HWY 281, TPC PKWY CORNER RETAIL CENTER

2230 TPC PKWY, SAN ANTONIO, TX 78258 12,000 - 24,000 SF SPACE

FOR LEASE SIGNAGE SIGNAGE SIGNAGE



KEY FEATURES

BUILDING

- Proposed 2-story, retail/medical office building
- Total: ±24,000 SF
 - First Floor: ±12,000 SF
 - Second Floor: ±12,000 SF
- Aesthetically appealing multi story building
- Plenty of parking (first floor and cellar parking)

210 268 5725 | REALTORVISH@HOTMAILCOM

- Highly visible elevated corner building
- Pylon signage visibility from 281

LOCATION

- Excellent placement on very busy 281/TPC Pkwy intersection - easy access to 281
- Surrounded by established retail centers & large residential subdivisions
 - Across the street from Village at Stone Oak Shopping Center
 - Nearby national tenants (ie: Target, In-N-Out, Panera, Chipotle, Tru by Hilton, Olive Garden)



NEARBY 281 BUSINESSES OF INTEREST

BJ's Brewhouse

Chili's

Chipotle

Dog Haus

Golden Chick

Hand & Stone Massage

In-N-Out Burger

JP Morgan Chase Corporate Center

Longhorn Steakhouse

Marble Slab Creamery

Massage Heights

MOD Pizza

Olive Garden

Panera Bread

Panda Express

P. Terry's

RBFCU

Sleep Number

Starbucks

Target

Tropical Smoothie Cafe

Tru by Hilton

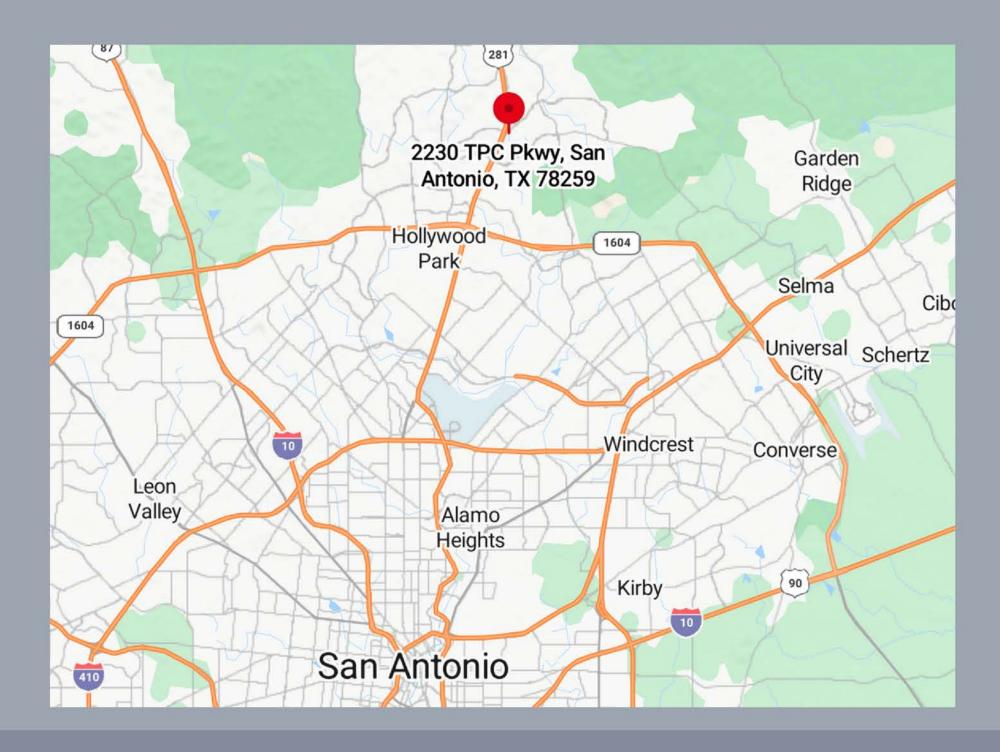
Village at Stone Oak



Traffic Intersection		Traffic Volume	Count Yr
Hwy 281	Stone Oak Pkwy N	65,782	2022
Hwy 281	Stone Oak Pkwy S	56,971	2022

Demographics	1 mile	3 mile
2023 Population	9,796	81,909
2023 Households	3,526	28,971
Median HHI	\$109,707	\$97,834

LOCATION DETAILS





BUILDING ELEVATIONS



West Marketing Elevation

SCALE: 1/16" = 1'0"

East Marketing Elevation

SCALE: 1/16" = 1' 0"





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BUILDING ELEVATIONS

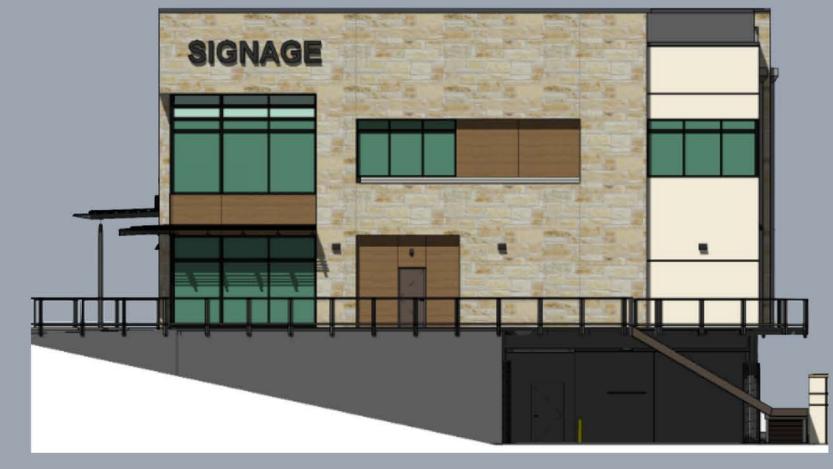
North Marketing Elevation

SCALE: 1/16" = 1'0"



South Marketing Elevation

SCALE: 1/16" = 1' 0"





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LEGAL DESCRIPTION: BEING A TOTAL OF 1673 ACRES, LOT 19, N.C.8, 17600 OF THE PLAT OF THE PL

BM #2 (POINT #301)
DESCRIPTION: SET PK NAIL & DISK STAMPED "KPW CONTROL" IN CUR
ON THE NORTH WEST CURB RETURN OF THE WEST PRIVATE DRIN
ENTRANCE APPROXIMATELY 70' SOUTH OF THE INTERSECTION OF
TOP APRIVANE.

COORDINATION NOTES: 1. CONTACT 1-809-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. 1-809-222-5355.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT CITY PUBLIC SERVICE TO PLAN GAS SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS GETAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS GETAINED FROM UTILITY COMPANIES.
- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)

EASEMENT LEGEND **EXISTING**

OL 9688, PAGE 28, D.P.R.

EASEMENT VOL 9688, PAGE 28, D.P.R.

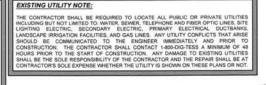
OL 9888, PAGE 28, D.P.R. 40' E.G.T.C., SANITARY SEW DRAINAGE & WATER EASEM VOL 9888, PAGE 28, D.P.R. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT VOL 9688, PAGE 28, D.P.R.

RINCTURAL DESIGN ISCONDINICAL SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL VIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ITCIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO PREMENT CONTRACTORS TRENCH EXCANATION SAFETY PROTECTION SYSTEMS, ICIGRAMS ANDIOR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACTORS INFORMATION SAFETY PROTECTION FOR CONTRACTORS IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS DIDGE PROCEDURES SHALL PROJECT FOR ADEQUATE TRENCH EXCANATION SAFETY CONTRACTORS IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS IDJOE PROCEDURES SHALL PROJECT FOR ADEQUATE TRENCH EXCANATION SAFETY CONTRACTOR ANDIOR CONTRACTORS INDEPENDENTLY CONTRACTOR ANDIOR CONTRACTORS INDEPENDENTLY TRAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY CORGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND TRYTHES OF BINDIFILIAL SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY CORGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND TRYTHES OF BINDIFILIAL SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY CORGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND TRYTHES OF BINDIFILIAL SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH PRESENCE AND TRYTHES OF BINDIFILIAL SHORT SHALL SHA

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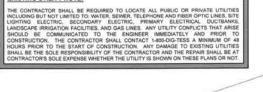


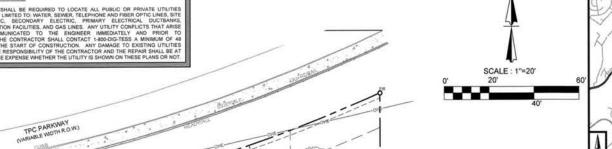
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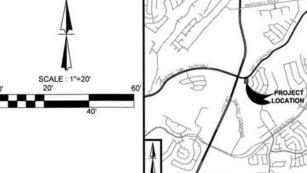
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TPC PARKWAY RETAIL/OFFICE BUILDING

FIRST FLOOR FEE a 1 068 25

24

V-21



NOT TO SCALE

CURVE TABLE					
URVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	227.23	755.00	017"14"39"	N74*27'35"E	226.37

133	9 N/4-2/-35 E		220.31
		LINE TAE	BLE
LI	NE#	LENGTH	DIRECTION
1	L1	14.58"	N40"11'45"E
	L2	9.87	N00°03°17"E
	L3 49.89°		N13"20"40"E

PROPOSED KEY NOTES 2 TYPICAL SIDEWALK (SEE DETAIL 2/C8.0) 3 6" STANDARD CURB (SEE DETAIL 9/C8.0)

6" RIBBON CURB
(SEE DETAIL 8/C8.0)
INSTALL METAL BEAM GU
FENCE. MATCH EXISTING 6 2' TRANSITION CURB (SEE DETAIL 13/C8.0) T HANDICAP PARKING S (SEE DETAIL 3/C8.0)

B HANDICAP SIGN (SEE DETAIL 5/C8.0) 9 CROSS HATCH STRIF (SEE DETAIL 4/C8.0)

WHEEL STOP (SEE DETAIL 6/C8.0) CONCRETE/ASPHALT PAVEMENT JUNCTURE (SEE DETAIL 7/C8.0)

13 POWER POLE & PAD MOUNTED TRANSFORMER (SEE MEPICPS PLANS 14 (SEE DETAIL 11/CS.0)

15 CROSS WALK STRIPING (SEE DETAIL 10/C8.0)

6" RIBBON CURB (SEE STRUCTURAL PLANS FOR DETAILS)

19 ADA RAMP (SEE STRUCTURAL PLANS FOR DETAILS)

21 RETAINING WALL WITH RAILING BY OTHERS (CONTRACTOR TO COORDINATE WITH OWNER)

24 STAIRS (SEE ARCH PLANS FOR DETAILS 25 REMOTE FDC (SEE UTILITY PLAN FOR ADDITIONAL DETAILS)

RAFFIC/SW SUMMARY TABLE Retail / Office Proposed Total Floor Area (sq. ft. 11.990 9,235 Total Actual/Proposed Parking Proposed Universal H.C Proposed V.A. Parking

LEGEND FOUND IRON ROD BM BENCHMARK OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS VOLUME PAGE th FH EXISTING FIRE HYDRANT FH PROPOSED FIRE HYDRANT O SSMH SANITARY SEWER MANI CO CLEAN OUT PP POWER POLE & OVERHEAD ELECTRIC __ SGN SIGN AS NOTED - - - ADJACENT PROPERTY LINE EXISTING CONCRETE PROPOSED CURB PROPOSED CONCRETE DUMPSTER PAD LIMITS OF CONSTRUCTION LOWER LEVEL GARAGE (SEE STRUCTURAL)



6122 DeZavala Road San Antonio, Texas 78249 Tel: 210.417.4307 www.openstudio-usa.com





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16 CURB (SEE STRUCTURA PLANS FOR DETAILS) TYPICAL SIDEWALK (SEE STRUCTUR PLANS FOR DETAILS)

2' CURB TRANSITION (SEE STRUCTURAL PLANS FOR DETAILS)

PYLON SIGNAGE (SEE ARCH PLANS FOR DETAILS)

26 3'X3' GRATE INLET (SEE DETAIL C8.0)

TPC PARKWAY RETAIL/OFFICE BUILDING TPC PARKWAY 0, TEXAS 78258 US HWY 281 & TE SAN ANTONIO, "

project #: 833-01-01 date 07.02.2020 checked by: drawing title: OVERALL SITE PLAN drawing number

C2.0

TB

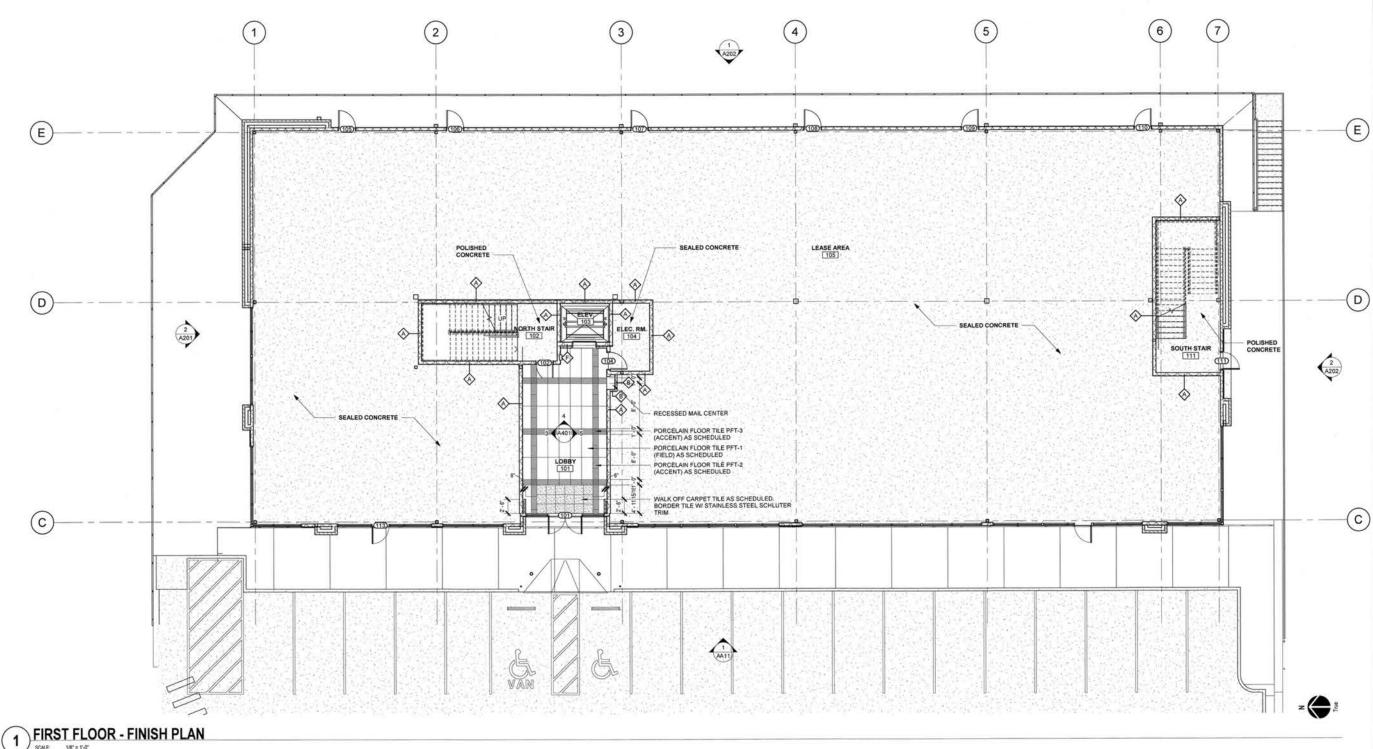
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representations as to the

completeness of accuracy

thereof.

SURVEY CONTACT NOTE: CONTACT TERESA SEIDEL, RPLS WITH KFW SURVEYI



FIRST FLOOR



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ARCHITECT IS STRICTLY PROHBITE

TPC RETAIL & OFFICE DEVELOPMENT

2230 TPC PARKWAY, SAN ANTONIO, TEXAS 78258

project#: 19.269 date: 07.03.20 drawn by:

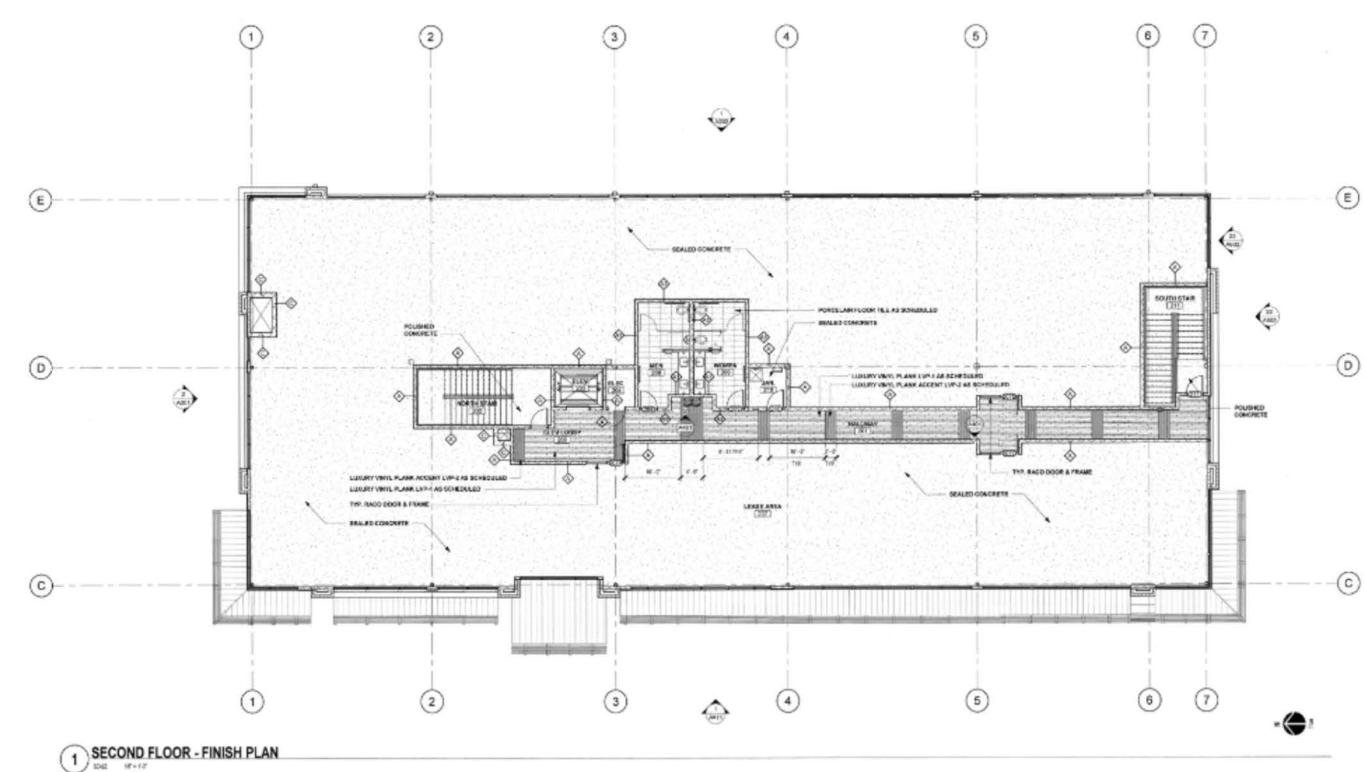
checked by: drawing title:

FIRST FLOOR - FINISH PLAN

drawing number:

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SECOND FLOOR



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TPC RETAIL & OFFICE DEVELOPMENT

2230 TPC PARKWAY, SAN ANTONIO, TEXAS 78258

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PLAN



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BUILDING

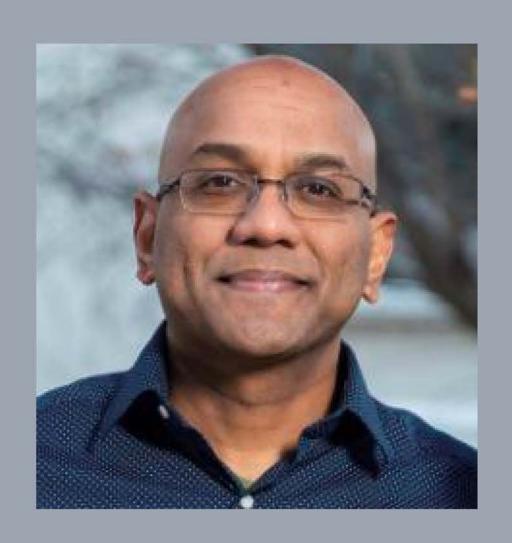
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CONTACT FOR LEASING

2230 TPC PKWY, SAN ANTONIO, TX 78258 12,000 - 24,000 SF SPACE



Vishnu Vemulapalli Success Square LLC 210 268 5725 realtorvish@hotmail.com





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

Success Square, LLC	9006353	success2tx@gmail.com	(210)858-5095
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Jian Luo	427030	jmr868@hotmail.com	(210)520-1693
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Vishnu P Vemulapalli	685830	realtorvish@hotmail.com	(210)549-7284
Sales Agent/Associate's Name	License No.	Email	Phone
	To a state of the state of the West	- Data	
∆dy€r/	าัยกลกปSeller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov