



19202 BLANCO RD, SAN ANTONIO

FOR
LEASE

Prime Retail Pads for Lease, Ground Lease, or Build To Suit in
North San Antonio, Texas



Strater Zarr

281.955.3872 | szarr@newquest.com

Brett Strake

281.477.4388 | bstrake@newquest.com

Project Highlights

- **Strong Traffic Counts:** 34,593 VPD offering excellent exposure for businesses
- **Prime Stone Oak Location:** Just one street north of Loop 1604, in the heart of one of San Antonio's most active and upscale neighborhoods
- **High Visibility & Activity:** Prominent street frontage and steady daytime traffic make this site ideal for attracting attention
- **Retail-Rich Environment:** Surrounded by major grocery chains and national retailers, driving consistent foot traffic
- **Versatile Leasing Options:** Welcoming a wide range of commercial uses including retail, dining, medical, and service-oriented businesses

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16%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025



\$205K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



196K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

MAJOR AREA RETAILERS

DUNKIN'



LA FITNESS



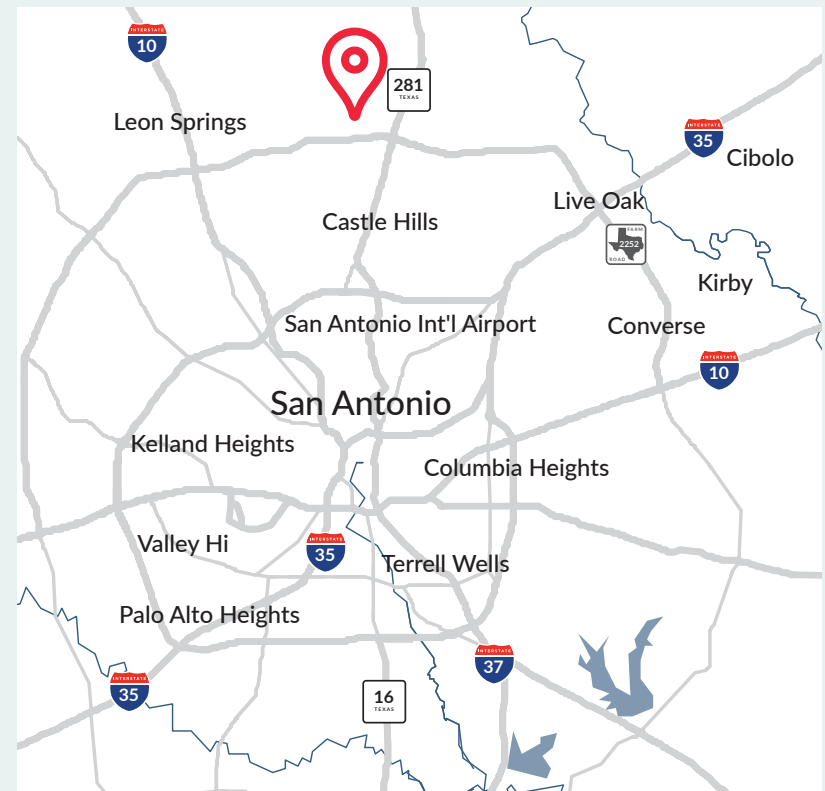
**PGA TOUR
SUPERSTORE**



Snooze



**hopdoddy
BURGER BAR**



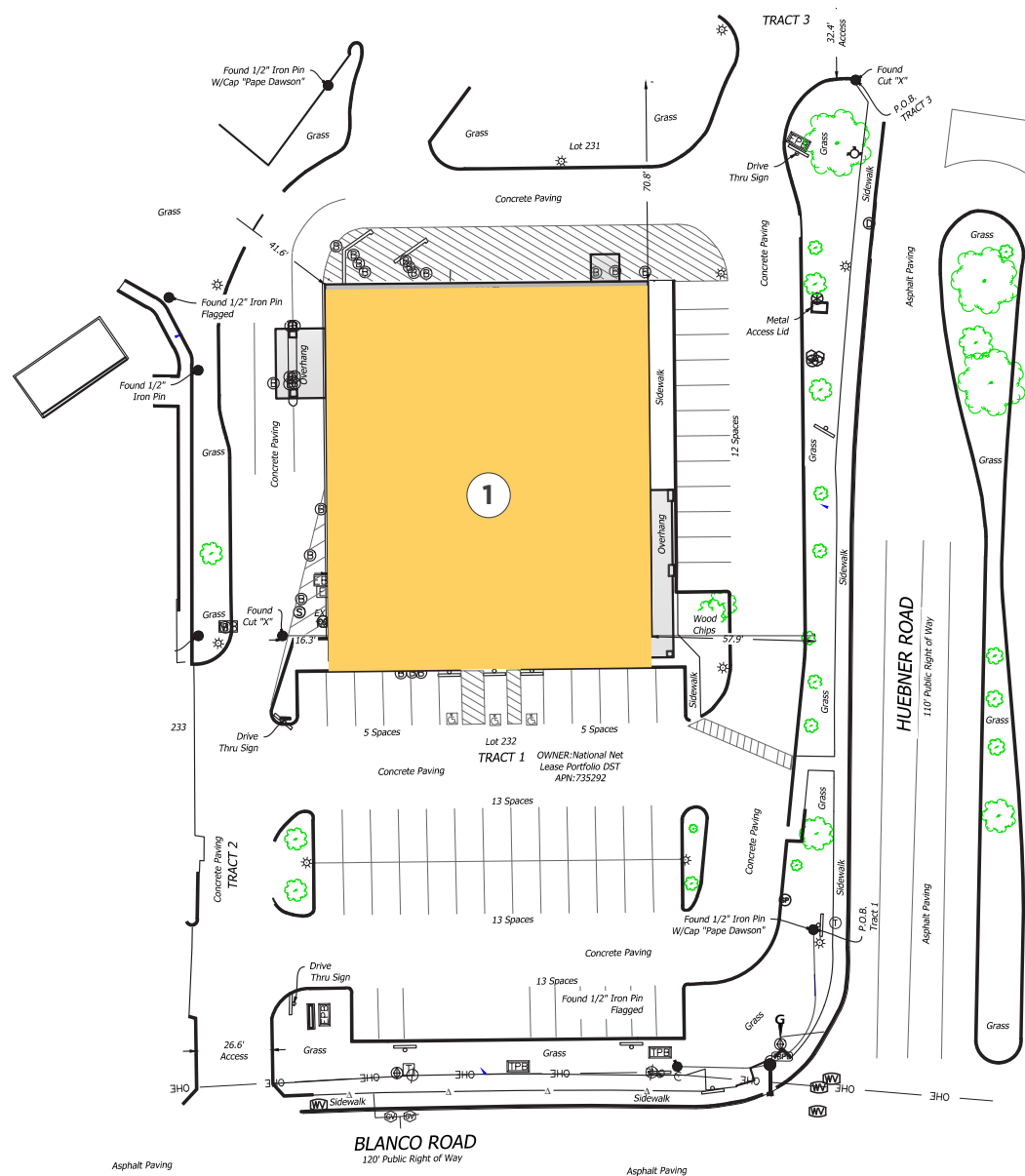




TxDot Traffic Counts as of 2025

10.25 | 10.25

Site Plan



LEASE AREAS

70,621 SF or 1.6212 AC



10.25 | 02.25

Demographics

POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	3,901	27,978	80,238
Current Population	10,271	71,852	195,641
2020 Census Population	3,508	24,595	68,689
Population Growth 2020 to 2025	9.83%	12.56%	15.95%
2025 Median Age	39.8	39.6	39.0

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	52.06%	56.58%	55.95%
Black or African American	6.43%	6.10%	6.74%
Asian or Pacific Islander	9.07%	7.17%	6.46%
Other Races	31.92%	29.60%	30.16%
Hispanic	42.72%	41.49%	43.17%

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$205,432	\$180,416	\$158,337
Median Household Income	\$139,365	\$125,651	\$112,955
Per Capita Income	\$78,643	\$71,566	\$65,188

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Households	31.68%	33.01%	36.02%
2 Person Households	24.80%	26.07%	26.17%
3+ Person Households	43.53%	40.92%	37.81%
Owner-Occupied Housing Units	63.93%	61.22%	57.65%
Renter-Occupied Housing Units	36.07%	38.78%	42.35%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

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.

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Strater Zarr	828099	szarr@newquest.com	281.955.3872
Sales Agent/Associate's Name	License No.	Email	Phone
Brett Strake	695691	bstrake@newquest.com	281.477.4388
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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