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**For  
Sale** | 18236 Tuscany Stone  
San Antonio, TX 78258

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# 18236 Tuscany Stone

San Antonio, TX 78258

Rare opportunity to acquire a high-visibility commercial property in the heart of San Antonio's affluent Stone Oak district. Currently operating as a dayclub with pool and event space, 12836 Tuscany Stone offers strong in-place income and flexible zoning for retail, hospitality, or future redevelopment. Situated just off Highway 281 and Loop 1604, the property benefits from excellent access, affluent surrounding demographics, and growing demand in one of San Antonio's most desirable submarkets. Offered at a 7% cap rate with value-add upside.



**Stone Oak  
Location**



**Oversized  
Lot**



**Tenant In  
Place**





# At a Glance.

18236 Tuscany Stone, San Antonio, TX 78258

**Address** Address

**Building Size** 8,736 sf

**Lot Size** 1.8 Acres

**Legal Description** NCB 17428 BLK 1 LOT 13 & 14

**APN** 17428-001-0130

**Zoning** C-2 CD C-3

**Year Built** 2010

**Renovated** 2024 (*Improvements Attached*)

**Stories** 2

**Parking** Estimated ±60 striped spaces

**Tenant Count** 1

**Occupancy** 100%

**Lease Type** NNN

**VPD** 123,835 N Loop 1604 (2025)

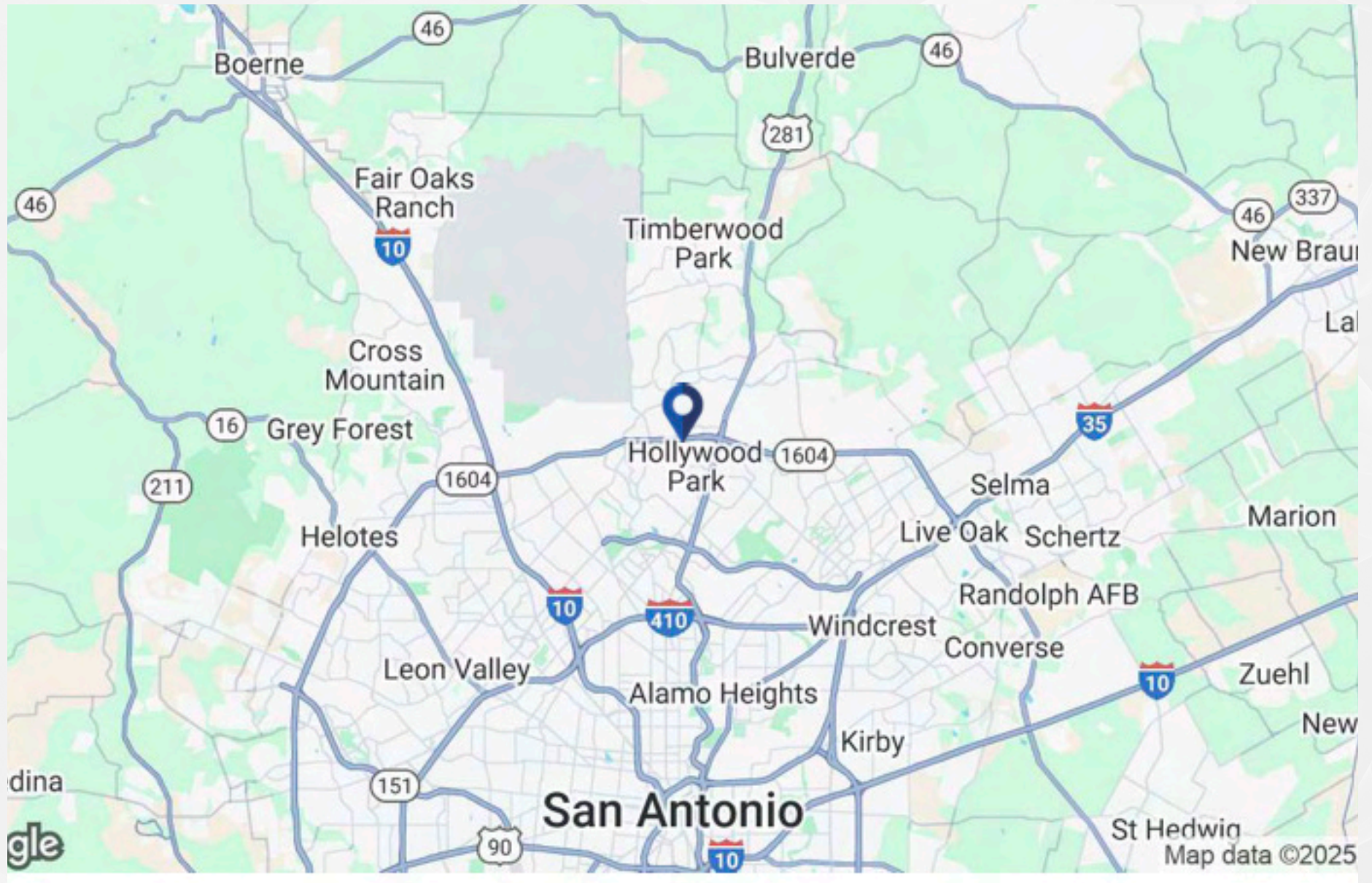
**Access** Tuscany Stone & Loop 1604

**Utilities** CPS Energy, SAWS





# Map





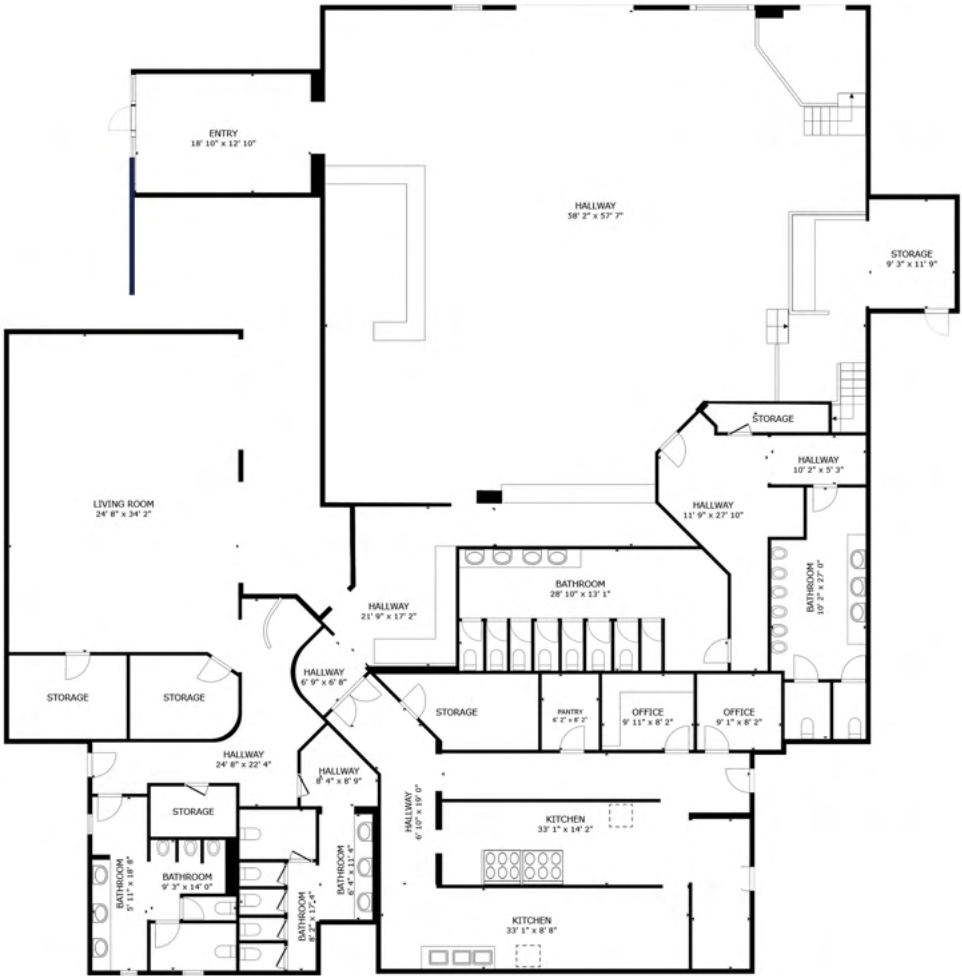
# Location.



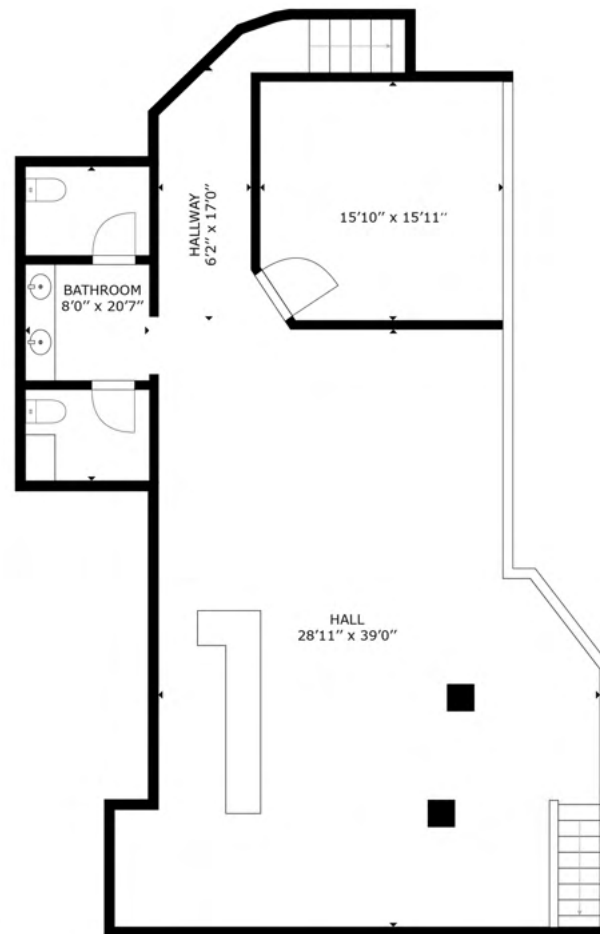


# Floor Plan. Floor One.

**OUTDOOR  
POOL AREA**



# Floor Plan. Floor Two.









# The Tenant.

## REVE Night & Day

Rêve is a dynamic day-to-night concept redefining the hospitality experience in San Antonio's prestigious Stone Oak district. Operated by an experienced local hospitality group, Rêve offers a seamless dual identity: a sleek, European-style day café and lounge that transforms into an energetic, upscale nightlife destination after sunset.

The tenant's phased concept opened in early 2024 and has quickly become a regional draw for affluent professionals, creatives, and influencers, delivering consistent foot traffic and high average ticket sales. With thoughtfully designed interiors, curated entertainment, and a forward-thinking food and beverage program, Rêve brings a cosmopolitan energy to one of San Antonio's fastest-growing corridors.

Located in an area surrounded by dense residential rooftops and adjacent to major medical and corporate employers, Rêve's presence adds significant long-term value to the property through strong brand identity, experiential design, and local market relevance.





## Area Analytics

## Population

## 5 Minutes 10 Minutes 15 Minutes

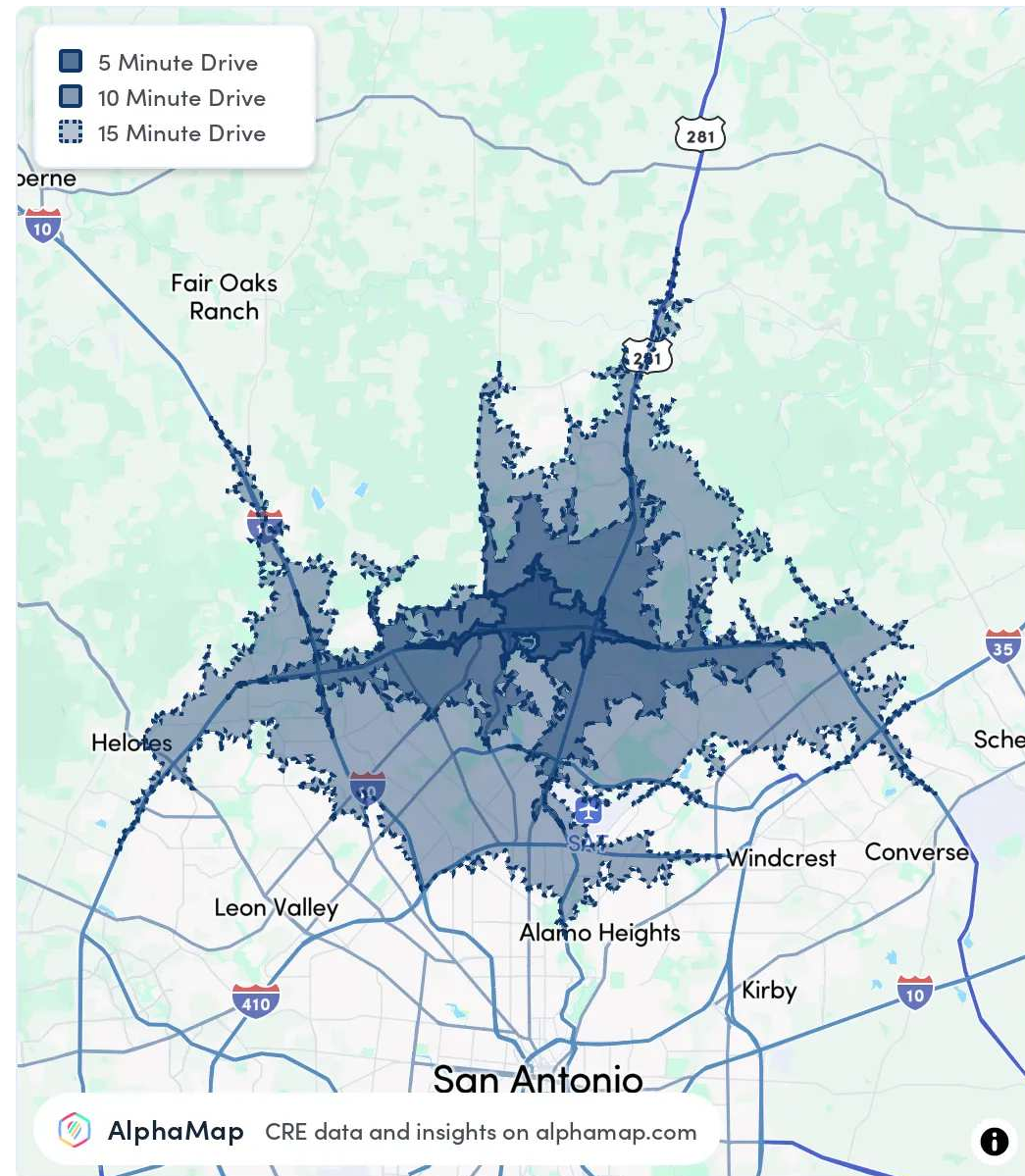
|                      |       |         |         |
|----------------------|-------|---------|---------|
| Total Population     | 7,855 | 158,132 | 834,858 |
| Average Age          | 42    | 41      | 39      |
| Average Age (Male)   | 40    | 40      | 38      |
| Average Age (Female) | 43    | 42      | 40      |

## Household &amp; Income

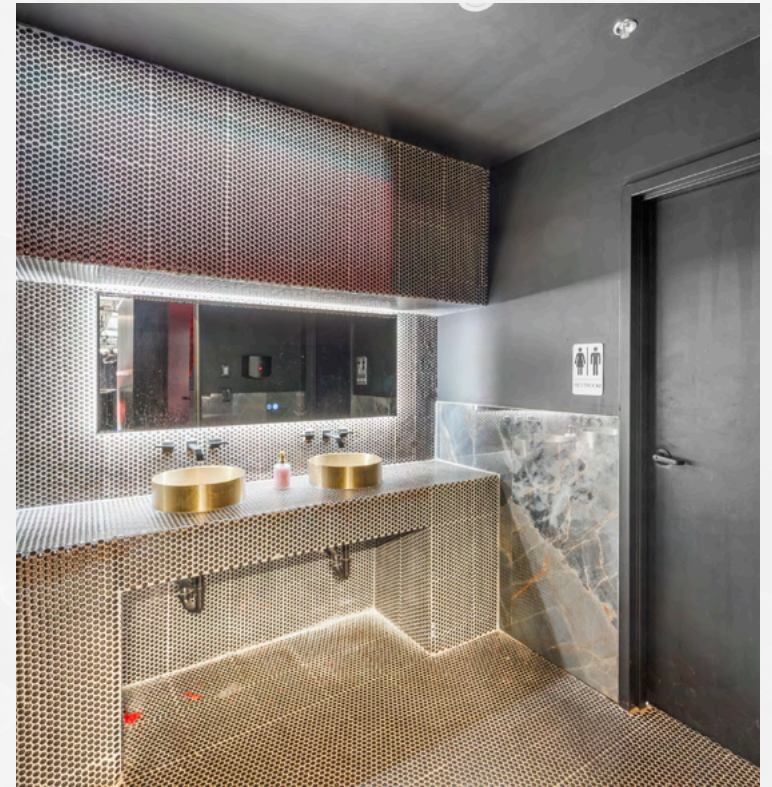
## 5 Minutes 10 Minutes 15 Minutes

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,612     | 63,679    | 331,264   |
| Persons per HH      | 2.2       | 2.5       | 2.5       |
| Average HH Income   | \$111,470 | \$127,113 | \$105,986 |
| Average House Value | \$520,840 | \$439,841 | \$372,635 |
| Per Capita Income   | \$50,668  | \$50,845  | \$42,394  |

Map and demographics data derived from AlphaMap











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## 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.*

11-2-2015



### 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.

|   |             |                        |              |
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date