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Logan T. Baylor 210.326.1095 lbaylor@dhrp.us



INDIAN WOODS BUSINESS PARK

4318 De Zavala Road | San Antonio, TX 78230

±3,200 SF up to ± 14,300 SF (contiguous)



SALE/LEASE





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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! Building 3 is located in Indian Woods Business Park, a Class A, Contemporary Office-condo complex development, which consists of five buildings. **Building 1** is 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.

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

±3,200 SF up to ± 14,300 SF (contiguous)

PARKING RATIO ZONING

5 Per 1,000 SF O-2, City of San Antonio

SALE PRICE

Contact Brokers for Pricing

LEASE RATE

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POINTS OF INTEREST



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SURROUNDING POINTS OF INTEREST





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BUILDING 3 PHOTOS



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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
- Wal-Mart Supercenter
- Wells Fargo

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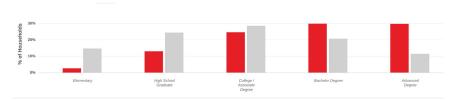
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PLACER AI DEMOGRAPHICS

Audience Overview

Median Household Income	Bachelor's Degree or Higher	Most Common Ethnicity	Persons per Household
\$99.4K	59.5%	Hispanic or Latino (46%)	2.31
\$73.2K	32.3%	White (40.1%)	2.79

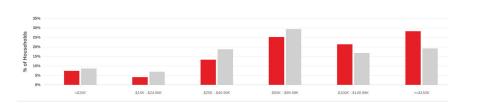
Education



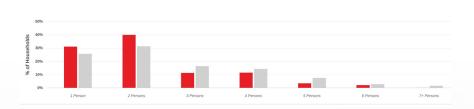
Ethnicity



Household Income



Household Size



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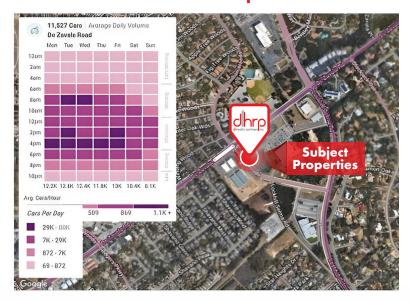
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PLACER AI DATA

Trade Area Map

Methodist Hospital Visits 1.3M Methodist Stone Oak Hospital Visits 1.9M CHRISTUS Santa Rosa Health System Visits 763.1K Robert B. Green Campus - Universit. Visits 960.9K University Hospital Visits 960.9K University Hospital Visits San Antonio Trade Area Heatmap High Low Walgreens Visits 820.5K

Traffic Map



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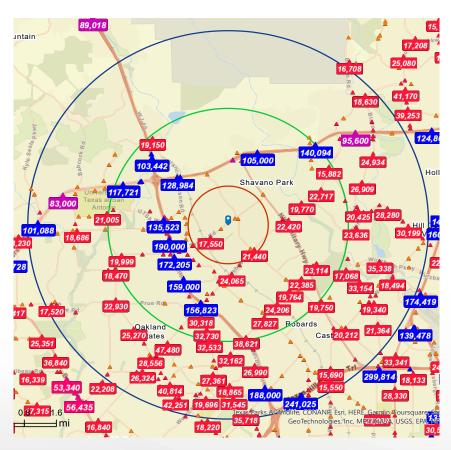
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LOCATION INFORMATION

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 consistina 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

714

LARGEST CITY

3RD

FASTEST GROWING ECONOMY **28**%

PROJECTED POPULATION GROWTH

12

120

ACCREDITED NEW RESIDENTS
UNIVERSITIES & PER DAY
COLLEGES

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Information About Brokerage Services

11/2/2015



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

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
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 or Primary Assumed Business Name	License No.	www.dhrp.us Email	(210)222-2424 Phone
Daniel Briggs Designated Broker of Firm Michael D. Hoover Licensed Supervisor of Sales Agent/	311372 License No. 391636 License No.	danielbriggs@dhrp.us Email hoover@dhrp.us Email	(210)222-2424 Phone (210)222-2424 Phone
Associate Matthew Baylor Sales Agent/Associate's Name	510763 License No.	mbaylor@dhrp.us Email	(210)222-2424 Phone
E	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501 DH Realty Partners, Inc. 801 N Saint Marys St San Antonio, TX 78205 Phone: (218)222-2424 Fay: (210)271-0183 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

IABS 1-0 Date

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- . 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
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- 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
 - 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.

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Daniel Briggs Designated Broker of Firm Michael D. Hoover Lossociate Lossociate	311372	danielbriggs@dhrp.us	(210)222-2424
	License No.	Email	Phone
	391636	hoover@dhrp.us	(210)222-2424
	License No.	Email	Phone
Matthew Baylor	510763	mbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buver/Tenant/Seller/Landlord Initials

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