

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

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249



SALE/LEASE



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

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249



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

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

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2024. A Texas Corporation.

DHRP.us 210.222.2424 801 N. Saint Mary's 78205 San Antonio, TX



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

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249

SUITE 104









The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2024. A Texas Corporation.

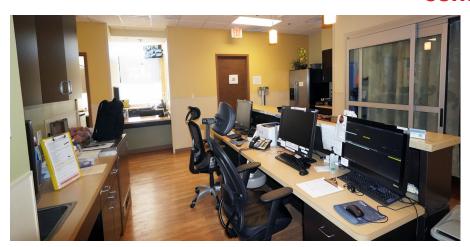


Michael D. Hoover, CSM 210.218.9095 hoover@dhrp.us

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249

SUITE 104









The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2024. A Texas Corporation.



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

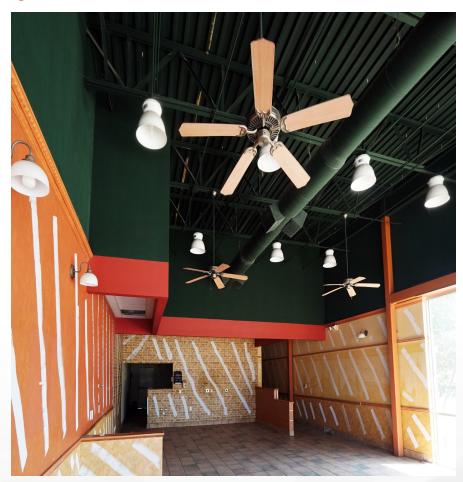
COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249

SUITE 101







The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2024. A Texas Corporation.



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

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL 4999 De Zavala Rd I San Antonio, TX 78249

EXTERIOR PHOTOS







The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. @2024. A Texas Corporation.

DHRP.us 210.222.2424 801 N. Saint Mary's 78205 San Antonio, TX

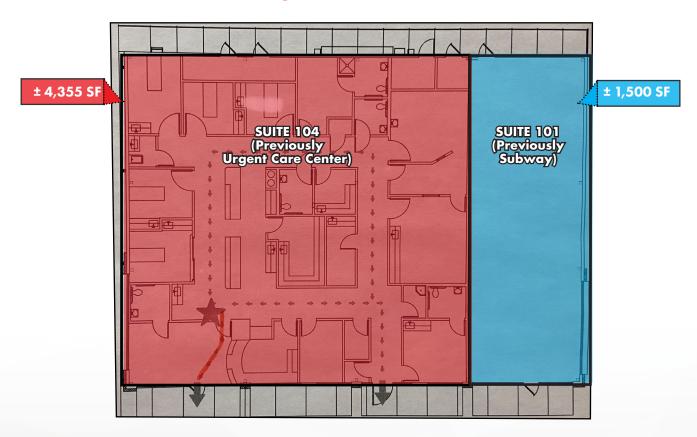


Michael D. Hoover, CSM 210.218.9095 hoover@dhrp.us

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249

SITE PLAN



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2024. A Texas Corporation.



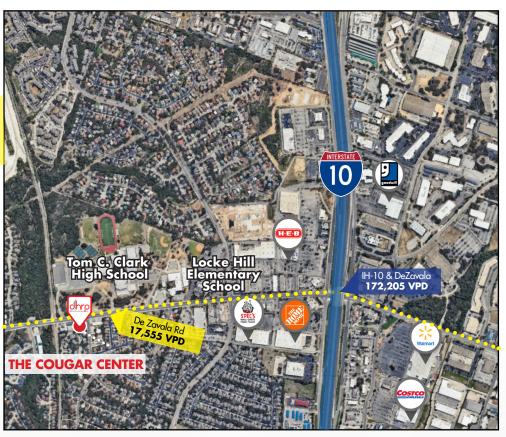
Michael D. Hoover, CSM 210.218.9095 hoover@dhrp.us

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249

PARCEL OVERVIEW





The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2024. A Texas Corporation.



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

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249

POINTS OF INTEREST



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2024. A Texas Corporation.

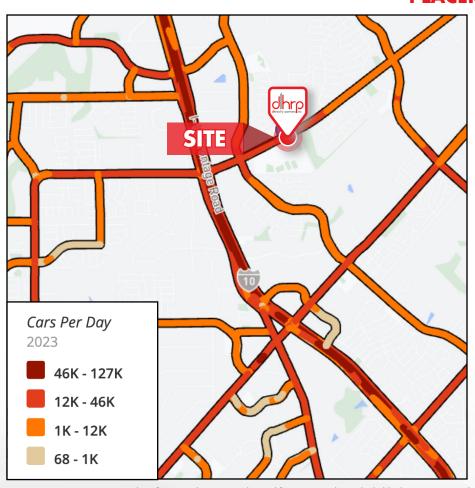


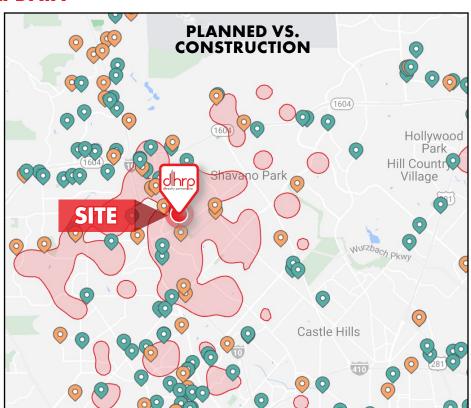
Michael D. Hoover, CSM 210.218.9095 hoover@dhrp.us

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249

PLACER AI DATA







The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2024. A Texas Corporation.

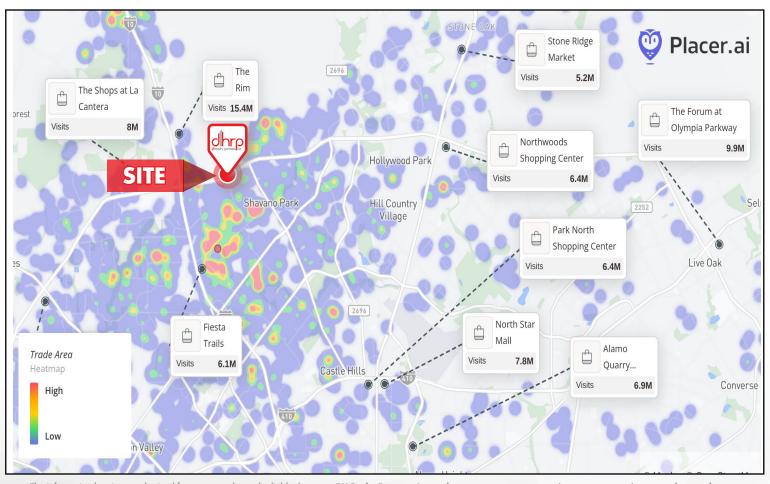


Michael D. Hoover, CSM 210.218.9095 hoover@dhrp.us

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249

TOP NEARBY DESTINATIONS



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2024. A Texas Corporation.



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

COUGAR CENTER ACROSS FROM LARGE 6A HIGH SCHOOL

4999 De Zavala Rd I San Antonio, TX 78249

LOCATION INFORMATION

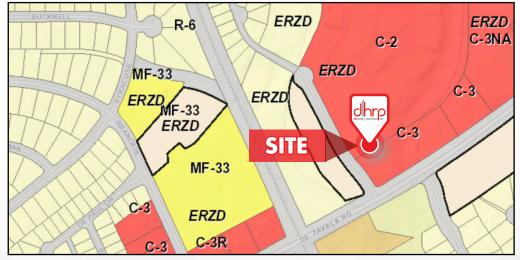
TRAFFIC COUNTS

DEMOGRAPHICS

Friends of Friedrich	Stone Mountain Stone Oak 17,208 Champic Spring
Wilderness Park Forest Crest	16,708 25,080 Sundane Stone C
Crownridge of Texas Owners Association	Sonterra 41,170 18,630 Oak The Vineyard 39,253
19,150	15,208 124,869 1267 The Park at Deerfield
Hills and Dales 149,520 105,000 257	24,934 15,882 arfield 26,909
19,770	2,717 Hill Country Village 21,261 28,280
86,568 Mei 18,686 Wo Regency 160,992 Castle 230 Shavano Fore 21,440 we would be seen to	
19,999 172,205 hiteston Forest 42, 172,005 hiteston Forest 42, 173,000 23,500 2	
7 17,520 22,930 Qakland Estates 30,318 Vanc 27,827	7,750 ockhill Estates 19,770 1111 21,596 26,353 155,708
Alame 25, 270 mo 32,730 parmstead's subsect 47,480 Asso 32,533 submines Road 47,480 Asso 32,533 value of the submines and the submines are submines as a submines and the submines are submines as a submines are submines are submines as a submines are submines are submines are submines are submines as a submines are submi	20,212 24,083 139,478 Inte
	33,341 42,740 206,876 15,975 267,348
Park 42,251 19,696 34,880 241,025 241,025 241,025 241,025 251 251 251 251 251 251 251 251 251 2	22,200 arer
1.6 Leon Valley 53,830 Bs 218,884	15,107 North Centr 26,220 120,476

	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



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. \$2024. A Texas Corporation.



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.

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2024. A Texas Corporation.





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DH Realty Partners, Inc. Licensed Broker /Broker Firm Name o Primary Assumed Business Name		www.dhrp.us Email	(210)222-2424 Phone
Daniel Briggs Designated Broker of Firm Michael D. Hoover Licensed Supervisor of Sales Agent/ Associate	311372 License No. 391636 License No.	danielbriggs@dhrp.us Email hoover@dhrp.us Email	(210)222-2424 Phone (210)222-2424 Phone
Michael D. Hoover Sales Agent/Associate's Name	391636 License No. Buyer/Tenant/Seller/Landlord Initials	hoover@dhrp.us Email	(210)222-2424 Phone

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov Fax: (210)271-0183

Phone: (210)222-2424

IABS 1-0 Date

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

801 N. Saint Mary's DHRP.us 210.222.2424 San Antonio, TX 78205