



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



Gilles Ghez
210.872.4382
gghez@dhrp.us



Kim Ghez
210.867.0004
kghez@dhrp.us

SHAVANO GARAGE CONDOMINIUMS

13951 Indian Woods | San Antonio, TX 78249

UNDER CONSTRUCTION NOW!



shavanogaragecondos.com

FOR SALE

SHAVANO GARAGE CONDOMINIUMS

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ABOUT SHAVANO GARAGE CONDOMINIUMS

Shavano Garage Condominiums are the ultimate garage condo facility in San Antonio.

Units are available from 980 – 1,960 square feet with the ability to combine or customize your man cave.

Located within a fully enclosed gated community complete with superior security, outdoor lighting, security fencing, and masonry wall. Offering a private, safe and secure environment dedicated exclusively to its owners and their prized collections.

Meticulously built to the highest construction standards and completely customizable to fit your needs with all units including custom mezzanines for space efficiency. With 24 Hour access 7 days a week, you can come and go as you please.

This ideal, climate-controlled storage solution provides invaluable peace of mind when storing your prized belongings and collections.

Enjoy premier, industry-leading owner amenities which include an upscale clubhouse and lounge complete with indoor/outdoor entertaining areas, lounge area, kitchen, bar, two full bathrooms, and covered vehicle display parking.

The property also has a covered area for owners to utilize for detailing their vehicles with a convenient bathroom.

Shavano Garage Condominiums offer convenient location with near proximity to I-10, Loop 1604 and Shavano Park. This is your opportunity to become a part of Shavano Garage Condominiums. An exclusive community of like-minded vehicle enthusiasts.

Enjoy a place designed specifically for the motor enthusiast. Surround yourself with people who share your interest and understand your passion. At Shavano Garage Condominiums, you have the optimal platform to build the ultimate man-cave. The perfect get-away close to home.

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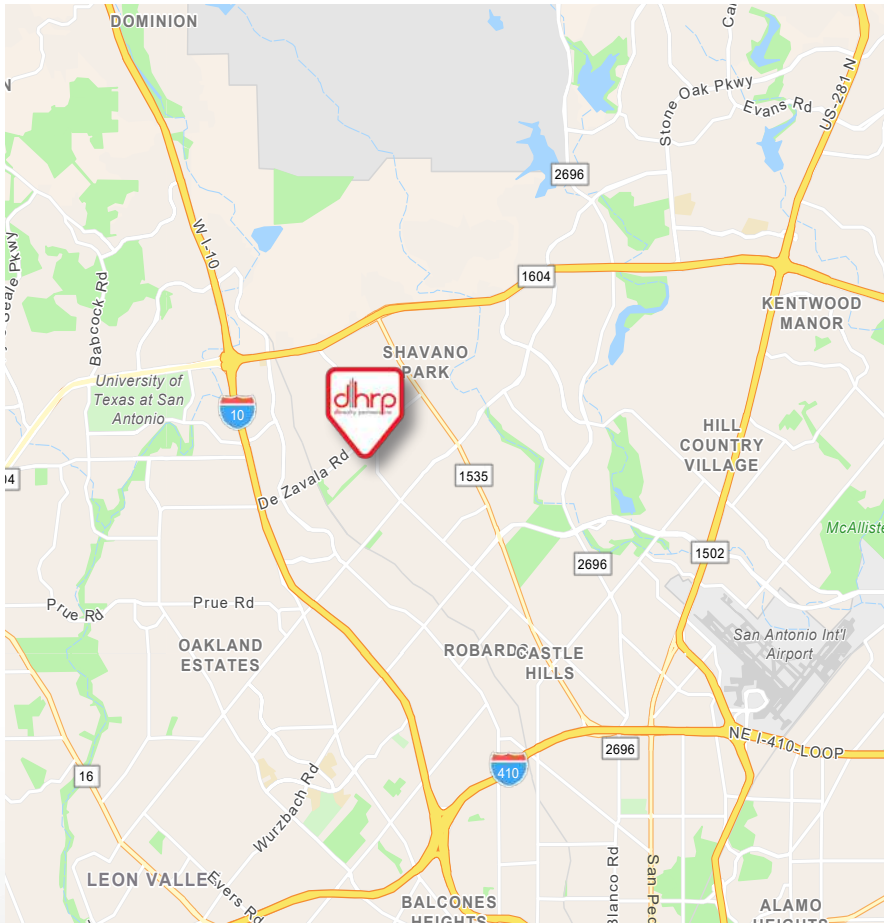
AMENITIES

- Superior security, outdoor lighting, security fencing, and camera monitoring system. Offering a private, safe and secure environment
- Highest construction standards and completely customizable to fit your needs
- With Optional custom mezzanines for space efficiency. All units insulated, plumbed for water/bath, with lighting and electrical outlets
- 24 Hour access, 7 days a week
- Climate-controlled individual HVAC units
- Upscale clubhouse and lounge complete with indoor/outdoor entertaining area including kitchen, bar, and two full bathrooms, with vehicle display parking
- Covered area for owners to utilize for detailing their vehicles with convenient bathroom within close proximity
- Exclusive community of like-minded vehicle enthusiasts
- 980 - 1,960 SF Suites
- Luxury garage suites are the optimal place for your motor vehicles
- Each space is plumbed, heated, cooled with individual HVAC units, and wired for lighting and Internet
- Create your own personal motor hobby retreat, install lifts, build a loft, or deck out your walls with memorabilia and audio visual TV screens

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HIGHLIGHTS

- San Antonio and South Texas' newest luxury Garage Condominium Community
- Highly desirable location within close proximity to I-10, Loop 1604, and City of Shavano Park
- Fully enclosed **gated community with superior security, outdoor lighting, enclosed fencing, camera system**, with access 24 hours a day, 7 days a week
- Spacious design with ample space and high ceilings providing room to store vehicles, tools, equipment
- All Garage Suites are climate-controlled with energy efficient individual HVAC units
- Modern, upscale **clubhouse and lounge** complete with indoor/outdoor entertainment area, kitchen, bar, two full bathrooms, and covered vehicle display

BUILDING SIZE

±40,000 SF

LAND SIZE

±2.37 AC

AVAILABLE SPACE

Floor Plan 1: ±980 SF

Floor Plan 2: ±1,960 SF

CEILING HEIGHT

14' roll up door; 22' ceiling height

ZONING

C-3, City of San Antonio

FLOOD PLAIN

FEMA shows that no part of this property is located in the 100-year flood area.

SALE PRICE

Contact Broker

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RENDERINGS



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SITE PLAN



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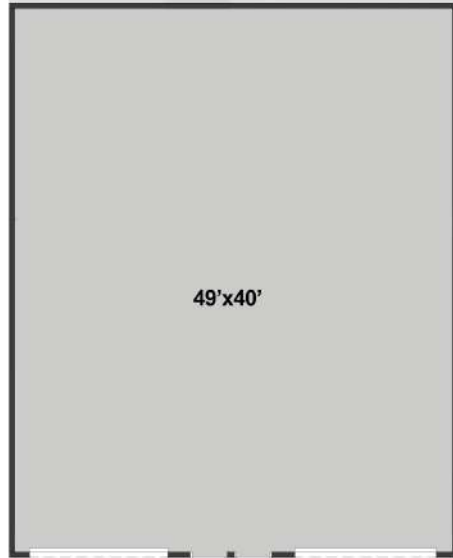


JOE M. KBOUDI
REAL ESTATE, INC.

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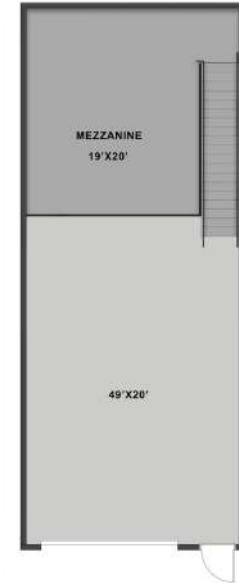
FLOOR PLAN OPTIONS



Floor Plan Typical (Double Unit)



Floor Plan Typical



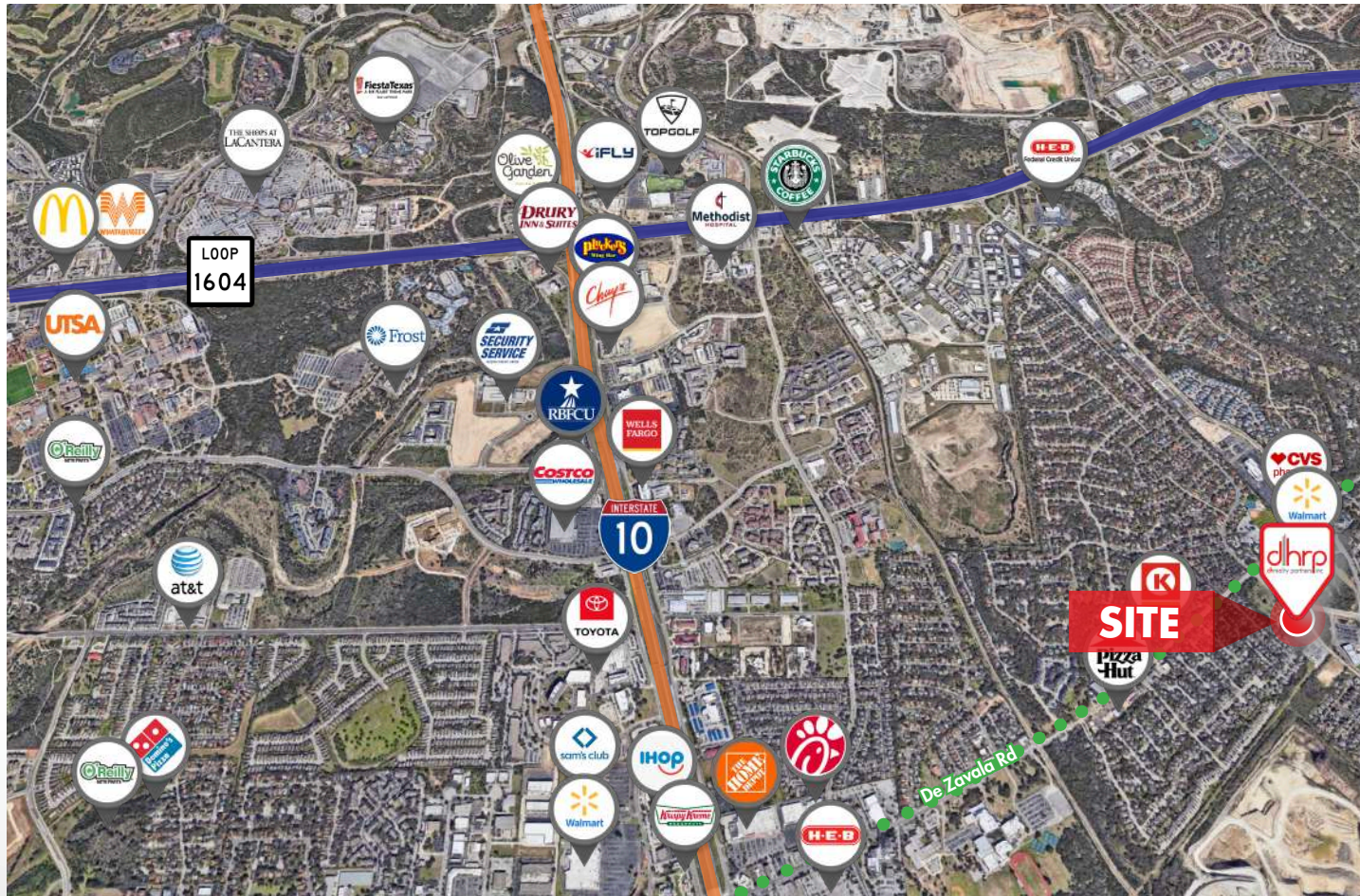
TYPICAL FLOOR PLAN WITH MEZZANINE ADDITION

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AERIAL 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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Gilles Ghez
210.872.4382
gghez@dhrp.us

Kim Ghez
210.867.0004
kghez@dhrp.us

Joe M. Kboudi
210.344.1002
joe@kboudi.com

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.

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RESERVATION FORM



SHAVANO GARAGE CONDOMINIUMS RESERVATION AGREEMENT

THIS IS A TENTATIVE RESERVATION AGREEMENT AND IS NOT A BINDING CONTRACT

SAT Indian Woods LLC, hereinafter called "Seller", acknowledges receipt from _____, hereinafter called "Purchaser", of the sum of Five Thousand Dollars (\$5,000.00) for the reservation in Shavano Garage Condominiums, a proposed condominium development located at Indian Woods Dr. in Bexar County, San Antonio, Texas.

Seller is in the process of developing Shavano Garage Condominiums. Purchaser acknowledges that Seller is not able at this time to accept binding agreements to purchase Units in the project. However, _____ desires to obtain a preference and reserve the first opportunity to purchase Unit _____ when and if the Seller is permitted to accept binding agreements to purchase units in the condominium project.

Seller and Purchaser agree that the aforesaid deposit and a signed copy of this Reservation Agreement shall be placed in the following escrow depository in accordance with the escrow agreement attached hereto:

_____.

At such time as Seller is able to accept binding agreements to purchase units at Shavano Garage Condominiums, Seller shall notify Purchaser in writing and give Purchaser the first preference and opportunity to purchase Unit _____. The purchase price for Unit _____ shall be _____. Additional terms of purchase will be set forth in the agreement to purchase. If Purchaser elects to execute the agreement to purchase, the above deposit shall be treated as earnest money thereunder and shall apply toward the purchase price of the unit.

In the event _____ does not execute the agreement to purchase within 14 days after delivery of the agreement to Purchaser by Seller, Seller may elect to terminate this Reservation Agreement by instructing escrow agent to refund the Purchaser the above deposit in full.

Execution (signing) of this Reservation Agreement does not create a binding contractual obligation to buy or sell on the part of either the Seller or Purchaser.

Either party may cancel reservation without incurring liability to the other at any time until Purchaser has received a copy of the Disclosure Statement adopted and issued for this Condominium and has executed an agreement to purchase the above described unit. In the event of cancellation by either party, the aforesaid deposit shall be promptly returned to Purchaser without charge.

Dated this _____ day of _____, 2023.

SELLER: SAT Indian Woods LLC

By: _____

Date: _____

PURCHASER

ESCROW AGREEMENT

This escrow agreement is by and among Independence Title Co., "Escrow Agent" for SAT Indian Woods LLC, Seller, and _____, the "Purchaser" of Unit _____ in Shavano Garage Condominiums, a proposed condominium development in San Antonio, Texas.

Escrow Agent, Seller, and Purchaser hereby agree that all funds of Purchaser and a signed copy of the attached Reservation Agreement shall be placed in the following escrow depository: Independence Title Co. 300 Austin Hwy, SATX 78209 Attn: Laurel Stuckey 210-237-4660

Escrow Agent agrees to accept such funds subject to the right of Purchaser to withdraw said funds from the escrow at any time without deduction and without consent of the seller unless and until the Purchaser receives the Disclosure Statement adopted and issued with respect to said condominium and the Purchaser has executed an agreement to purchase condominium Unit _____, which agreement to purchase will thereby be substituted for the Reservation

Agreement. Dated this _____ day of _____, 2023.

SELLER: SAT Indian Woods LLC

ESCROW AGENT

lstuckey@independencetitle.com

PURCHASER



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.

11/2/2015

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;
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.

Table with 4 columns: Name/Title, License No., Email, Phone. Rows include DH Realty Partners, Inc., Daniel Briggs, Michael D. Hoover, and Gilles Ghez.

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov IABS 1-0 Date

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



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Buyer/Tenant/Seller/Landlord Initials Date

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TXR-2501

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IABS 1-0 Date