

For Sale or Lease



Presented By:
Dym Realty Services, LLC

4722 Shavano Oak, San Antonio, TX 78249



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Property Details

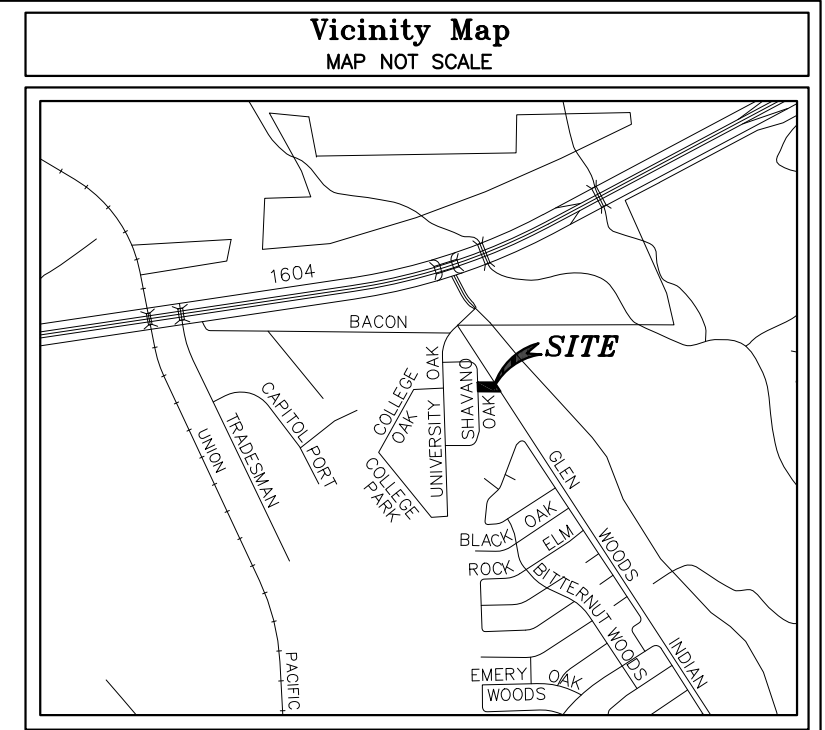
Price: Upon Request

- Convenient Access to 1604 and surrounding major thoroughfares
- Warehouse Space with AC
- Four roll up bay doors

Available for Sale or Lease – ±6,500 SF Flex Building with Fenced Yard.

±6,500-square-foot flex building situated on 0.458 acres in the University Oaks Business Park, located near Loop 1604 and Lockhill Selma Road. The location offers convenient access to Loop 1604 and surrounding major thoroughfares. The building features primarily warehouse space with HVAC, complemented by approximately 1,000 square feet of office space in drywall condition, providing a flexible layout that can be customized to meet a variety of business needs. Exterior improvements include four grade level roll up bay doors and a fenced concrete yard with secure gated access. The seller also owns the adjacent 0.4004-acre fenced lot, which is available for sale or lease. The lot is unpaved, making it well suited for outdoor storage, equipment staging, contractor yard use, additional parking, or future expansion.

Price:	Upon Request
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.46 AC
Gross Building Area:	6,500 SF
Rentable Building Area	6,500 SF
:	
No. Stories:	1
Year Built:	1988
Tenancy:	Single
Parking Ratio:	1.54/1,000 SF
No. Drive In / Grade-Level Doors	4
:	
Zoning Description:	C-3NA
APN / Parcel ID:	18612-102-0070



These standard symbols will be found in the drawing.

- | | |
|--------|-----------------------|
| | BOUNDARY LINE |
| | EASEMENT LINE |
| | BUILDING SETBACK LINE |
| | CHAINLINK FENCE |
| | WOOD FENCE |
| | OVERHEAD ELECTRIC |
| | SET IRON ROD |
| | CALCULATED POINT |
| | FOUND IRON ROD |
| | ELECTRIC METER |
| | POWER POLE |
| | TELEPHONE PEDESTAL |
| | GAS METER |
| (PLAT) | RECORDED ON PLAT |
| (F.M.) | FIELD MEASURED |



At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0230 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

TITLE COMMITMENT LEGAL		ALTA/NSPS Land Title Survey			
LOT 7, BLOCK 102, NEW CITY BLOCK 18612, UNIVERSITY OAKS BUSINESS PARK, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER IN VOLUME 9506, PAGES 48-49, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. PER TITLE COMMITMENT NO. <u>KTGNO-23-1317</u>	JOB NO.:	2305095430	NO.	REVISION	DATE
	DATE:	05/25/23			
	DRAWN BY:	JD/IK/AM			
	APPROVED BY:	AMR			

I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify To Borrower THE BARRON ENTITIES, LLC, A LIMITED LIABILITY COMPANY
Lender: THE BARRON ENTITIES, LLC, A LIMITED LIABILITY COMPANY
Title company: KEY TITLE GROUP

that this map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on May 25, 2023.



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM



THE BARRON ENTITIES, LLC, A LIMITED LIABILITY COMPANY

4722 SHAVANO OAK,
SHAVANO PARK, TX. 78249
BEXAR COUNTY, TEXAS




AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644

1. BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.
2. BEXAR COUNTY APPRAISAL DISTRICT ACCOUNT PROPERTY ID: 707705
3. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
4. THERE IS DIRECT ACCESS POINT TO THE SUBJECT PROPERTY VIA SHAVANO OAK, A 60' WIDE PUBLIC RIGHT-OF-WAY.
5. ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
7. ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

<u>PARKING SPACE SUMMARY:</u>	
TOTAL NUMBER OF HANDICAP SPACES:	00 SPACE
<u>TOTAL NUMBER OF REGULAR SPACES:</u>	<u>08 SPACES</u>
TOTAL NUMBER OF SPACES:	08 SPACES

Zoning Classification: C-3NA, GENERAL COMMERCIAL NONALCOHOLIC
SALES DISTRICT
ERZD, EDWARDS RECHARGE ZONE DISTRICT

Permitted Use: YES

Maximum Building Height: 35'

Building Setbacks: Side=30', Rear=30' (C-3NA)

Source: City of San Antonio, Texas
Development Services Center
1901 South Alamo Street
San Antonio, TX 78204
Phone No.: 210-207-1111



Lockhill Selma Road

Shavano Oak

Lockhill Selma Road

Shavano Oak

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Location



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Property Photos



HD_1682539804737_4722_Ext_Front_of_Bdg_Head_On - Copy



HD_1682539826699_4722_Shavano_Park_Front_Photo_1

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Property Photos



IMG_6404



IMG_6409

For Sale or Lease

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Property Photos



IMG_6405



IMG_6393

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Property Photos



IMG_6392



IMG_6396

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Property Photos



IMG_6395



IMG_6397

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Property Photos



IMG_6399



IMG_6406

For Sale or Lease

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Property Photos



IMG_6410



IMG_5559

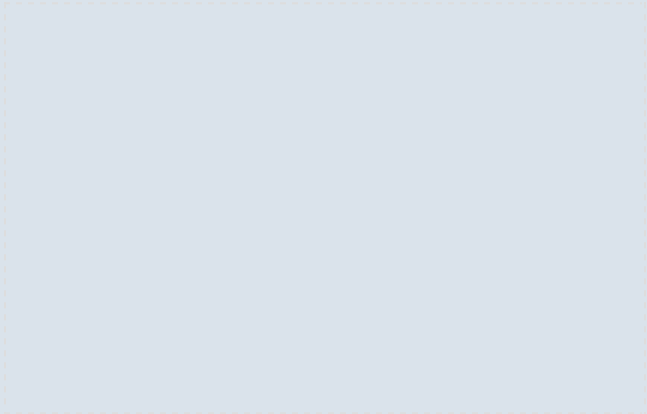
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Joshua Dym
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(210) 710-8327

Dym Realty Services, LLC
220 Mason St
San Antonio, TX 78208





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.

11-03-2025



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:
 - o 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
 - o 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.

<u>Dym Realty Services, LLC</u>	<u>0604822</u>	<u>jdym@dymrealtyservices.com</u>	<u>(210)710-8327</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Joshua Dym</u>	<u>0533456</u>	<u>jdym@dymrealtyservices.com</u>	<u>(210)710-8327</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Joshua Dym</u>	<u>0533456</u>	<u>jdym@dymrealtyservices.com</u>	<u>(210)710-8327</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Joshua Dym</u>	<u>0533456</u>	<u>jdym@dymrealtyservices.com</u>	<u>(210)710-8327</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Dym Realty Services, LLC, 220 Mason St SAN ANTONIO TX 78208
Joshua Dym

Information available at www.trec.texas.gov

Phone: 210.710.8327

Fax:

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IABS 1-2

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