



COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

Michael D. Hoover, CSM
210.218.9095
hoover@dhrp.us

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

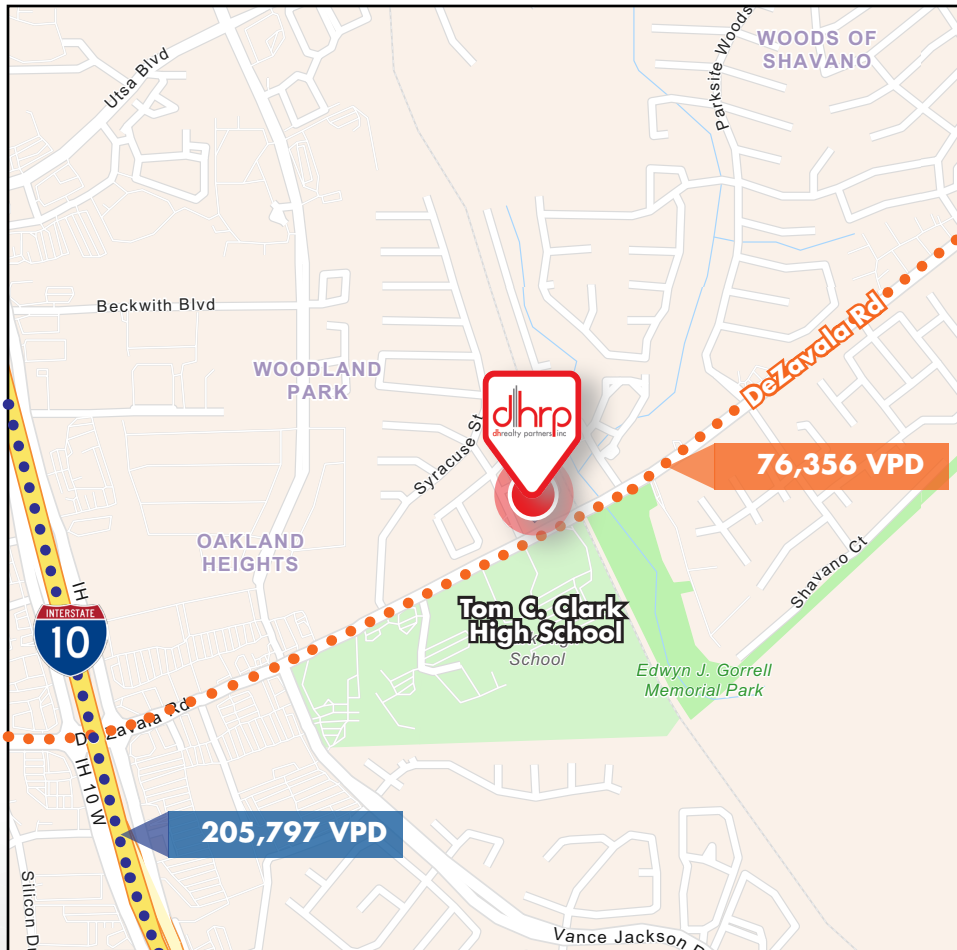
4999 De Zavala Rd | San Antonio, TX 78249



SALE / LEASE

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

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LOCATION

The Cougar Center is located directly across from Tom C. High School in San Antonio, Texas, at the intersection of De Zavala Road and the IH-10 freeway, directly serving the northwest side of the city.

DESCRIPTION

Situated on a spacious 0.59-acre lot, this property offers unparalleled visibility and accessibility. It's strategically positioned on the heavily trafficked DeZavala Road, directly across from the large 6A Tom C. Clark High School and within walking distance to Lock Hille Elementary, ensuring a constant flow of foot and vehicle traffic. The location offers easy access to major highways, including Loop 1604 and close proximity to IH-10, just under a mile away.

BUILDING SIZE

± 5,855 SF

LAND SIZE

± .59 AC

SUITE SIZE

Suite 101: ± 1,500 SF

Suite 104: ± 4,355 SF

HIGHLIGHTS

- Directly Across from Large 6A Clark High School
- Signage Available
- Parking Availability
- Easily Access to Hwy IH-10 & Loop 1604
- Centrally Located with Exceptional Visibility
- Class A Building
- Located on a Corner Traffic Light

ZONING

C-3R

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SUITE 104



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SUITE 104



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SUITE 101



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EXTERIOR PHOTOS

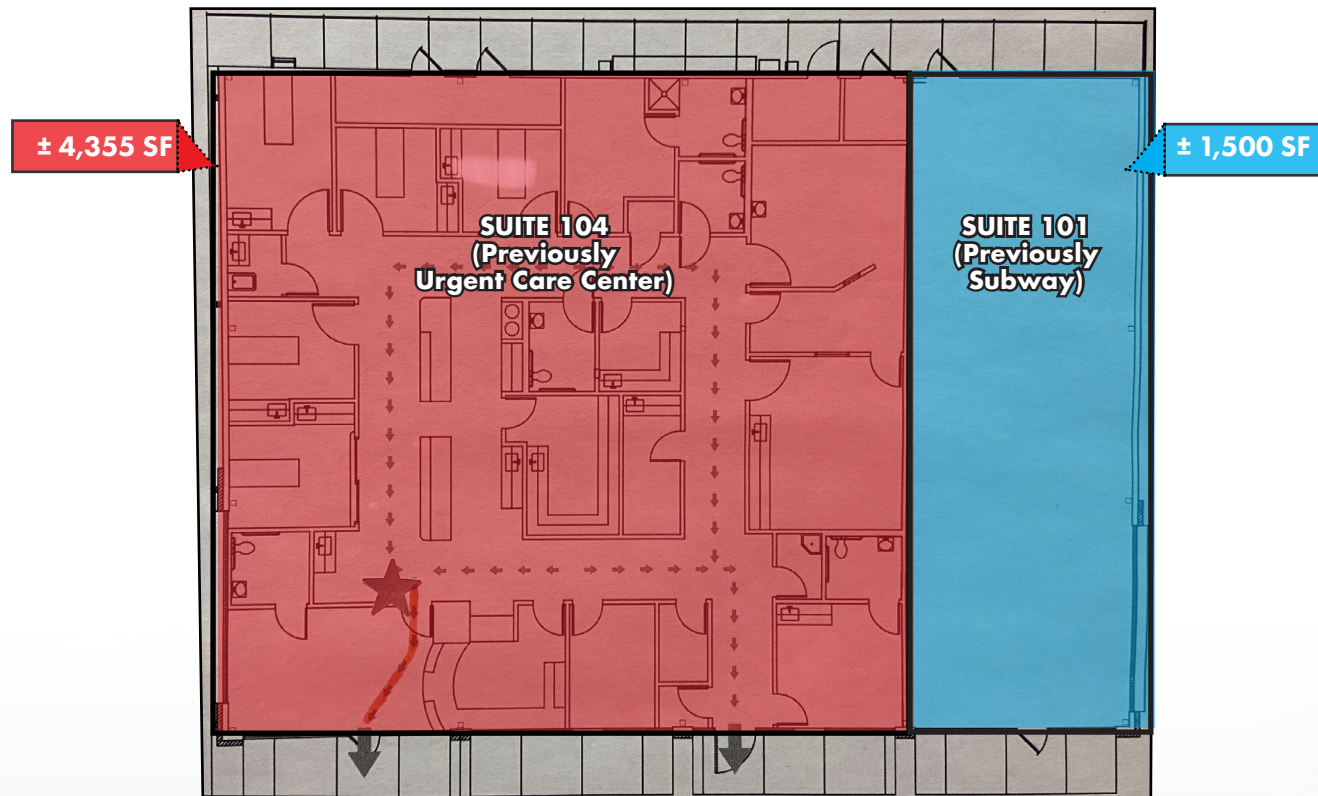


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SITE PLAN



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PARCEL OVERVIEW



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POINTS OF INTEREST

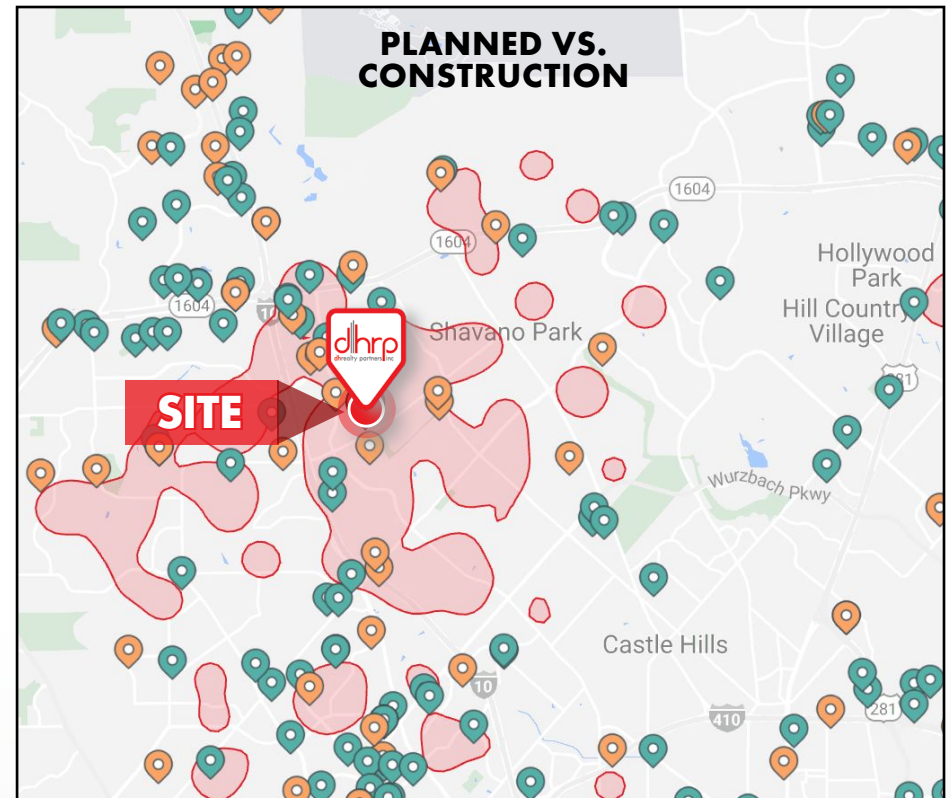
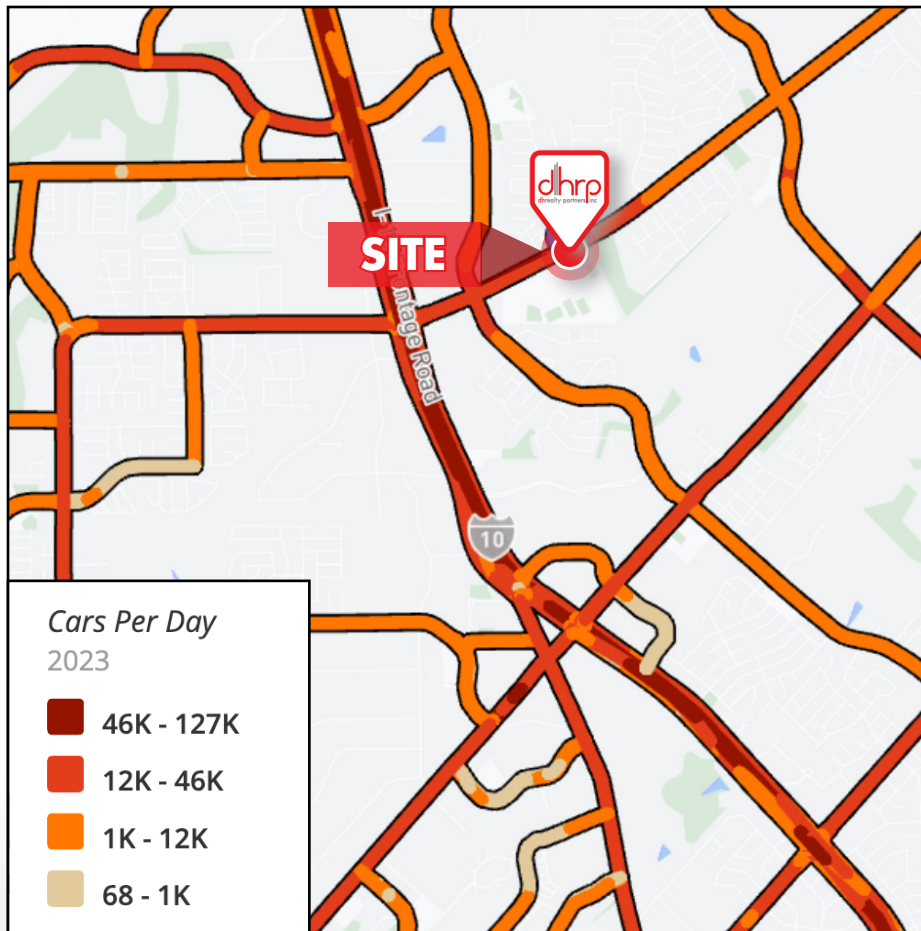


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PLACER AI DATA

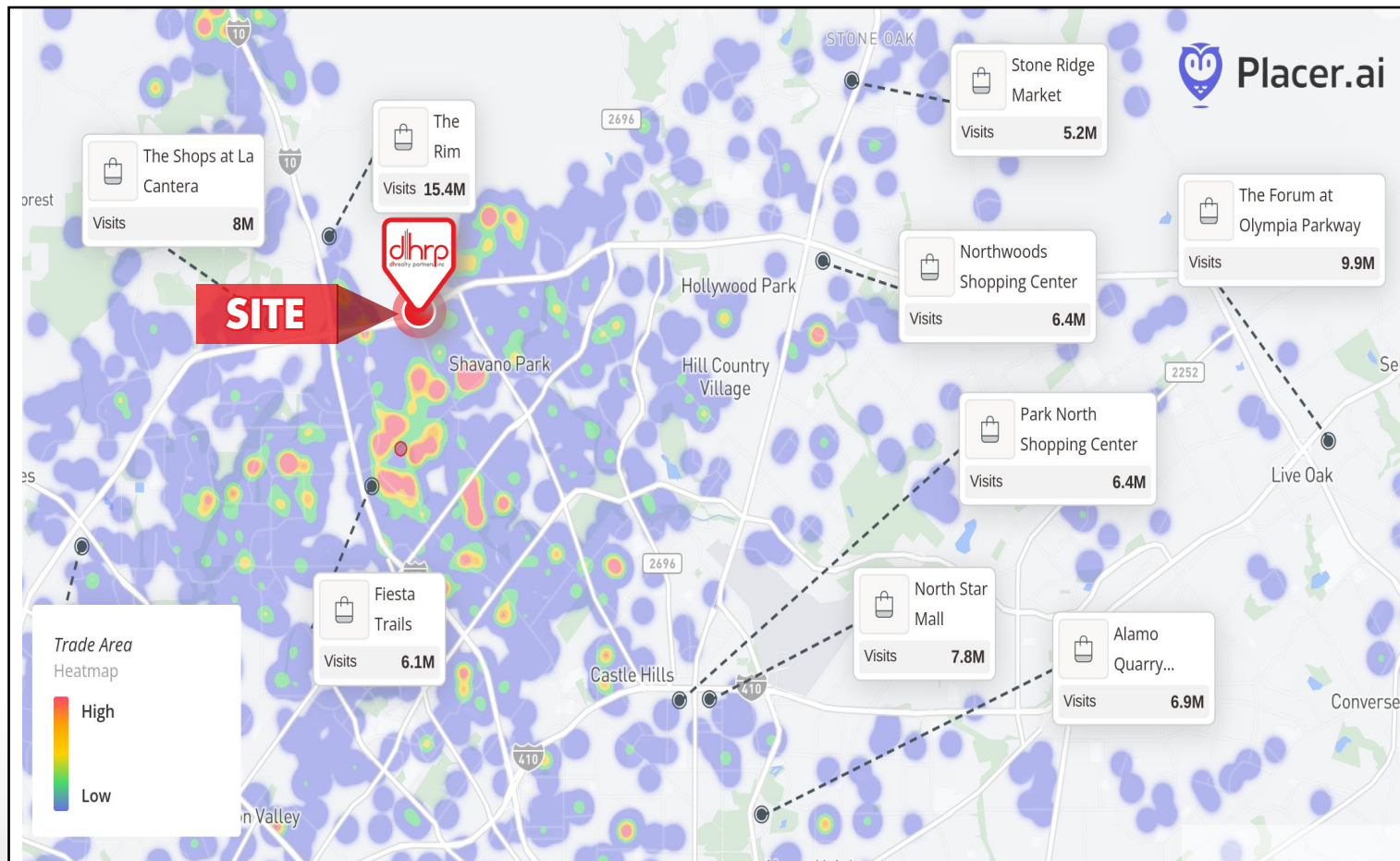


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TOP NEARBY DESTINATIONS



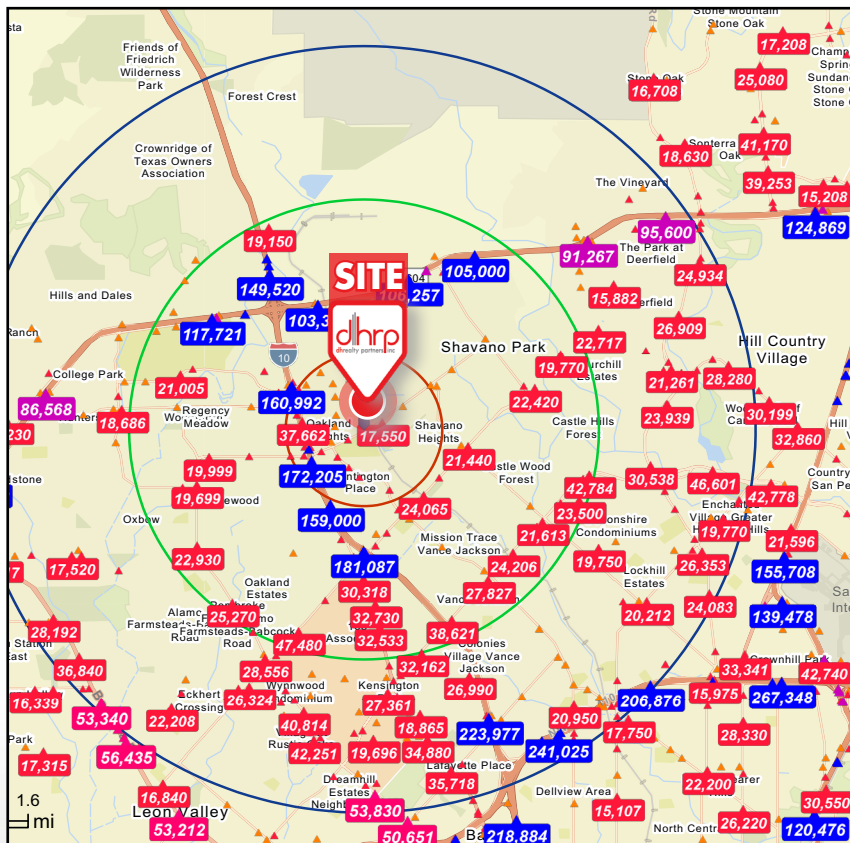
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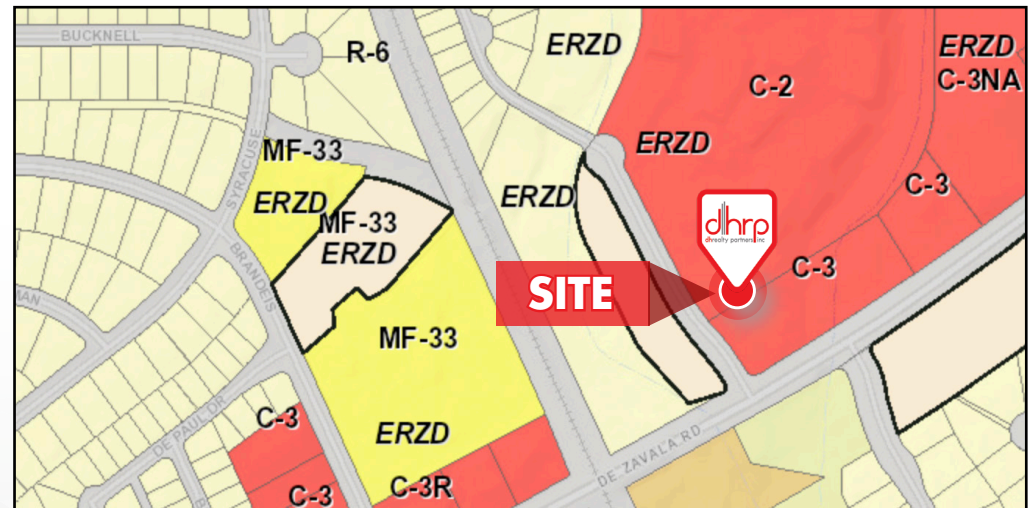
TRAFFIC COUNTS



DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|-----------|-----------|-----------|
| Population | 13,578 | 92,029 | 272,384 |
| Median Age | 33.3 | 33.2 | 34.3 |
| Avg Household Size | 2.1 | 2.2 | 2.2 |
| Average Household Income | \$102,482 | \$114,623 | \$113,945 |

Source: ESRI, 2024



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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