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

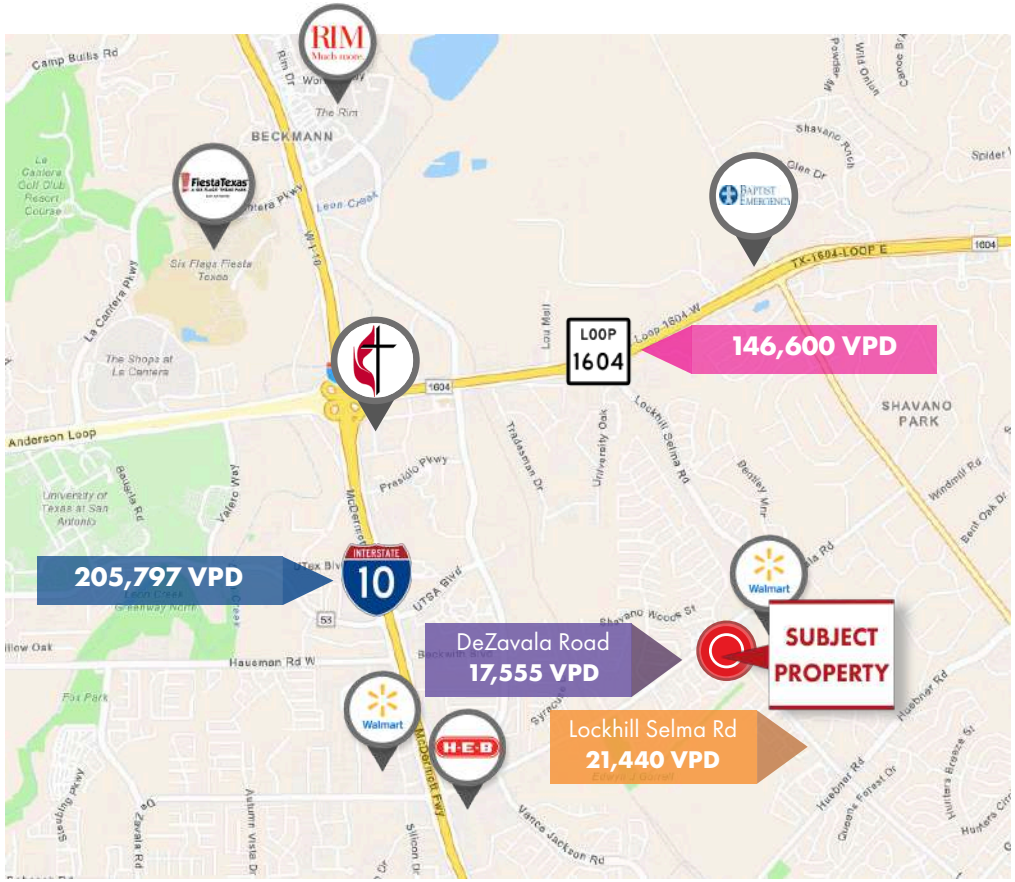
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4306 & 4318 De Zavala Road | San Antonio, TX 78230



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 featuring five buildings in a premier development.

Phases I & II are complete: **Building 1 is leased by Texas Health, Building 2 was sold to a retina specialist, Building 3 was sold to Apex Primary Care, and Building 4 was sold to Texas Liver Institute.**

Phase III - **Building 5 is the final opportunity in this sought-after development**. This brand-new building was completed in 2023 and represents the last available space in the complex.

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

BUILDING SIZE

Lease or Purchase: **20,000 SF**

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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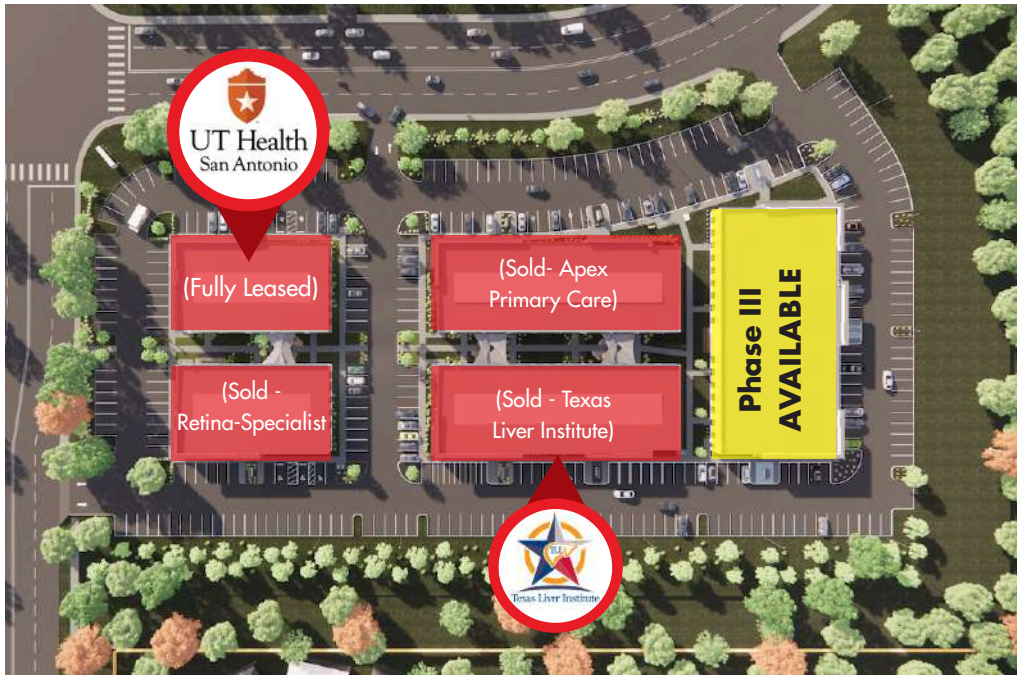
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Building 1 Leased by UT Health

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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LAST BUILDING AVAILABLE: PHASE III - BUILDING 5



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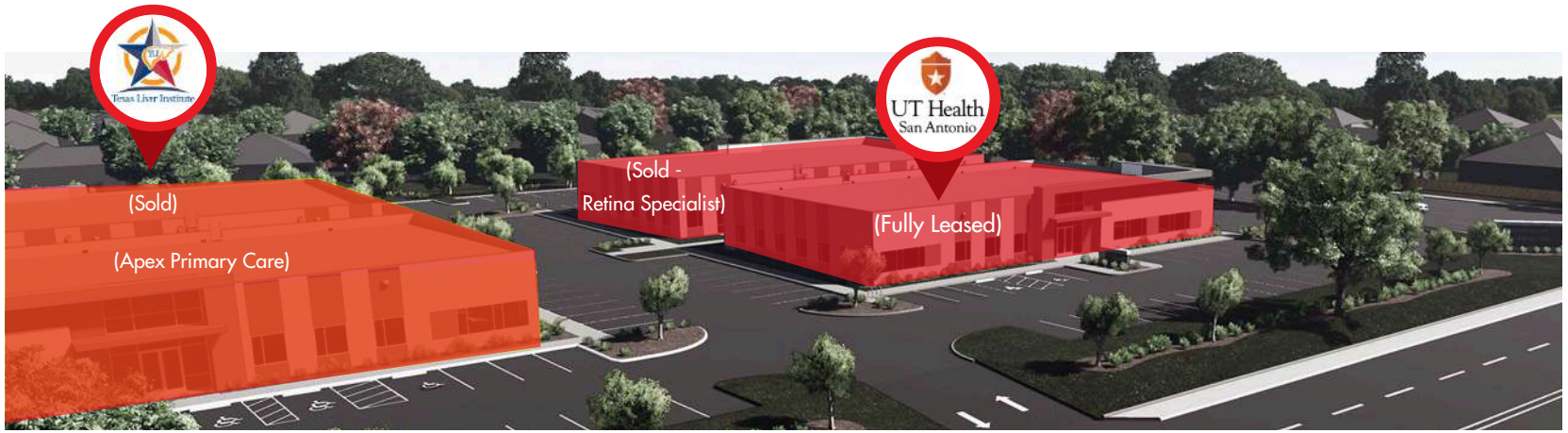
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Building 1 Leased by UT Health, Building 2 Sold to Retina Specialist, Building 3 to Apex Primary Care and 4 Sold



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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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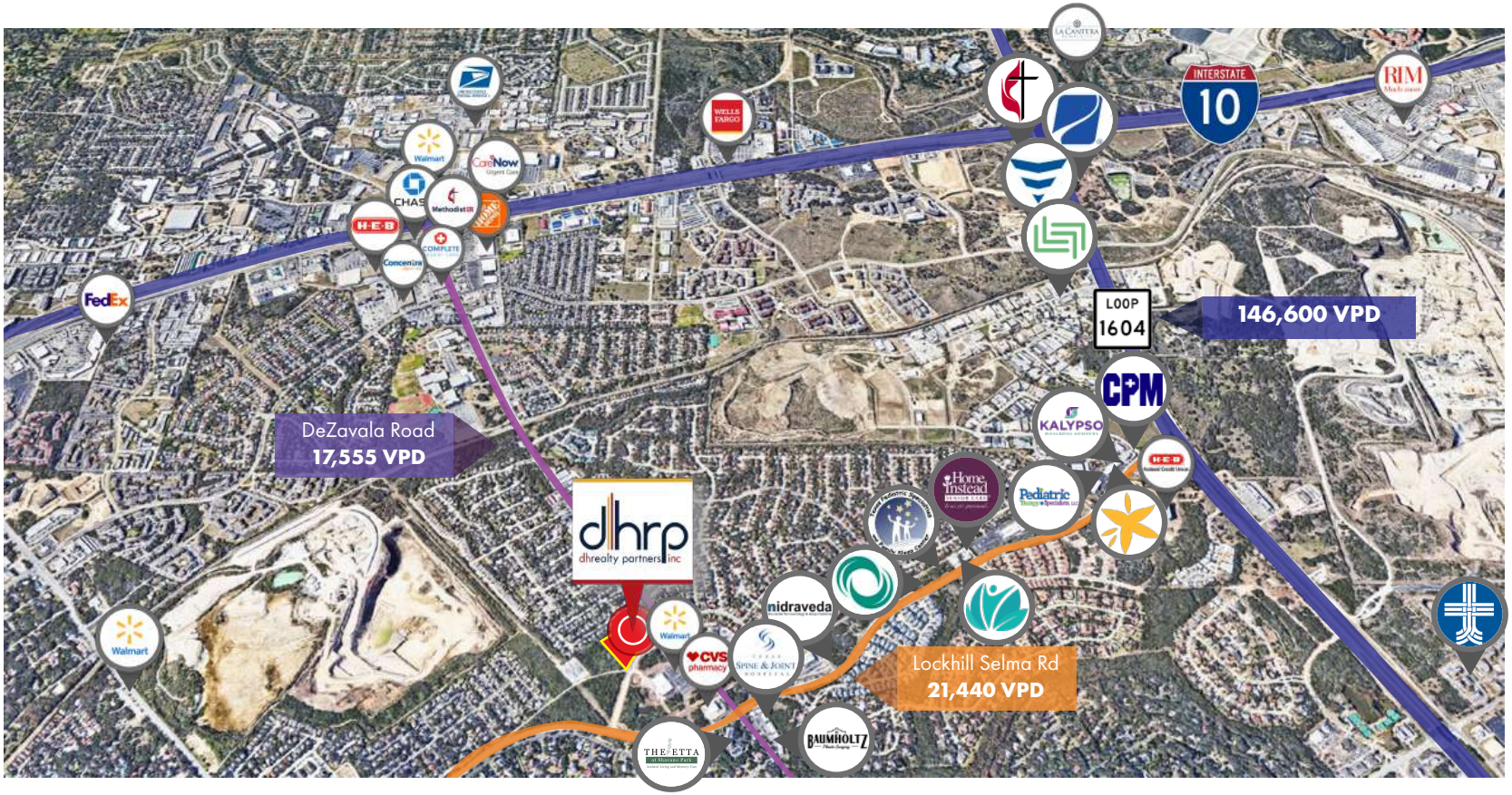
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POINTS OF INTEREST



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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

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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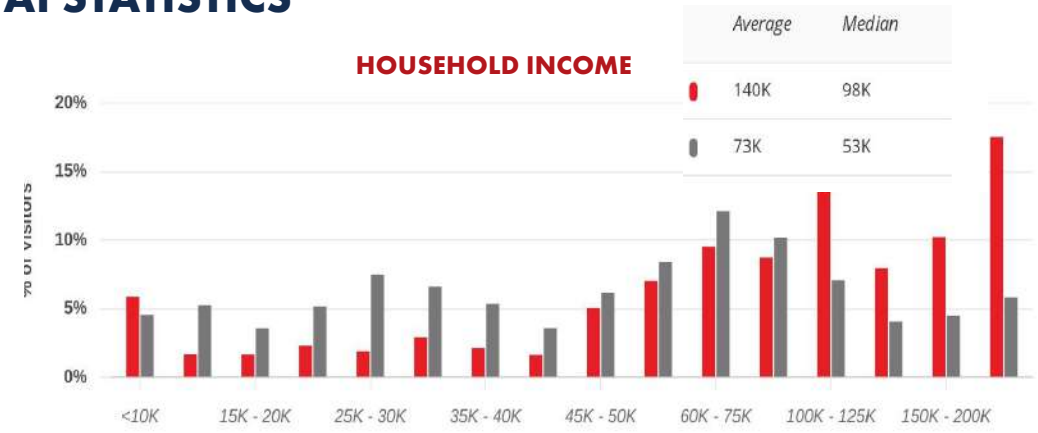
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PLACER AI STATISTICS

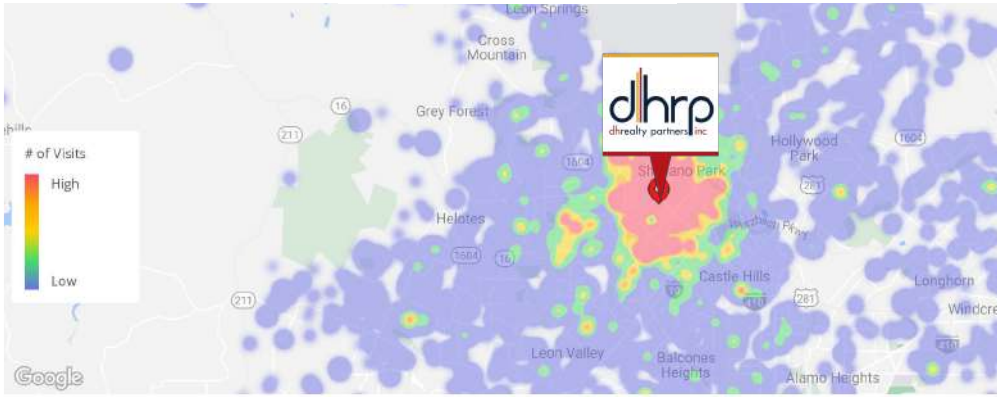
TRADE AREA



HOUSEHOLD INCOME



VISITATION HEAT MAP



Placer.ai

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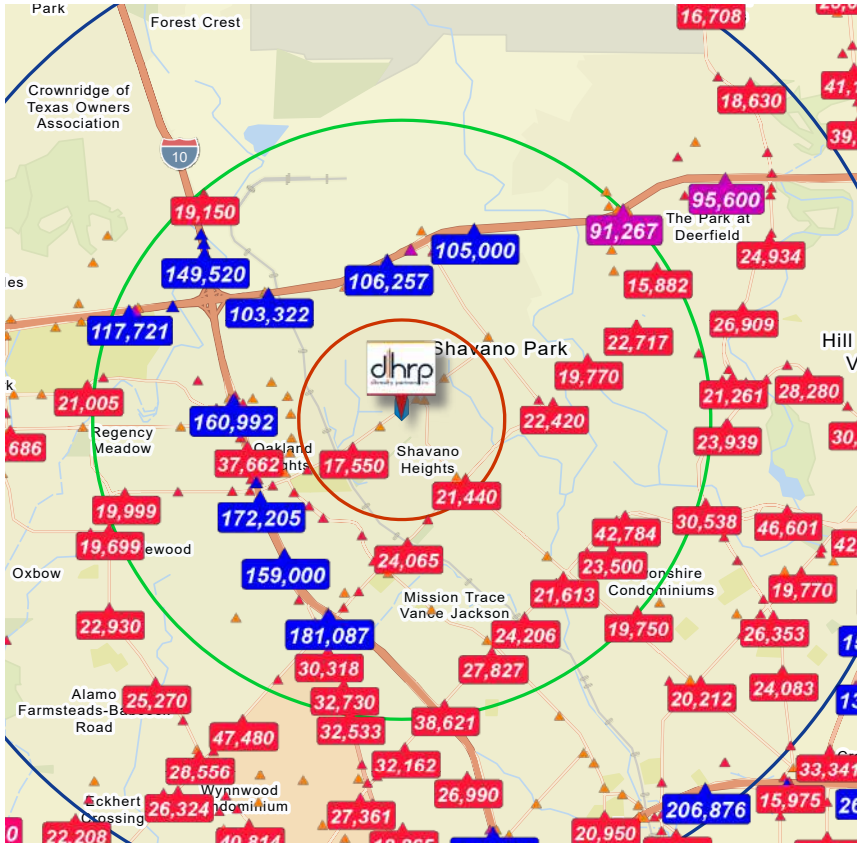
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LOCATION INFORMATION

TRAFFIC COUNTS

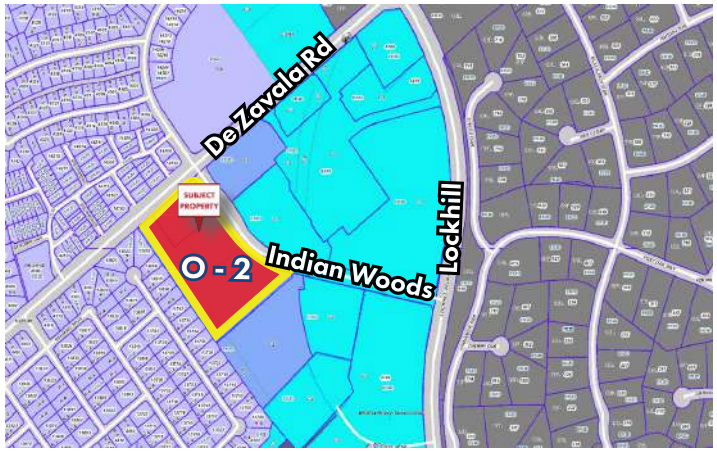


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,689	86,833	252,145
Median Age	46.2	36.3	34.8
Avg Household Size	2.6	2.1	2.2
Median Household Income	$122,847	$120,489	$110,349

Source: ESRI, 2025

ZONING MAP



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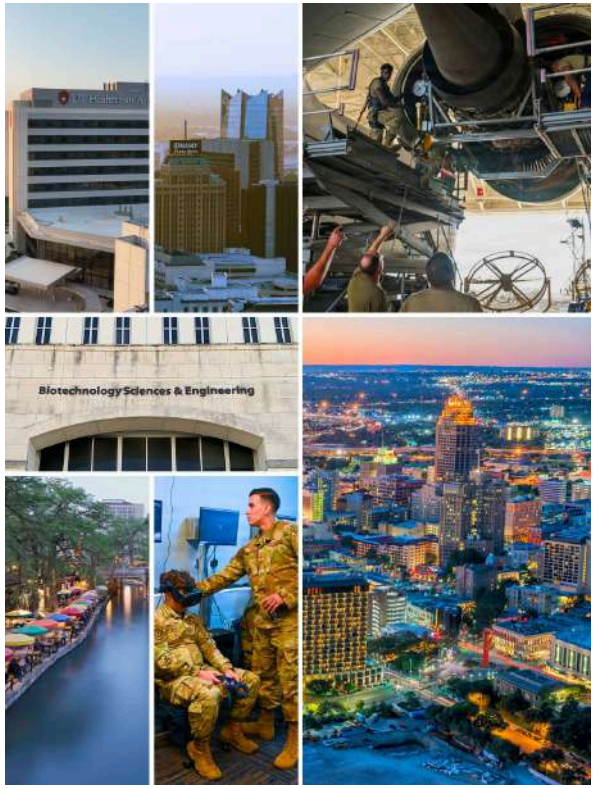
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MARKET OVERVIEW

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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dhrp.us
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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

dhrp.us
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11-03-2025

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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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- 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Harold Alexander Yount, Jr., CCIM	308749	ayount@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____