



Arbor Professional Center

2ND GENERATION ORTHODONTIST OFFICE FOR LEASE

11924 Vance Jackson
San Antonio, TX 78230

 Transwestern

About the Property

Dental/Boutique Healthcare Space

Transwestern is pleased to present Arbor Professional Center, a boutique medical office opportunity located at the signalized intersection of Vance Jackson Road and Huebner Road in Northwest San Antonio. Containing approximately 5,400 square feet across two levels, the property offers a highly visible, patient-friendly setting well suited for private practice healthcare users seeking an alternative to larger institutional medical office product.

AVAILABILITY FEATURES

- 2,700 SF - 2nd Generation orthodontist office available - ideal for orthodontist, pediatrics or other family-focused healthcare practices
- Independent practice setting for a more personalized patient experience and brand identity
- Family-oriented healthcare location with established surrounding residential base in Northwest San Antonio
- Located directly across Hobby Middle School, ensuring natural alignment with target patient base and convenience for parents



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Floor Plan

SUITE 201 - 2,700 SF

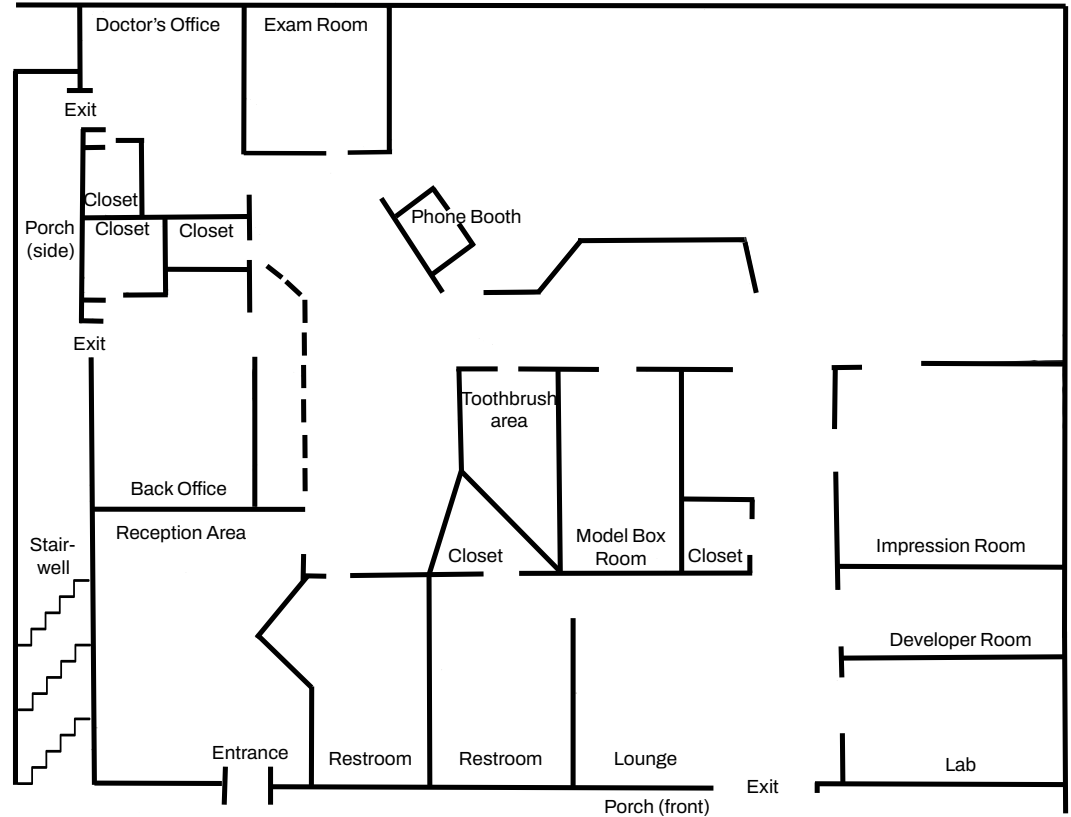
2nd Generation orthodontist office

Doctor's office and exam room

Dedicated lab, impression and developer rooms

Model box room and ample storage

Private restrooms and staff lounge



*Floorplan not to scale

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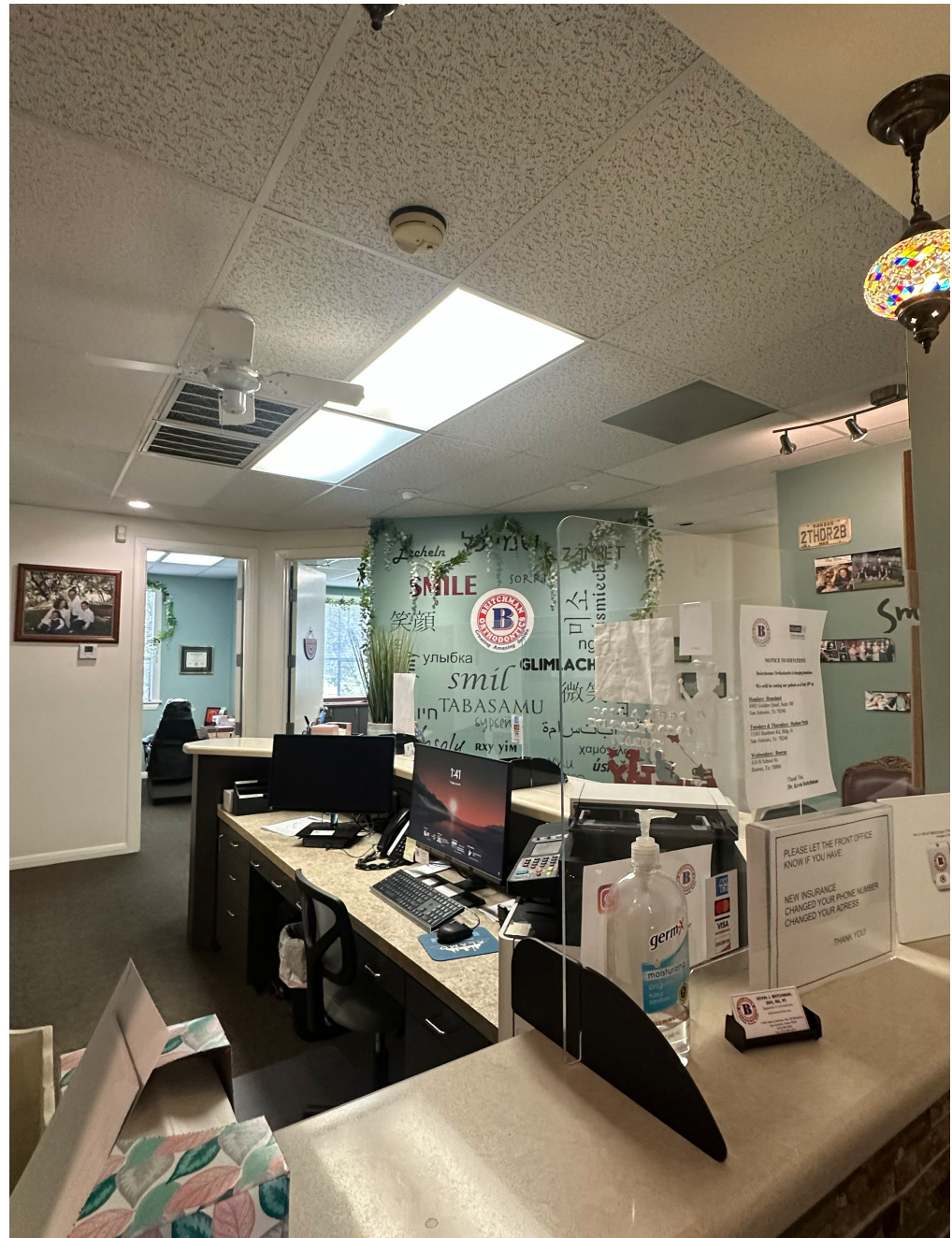
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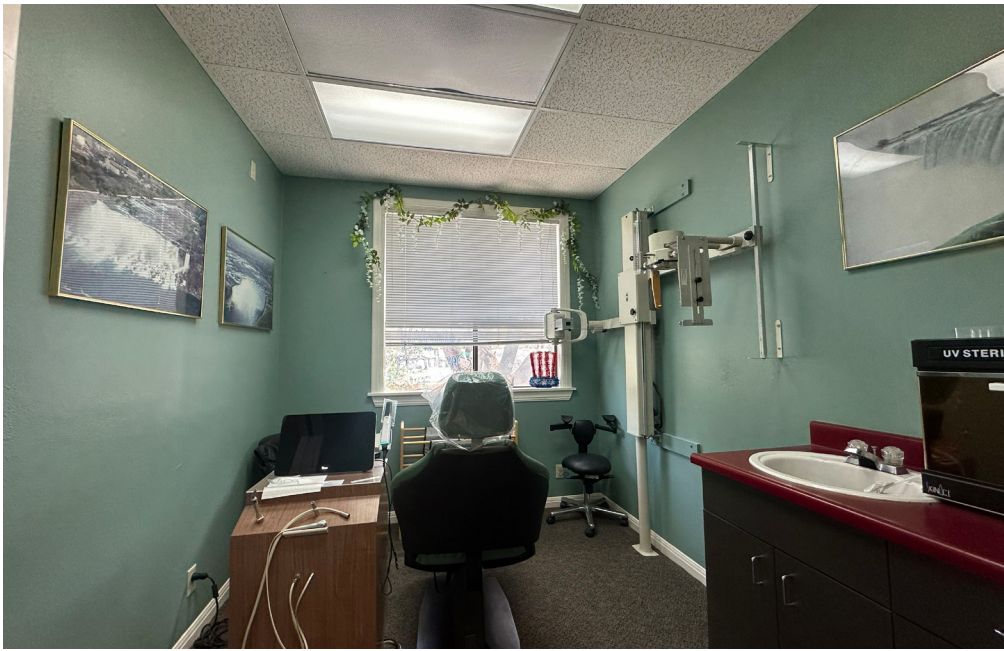
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Nearby Amenities

1

Huebner Commons

Starbucks
Ajuua Mexican Grill
Kolache Stop
Duck Donuts
Wells Fargo Bank
UPS Store

2

City View Village

Big Hops
Papouli's Greek Grill
Panda Express
Freebirds World Burrito

3

The Strand

Snooze A.M. Eatery
CAVA
Hopdoddy Burger Bar
PM Tacos & Cocktails
Brindles Ice Cream
Flying Saucer

4

Huebner Oaks

Panera Bread
Salata
La Madeleine
Potbelly Sandwich Shop
Chipotle Mexican Grill
Early Bird Coffee
Saltgrass Steak House
Piada Italian Street Food
Marble Slab Creamery
Trader Joe's
Old Navy
REI
Bath & Body Works

5

Medical Center

Methodist Hospital
University Hospital
Baptist Hospital
UT Health San Antonio



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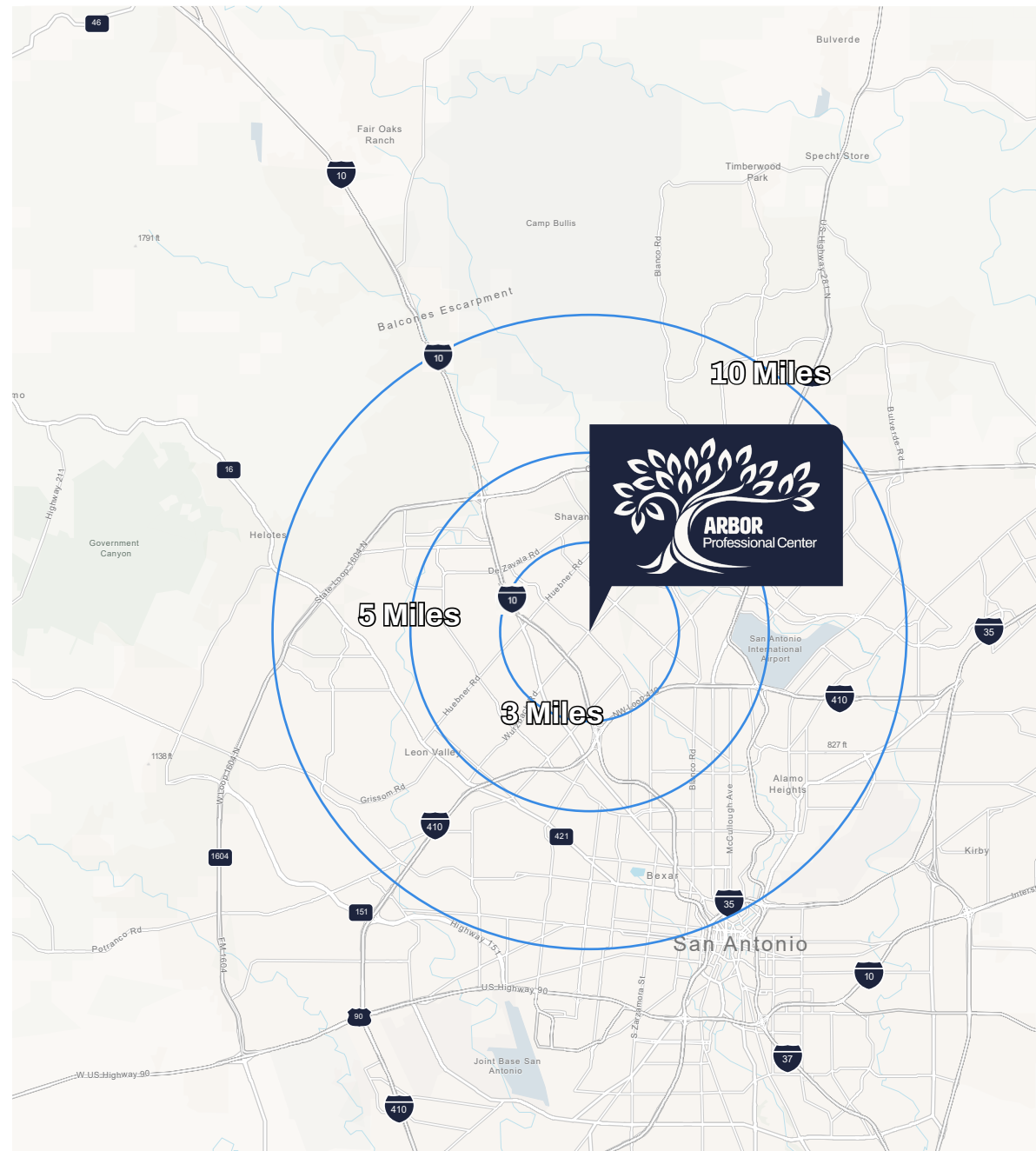
Demographics

Population	3 Miles	5 Miles	10 Miles
2025	122,930	321,216	1,017,661
2030 Projection	129,381	337,892	1,067,908
2025–2030 Annual	1.0%	1.0%	1.0%

Household Income	3 Miles	5 Miles	10 Miles
Average Household Income	\$92,526	\$90,199	\$96,614
Median Household Income	\$67,133	\$64,116	\$69,634

Housing Value	3 Miles	5 Miles	10 Miles
Median Home Price	\$347,950	\$326,448	\$308,374

Housing Units	3 Miles	5 Miles	10 Miles
Owner-Occupied Housing	21,059	58,314	214,854
Renter-Occupied Housing	38,026	89,198	208,025



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Health Care & Insurance

11924 Vance Jackson Rd, San Antonio, Texas, 78230
Ring of 1 mile

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



14,624
Civilian Noninstitutionalized
Population (ACS)

Exercise (Percent of Adults)



42.1%
Exercise at home 2+
times per week



15.2%
Exercise at club 2+
times per week



Source: This infographic contains data provided by ACS (2020-2024), Esri-U.S. BLS (2026), Esri-MRI-Simmons (2026).

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Health Care Expenditure



\$3,389
Annual Health
Insurance Expenditures



\$13,534,248
2026 Medical Care



Medicare:
Population 65+

526
Medicare Only

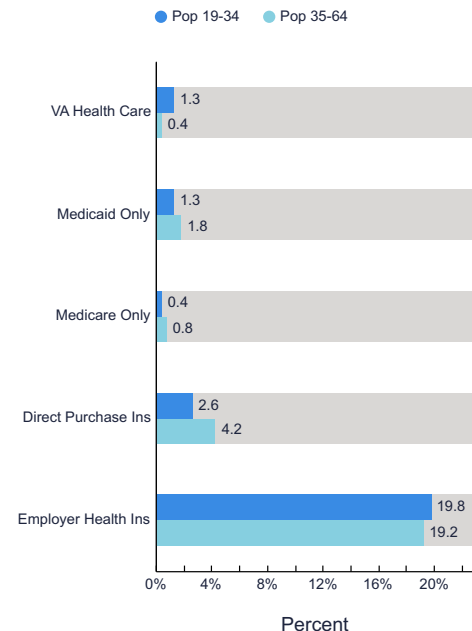
187
Direct-Purch & Medicare

249
Employer & Medicare

119
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$942.6
Medicare Payments	\$735.6
Physician Services	\$185.9
Dental Services	\$343.3
Eyecare Services	\$55.0
Lab Tests/X-rays	\$58.0
Hospital Room & Hospital Service	\$230.4
Convalescent/Nursing Home Care	\$48.3

Health Insurance Coverage (ACS)



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Get in Touch

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