



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

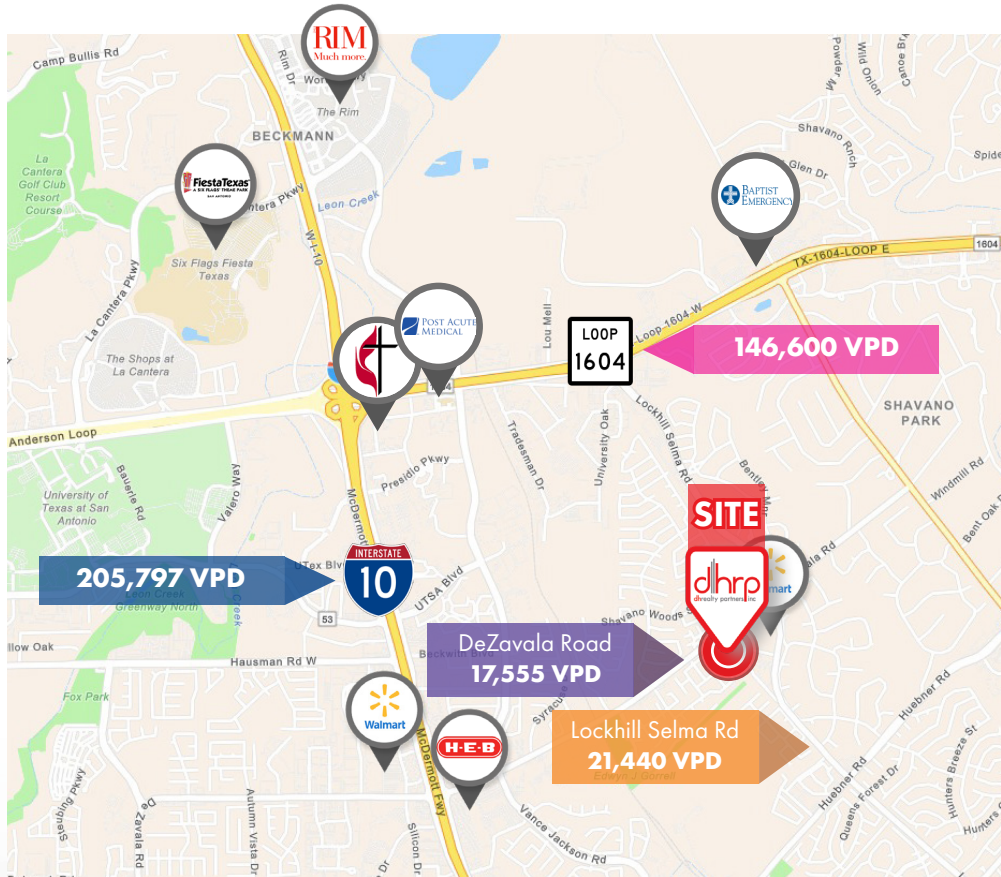
PHASE III - BUILDING 5 AVAILABLE NOW!



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 (non contiguous)**

PARKING RATIO

5 per 1,000 SF

ZONING

O-2, City of San Antonio

SALE PRICE

CONTACT BROKER FOR PRICING

LEASE RATE

CONTACT BROKER FOR PRICING

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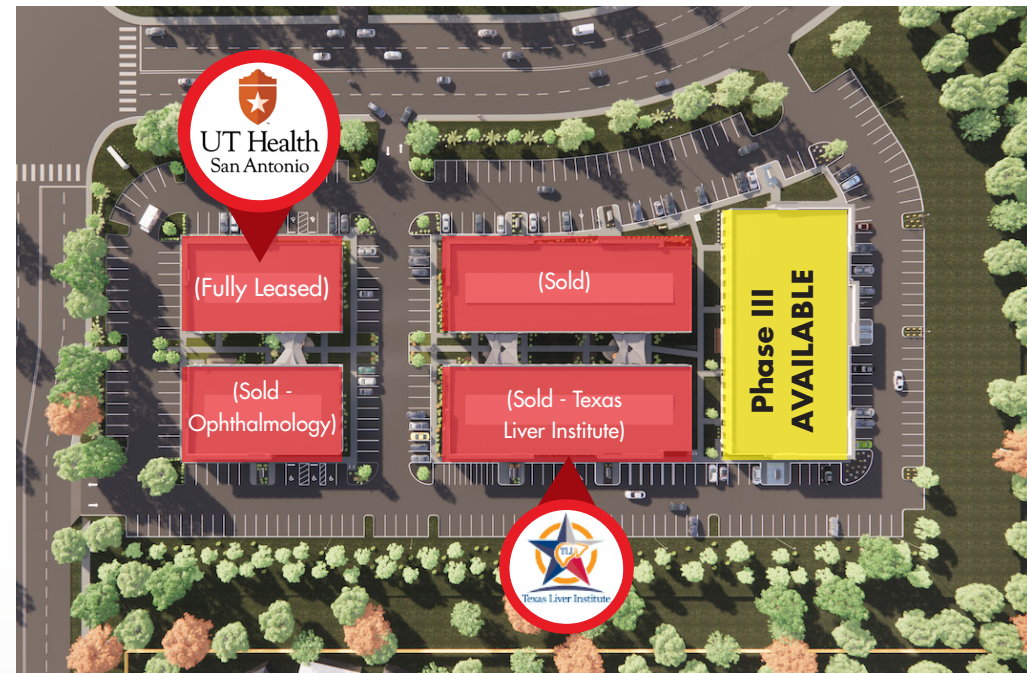
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Building 1 Leased by UT Health Science Center

SITE PLAN



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



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LAST BUILDING AVAILABLE: PHASE III - BUILDING 5



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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
- 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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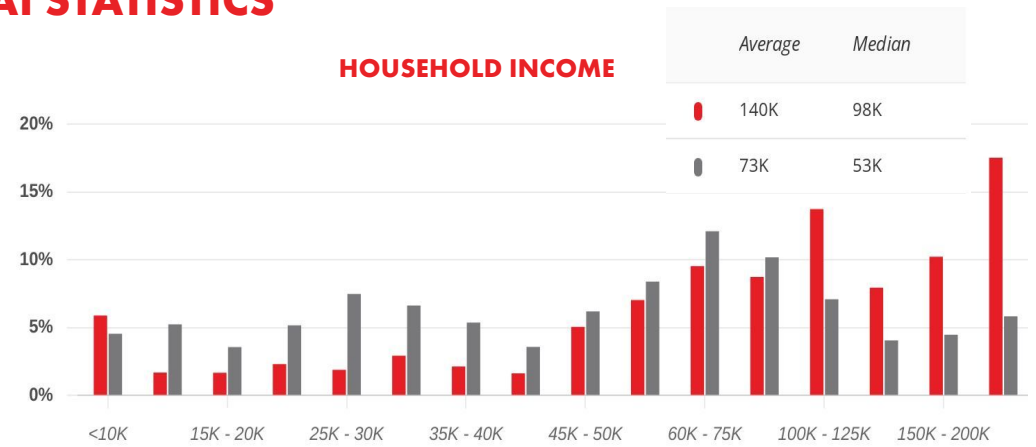
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PLACER AI STATISTICS

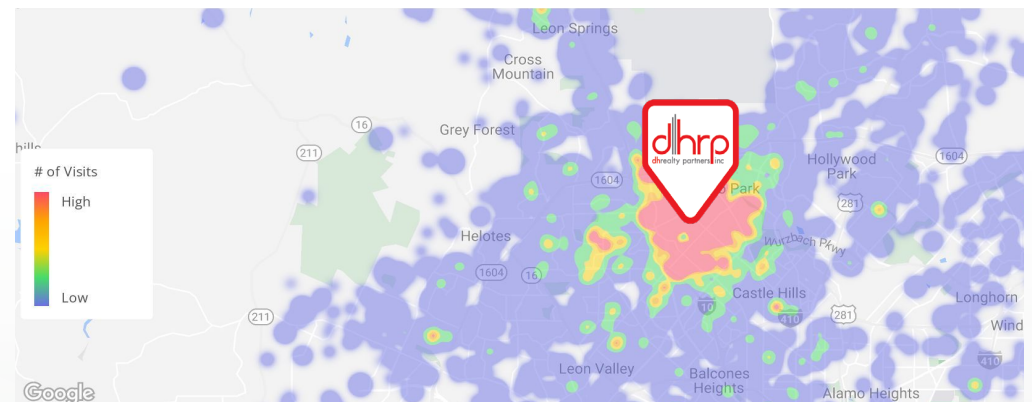
TRADE AREA



HOUSEHOLD INCOME



VISITATION HEAT MAP



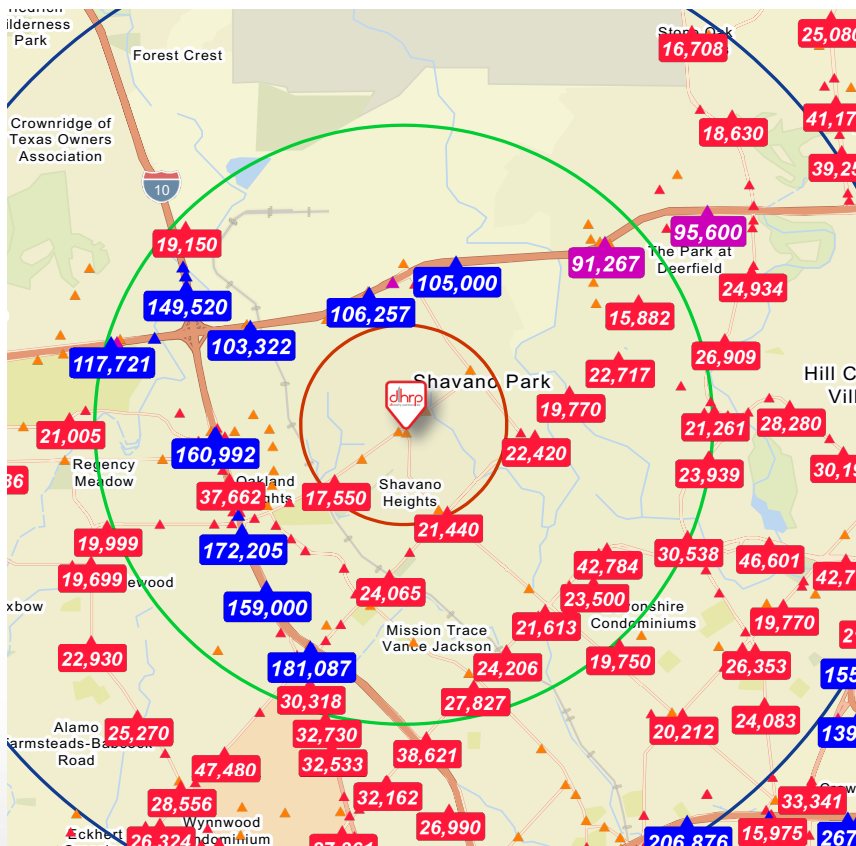
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LOCATION INFORMATION

TRAFFIC COUNTS

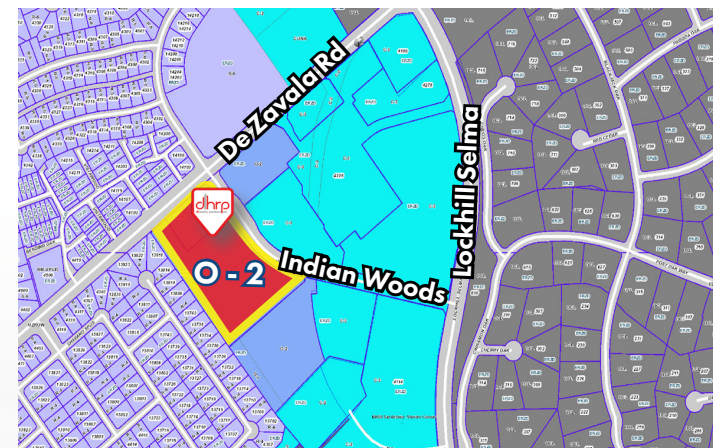


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,036	85,326	252,572
Median Age	38.8	35.6	34.3
Avg Household Size	2.2	2.2	2.2
Median Household Income	\$97,649	\$87,918	\$78,813

Source: ESRI, 2024

ZONING MAP



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SAN ANTONIO MARKET OVERVIEW



San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare and bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.7M
TOTAL
POPULATION

7TH
LARGEST CITY
IN THE U.S.

9.8%
JOB GROWTH
2018-2023

15-20%
PROJECTED
POPULATION
GROWTH

14
ACCREDITED
UNIVERSITIES &
COLLEGES

60
NEW RESIDENTS
PER DAY

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Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o 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. **147342** **www.dhrp.us** **(210)222-2424**

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Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Harold Alexander Yount, Jr., CCIM **308749** **ayount@dhrp.us** **(210)222-2424**

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date

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Information available at www.trec.texas.gov

IABS 1-1



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