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INDIAN WOODS BUSINESS PARK

4318 De Zavala Road | San Antonio, TX 78230

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



BRAND NEW CLASS-A MEDICAL/OFFICE SPACE MOVE-IN READY!

DRONE FOOTAGE:
https://youtu.be/Lqu1q-ZH_l4

360° PANORAMIC VIEW:
<https://kuula.co/post/Nz1v3>

SALE/LEASE



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<https://youtu.be/Lqu1q-ZH14>
360° PANORAMIC VIEW
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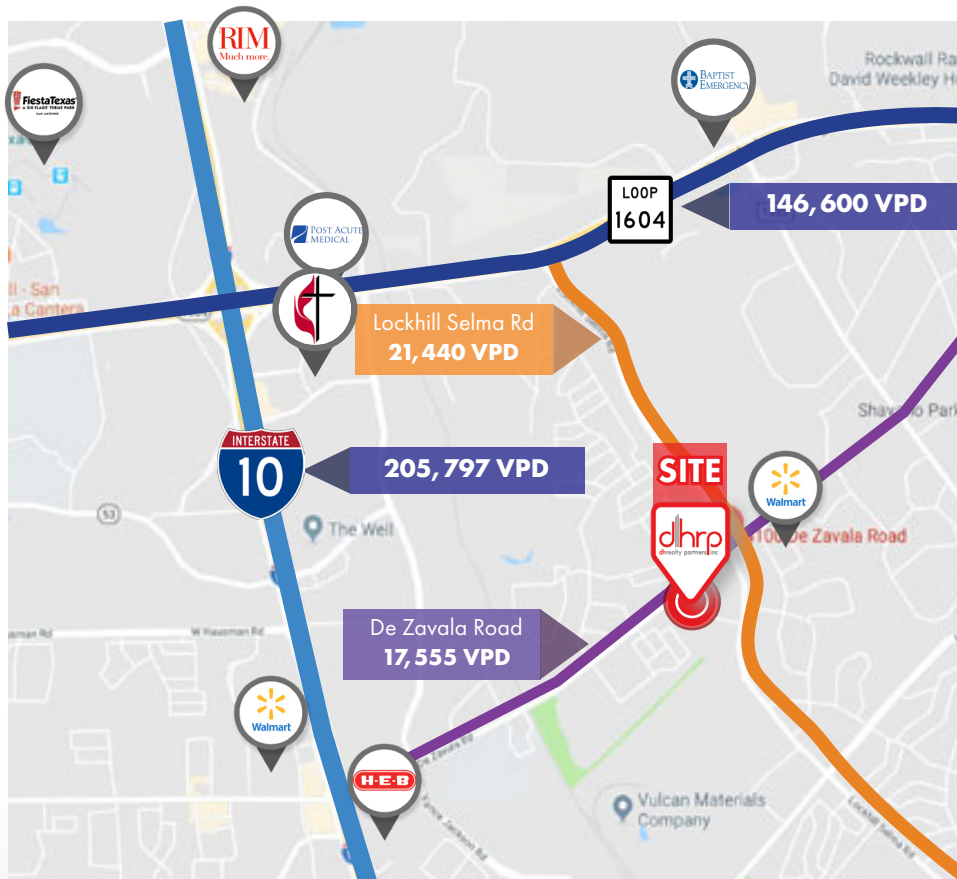
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LOCATION

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)

SALE PRICE

Contact Brokers for Pricing

PARKING RATIO

5 Per 1,000 SF

ZONING

O-2, City of San Antonio

LEASE RATE

Contact Brokers for Pricing

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POINTS OF INTEREST



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SURROUNDING POINTS OF INTEREST



Building 1 Leased by UT Health Science Center, Building 4 Sold to Texas Liver Institute



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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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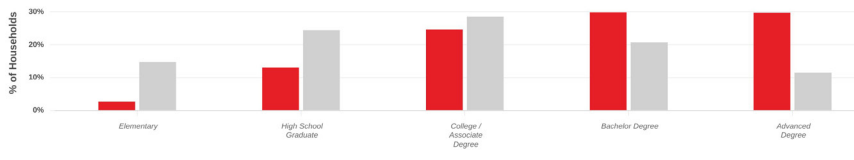
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PLACER AI DEMOGRAPHICS

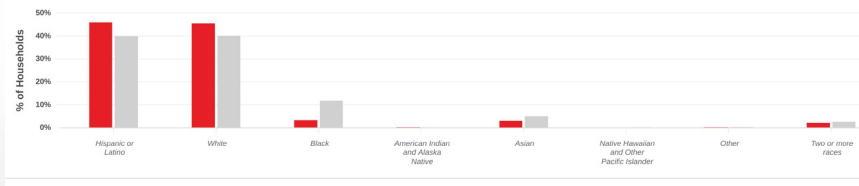
Audience Overview

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

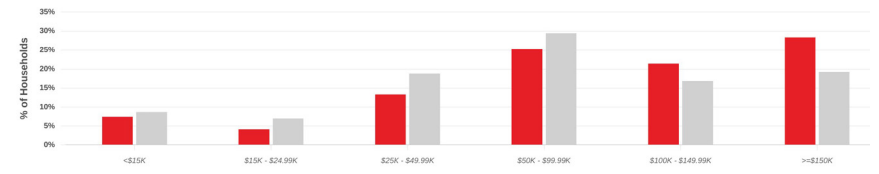
Education



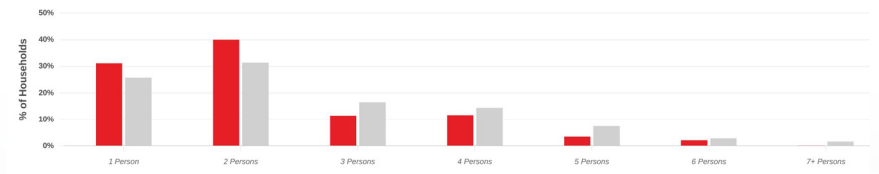
Ethnicity



Household Income



Household Size



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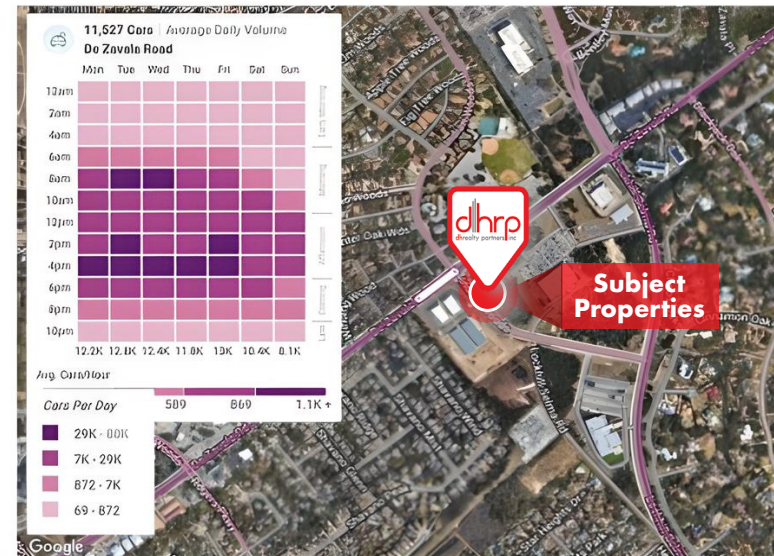
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PLACER AI DATA

Trade Area Map



Traffic Map



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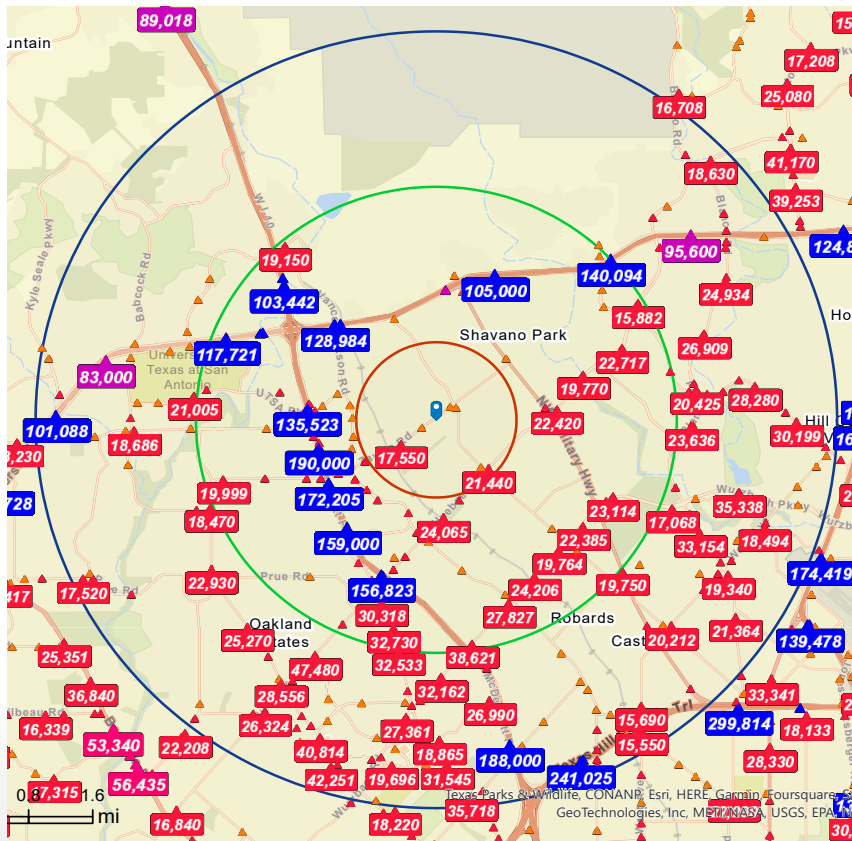


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LOCATION INFORMATION

TRAFFIC COUNTS

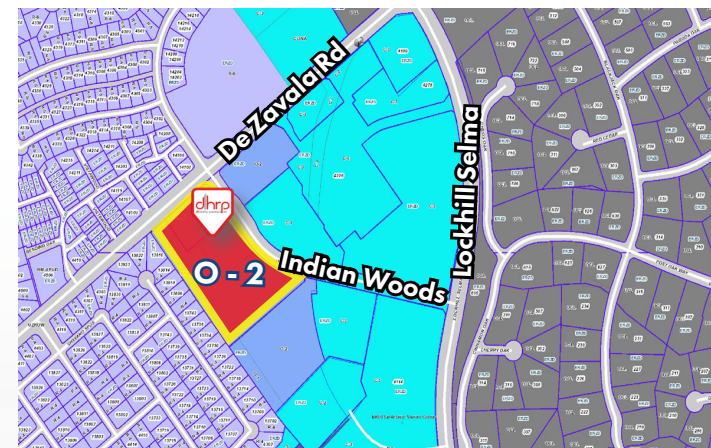


DEMOGRAPHICS

	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 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

7TH
 LARGEST CITY
 IN THE U.S.

3RD
 FASTEST
 GROWING
 ECONOMY

28%
 PROJECTED
 POPULATION
 GROWTH

12
 ACCREDITED
 UNIVERSITIES &
 COLLEGES

120
 NEW RESIDENTS
 PER DAY

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