

STONE OAK MERCANTILE
New Development

5± AC

STONE OAK PKWY

EVANS RD

DENTAL

CVS

Walgreens

CHASE

MedPost
URGENT CARE

LILI VETERINARY HOSPITAL
SMOKEY MO'S TX. BBQ

LOT 84 PAD SITE
(1.103 ACRES)

CHAMPIONS
CARWASH

STARBUCKS
COFFEE

BURGER KING
MARCO'S
PIZZA

For Sale or For Lease

COMMERCIAL SITE STONE OAK PARKWAY

5 AC / ±3.5 NET USABLE | FUTURE MULTI-TENANT RETAIL WITH DRIVE THRU FOR LEASE ON LOT 84

SAN ANTONIO, TX

CHARLIE AYCOCK

(210)-288-7799

AycockPropertiesTx.com



AYCOCK PROPERTIES
COMMERCIAL REAL ESTATE GROUP

Property Details

LOCATION: SAN ANTONIO, TX

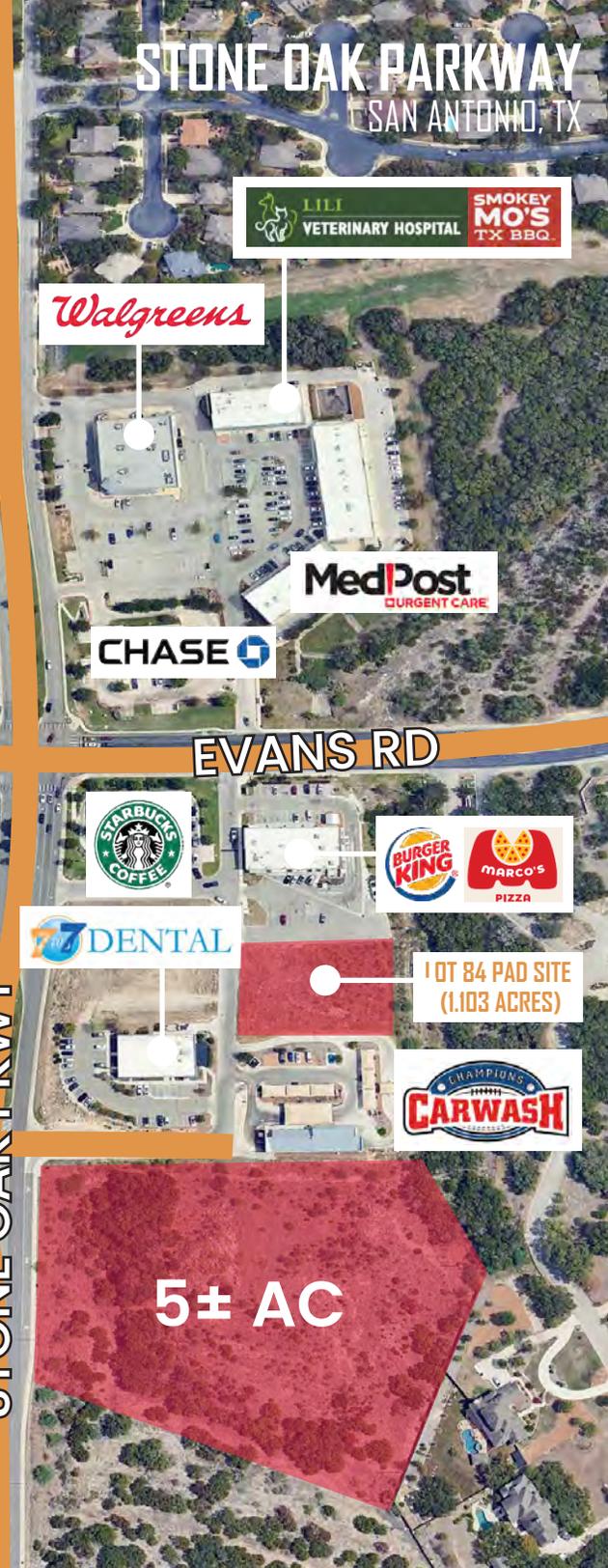
LAND SIZE: 5± AC / 1.103 ACRES

TRAFFIC COUNT: Stone Oak Pkwy 19,450 VPD

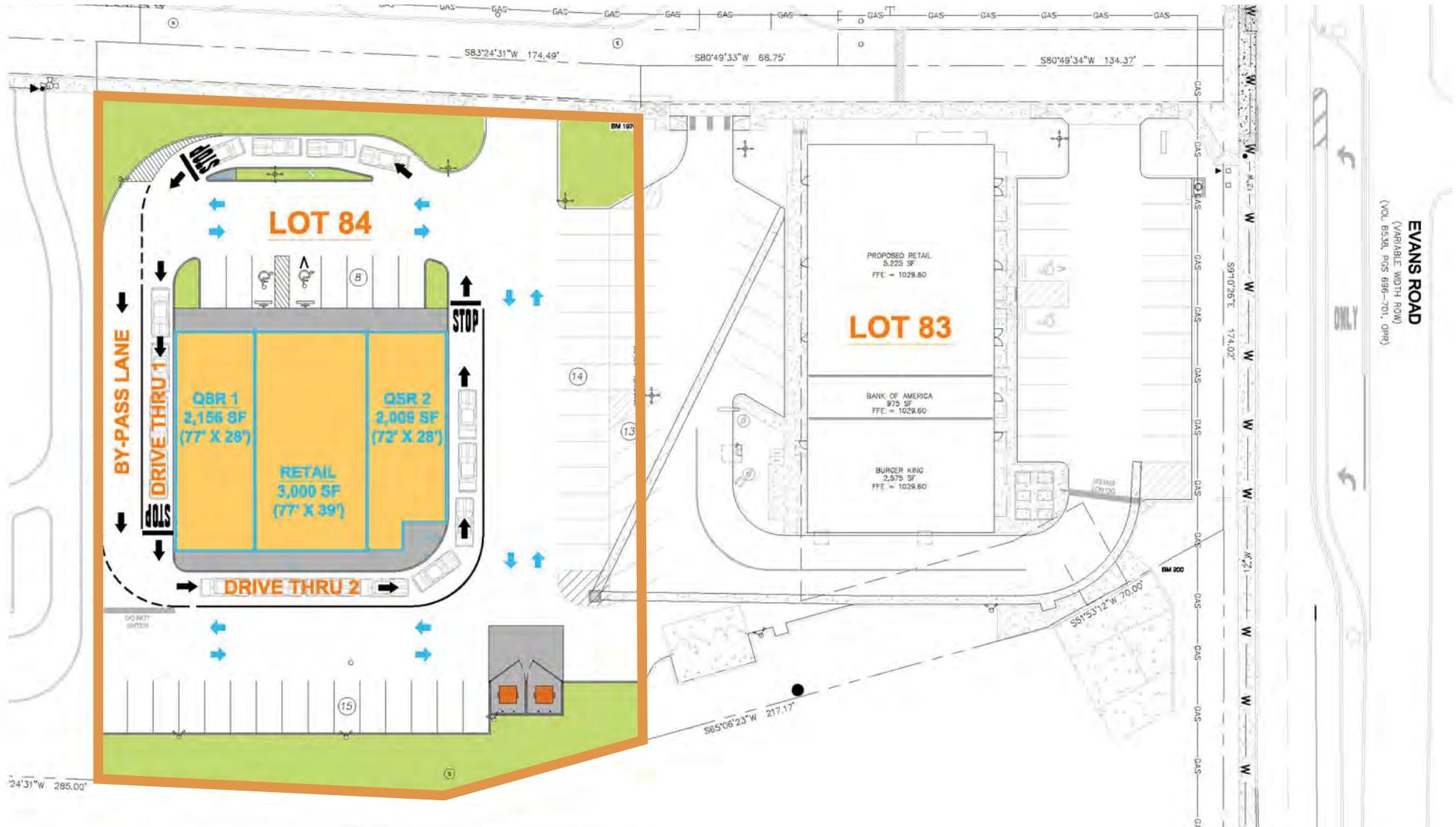
- Development site located in Stone Oak - One of the fastest growing retail, office, and submarket in San Antonio
- Access to property from Stone Oak Parkway as well as Evans Road with the existing curb cuts and shared driveway
- C-2-ERZD / Lot 84 - C1
- Calling for Pricing
- 5 Acres / ±3.5 Acres Net Usable & Lot 84 (1.103 acres)
- Platted lot with well utilities to the site
- Lot 84 - Future Retail For Lease with end-cap drive thru
 Rent: \$34 - \$45 psf
 NNN: ± \$10.00 psf
 TI: Negotiable

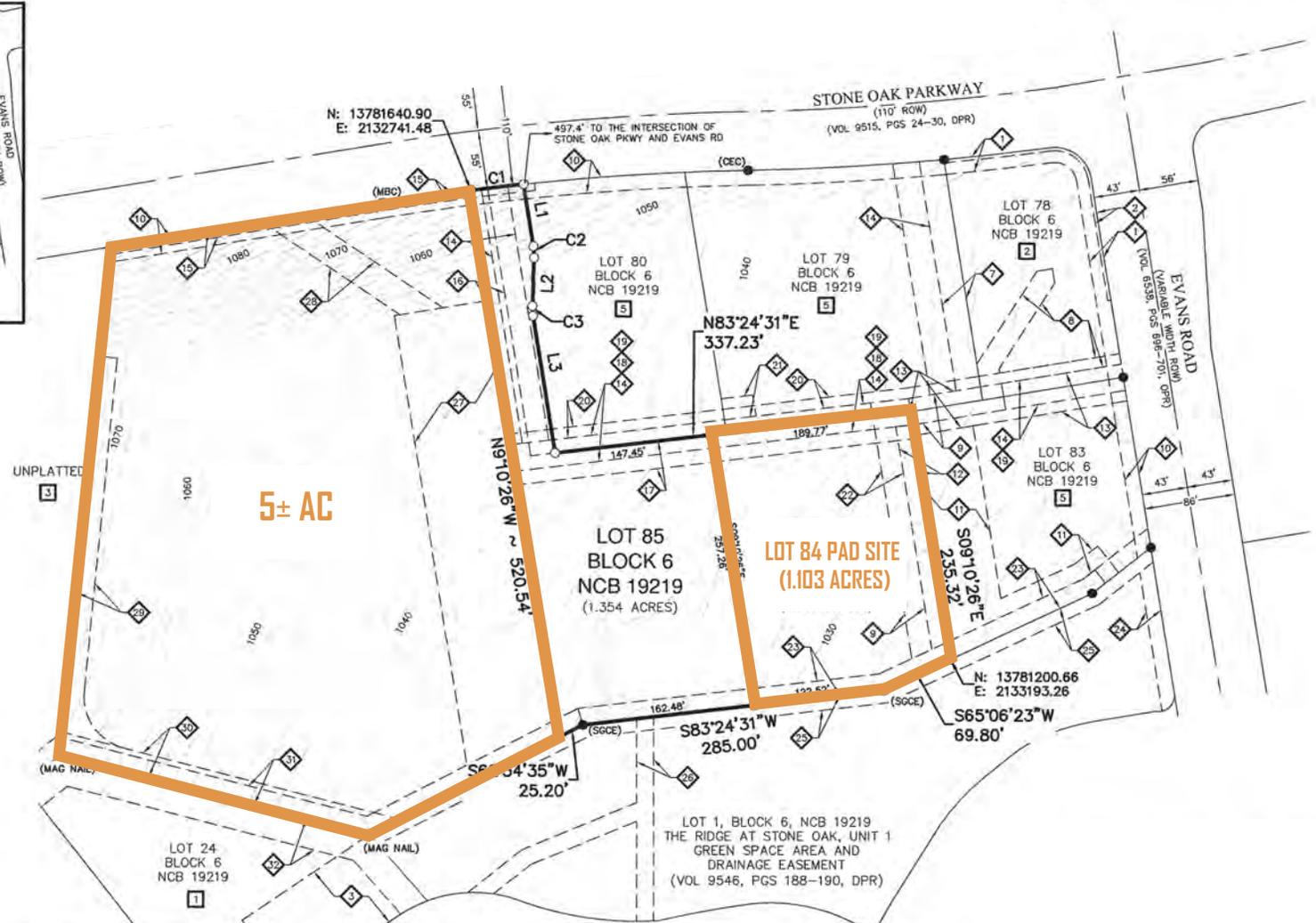
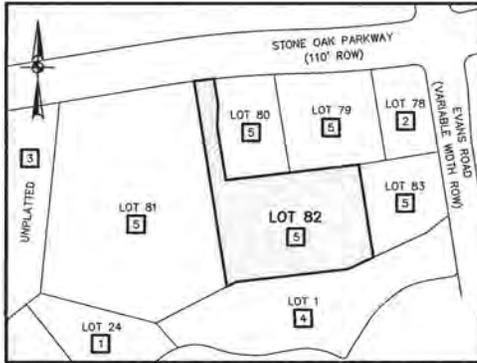
DEMOGRAPHICS

<p>12,170 Population</p>	<p>37.2 Median Age</p>	<p>2.8 Average Household Size</p>	<p>\$108,880 Average Household Income</p>
<p>\$108,880 Median Household Income</p>	<p>\$53,020 Per Capita Income</p>	<p>\$363,105 Median Net Worth</p>	



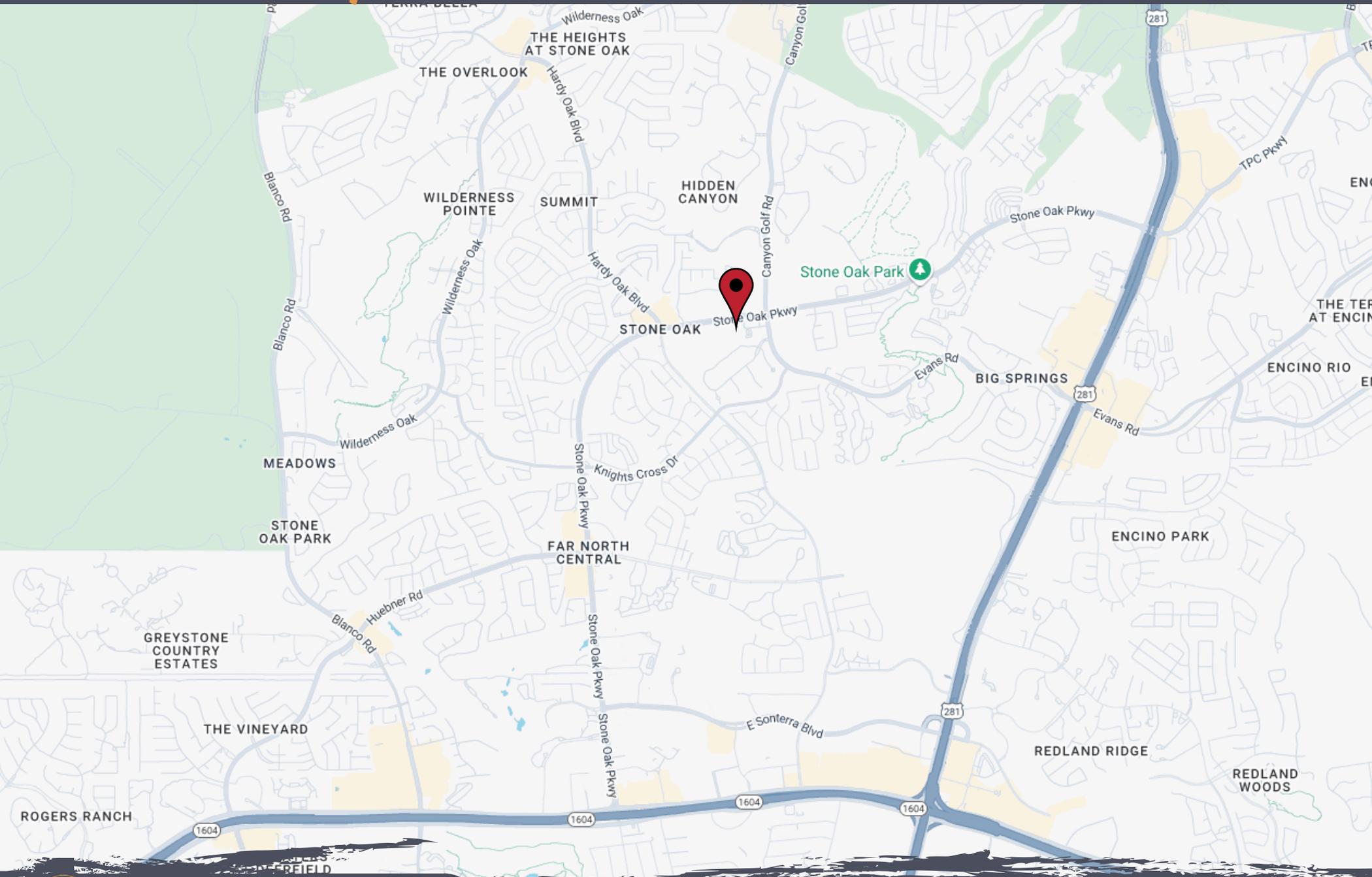
LOT 84 PAD SITE (1.103 ACRES) FOR SALE OR FOR LEASE





Location Map

STONE OAK PARKWAY SAN ANTONIO, TX











STONE OAK MERCANTILE
New Development



STONE OAK PKWY

Walgreens





Great Expressions
 DENTAL CENTERS



SITE



LOT 84 PAD SITE
(1.103 ACRES)







EVANS RD





HARDY OAK RD



H-E-B

WILDERNESS
DENTAL CARE
CVS
DUNKIN'
DONUTS
CUBESMART
self storage
Anytime Fitness

HARDY OAK
ELEMENTARY

Supps
ANYTIME
FITNESS
reality bites
DENTAL
PIZZA

Dominio's
Pizza
Great Expressions
DENTAL CENTERS
CURRY BOYS
BBQ
KNEADERS
McDonald's

SITE

**LOT 84 PAD SITE
(1.103 ACRES)**

LITA
VETERINARY HOSPITAL
SMOKEY
MO'S
BBQ
STARBUCKS
COFFEE
BURGER
KING
MARCO'S
PIZZA
DENTAL
CVS
MedPost
URGENT CARE
CARWASH
Walgreens
CHASE

Banfield
PET HOSPITAL
bhere
pure barre
Burlington
FIVE GUYS
SALLY BEAUTY
PETSMART
LESLIE'S
OrangeTheory
FITNESS
cricket
H-E-B
TEXAS MEX
CHASE

sam's club

STARBUCKS
COFFEE
TARGET
DOLLAR TREE
HomeGoods
petco
ROSS
HOBBY
LOBBY
DSW
CVS pharmacy

BARBARA BUSH
MIDDLE SCHOL

281

281



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date