

STONE OAK MERCANTILE
New Development

5± AC

STONE OAK PKWY

EVANS RD



LOT 84 PAD SITE
(1.103 ACRES)



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

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AycockPropertiesTx.com



AYCOCK PROPERTIES
COMMERCIAL REAL ESTATE GROUP

Property Details



LOCATION: SAN ANTONIO, TX

LAND SIZE: 5± AC

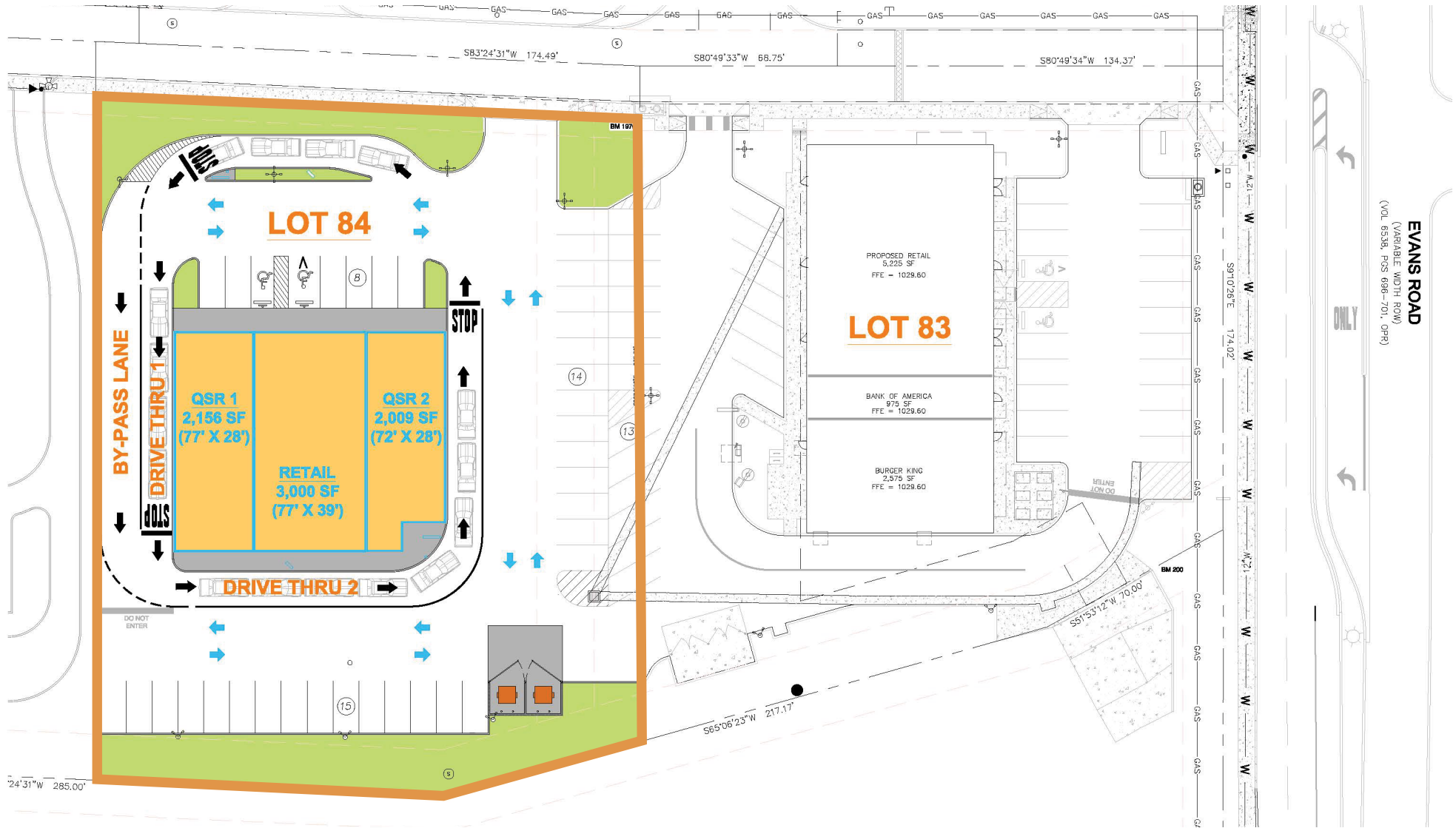
TRAFFIC COUNT: Stone Oak Pkwy 19,450 VPD

- 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
- Calling for Pricing
- 5 Acres / ±3.5 Acres Net Usable
- Platted lot with well utilities to the site

DEMOGRAPHICS

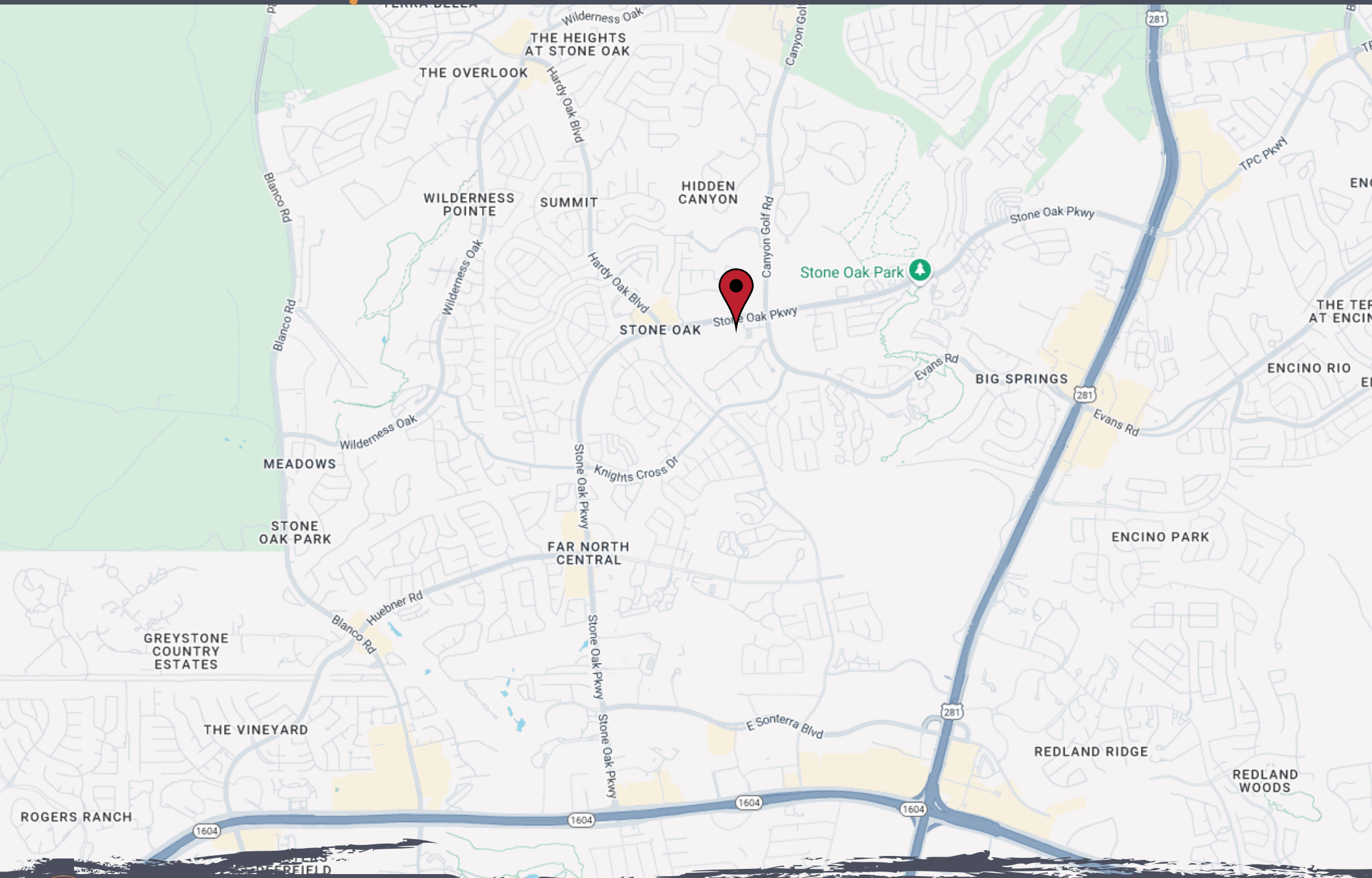
<p>12,170 Population</p>	<p>37.2 Median Age</p>	<p>2.8 Average Household Size</p>	<p>\$108,880 Average Household Income</p>
<p>\$108,880 Median Household Income</p>	<p>\$53,020 Per Capita Income</p>	<p>\$363,105 Median Net Worth</p>	

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



Location Map

STONE OAK PARKWAY SAN ANTONIO, TX





ups
 ANY TIME FITNESS
 reality bites DENTAL
 JETS PIZZA

STONE OAK MERCANTILE
New Development

CVS

STONE OAK PKWY

Walgreens

Domino's Pizza
 goodwill
 BOY'S & MEN'S
 McDonald's
 Great Expressions DENTAL CENTERS
 CURRY BOYS BBO
 KNEADERS BAKERY & CAFE

SITE

DENTAL
 CARWASH

LOT 84 PAD SITE
(1.103 ACRES)

CHASE

MedPost URGENT CARE
 SMOKEY MO'S TX BBQ
 LILI VETERINARY HOSPITAL

EVANS RD

BURGER KING
 MARCO'S PIZZA
 STARBUCKS COFFEE

HARDY OAK RD



H-E-B

WILDERNESS DENTAL CARE
CVS
DUNKIN' DONUTS
CUBESMART self storage
Ardit's

HARDY OAK
ELEMENTARY

Supps
ANY TIME FITNESS
reality bites DENTAL
PIZZA

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

SITE

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

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

CANYON OAK RD

HARDY OAK RD

STONE OAK PKWY

EVANS RD

Banfield PET HOSPITAL | bhere | pure barre
Burlington FIVE GUYS
SALLY BEAUTY. PET SMART
LESLIE'S | OrangeTheory FITNESS
cricket | TEXAS MEX | CHASE

sam's club

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

281

281

BARBARA BUSH
MIDDLE SCHOL



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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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