



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

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# INDIAN WOODS BUSINESS PARK

4306 & 4318 De Zavala Road | San Antonio, TX 78230

**PHASE I & II SOLD/LEASED**

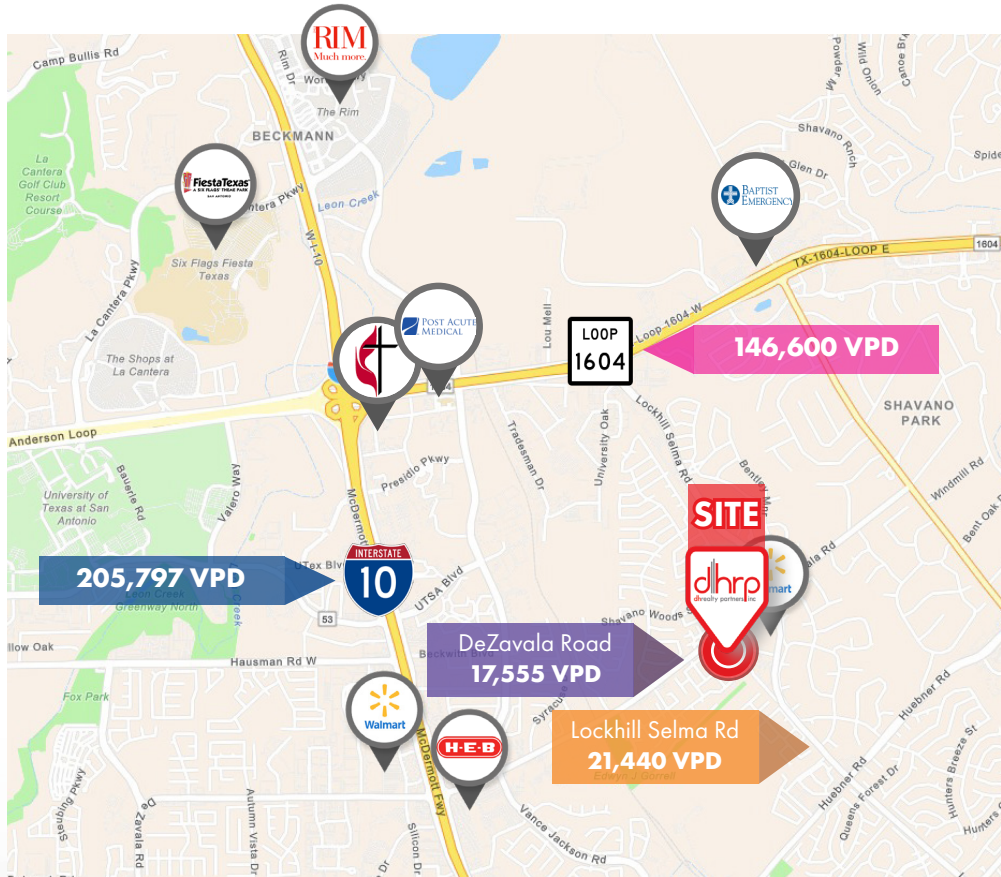
**PHASE III - BUILDING 5 AVAILABLE NOW!**



# SALE / LEASE

## INDIAN WOODS BUSINESS PARK

4306 & 4318 De Zavala Road | San Antonio, TX 78230



### LOCATION

Property is located in the Northwest San Antonio area, on De Zavala Road, just off Lockhill Selma Road, across from a Walmart shopping center.

### DESCRIPTION

**BRAND NEW!** Class A, Contemporary Office-condo complex development, which consists of five buildings. **Phases I & II closed out with Building 1 leased by The University of Texas Health Science Center San Antonio, Building 2 sold to an ophthalmologist, and Building 4 sold to Texas Liver Institute. Building 3 has been sold as well. Phase III, Building 5, is the last building available was recently built in 2023.**

### HIGHLIGHTS

- Easy access to and from: Loop 410, Loop 1604, IH-10, Wurzbach Pkwy, Hwy 281.
- Building 1 leased by **UT Health Science Center San Antonio**
- Property's proximity to **PAM Specialty Hospital of San Antonio, Baptist Emergency Hospital, Methodist Healthcare System and the Medical Corridor on IH-10/Loop 1604** makes it ideal for Medical / Office purposes
- Close proximity to UTSA, Fiesta Texas, The Rim, La Cantera, Topgolf, and iFly
- Surrounded by multiple retailers
- Outstanding visibility, demographics and traffic counts

### BUILDING SIZE

Lease or Purchase: **20,000 SF (contiguous)**

### PARKING RATIO

5 per 1,000 SF

### ZONING

**O-2**, City of San Antonio

### SALE PRICE

**CONTACT BROKER FOR PRICING**

### LEASE RATE

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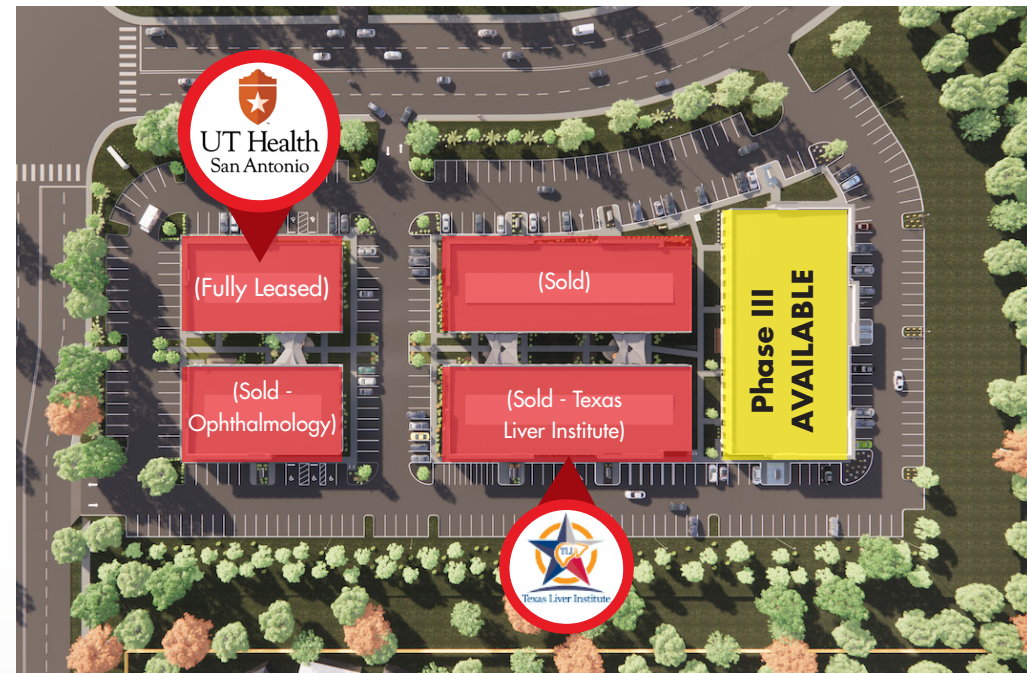
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**Building 1 Leased by UT Health Science Center**

### SITE PLAN



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**LAST BUILDING AVAILABLE: PHASE III - BUILDING 5 (20,000 SF)**



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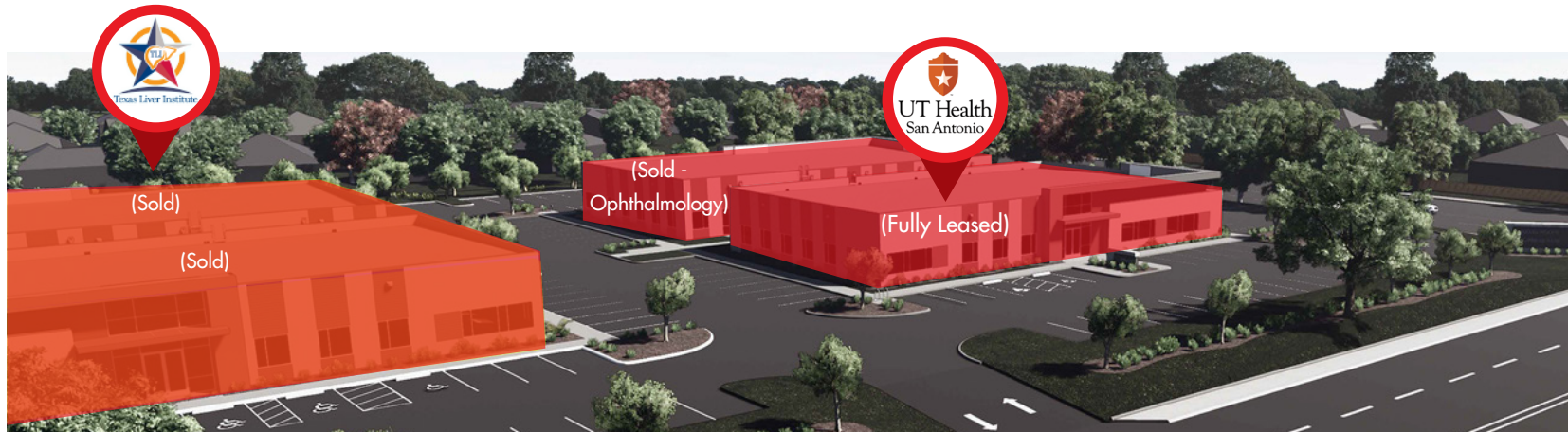
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Building 1 Leased by UT Health Science Center, Building 2 Sold to Ophthalmologist, Buildings 3 and 4 Sold



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### PHASE 1 COMPLETE



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### PHASE II - BUILDINGS 3 AND 4 SOLD



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### AERIAL MAP



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### POINTS OF INTEREST



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### POINTS OF INTEREST

#### AREA HOSPITALS

- Baptist Emergency Hospital
- Methodist Hospital System
- PAM Specialty Hospital

#### AREA MEDICAL

- Allergy Institute
- Apria Healthcare
- Baumholtz Plastic Surgery
- Complete Urgent Care
- Concentra Urgent Care
- CareNow Urgent Care
- Consultants in Pain Management
- Deerwood Family Practice
- Fresenius Kidney Care
- Home Instead Senior Healthcare
- Kalypso Wellness Center
- Legent Orthopedic and Spine
- Nidraveda Center for Neurology and Sleep Medicine
- Pediatric Therapy Specialists
- Shavano Park Family Dentistry
- Texas Pediatric Specialties and Sleep Center
- Texas Spine and Joint Institute
- The Etta at Shavano Park Assisted Living and Memory Care
- The Skin MD
- UT Health Science Center San Antonio
- United Health Group
- WellMed – Optum

#### AREA RETAIL

- Bank of America
- Best Buy
- Chase Bank
- Cheddars Restaurant
- Chili's Restaurant
- Circle K
- Drury Inn & Suites
- FedEx
- Frost Bank
- H-E-B
- Home Depot
- La Cantera
- Marriott Hotel
- Olive Garden
- Pappadeaux Restaurant
- Red Lobster
- San Antonio Fire Department
- Target
- The Home Depot
- The Rim
- Walmart Supercenter
- Wells Fargo

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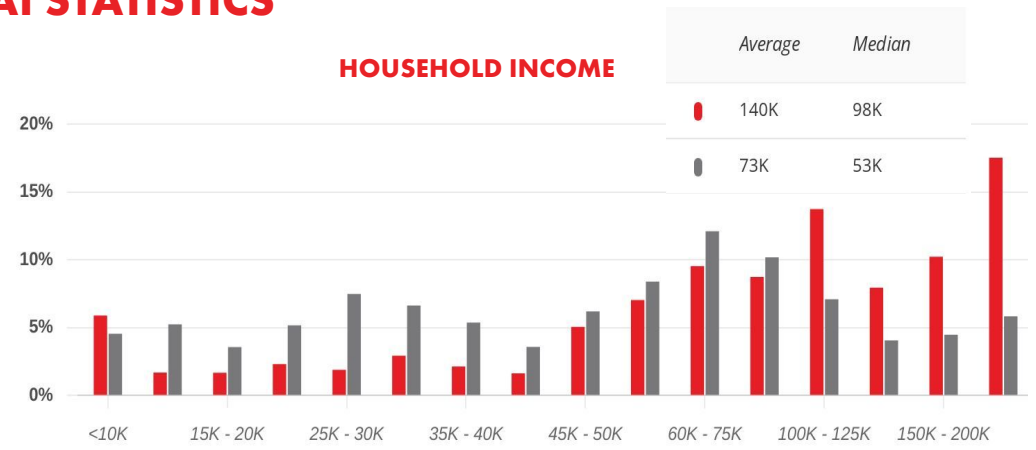
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### PLACER AI STATISTICS

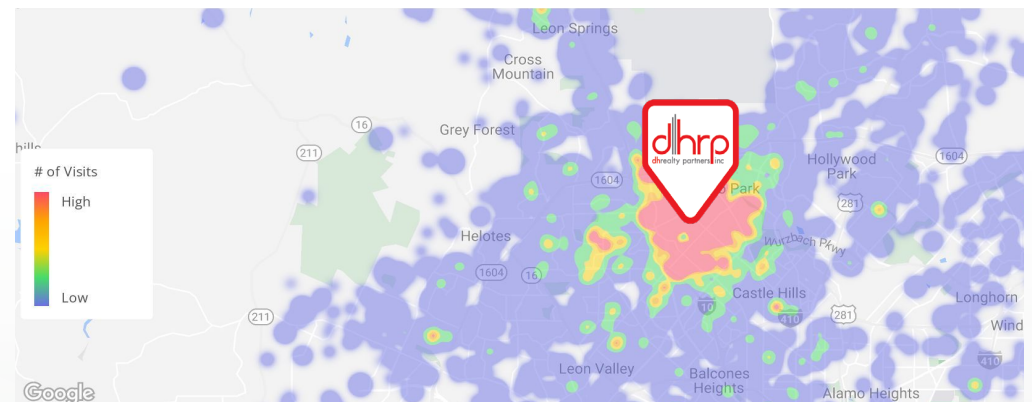
#### TRADE AREA



#### HOUSEHOLD INCOME



#### VISITATION HEAT MAP



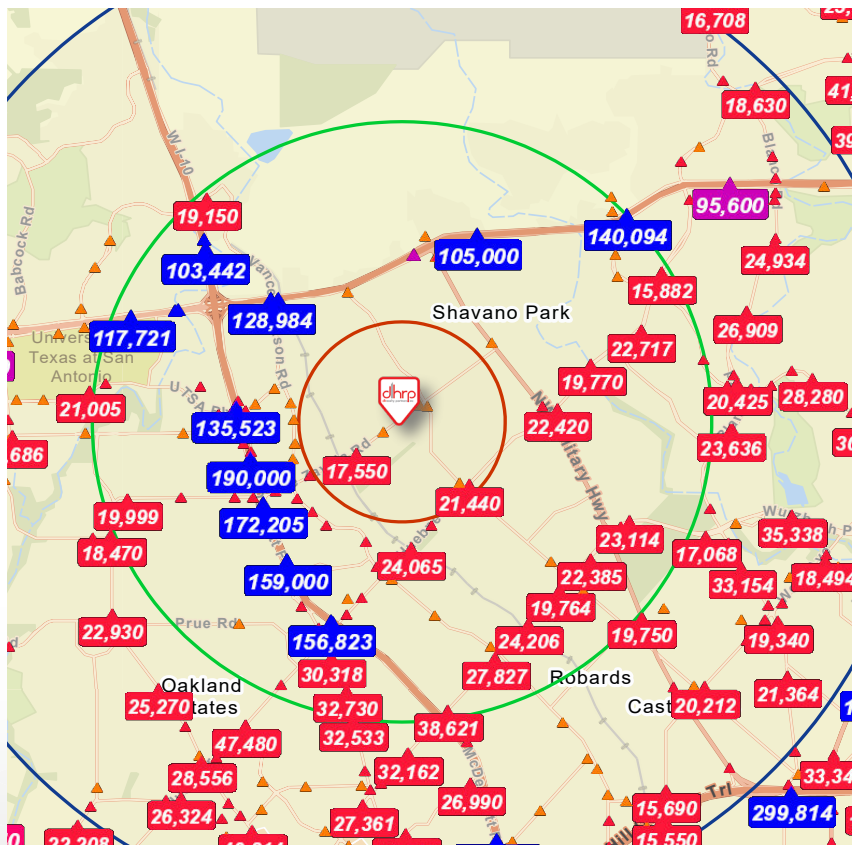
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### LOCATION INFORMATION

#### TRAFFIC COUNTS

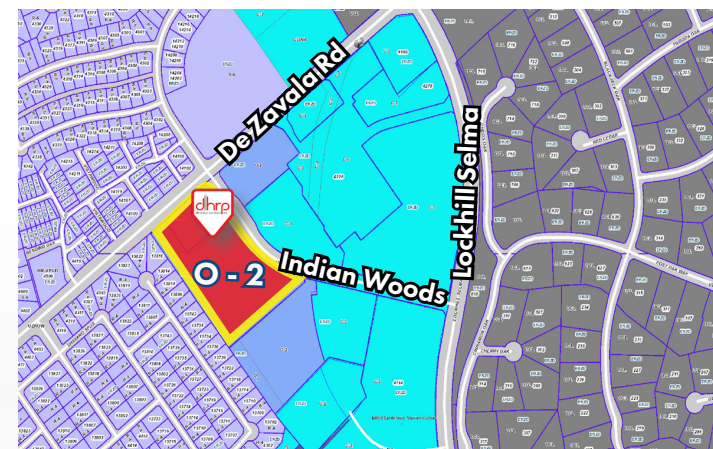


#### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,076	84,279	252,970
Median Age	42.8	36.5	34.6
Avg Household Size	2.2	2.2	2.2
Median Household Income	\$94,186	\$82,295	\$73,564

Source: ESRI, 2023

#### ZONING MAP



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### SAN ANTONIO MARKET OVERVIEW

San Antonio has been named “Military City, USA” for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio’s healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio’s second largest employer.

With a thriving local economy, a **central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience and healthcare, aerospace, IT and cybersecurity**.



**2.3M**  
TOTAL  
POPULATION

**7<sup>TH</sup>**  
LARGEST CITY  
IN THE U.S.

**3<sup>RD</sup>**  
FASTEST  
GROWING  
ECONOMY

**28%**  
PROJECTED  
POPULATION  
GROWTH

**12**  
ACCREDITED  
UNIVERSITIES &  
COLLEGES

**120**  
NEW RESIDENTS  
PER DAY

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