MILAM REAL ESTATE CAPITAL, LLC

METHODIST PALO ALTO

MEDICAL PLAZA

SWC ZARZAMORA & LOOP 410

CONSTRUCTION START TO Q2-Q3 2027



CONCEPTUAL RENDERING

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JLL

PROJECT

Location
SWC of Zarzamora & 410

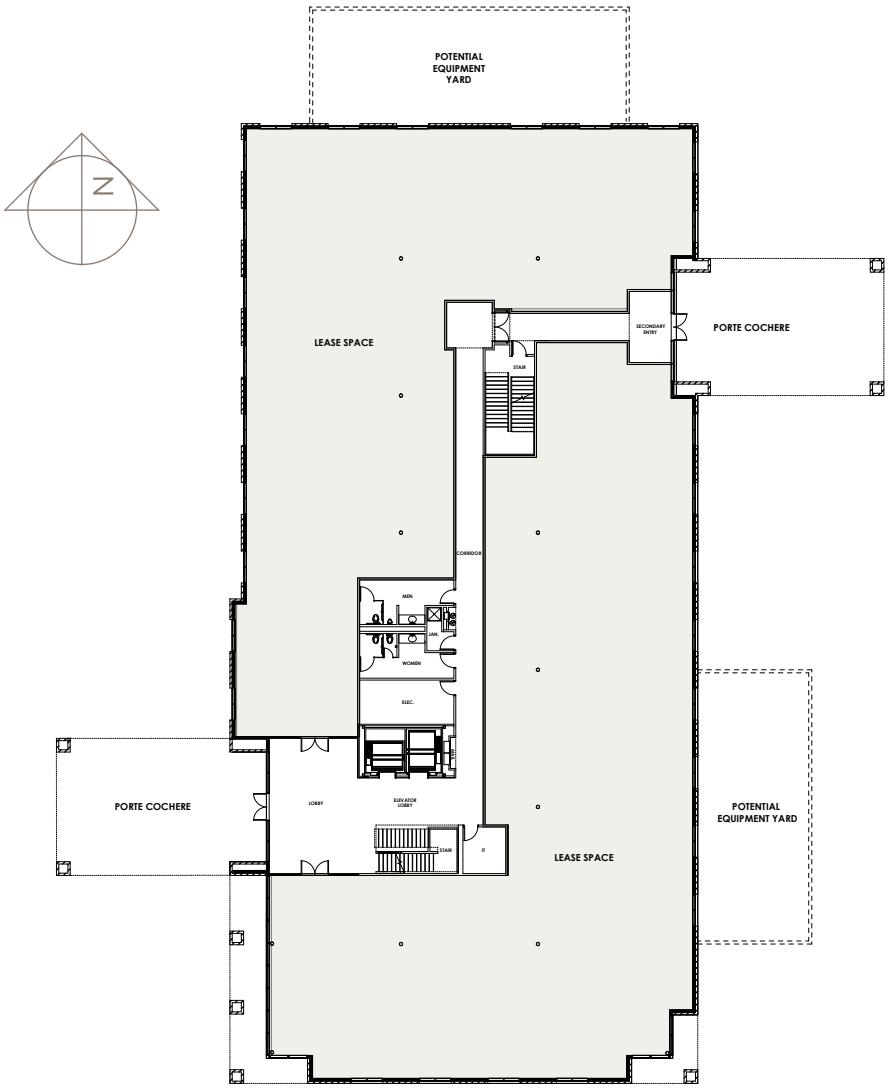
Land Area
~5 acres

Development
MOB: 60,000 RSF

Anticipated Construction starts Q2-Q3 2027

Methodist Free Standing ER on that hard corner





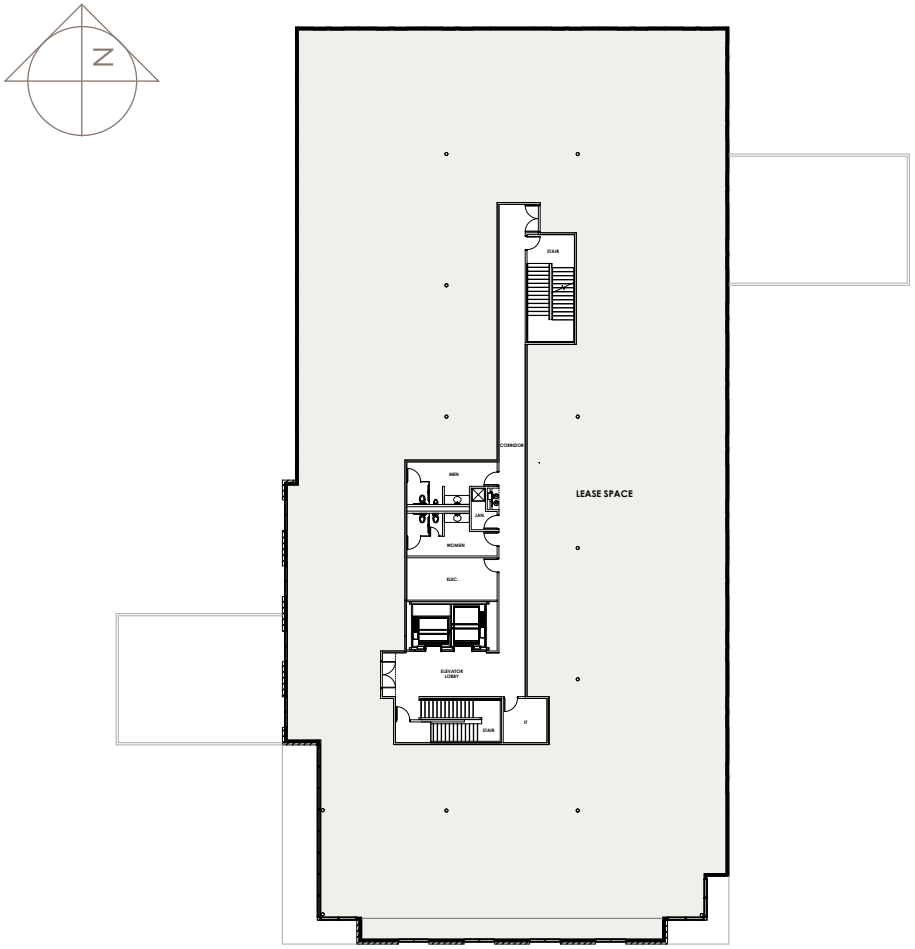
BUILDING DETAILS

1st FLOOR PLAN

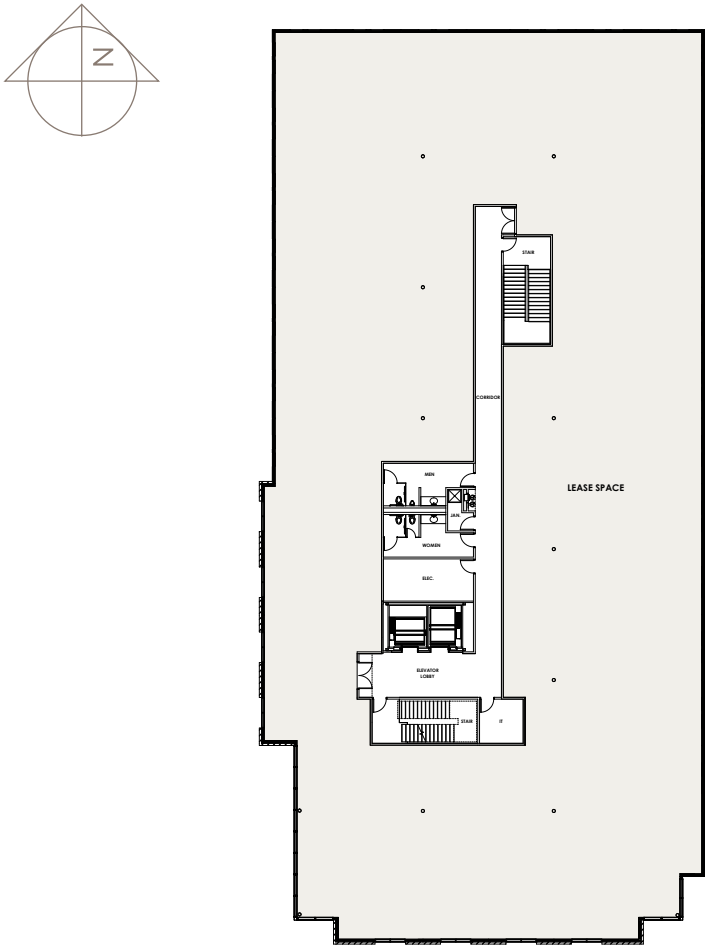
BUILDING SIZE (SF)	60,000
# OF STORIES	3
FLOOR TO CEILING HEIGHT	14’
# AND SIZE OF ELEVATORS	2 (1 Gurney)
# OF STAIRWELLS	2
# OF COMMON AREA RESTROOMS/STALLS	1 Male & 1 Female per Floor
# OF WET JANITOR CLOSETS	3
PROPOSED HVAC SYSTEM	Central Rooftop Units
PUBLIC CORRIDOR AND CEILING HEIGHTS	9’
LOBBY CEILING HEIGHT	12’
EXTERIOR FACADE MATERIALS	Painted Tiltwall, Masonry (natural cut limestone), Metal panels (ACM)
ROOF SCREENING MATERIAL	Metal Panel (ACM)
TENANT SIGNAGE	Exterior Monument Signs at Entries; Building Directory in Lobby
HOURS OF OPERATION	6:00am – 5:00pm After Hours: Key Card Access

ADDITIONAL FLOOR PLANS

2ND FLOOR PLAN

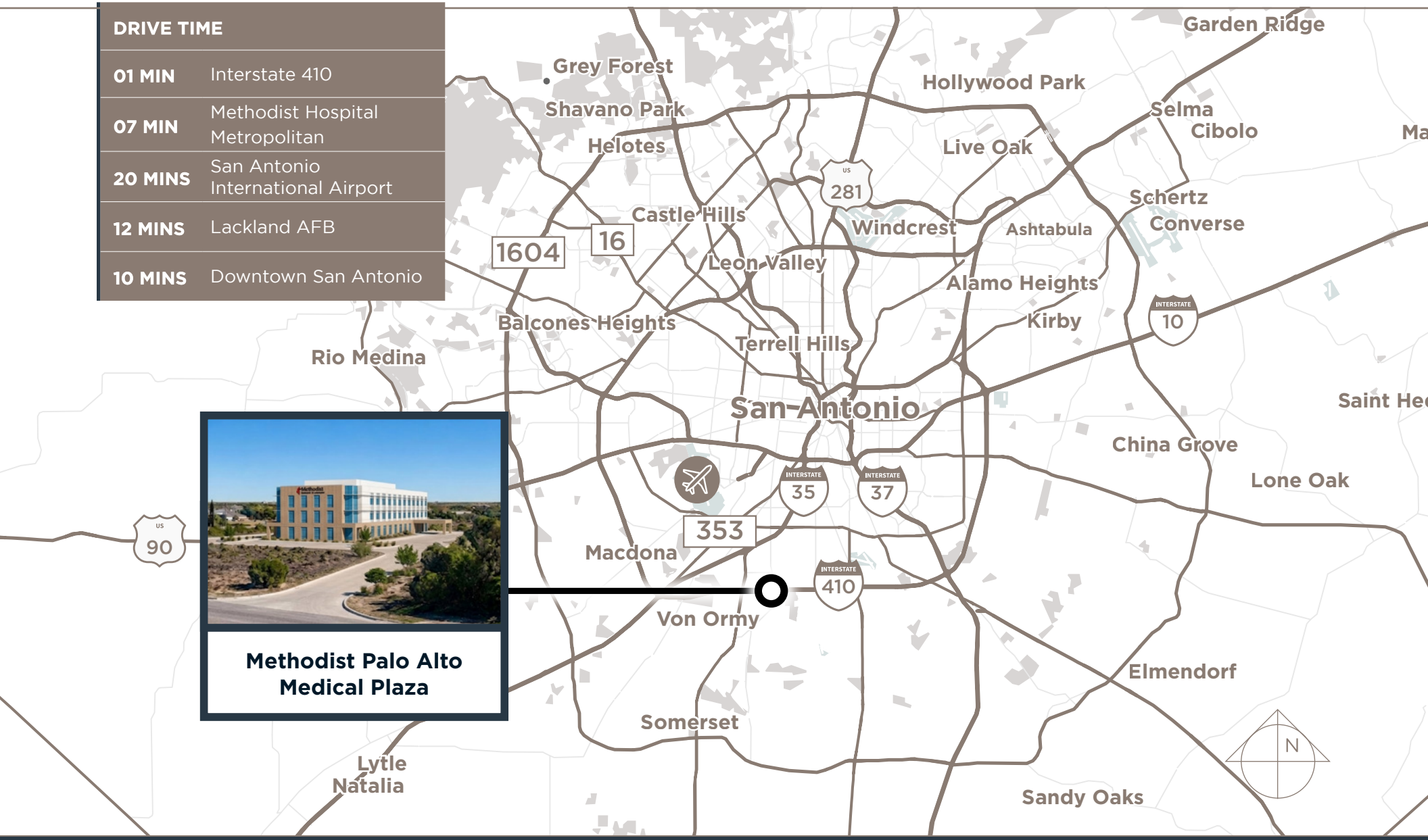


3RD FLOOR PLAN



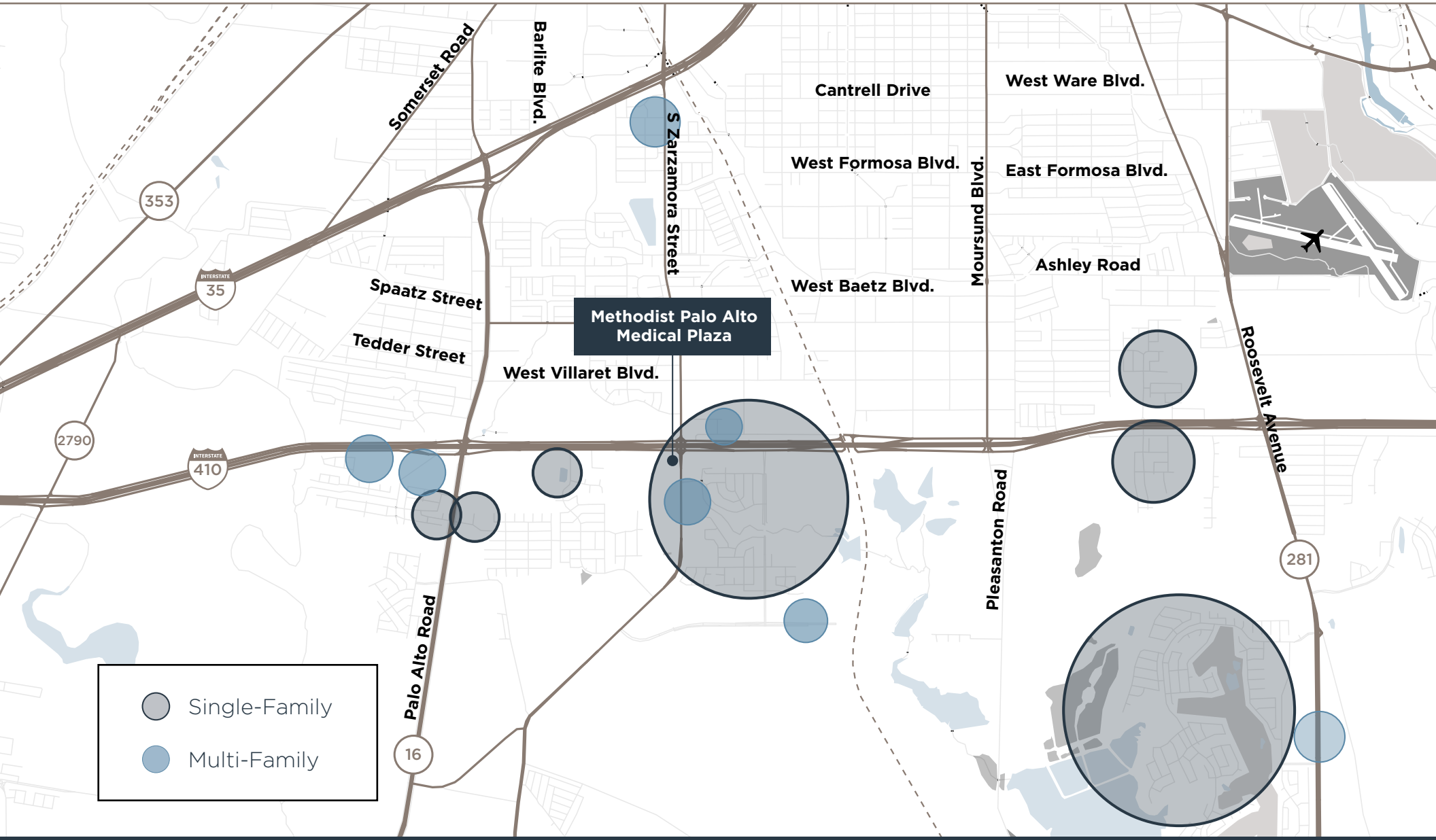
LOCATION – SWC ZARZAMORA & LOOP 410

DRIVE TIME	
01 MIN	Interstate 410
07 MIN	Methodist Hospital Metropolitan
20 MINS	San Antonio International Airport
12 MINS	Lackland AFB
10 MINS	Downtown San Antonio



Methodist Palo Alto Medical Plaza

SITE & NEARBY RESIDENTIAL DEVELOPMENT



SITE & NEARBY RESIDENTIAL DEVELOPMENT

MULTI-FAMILY DEVELOPMENTS

Rancho Sierra: 280-unit multifamily community at Mission Grande & Club House Blvd, part of Mission del Lago master plan. **~3.9 mi from site**

Esperanza at Palo Alto: Garden-style apartment community on SW Loop 410, west of site. **~1.7 mi from site.**

Palo Alto Apartment Homes: Apartment community on TX-16 (Pleasanton Rd), west of site near Palo Alto College. **~1.5 mi from site.**

Seven Pines Apartments: Apartment community on S Zarzamora St, north of site. **~1.8 mi from site.**

Los Arcos at Vida: 324 units, mixed-income (30–70% AMI), 1–4BR. Financed Dec. 2022, now leasing/operating. **~0.4 mi from site.**

Aspire at Vida: 288-unit garden-style apartments across from Texas A&M–San Antonio campus; Part of Vida's ~2,300-unit multifamily buildout. **~1.2 mi from site.**

SINGLE-FAMILY DEVELOPMENTS

Vida — Single-Family (Perry, Highland, Lennar, Sitterle): ~1,700 single-family lots planned across 600-acre master plan; ~500 delivered/sold to date. Sitterle Homes completed townhomes. **Community entrance ~0.2 mi from site.**

Mission del Lago (SouthStar / Lennar / KB Home): 850-acre master-planned community, ~2,500+ single-family homes planned, KB Home from $250,000s; Lennar from $140s, 18-hole municipal golf course, onsite elementary school. **~3.1 mi from site.**

Zarzamora Cove (Rausch Coleman): Small subdivision (4 homes, $210K–$252K) directly adjacent to site off S.Zarzamora. Now sold out. **~0.2 mi from site (closest development on map)**

Hunters Pond (Rausch Coleman): Established single-family subdivision with HOA, off S. Zarzamora. **~0.7 mi from site.**

Applewhite Meadows (First America Homes): Single-family community from $200s (mid); part of "Heritage South" grouping of builder communities. **~1.2 mi from site.**

Marbella (KB Home): Single-family community from $200s (low). **~1.4 mi from site.**

The Granary — Heritage & Villa Collections (KB Home): Two KB Home product lines in same ZIP 78221 community, from $200s (low–high). **~2.6 mi from site.**

Los Altos (Century Communities): Single-family community from $200s (high), ZIP 78224. **Precise coordinates not confirmed (not plotted on map)**

DEMOGRAPHICS

1 MILE	3 MILE	5 MILE
HAS ONE TYPE OF HEALTH INSURANCE		
30.1% POP <19	**23.2%** POP <19	**22.9%** POP <19
17.9% POP 19-34	**15.1%** POP 19-34	**12.9%** POP 19-34
13.8% POP 35-64	**21.5%** POP 35-64	**21.3%** POP 35-64
4.3% POP 65+	**5.8%** POP 65+	**6.5%** POP 65+
POPULATION (ACS)		
35.0% POP <19	**28.2%** POP <19	**28.2%** POP <19
23.3% POP 19-34	**24.3%** POP 19-34	**22.5%** POP 19-34
31.8% POP 35-64	**35.6%** POP 35-64	**35.7%** POP 35-64
9.9% POP 65+	**11.9%** POP 65+	**13.4%** POP 65+
ANNUAL HEALTH CARE EXPENDITURES		
$3,997 Health Insurance	**$3,233** Health Insurance	**$3,201** Health Insurance
$2,030 Medical Care	**$1,648** Medical Care	**$1,618** Medical Care
NO HEALTH INSURANCE		
4.7% ACS POP <19	**3.5%** ACS POP <19	**3.9%** ACS POP <19
4.7% POP 19-34	**8.1%** POP 19-34	**8.6%** POP 19-34
14.1% POP 35-64	**10.7%** POP 35-64	**10.8%** POP 35-64
0.8% POP 65+	**0.4%** POP 65+	**0.3%** POP 65+

DEMOGRAPHICS

1 MILE

HEALTH CARE (CONSUMER SPENDING)	ANNUAL EXPENDITURE
Blue Cross/Blue Shield	$1,135
Medicare Payments	$889
Physician Services	$215
Dental Services	$396
Eyecare Services	$63
Lab Tests/X-rays	$65
Hospital Room & Hospital Service	$300
Convalescent/Nursing Home Care	$28

POPULATION (ACS)



5,275
Civilian Population (ACS)

EXERCISE (PERCENT OF ADULTS)



40.8%
Exercise at home
2+ times per week



11.0%
Exercise at club
2+ times per week

3 MILE

HEALTH CARE (CONSUMER SPENDING)	ANNUAL EXPENDITURE
Blue Cross/Blue Shield	$909
Medicare Payments	$735
Physician Services	$174
Dental Services	$322
Eyecare Services	$51
Lab Tests/X-rays	$52
Hospital Room & Hospital Service	$236
Convalescent/Nursing Home Care	$25

POPULATION (ACS)



58,071
Civilian Population (ACS)

EXERCISE (PERCENT OF ADULTS)



40.6%
Exercise at home
2+ times per week



11.1%
Exercise at club
2+ times per week

5 MILE

HEALTH CARE (CONSUMER SPENDING)	ANNUAL EXPENDITURE
Blue Cross/Blue Shield	$907
Medicare Payments	$734
Physician Services	$173
Dental Services	$308
Eyecare Services	$50
Lab Tests/X-rays	$51
Hospital Room & Hospital Service	$236
Convalescent/Nursing Home Care	$24

POPULATION (ACS)



139,403
Civilian Population (ACS)

EXERCISE (PERCENT OF ADULTS)



40.9%
Exercise at home
2+ times per week



10.5%
Exercise at club
2+ times per week

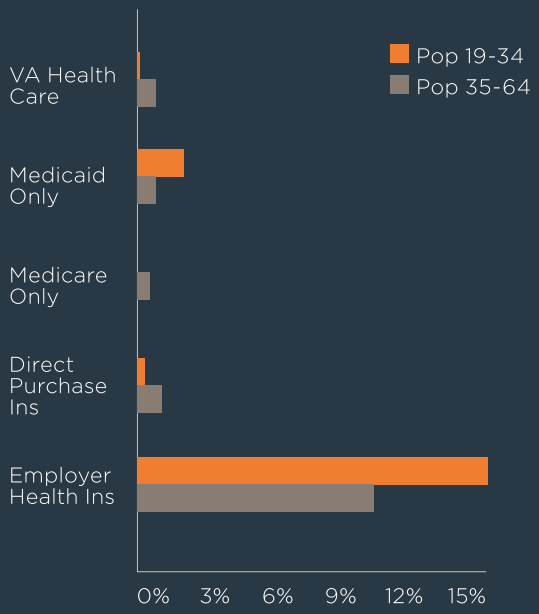
DEMOGRAPHICS

1 MILE

MEDICARE: POPULATION 65+

216	47	43	101
Medicare Only	Direct-Purch & Medicare	Employer & Medicare	Medicare & Medicaid

HEALTH CARE SPENDING

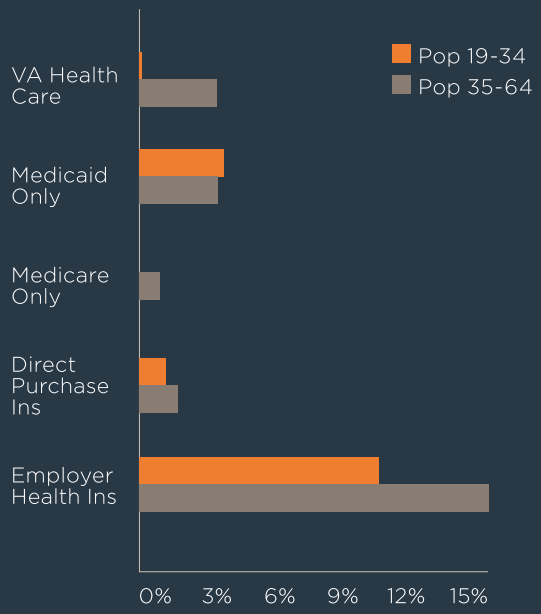


3 MILE

MEDICARE: POPULATION 65+

3,178	291	599	1,222
Medicare Only	Direct-Purch & Medicare	Employer & Medicare	Medicare & Medicaid

HEALTH CARE SPENDING

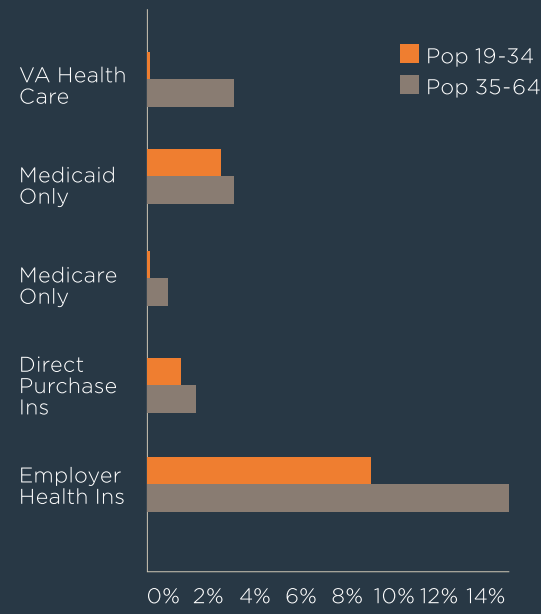


5 MILE

MEDICARE: POPULATION 65+

8,512	1,188	1,516	3,605
Medicare Only	Direct-Purch & Medicare	Employer & Medicare	Medicare & Medicaid

HEALTH CARE SPENDING



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