

# Gateway Medical Center

New Mixed-Use Development in the Medical Center

Wurzbach Rd. & Fredericksburg Rd.  
San Antonio, Texas

Gateway is an innovative 7 acre mixed-use development that will bring a range of amenities and services to the San Antonio Medical Center and the surrounding community.



10003 NW Military Hwy, Suite #2205  
San Antonio, TX 78231

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## Project Information

### Highlights:

- 64,000 square feet on 3 Floors
  - Level One: +/- 19,850 SF Medical Services
  - Level Two: +/- 24,000 SF Restaurants & Retail
  - Level Three: +/- 19,240 SF Medical Offices
- Easy access to both Wurzbach Rd and Fredericksburg Rd
- Quality architectural finishes
- Abundant surface parking for patients and customers

### Traffic Counts:

- Fredericksburg - 30,098
- Wurzbach - 24,673



8435 Wurzbach is located at the gateway to the South Texas Medical Center.

### South Texas Medical Center Key Figures:

- Annual Patient Visits: 5,750,000
- Total Employment: 30,000
- UT Health Science Center:
  - Students - 3,250
  - Faculty - 1,730
  - Workforce - 5,400
- Medically related institutions: 75
- Clinics: 45
- Major Hospitals: 12

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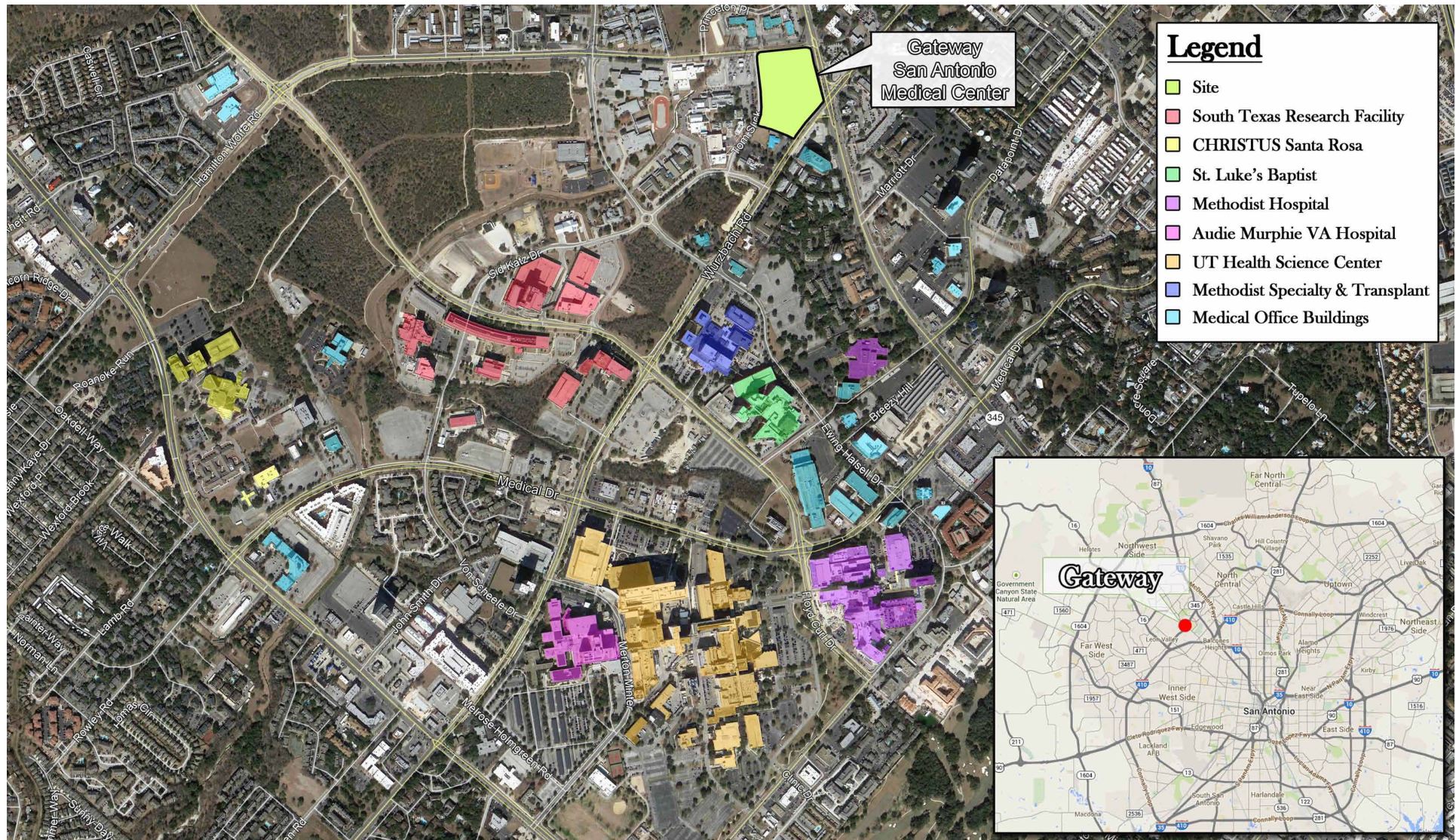
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## Aerial of South Texas Medical Center



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## Overall Master Plan



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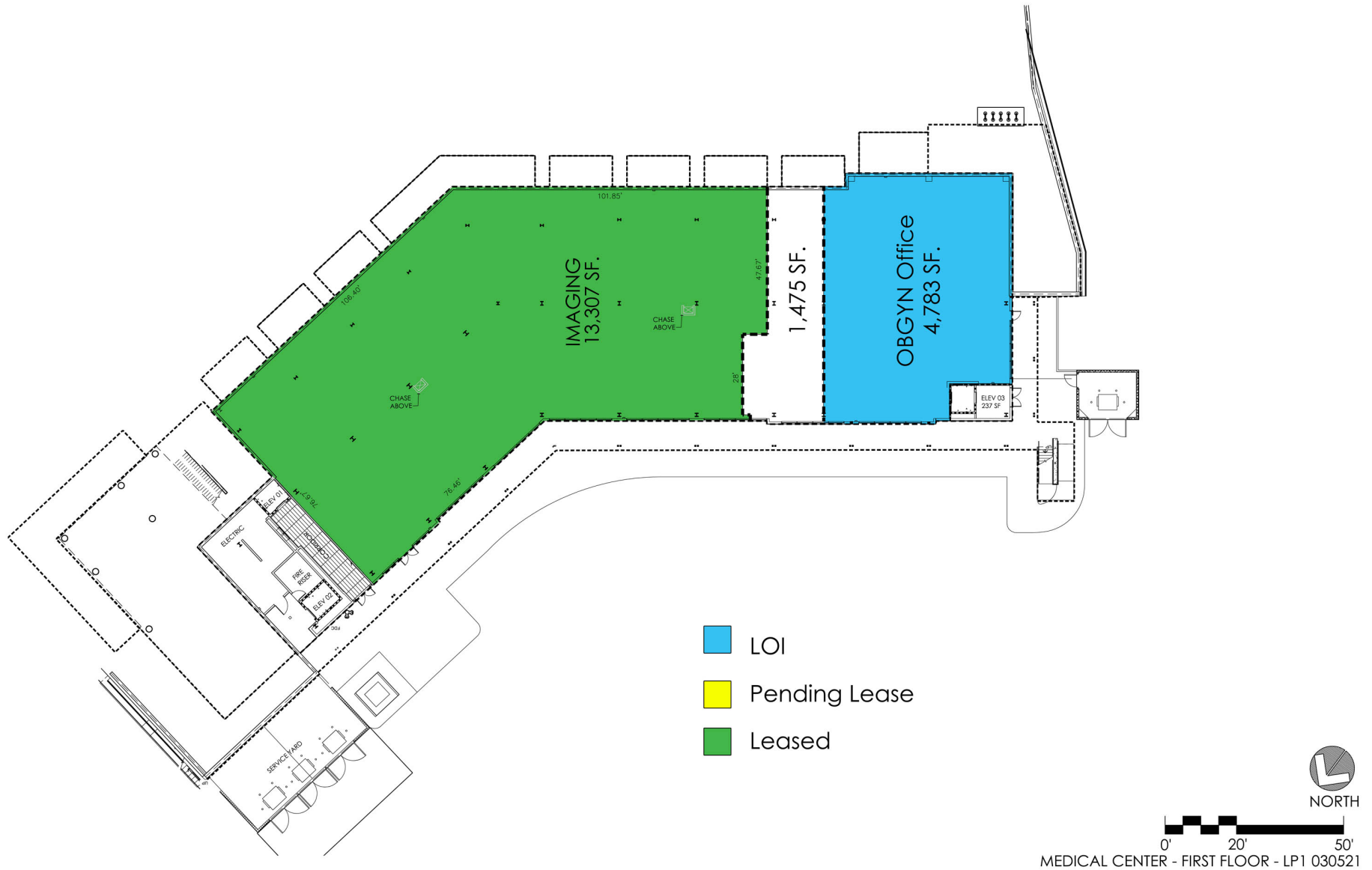
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## First Floor Site Plan



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## Second Floor Site Plan

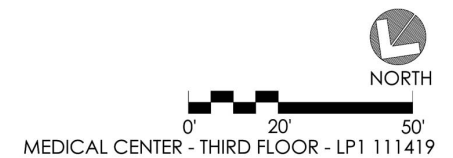


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## Third Floor Site Plan



- LOI
- Pending Lease
- Leased



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