

# Gated office park offers tenants custom selections

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Home builder Roberto Kenigstein has owned 20 acres of land at the northeast corner of Lockhill-Selma and Loop 1604 for the past 15 years, almost as long as he has owned custom luxury home building company Image Homes, but he's waited until now to combine the two assets.

"Roberto has always wanted an office of his own, so he finally decided to build some," said Kelly Kenigstein, construction manager for Image Homes' Shavano Commons Business Park. "He's held onto the land for a long time and Loop 1604 is a booming area right now."

About two years ago, Roberto Kenigstein asked



Courtesy of Braswell Architecture

A rendering of one of the office buildings that will be built at Shavano Commons Business Park.

three area architects to create plans for the site and then selected the one designed by Roy Braswell of Braswell Architecture as his favorite.

Since the 20 acres sits atop the Edwards Aquifer, only half of the site can be developed, Kelly Kenigstein said, therefore the 12 cottage offices and seven larger buildings will be immersed in nature, and behind a gate that closes after

7 p.m.

"All offices will have a greenbelt behind them," she said, "and that will be a dead zone, because it's on a recharge zone and on the flood plain. It's very private."

Kenigstein envisions his development occupied by professional businesses including his own such as builders, architects, engineers, lawyers and doctors, and most busi-

ness owners will likely buy their building and site at Shavano Commons Business Park.

Braswell said the development's theme is "Hill Country contemporary," and buildings will incorporate materials such as Texas limestone, Mexican brick, metal roofing and some metal siding. Braswell will build the shell of each building, then business owners may customize the interior to their liking.

"I'm working with a doctor and a lawyer already," Braswell said, "and we've custom designed the interior and exterior for the doctor. The lawyer showed me a picture of what he liked, so I designed something similar to that."

While Braswell has frequently teamed up with Kenigstein to build custom

homes, this is the first commercial endeavor for both.

"I'm always interested in doing anything with Roberto; he always wants to do something nice," Braswell said. "I love working with homeowners, but they are a lot pickier with what they want sometimes. Business owners have specific functional needs, but this is their workplace, not their home."

Currently, the park's main road is being constructed, and two buildings are in permitting and early construction phases. Kenigstein said the hope is to have all 19 buildings completed in the next two to three years.

The cottage offices will range in size from 2,000 to 3,600 square feet; the seven larger spaces will be 4,600 to 8,000 square feet.