dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

Matthew Baylor
210.381.3398
mbaylor@dhrp.us



Logan T. Baylor, CCIM
210.326.1095
lbaylor@dhrp.us



INDIAN WOODS BUSINESS PARK

4318 De Zavala Road | San Antonio, TX 78230



DRONE FOOTAGE:
https://youtu.be/hCGvbpZ_oqM
360° PANORAMIC VIEW:
https://kuula.co/post/Nz1v3

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

SALE/LEASE

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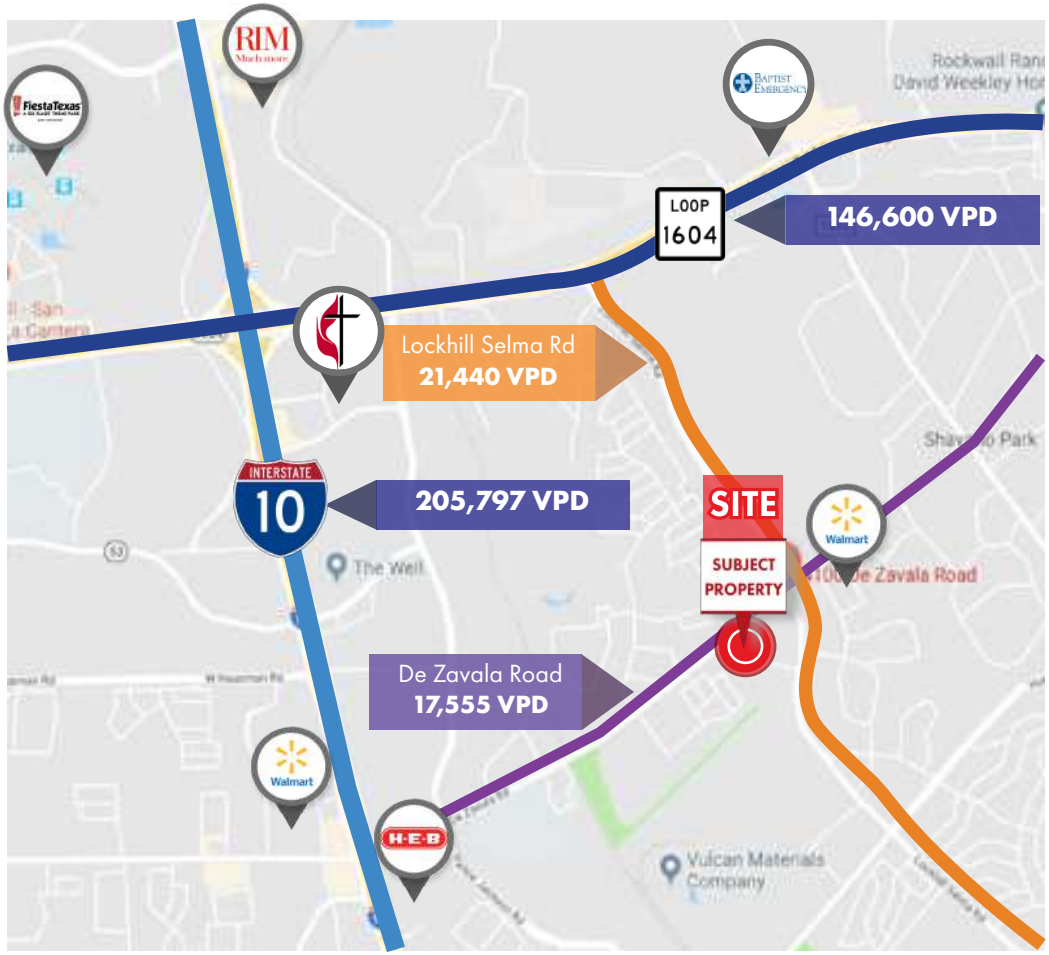
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LOCATION

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 Texas Health, Building 2 sold to a retina specialist, and Building 4 was 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**
- 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
- Equipment Available

SPACES AVAILABLE:

8,290 SF Cold Shell
6,000 SF Brand New Second Generation Medical
14,290 SF Total

ZONING

O-2, City of San Antonio

LEASE RATE

Contact Brokers for Pricing

PARKING RATIO

5 Per 1,000 SF

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POINTS OF INTEREST



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BUILDING 3 PHOTOS



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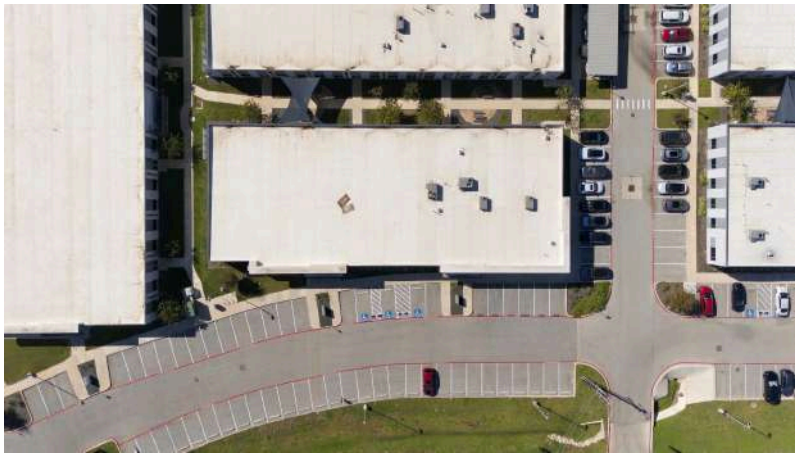
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BUILDING 3: LOBBY









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BUILDING 3: SUPPORT SPACES









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BUILDING 3: MEDICAL SPACES









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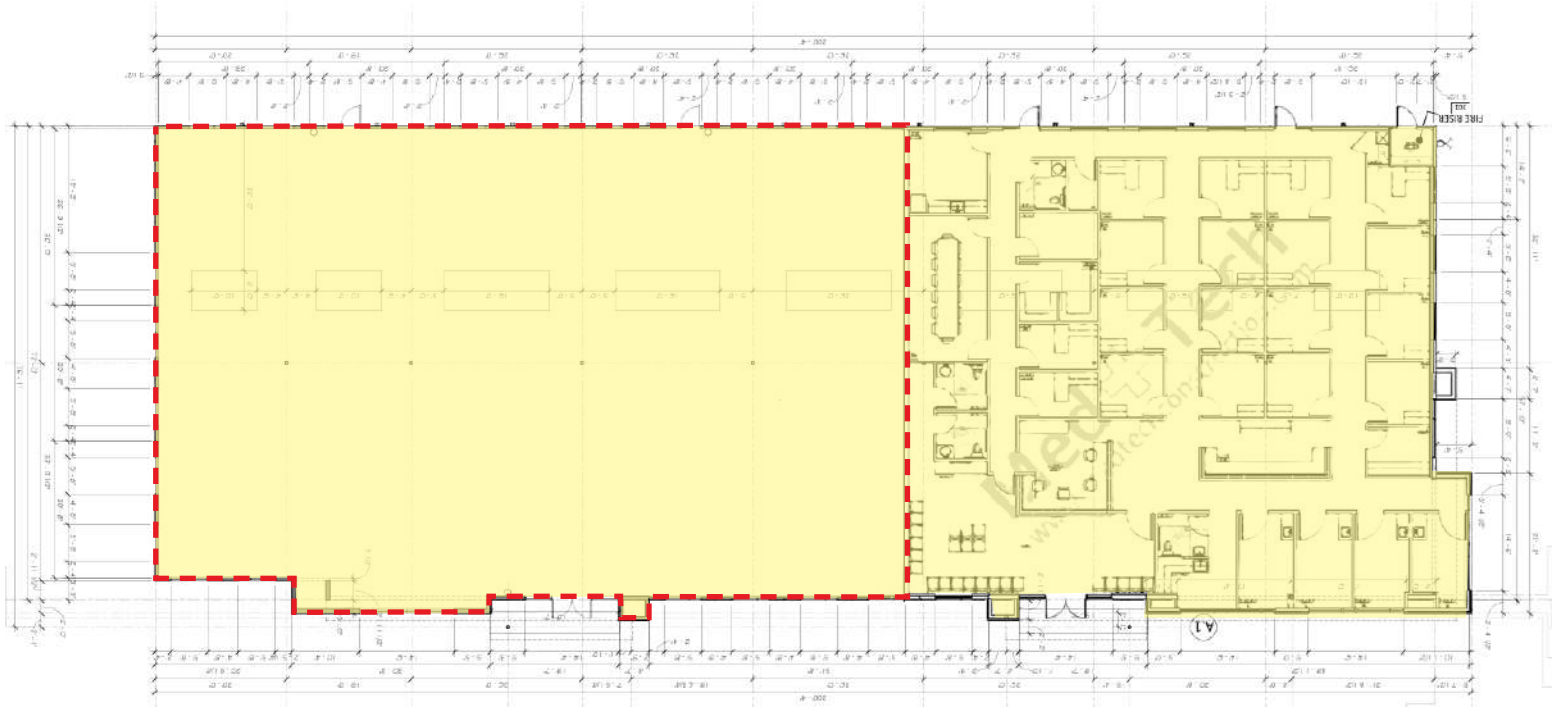
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FLOOR PLAN



8,290 SF Available

6,000 SF

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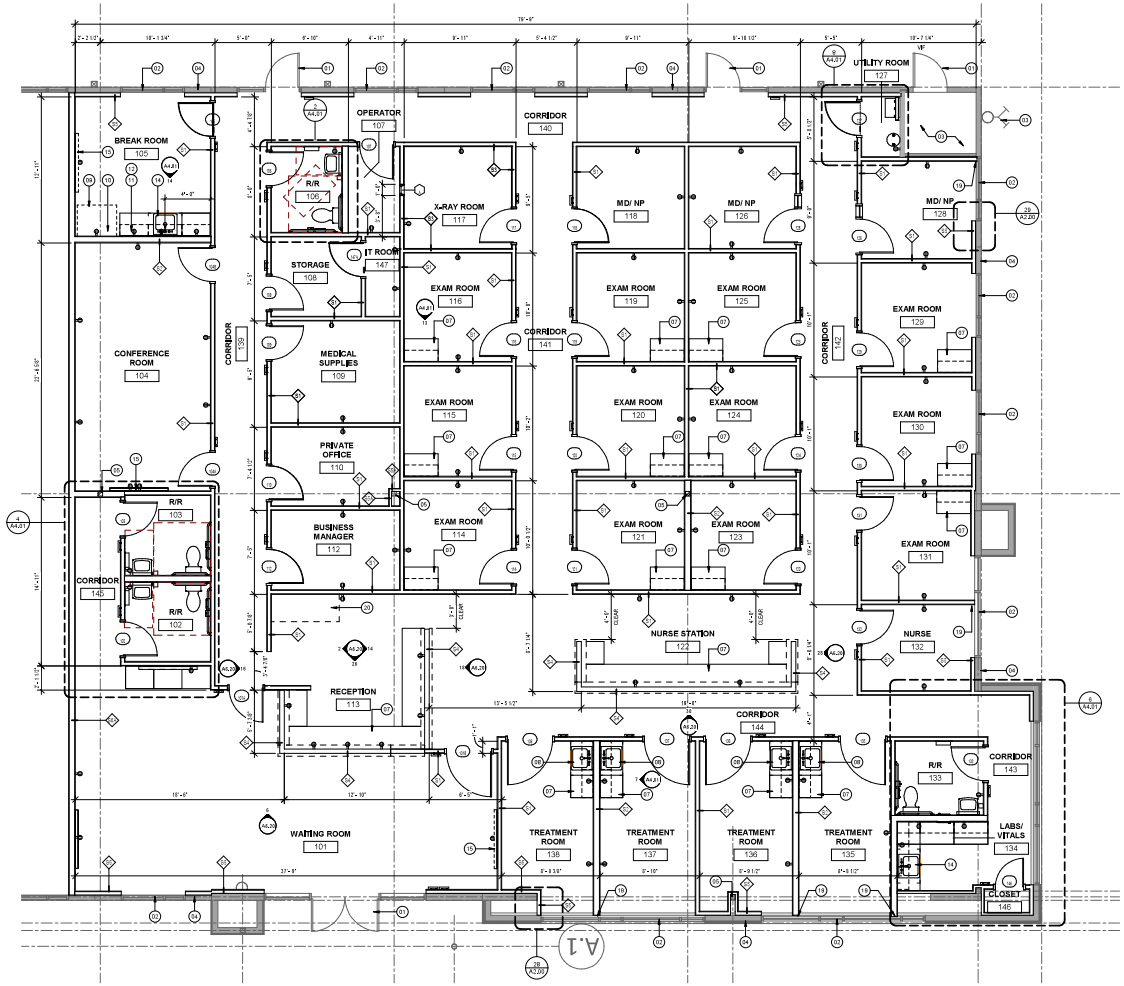
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MEDICAL OFFICE FLOOR PLAN



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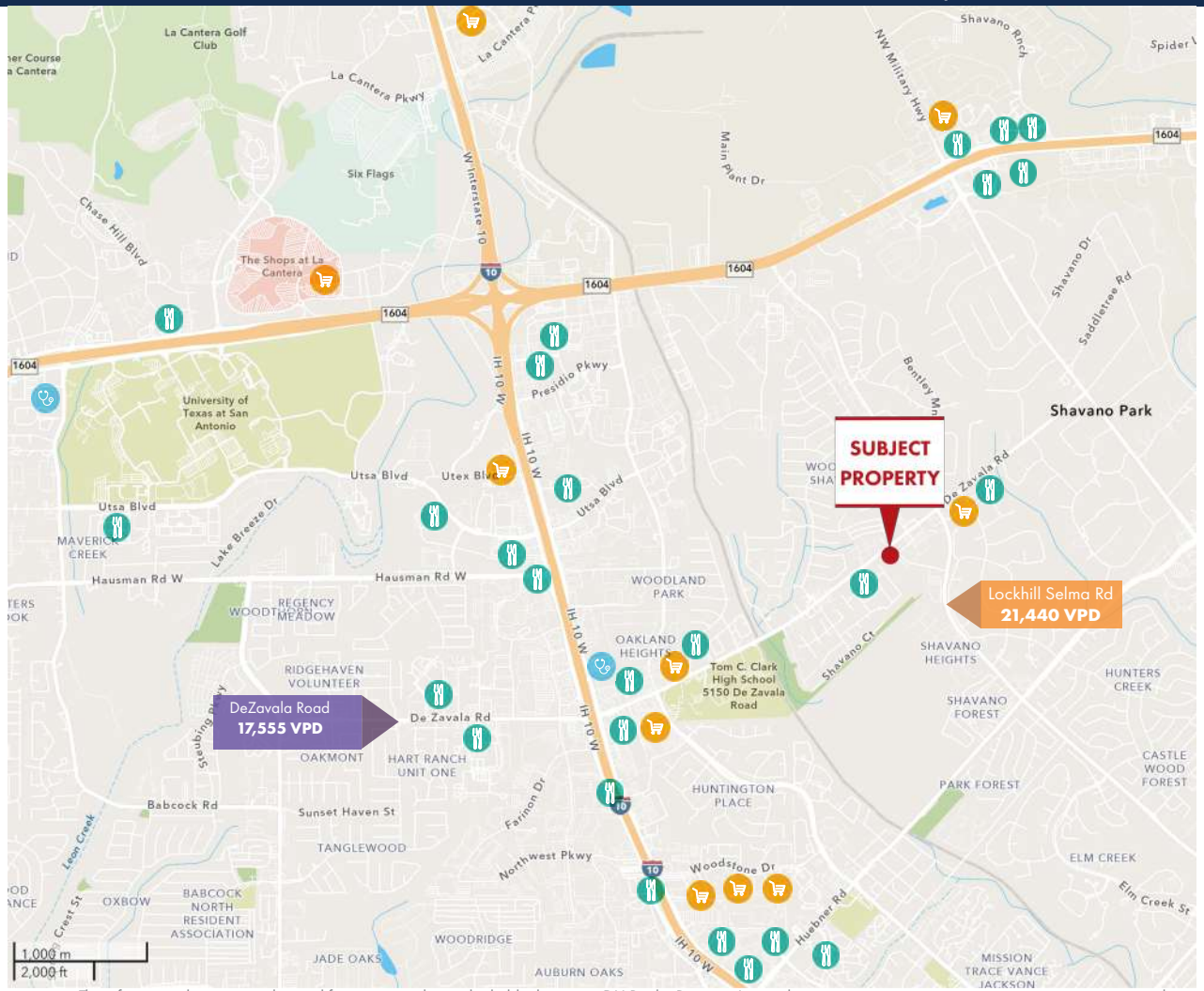
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NEARBY DESTINATIONS

- Huebner Oaks Center
- The Strand At Huebner
- Fiesta Trails
- University Square
- Medical Center
- UTSA

RETAIL

Walmart, Costco Wholesale, The Shops at La Cantera, H-E-B, Trader Joe's, sam's club, The Home Depot, RIM, Target

DINING

McDonald's, Five Guys Burgers and Fries, Dutch Bros, Chick-fil-A, CAVA, Wing Stop, Jersey Mike's Subs, chili's, Chipotle Mexican Grill, Chicken Salad Chick, Saltgrass Steak House, Whataburger, Bill Miller, Starbucks Coffee, Las Palapas, Carrabba's Italian Grill

MEDICAL

Methodist Healthcare, UT Health San Antonio, Baptist Health System

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AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles
INCOME			
Median Household Income	$115,156	$87,155	$75,981
Per Capita Income	$73,216	$58,664	$50,524
Median Net Worth	$580,943	$131,343	$84,482
KEY FACTS			
Population	7,067	86,522	253,766
Median Age	44.5	36.2	35.0
Households	2,993	41,141	115,713
Median Disposable Income	$101,920	$72,699	$62,860
EDUCATION			
No High School Diploma	2.3%	3.6%	5.6%
High School Graduate	11.1%	13.1%	16.4%
Some College/ Associate's Degree	17.1%	23.1%	26.3%
Bachelor's/Grad/ Prof Degree	69.4%	60.2%	51.7%

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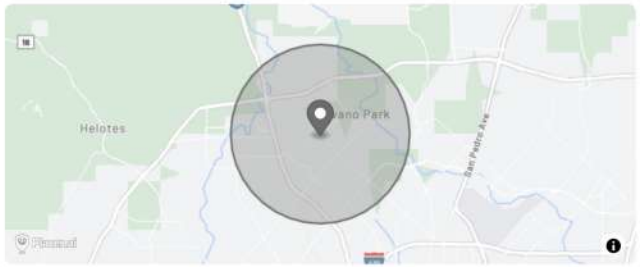
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Business Gap Analysis

4306, 4306 Indian Woods, Sa, TX 78258
2025-11-01 - 2026-10-31

Placer.ai
This report contains Placer.ai data

Trade Area



Total Businesses
3,164

Total Employees
67,493

In-Demand Business Types

Business Type	Unmet Demand
Other General Merchandise Stores	$45.0M
Other Motor Vehicle Dealers	$19.2M
Bars/Drinking Places (Alcoholic Beverages)	$16.3M
Limited-Service Eating Places	$15.9M
Book, Periodical, & Music Stores	$7.5M
Used Merchandise Stores	$5.9M
Gasoline Stations	$5.7M
Office Supplies, Stationery, & Gift Stores	$2.7M

Number of Businesses in Trade Area by Industry

Industry	# of Businesses	Percentage	Benchmark
Health Care and Social Assistance	967	30.6%	132
Professional, Scientific, and Technical Services	343	10.8%	123
Retail Trade	281	8.9%	75
Finance and Insurance	248	7.8%	137
Accommodation and Food Services	186	5.9%	100
Real Estate and Rental and Leasing	152	4.8%	136
Construction	147	4.6%	77
Manufacturing	87	2.7%	92
Arts, Entertainment, and Recreation	72	2.3%	111
Administrative and Support and Waste Management and Remediation Services	66	2.1%	82
Educational Services	63	2.0%	78
Information	61	1.9%	96
Wholesale Trade	33	1.0%	62
Public Administration	15	0.5%	17
Transportation and Storage	14	0.4%	31
Management of Companies and Enterprises	13	0.4%	119
Agriculture, Forestry, Fishing and Hunting	12	0.4%	52
Utilities	0	0.0%	0

Ring - 3 Miles | Potential Market | Weighted Centroid | Data source: STI: Workplace, STI: Market Outlook | Benchmark Against: Statewide | 2025-11-01 - 2026-10-31

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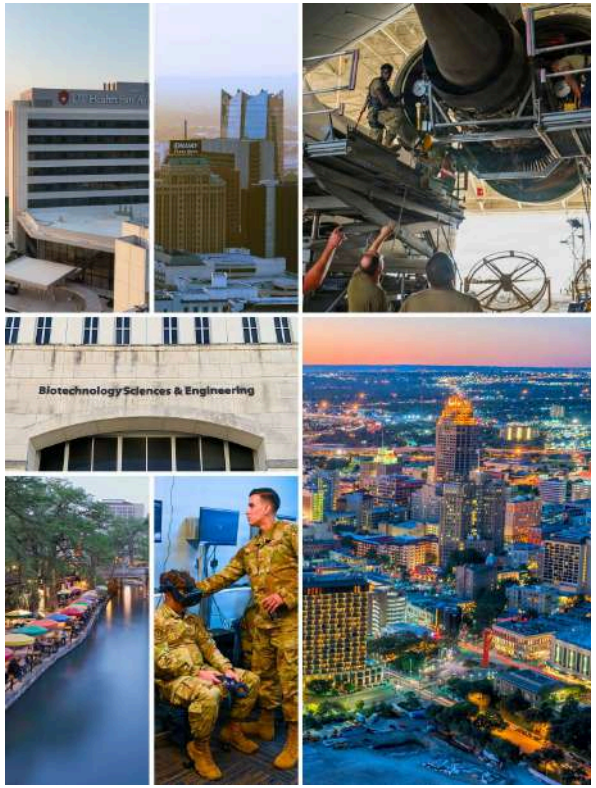
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MARKET OVERVIEW

SAN ANTONIO
Growing. Diverse. Anchored.

San Antonio offers a growing customer base and a diverse economy anchored by defense, healthcare, manufacturing, and technology. The metro is home to **more than 2.8 million residents**, while San Antonio remains the nation's seventh largest city. **Metro employment grew 12.5% from 2020 to 2025**, outpacing national growth and strengthening the region's appeal for business expansion.

MILITARY CITY, USA

74,700+
DIRECT JOBS · 2025

Joint Base San Antonio anchors a substantial defense employment base.

HEALTHCARE HUB

~$18B
ANNUAL OUTPUT

The South Texas Medical Center supports medical care, research, and education.

CORPORATE INVESTMENT

$10.2B+
ANNOUNCED INVESTMENT

Since 2022, greater:SATX has helped secure over $10.2 billion in announced project investment.

The metro added **more than 38,000 residents** between July 2024 and July 2025. Population growth, established employment anchors, and corporate investment reinforce San Antonio's appeal for commercial tenants, business owners, and property buyers.

2.8M+	7TH	12.5%	$10.2B+	188K	105
METRO POPULATION	LARGEST CITY IN THE U.S.	METRO JOB GROWTH *2020 TO 2025*	ANNOUNCED PROJECT INVESTMENT *GREATER:SATX PROJECTS SINCE 2022*	STUDENTS AT AREA COLLEGES & UNIVERSITIES	AVERAGE DAILY METRO POPULATION GAIN

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210.222.2424
153 Treeline Park, Suite 200
San Antonio, TX
78209

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.

EQUAL HOUSING OPPORTUNITY

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:
  - 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.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan Baylor, CCIM	771911	lbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

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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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date