



TOEPPERWEIN MEDICAL CENTER

12602 Toepperwein Rd. | Live Oak, Texas 78233

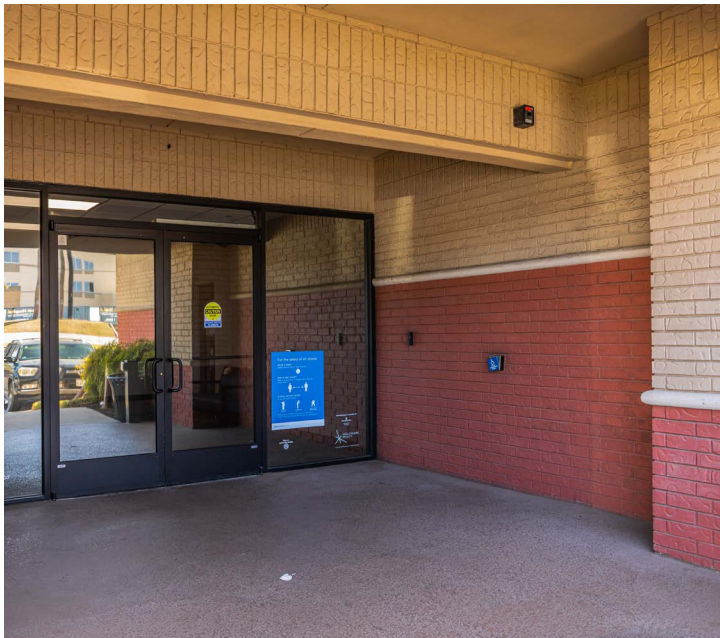
BUILDING OWNED & MANAGED BY
HEALTHCARE REALTY



Medical Office Space for Lease

Toepperwein Medical Center is a two-story medical office building located in the rapidly growing city of Live Oak. This building offers second generation medical office space strategically located across the street from the only hospital in the Northeast submarket, Northeast Methodist Hospital. The location allows for easy ingress and egress to IH-35 with close proximity to multiple retail, restaurant, and hospitality amenities.

This building has ample free surface parking along with a safe drive through porte cochere for convenient patient drop off and pick-up. Tenants benefit from 24-hour key card access along with covered parking spaces and referral opportunities in the building. Ancillary services including South Texas Radiology Imaging Centers (STRIC) and Labcorp are located on the property for patient convenience.



Property Highlights

- Positioned in the rapidly growing city of Live Oak
- Strategically located near the only hospital in Northeast San Antonio
- Close proximity to multiple retail, restaurant, and hospitality amenities



Building Size
50,179 SF



2-story

Medical office building with 24-hour key card access



Directly access

The street from Northeast Methodist Hospital



Parking ratio:

4/1,000 with free patient parking

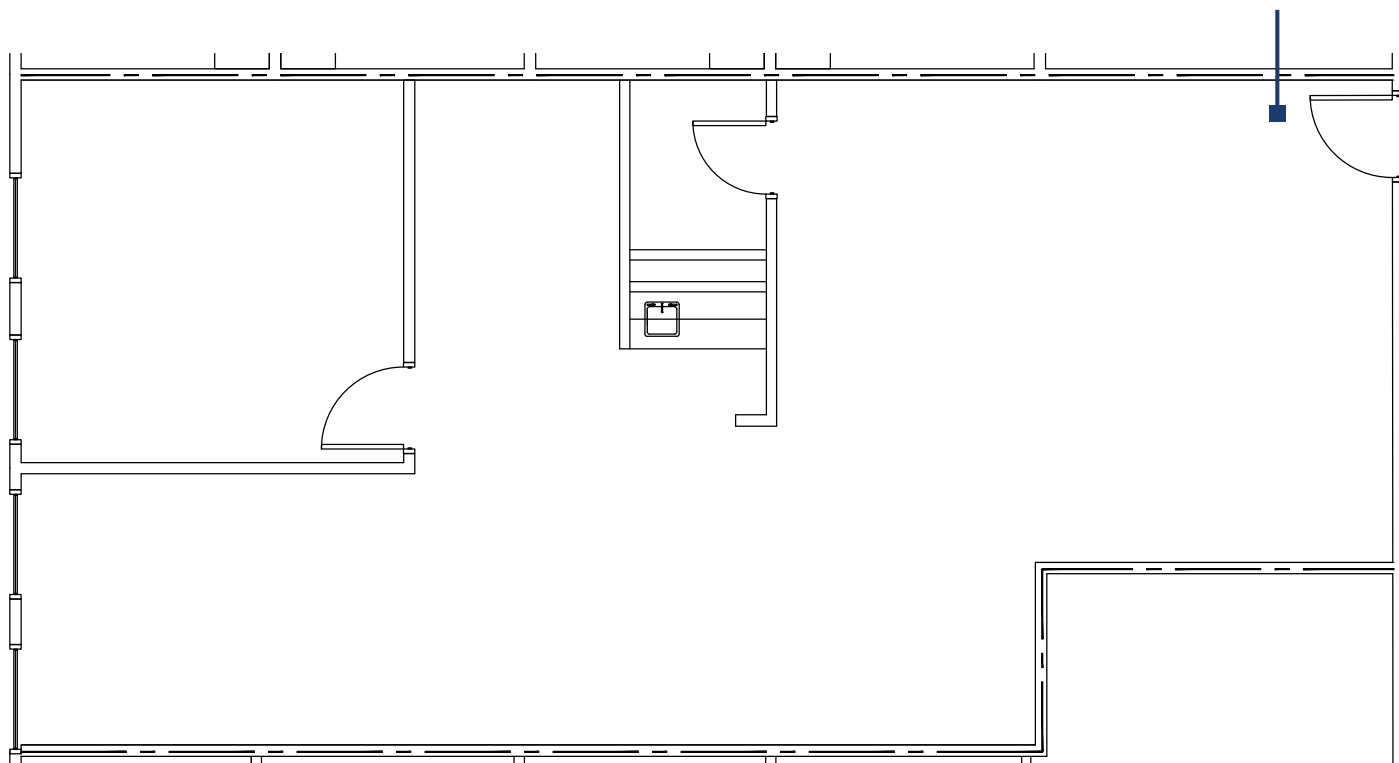


On-site Lab and STRIC Imaging Center

Available Floorplans

Level 2

Available
Suite 210 - 1,224 RSF



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(1 Mile Radius)



RESTAURANTS

- Olive Garden Italian Restaurant
- LongHorn Steakhouse
- Texas Roadhouse
- Buffalo Wild Wings
- Kobe Teppan & Sushi
- Whataburger
- Denny's
- Biff Buzby's Burgers
- Beer Goggles Pub
- Subway
- Williams Confectionery Crafts
- Papa John's Pizza

SHOPPING

- San Antonio Auto Auction
- Ikea
- Jordan Ford
- World Car Nissan
- World Car Hyundai North
- Sam's Club
- Roddick Total Tennis
- World Car Mazda North
- Outlaw Off-Road + Performance
- Universal Toyota
- Majors Body and Paint
- Drive Time Used Cars
- Avis Car Sales
- Superior Water Softeners
- Take 5 Oil Change
- Jay's Car Wash/Self Service
- Dollar General

BANKS

- Northeast Methodist Hospital ATM
- Corner Store ATM

HOTELS

- WoodSpring Suites
- La Quinta Inn
- Best Western Garden Inn

GAS

- Exxon
- Sam's Club Gas Station
- QuikTip
- Circle K
- Valero
- Chevron

NEAR BY DISTANCE



SA Int'l Airport
17 Minutes



Downtown S.A.
16 Minutes



South TX Medical Ctr
20 Minutes



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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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date