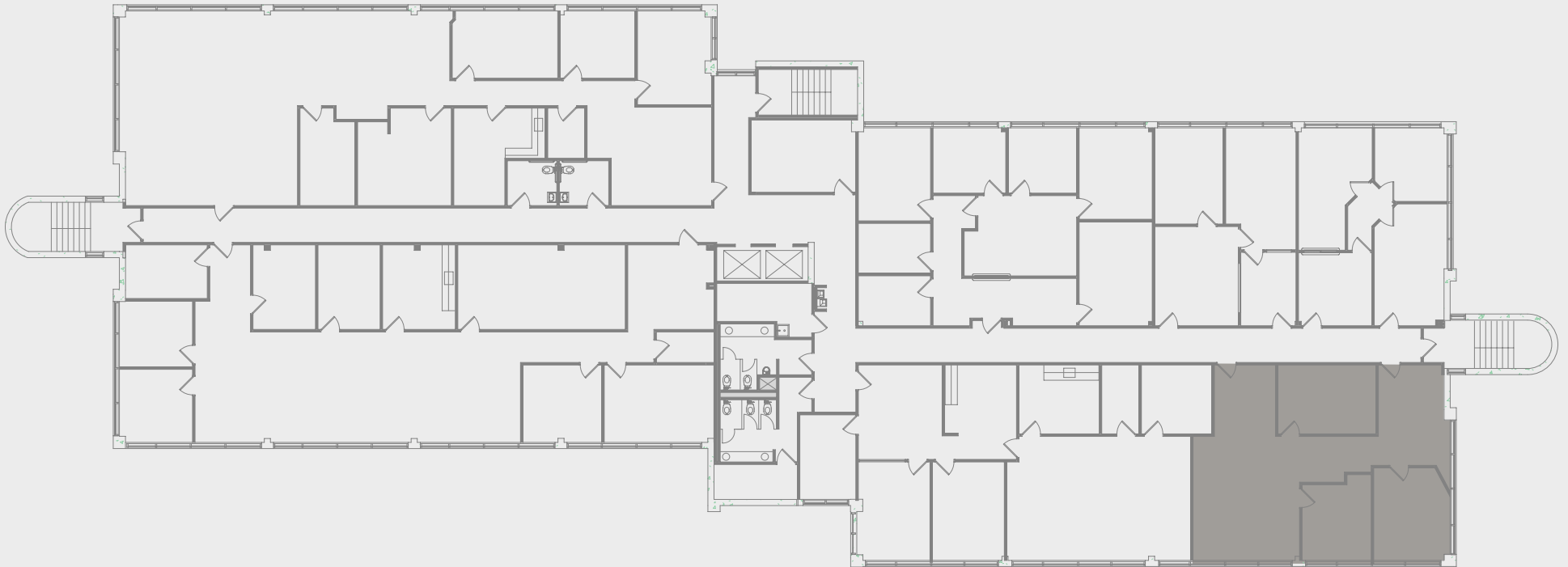
Suite 305 | 909 SF



# A Availabilities

5410 Fredericksburg Rd.

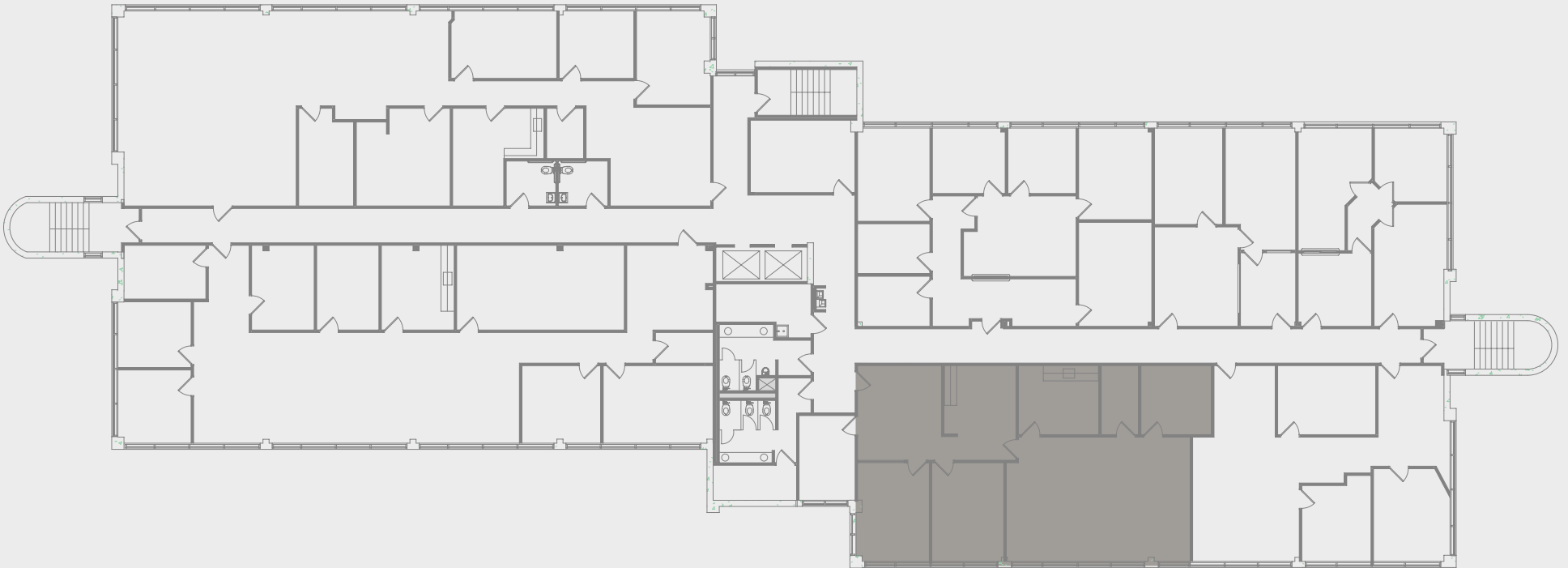
Suite 302 | 1,511 SF



# A Availabilities

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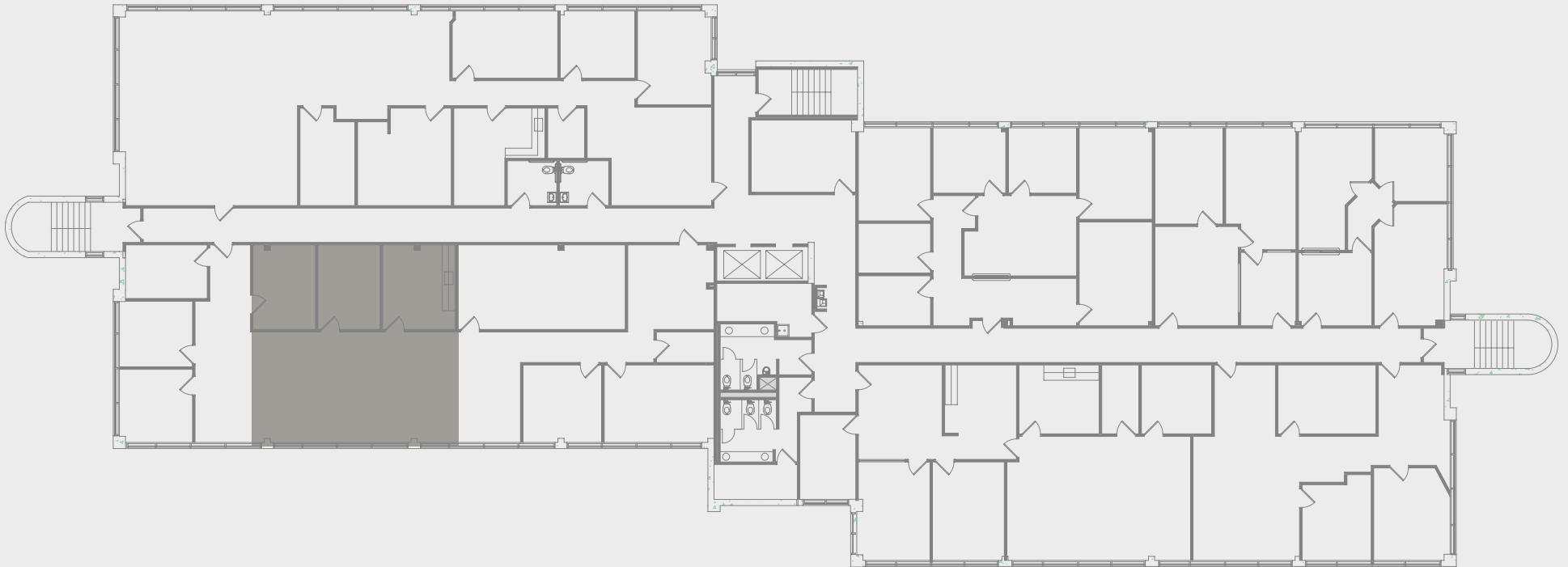
Suite 304 | 2,211 SF



# A Availabilities

5410 Fredericksburg Rd.

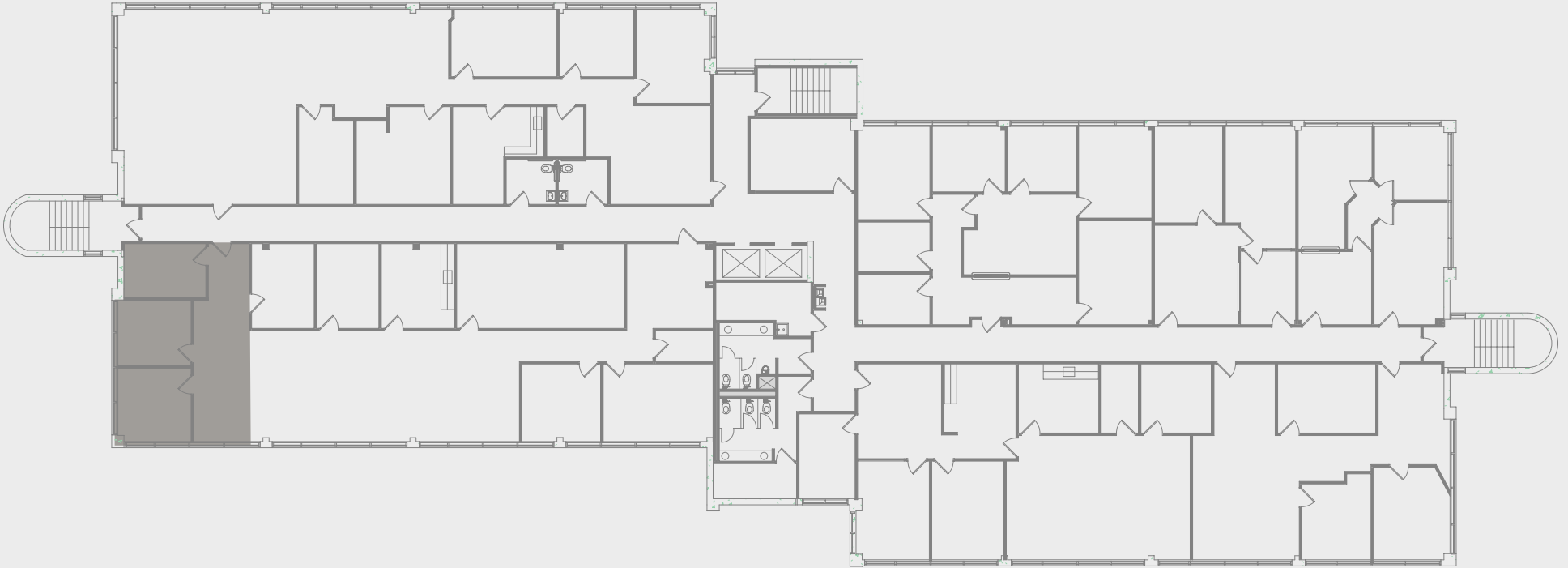
Suite 307 | 1,103 SF



# A Availabilities

5410 Fredericksburg Rd.

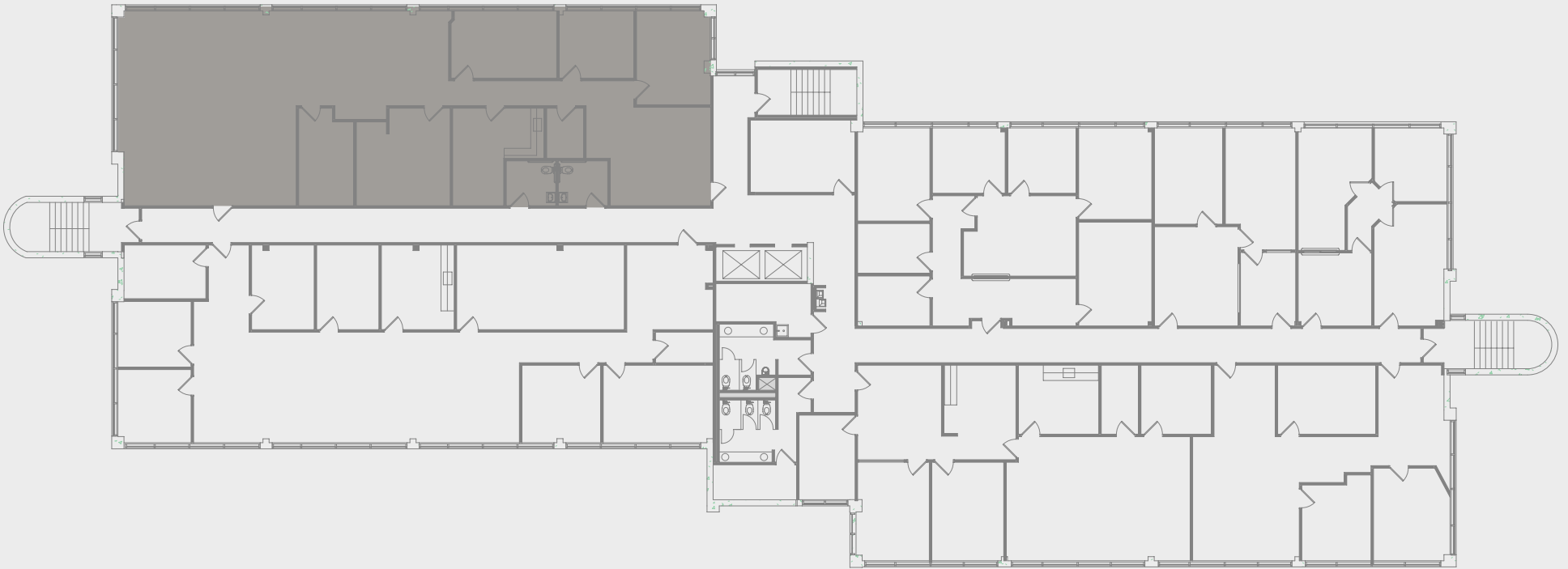
Suite 308 | 488 SF



# A Availabilities

5410 Fredericksburg Rd.

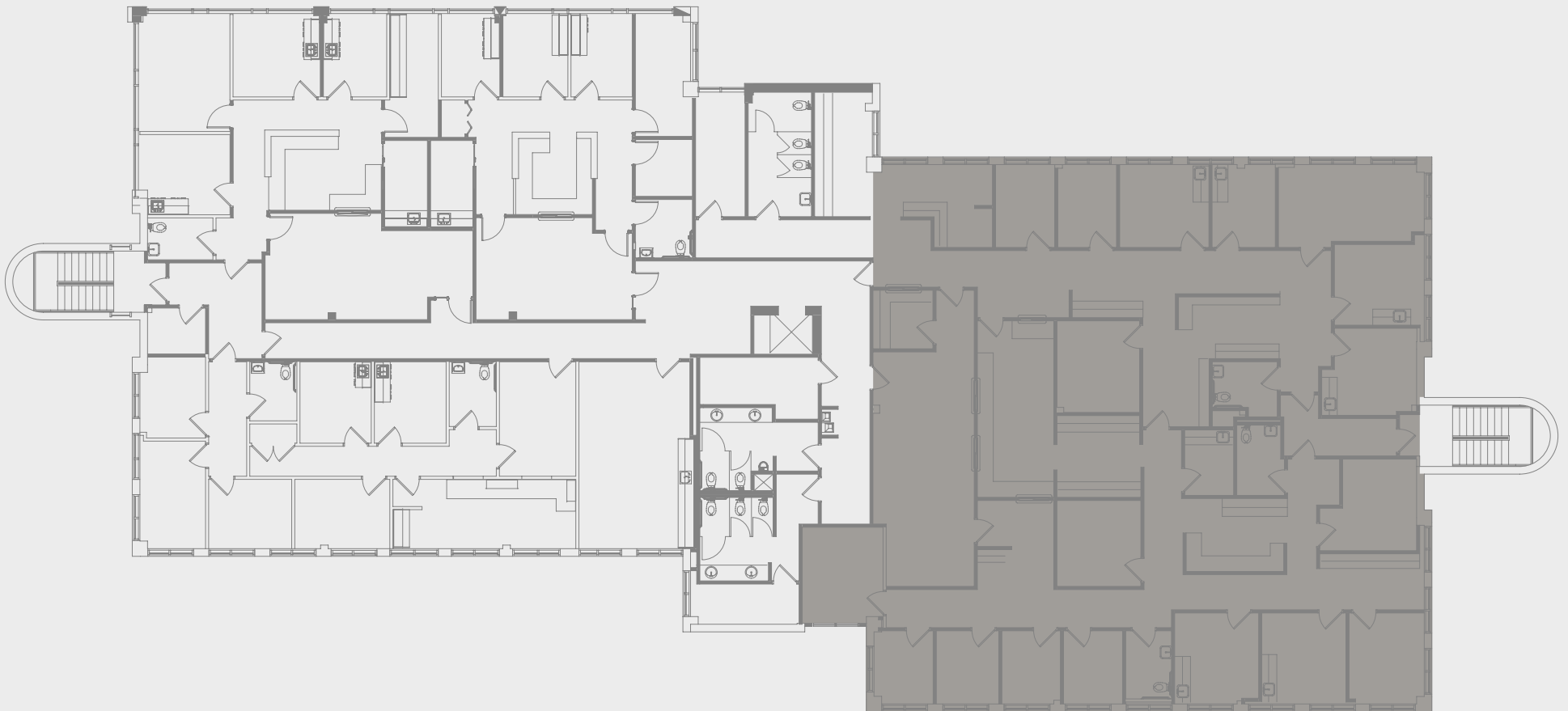
Suite 310 | 3,378 SF



# B Availabilities

5414 Fredericksburg Rd.

Suite 200 | 6,558 SF



# B Availabilities

5414 Fredericksburg Rd.

Suite 240 | 603 SF



# B Availabilities

5414 Fredericksburg Rd.

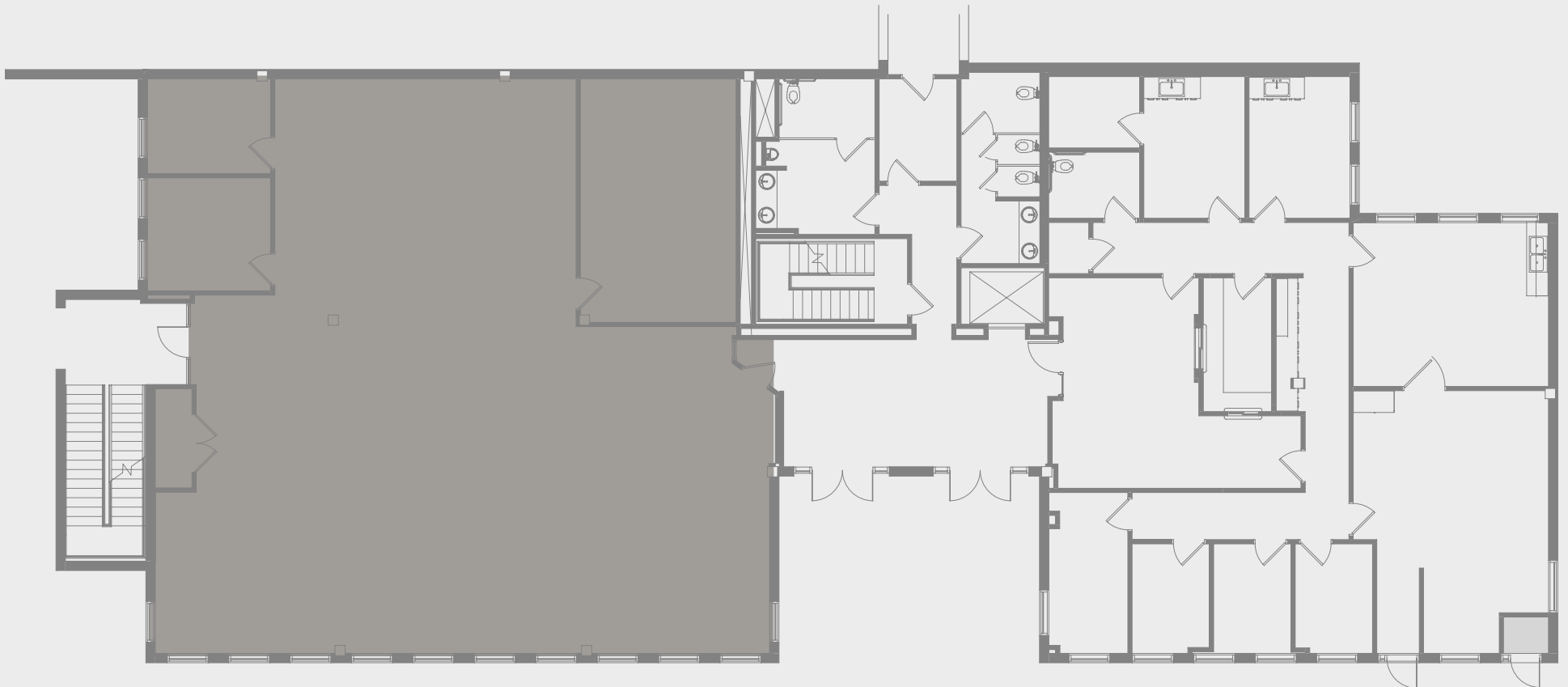
Suite 265 | 1,867 SF



# Availabilities

5368 Fredericksburg Rd.

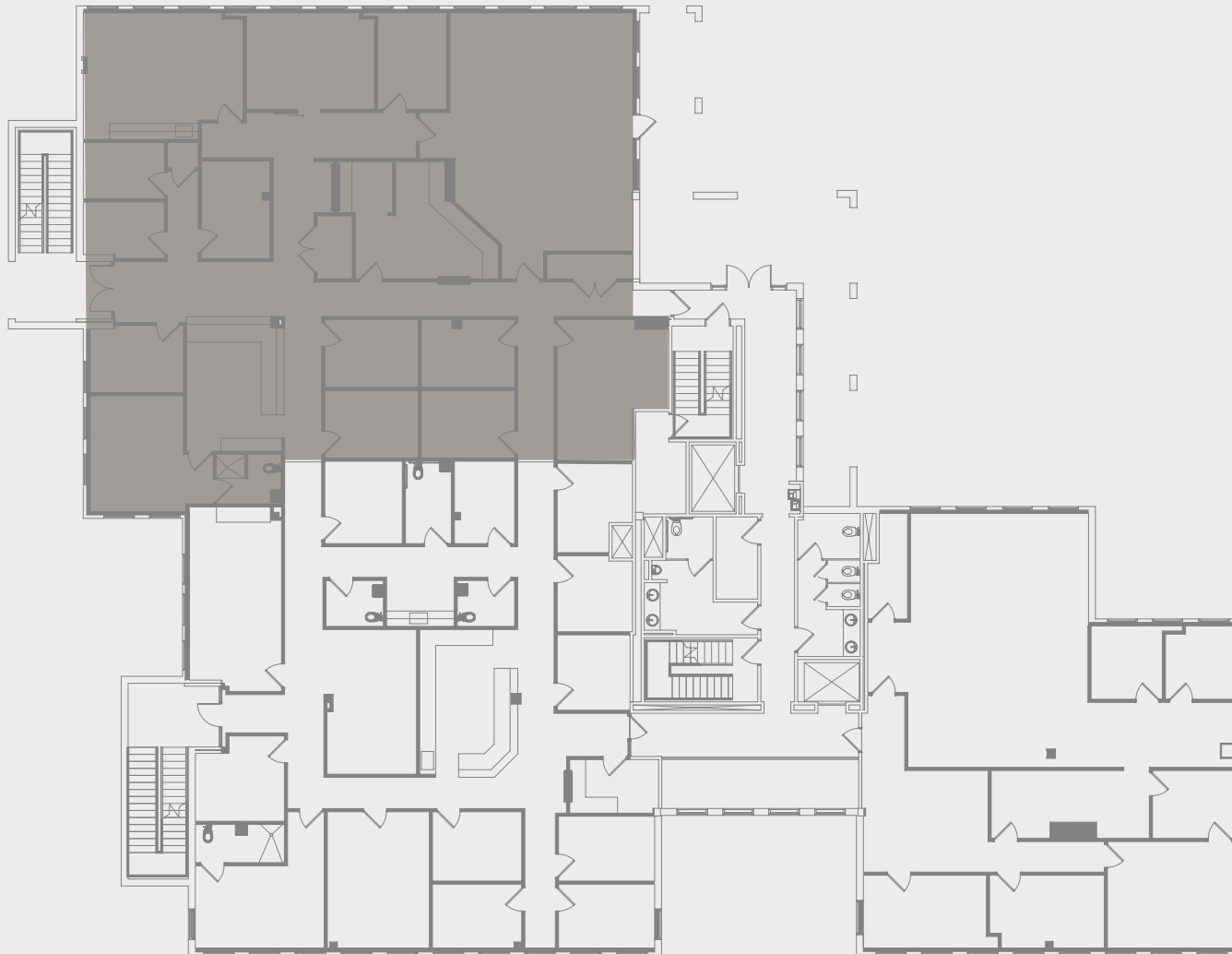
Suite 112 | 3,738 SF



# Availabilities

5368 Fredericksburg Rd.

Suite 215 | 5,592 SF



# Availabilities

5368 Fredericksburg Rd.

Suite 300 | 5,937 SF



# C Availabilities

5368 Fredericksburg Rd.

Suite 310 | 1,013 SF



# Availabilities

5368 Fredericksburg Rd.

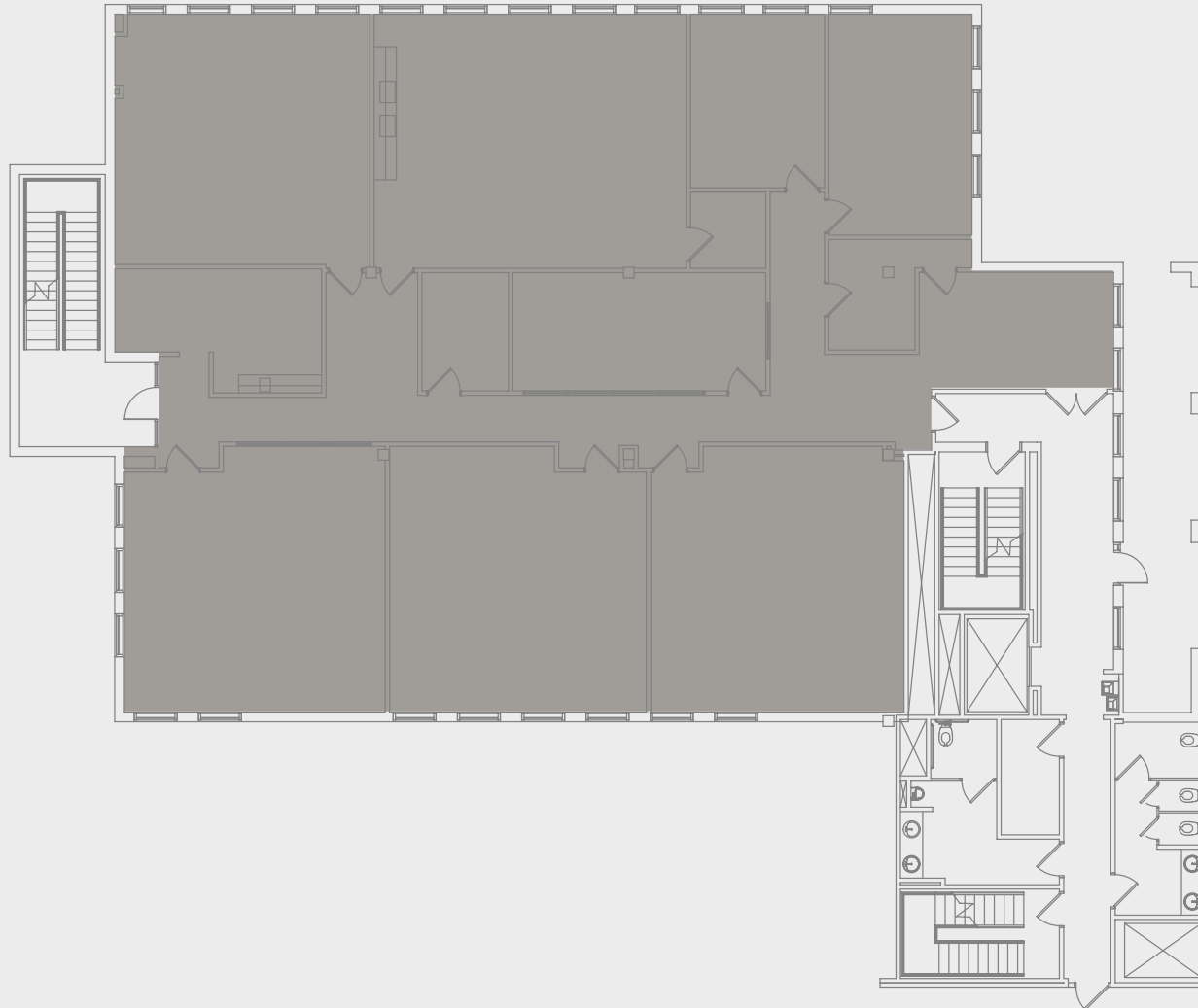
Suite 312 | 1,818 SF



# C Availabilities

5368 Fredericksburg Rd.

Suite 400 | 5,897 SF



**D** 100% leased

5364 Fredericksburg Rd.



**E** 100% leased

5360 Fredericksburg Rd.



# F Availabilities

5372 Fredericksburg Rd.

Floor 1

16,241 RSF - Full Building For Sale or Lease



# F Availabilities

5372 Fredericksburg Rd.

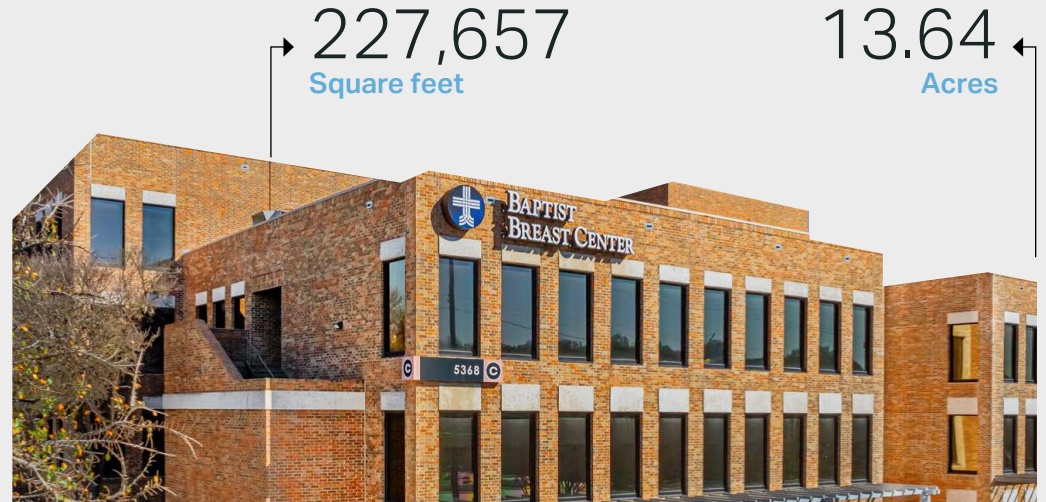
Floor 2

16,241 RSF - Full Building For Sale or Lease



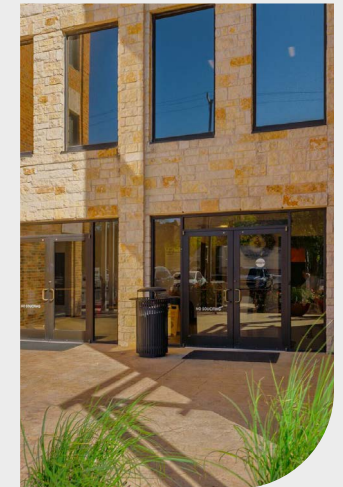
# About the Plaza

Conveniently situated less than a mile from the Loop 410 and Interstate 10 interchange, Legacy Oaks Medical Plaza benefits from exceptional accessibility. Fredericksburg Road, with over 37,000 vehicles passing daily, provides 1,300 linear feet of frontage, granting tenants excellent visibility and easy access for patients. The plaza is supported by the nearby South Texas Medical Center's extensive network of 75 medical institutions, 12 hospitals, and 45 clinics and recent capital investments have enhanced the property's appearance. Ample surface parking and multiple curb cuts ensure convenient access for all tenants and visitors at no additional charge.



7  
Buildings

1,300  
Linear feet of frontage  
on Fredericksburg Road



# In the Area

The South Texas Medical Center in San Antonio is a major hub for healthcare, research, and education in the region. Spanning over 900 acres, it is home to a comprehensive array of medical institutions, including 12 hospitals, 45 specialized clinics, and numerous research and academic facilities. The center serves not only San Antonio but also a large portion of South Texas, attracting patients from across the state and beyond.

Its convenient location near major highways like Loop 410 and Interstate 10, as well as its close ties to surrounding healthcare providers, make it a vital part of the San Antonio economy.



Adjacent to the  
**900-Acre**  
South Texas Medical Center

**75+**  
Medical Institutions

**12**  
Hospitals



**30,000+**  
Healthcare Professionals

# Access/Routes

From I-10

From I-410

From Callaghan Rd

Health Facilities & Offices  
541

Retail  
111

Eating Places  
847

Hotels & Motels  
8

1 Mile

Gus Eckert Rd

Hamilton Wolfe

Floyd Curl Dr

UT Health San Antonio

Christus Health System

Village at Rustic Oaks

Babcock Rd

UT Health San Antonio

Methodist Specialty & Transplant Hospital

St Luke Baptist Hospital

University Health System

VA Hospital

UT Health San Antonio

Louis Pasteur Dr

Dreamhill Estates

Oak Hills Country Club

Callaghan Rd

Wurzboch Pkwy

Detrapoint Dr

Mockingbird Hill



Methodist Healthcare

Fredericksburg Rd

Lafayette Place

Balcones Heights





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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.*

### 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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Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

Email

Daniel Glyn Bellow      183794      [dan.bellow@jll.com](mailto:dan.bellow@jll.com)      713-888-4001

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Phone

Allie Arthur

Sales Agent/Associate's Name

748527      [allie.arthur@jll.com](mailto:allie.arthur@jll.com)

Email

210-293-6843

Phone

Buyer/Tenant/Seller/Landlord Initials

Date