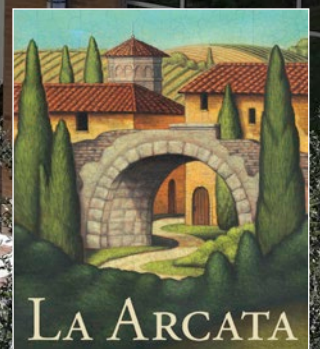


High-end Office Space for Lease



La Arcata Office Building

18615 Tuscany Stone, San Antonio, TX 78258

Offered by:
Brian D. Harris, CCIM
Andrew J. Lyles



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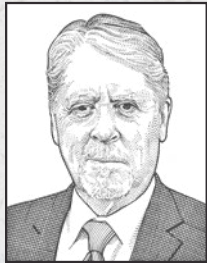
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Market Summary

- Located at the epicenter of San Antonio’s major growth
- Great location fronting Loop 1604
- Situated on the dynamic intersection of Tuscany Stone and North Loop 1604 West
- Accessible to the South Texas & Stone Oak Medical Center areas
- Unique location draws from Boerne, South Texas Medical Center and Stone Oak
- Prestigious client base & unique tenant mix
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions
- Residential community prices range from \$500,000 to several million dollars
- Exceptional demographic profile
- Population has more than doubled within a 1, 3, and 5-mile radius since 1990
- Near two of San Antonio’s largest and strongest Texas Education Agency recognized school districts, with 17 elementary schools, 4 middle schools and 4 high schools
- Over 15 “mega” churches in the surrounding community
- Great shopping with all major retailers, recreation and fitness centers located in close proximity to the site
- Large selection of fine dining options as well as casual and fast food choices nearby
- San Antonio hospitality industry is supported by 40,000 hotel rooms
- There are 29,852 employers with over 360,700 employees within a ten mile radius
- Six major hospitals located within five miles; complimented by 20 medical office buildings
- Area golf courses include 8 existing facilities and the new PGA resort

Contacts



Brian D Harris , CCIM
Executive Vice President
210 524 1314

bharris@reocsanantonio.com
reocsanantonio.com/brian-harris



Andrew J. Lyles
Executive Vice President
210 524 1306

Andrew.Lyles@reocsanantonio.com
reocsanantonio.com/andrew-lyles



Property Summary

Description

With style and architecture reminiscent of a Tuscan village, La Arcata combines an old world charm with state of the art construction and amenities. This mixed-use development offers a variety of retail shops, storefront offices and restaurants. Located at the entrance of Stone Oak, La Arcata offers great exposure to one of the most affluent areas in San Antonio.

Location

NE corner of Loop 1604 and Tuscany Stone

Facility

- Attractive exterior and interior design
- Distinctive landmark architecture
- Parking ratio 1:250

Size

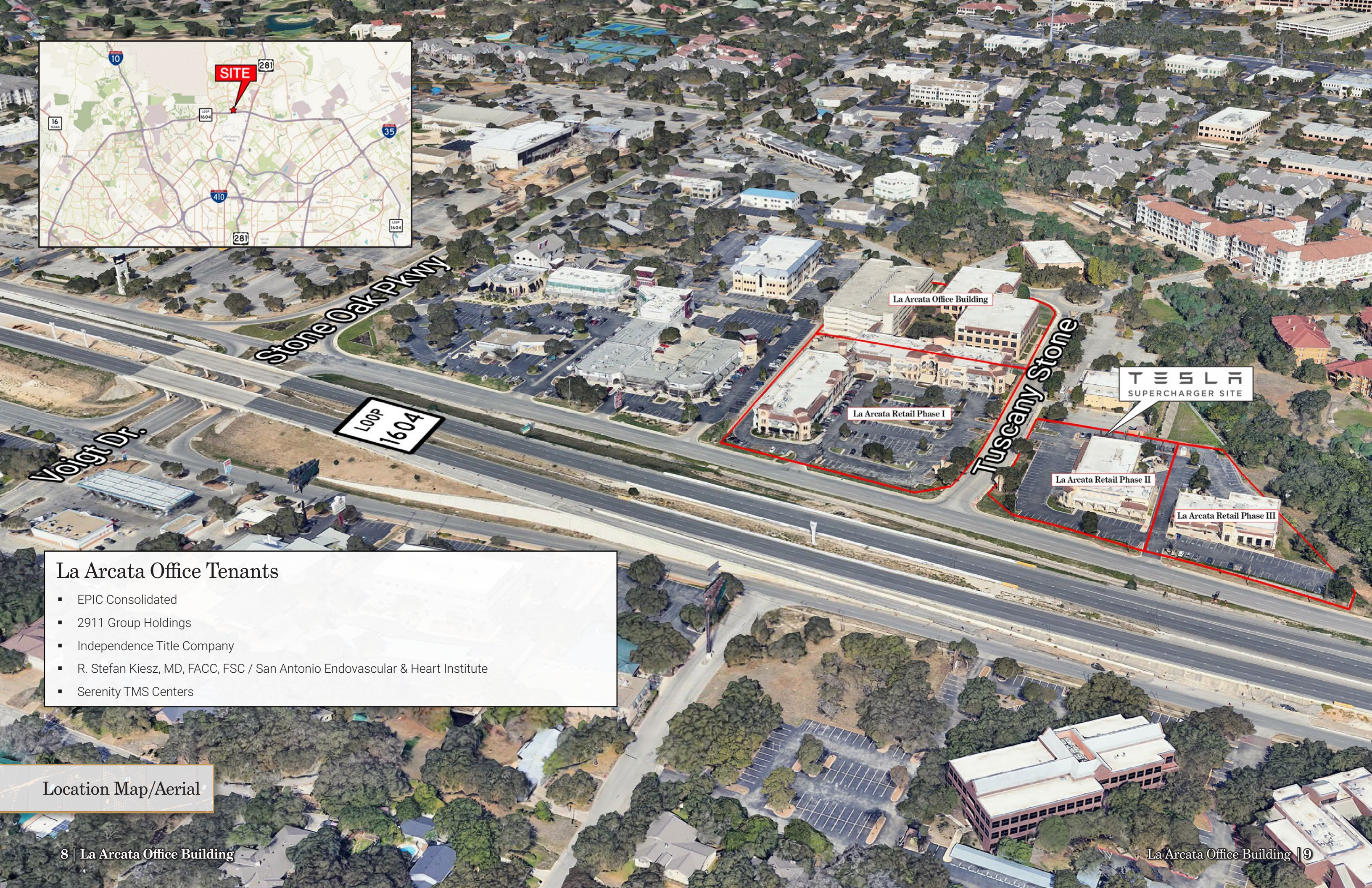
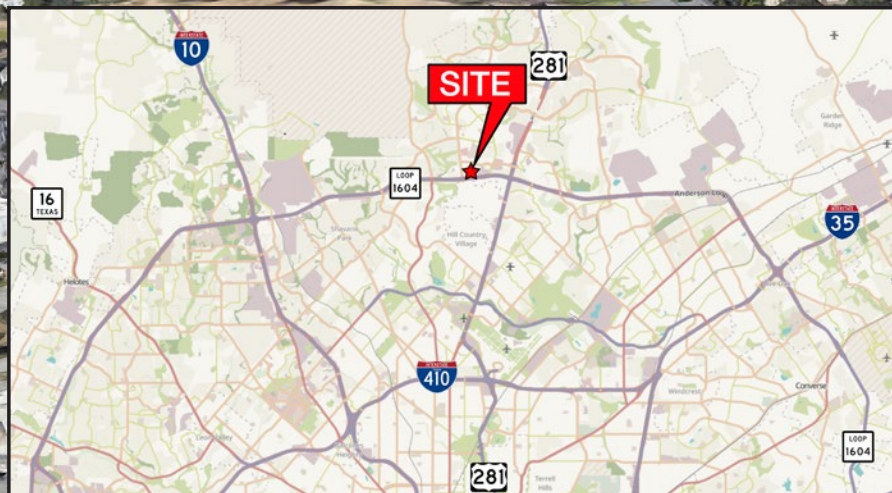
- 3-story office building
- 97,718 Total Square Feet
- Part of La Arcata Office & Retail development containing nearly 190,000 square feet of retail, office and fine dining

Zoning

- The site is currently zoned Commercial (C-3) with the following overlays: Loop 1604 Corridor & MLOD – Camp Bullis

La Arcata Office Building Tenants

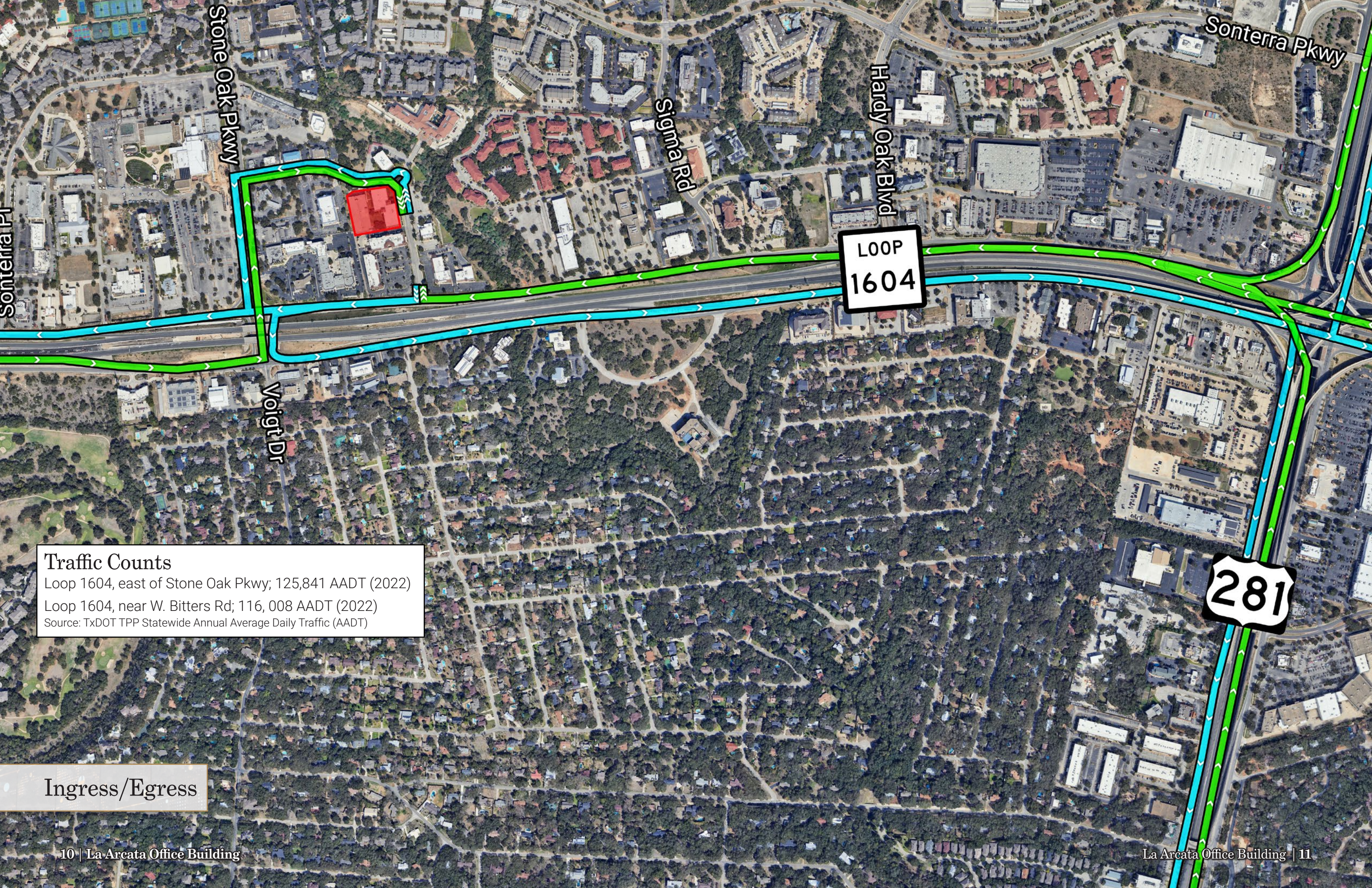
- EPIC Consolidated
- 2911 Group Holdings
- Independence Title Company
- R. Stefan Kiesz, MD, FACC, FSC / San Antonio Endovascular & Heart Institute
- Serenity TMS Centers



La Arcata Office Tenants

- EPIC Consolidated
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- Serenity TMS Centers

Location Map/Aerial



Traffic Counts
Loop 1604, east of Stone Oak Pkwy; 125,841 AADT (2022)
Loop 1604, near W. Bitters Rd; 116, 008 AADT (2022)
Source: TxDOT TPP Statewide Annual Average Daily Traffic (AADT)

Ingress/Egress

Hotels & Event Centers

1. EMBASSY SUITES BY HILTON SAN ANTONIO LANDMARK

2. DRURY INN & SUITES SAN ANTONIO NEAR LA CANTERA PKWY

3. LA CANTERA HOTEL

4. EILAN HOTEL AND SPA

5. HILTON GARDEN INN SAN ANTONIO AT THE RIM

6. HOME2 SUITES BY HILTON SAN ANTONIO AT THE RIM

7. RESIDENCE INN BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM

8. COURTYARD BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM

9. SPRINGHILL SUITES BY MARRIOTT SAN ANTONIO NORTHWEST AT THE RIM

10. HOMEWOOD SUITES BY HILTON SAN ANTONIO NORTH

11. DRURY INN & SUITES SAN ANTONIO NORTH STONE OAK

12. DRURY PLAZA HOTEL SAN ANTONIO NORTH STONE OAK

13. STAYBRIDGE SUITES SAN ANTONIO - STONE OAK

14. LA QUINTA INN & SUITES SAN ANTONIO NORTH STONE OAK

15. RESIDENCE INN BY MARRIOTT SAN ANTONIO NORTH/STONE OAK
16. FAIRFIELD INN & SUITES BY MARRIOTT SAN ANTONIO NORTH/STONE OAK

17. DAYS INN & SUITES BY WYNDHAM SAN ANTONIO NORTH/STONE OAK

18. HYATT PLACE SAN ANTONIO - NORTH/ STONE OAK

19. BEST WESTERN PLUS HILL COUNTRY SUITES

20. COMFORT SUITES SAN ANTONIO NORTH - STONE OAK

21. HAMPTON INN SAN ANTONIO - NORTHWOODS

22. WOODSPRING SUITES SAN ANTONIO STONE OAK

23. HOME2 SUITES BY HILTON SAN ANTONIO NORTH STONE OAK

24. COURTYARD BY MARRIOTT SAN ANTONIO NORTH/STONE OAK AT LEGACY

25. HOLIDAY INN SAN ANTONIO - STONE OAK AREA

26. CANDLEWOOD SUITES SAN ANTONIO - STONE OAK AREA

27. JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT & SPA

28. SPRING HILL EVENTS CENTER

29. NOAH’S EVENT VENUE

30. SAN ANTONIO SHRINE AUDITORIUM

31. SECURITY SERVICE EVENT CENTER

HOSPITALS

1. WARM SPRINGS POST ACUTE MEDICAL

2. BAPTIST EMERGENCY HOSPITAL - SHAVANO PARK

3. PRECISION ASSIST

4. NORTH CENTRAL BAPTIST HOSPITAL

5. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER - STONE OAK

6. METHODIST AMBULATORY SURGERY CENTER - NORTH CENTRAL

7. GLOBAL REHAB PT CLINIC

8. METHODIST STONE OAK HOSPITAL

9. SELECT REHABILITATION HOSPITAL OF SAN ANTONIO

10. DAVITA STONE OAK DIALYSIS

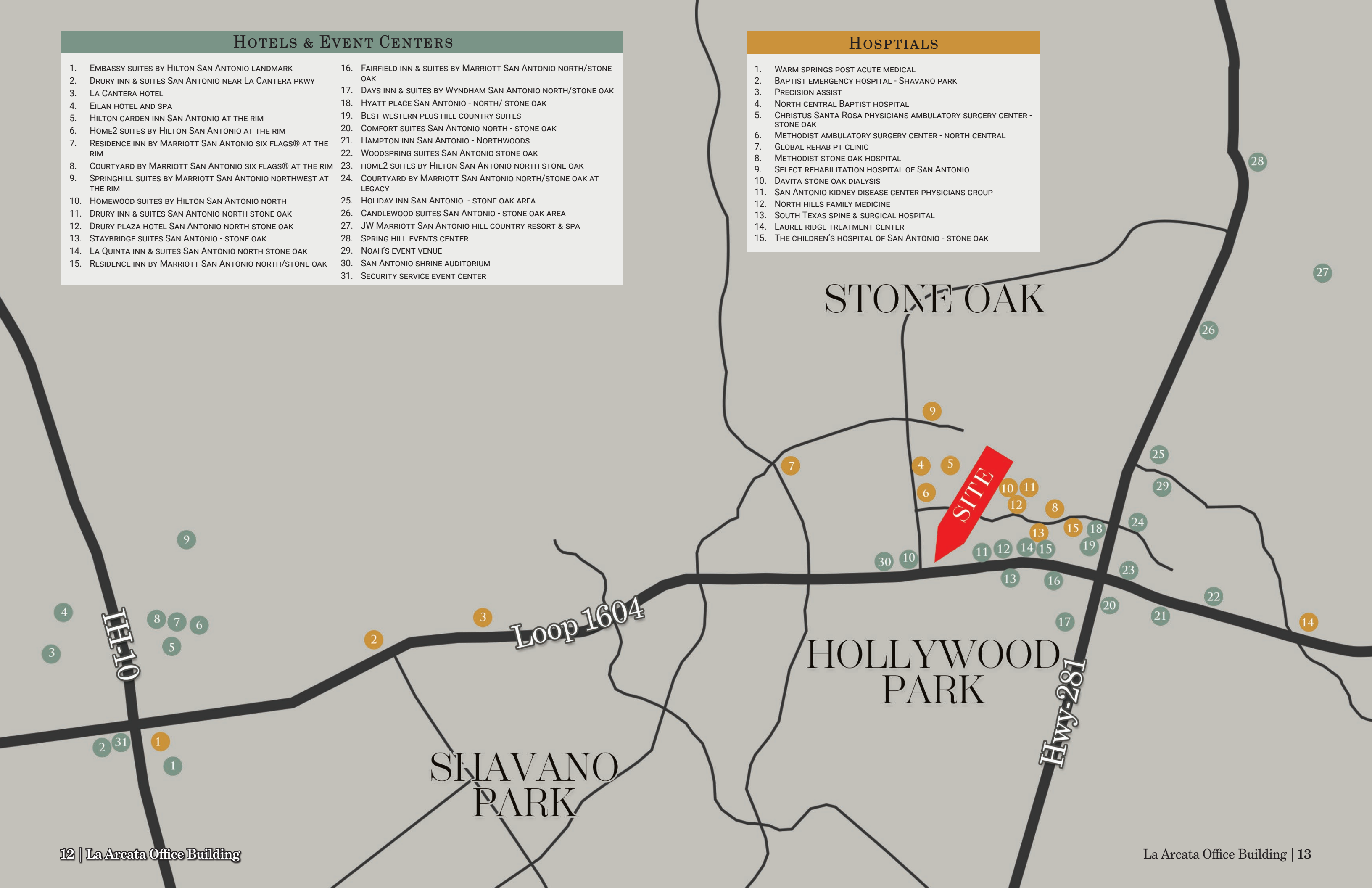
11. SAN ANTONIO KIDNEY DISEASE CENTER PHYSICIANS GROUP

12. NORTH HILLS FAMILY MEDICINE

13. SOUTH TEXAS SPINE & SURGICAL HOSPITAL

14. LAUREL RIDGE TREATMENT CENTER

15. THE CHILDREN’S HOSPITAL OF SAN ANTONIO - STONE OAK



RESTAURANTS

1. RED LOBSTER

2. LONGHORN STEAKHOUSE

3. OLIVE GARDEN

4. BOB'S CHOP HOUSE

5. PIATTI

6. PAPPADAEUX'S

7. CHUY'S

8. CHEDDAR'S

9. CAR-B-CUTIE SMOKEHOUSE

10. RUTHS CHRIS

11. BUSH'S CHICKEN

12. FREDDY'S FROZEN CUSTARD

13. WILLIE'S GRILL & ICEHOUSE

14. SCUZZI'S ITALIAN RESTAURANT

15. MCALISTER'S DELI

16. PAESANOS 1604

17. THAI HUT

18. PAPA JOHN'S PIZZA

19. CHIN'S GARDEN

20. SUBWAY

21. BIG'Z BURGER JOINT

22. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE

23. BURGER KING

24. EDDIE V'S PRIME SEAFOOD

25. COVER 3 SAN ANTONIO

26. TACO CABANA

27. JIM'S RESTAURANT

28. THE LONGHORN CAFE

29. EL JALISCO GRILL & CANTINA
30. PIZZA HUT

31. MOD PIZZA

32. J-PRIME STEAKHOUSE

33. SNOOZE AN A.M. EATERY

34. PASHA MEDITERRANEAN GRILL

35. PANERA BREAD

36. ALDINO THE VINEYARD

37. WHICH WHICH

38. CHIPOTLE

39. STONE WERKS BIG ROCK GRILLE

40. DEMO'S GREEK FOOD

41. SUSHISHIMA JAPANESE RESTAURANT

42. WENDY'S

43. SAKE CAFE

44. EL TACO GRILL

45. HEAVENLY PHO VIETNAMESE CUISINE

46. POPEYE'S LOUISIANA KITCHEN

47. MCDONALD'S

48. LUBY'S

49. CHICK-FIL-A

50. WHATABURGER

51. WAHKEE CHINESE SEAFOOD RESTAURANT

52. TACO BLVD

53. SILO

54. COSTA PACIFICA

55. EGGSPECTATION

56. ZOE'S KITCHEN
57. CHAMA GAUCHA BRAZILIAN STEAKHOUSE

58. TARKA INDIAN KITCHEN

59. TORCHY'STACOS

60. JERUSALEM GRILL

61. SONIC DRIVE-IN

62. RAISING CANE'S CHICKEN FINGERS

63. SUSHI SEVEN

64. LI'S SICHUAN RESTAURANT

65. THAI CHILI CUISINE

66. VIDA MIA

67. TRILOGY PIZZA

68. TACO CABANA

69. IHOP

70. MILANO ITALIAN GRILL

71. L TACO STONE OAK

72. LITTLE CAESER'S PIZZA

73. PIZZA HUT

74. JERSEY MIKE'S SUBS

75. WENDY'S

76. LUCIANO NEIGHBORHOOD PIZZERIA

77. TAIPEI RESTAUARANT

78. MARIOLI MEXICAN CUISINE

79. CORNER BAKERY CAFÉ

80. SUSHI ZUSHI

81. MELLOW MUSHROOM

82. LE PEEP

83. THUNDERCLOUD SUBS
84. DELICIOUS TAMALES

85. TORO KITCHEN + BAR

86. KIRBY'S STEAKHOUSE

87. LITTLE WOODROWS STONE OAK

88. THE HOPPY MONK

89. FIRST WATCH - SONTERRA

90. KUMORI SUSHI & TEPPANYAKI

91. JASON'S DELI

92. SMASHIN' CRAB

93. EMBERS WOOD FIRE KITCHEN & TAP

94. GORDITAS DONA TOTA

95. KRISPY KREME DOUGHNUTS

96. FIVE GUYS

97. CHIK-FIL-A

98. WHATABURGER

99. SONIC DRIVE-IN

100. MCDONALD'S

101. BUFFALO WILD WINGS

102. PERICO'S RESTAURANT

103. SUBWAY RESTAURANTS

104. LAS PALAPAS

105. RED ROBIN GOURMET BURGERS

106. PEI WEI

107. FISH CITY GRILL

108. ZIO'S ITALIAN KITCHEN

109. CHUY'S

110. CHILI'S GRILL & BAR

111. SIZZLING WOK

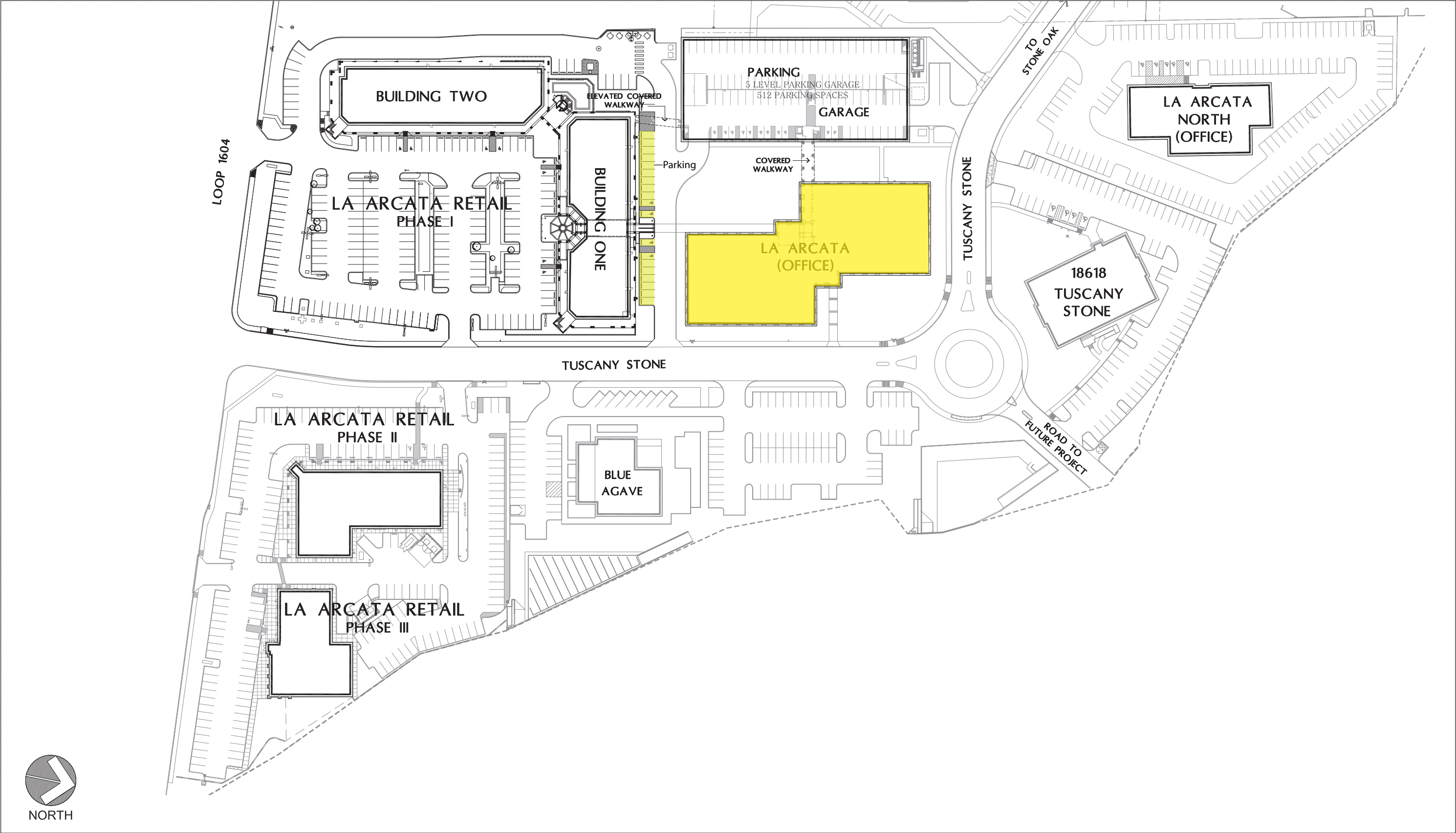




Quote Sheet

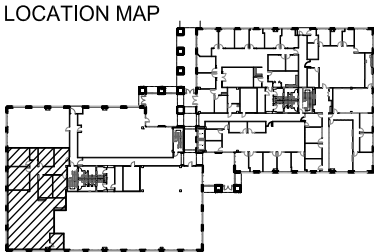
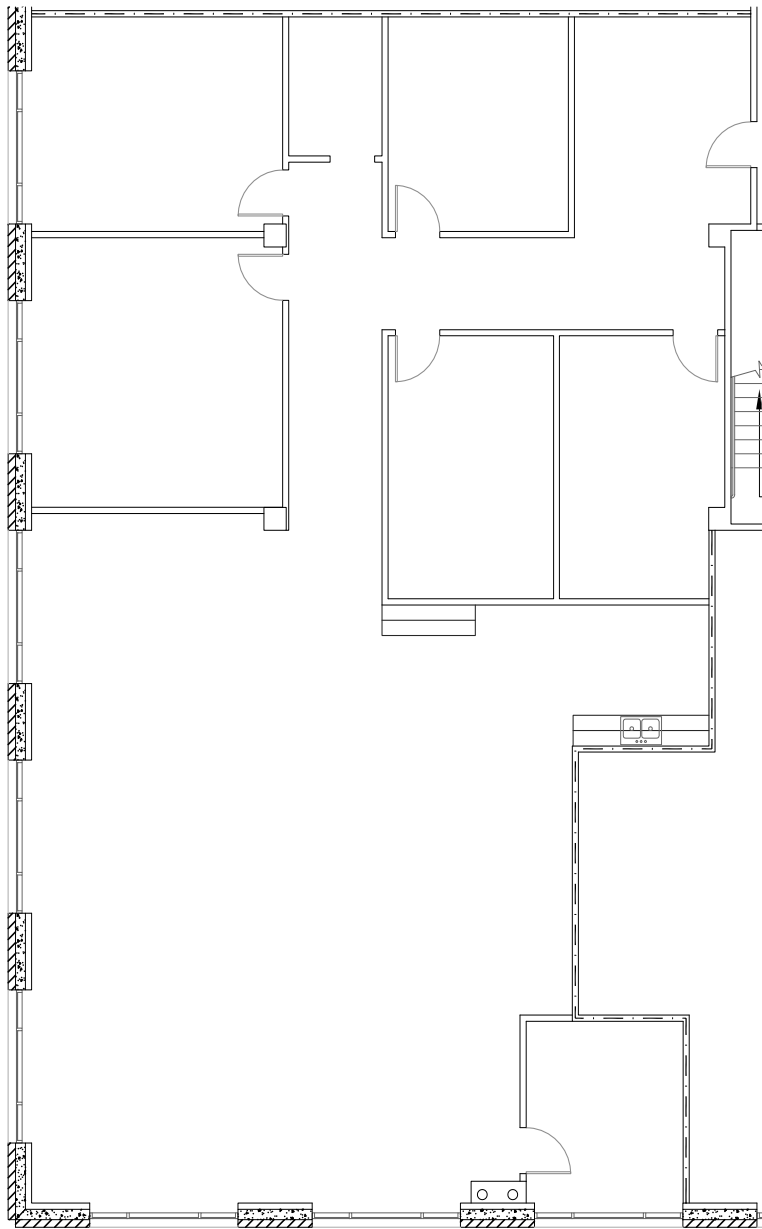
Spaces Available	Suite 180	4,102
	Suite 245	6,413
	Suite 255	6,782
	Suite 275	3,174
	Suite 350	14,812
(Note: All above figures in Rentable Square Feet)		
Base Rental	\$27.00 per rentable square foot, Triple Net (with \$0.50 annual increases) (Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)	
First Month's Rental	Due upon execution of lease document by Tenant	
Term	Three (3) years to ten (10)	
Improvements	Negotiable	
Pylon Signage	\$100 per month	
Deposit	Equal to one (1) month's Base Rental	
Financial Information	Required prior to submission of lease document by Landlord	
Parking	1:250 per rentable square foot parking ratio (All structured parking)	
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative(s).	

Site Plan - La Arcata Development



Floor Plan - Suite 180

4,102 RSF



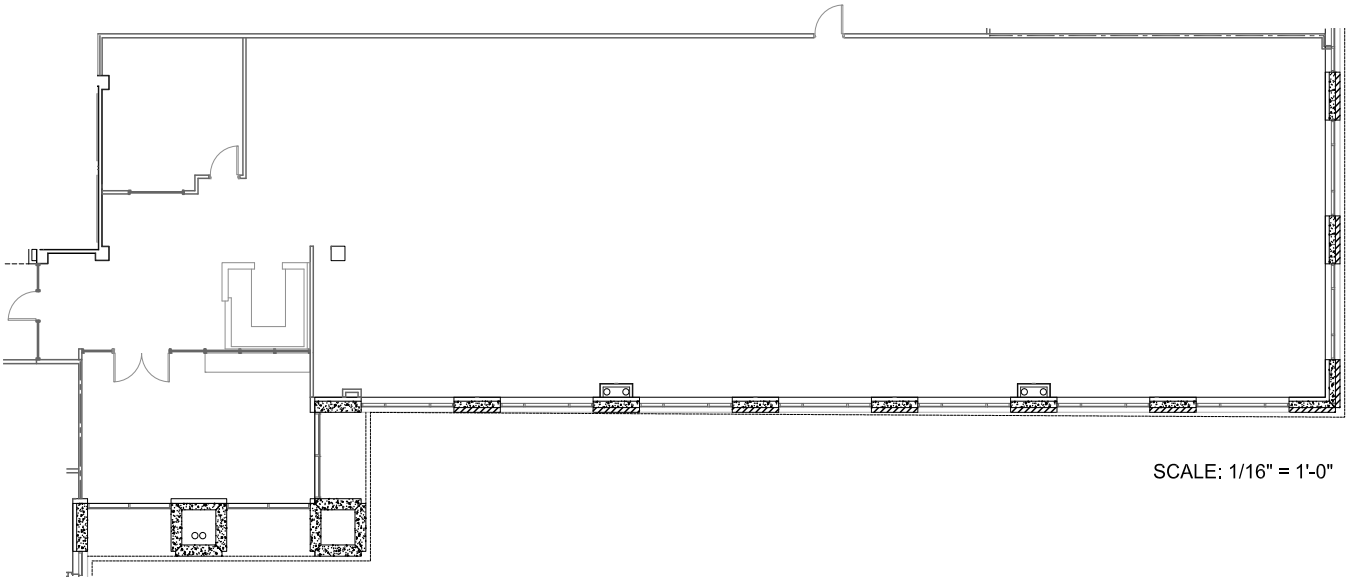
SCALE: 3/32" = 1'-0"

03.17.25

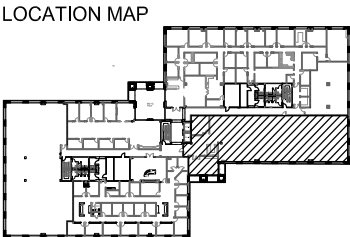


Floor Plan - Suite 245

6,413 RSF



SCALE: 1/16" = 1'-0"

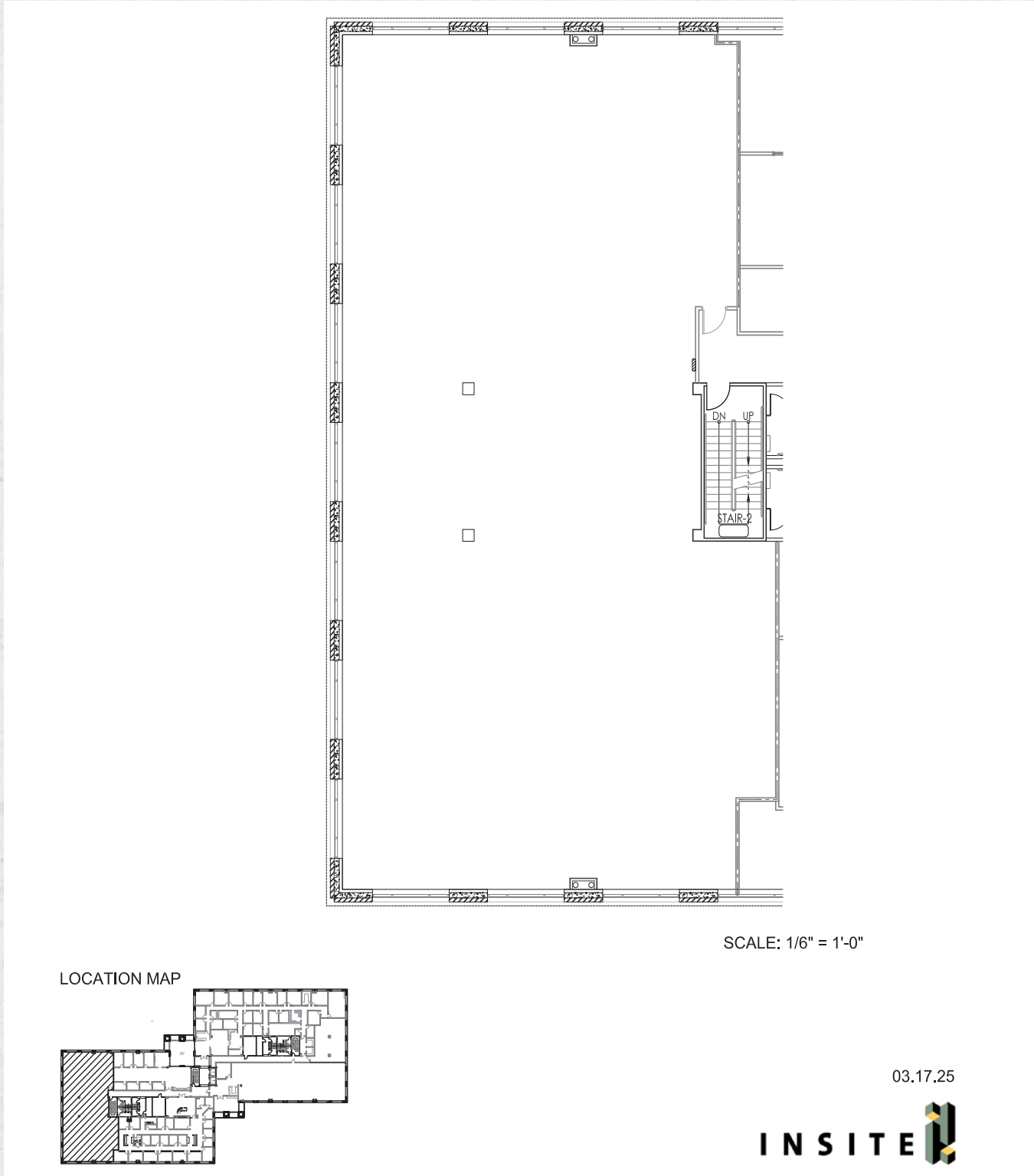


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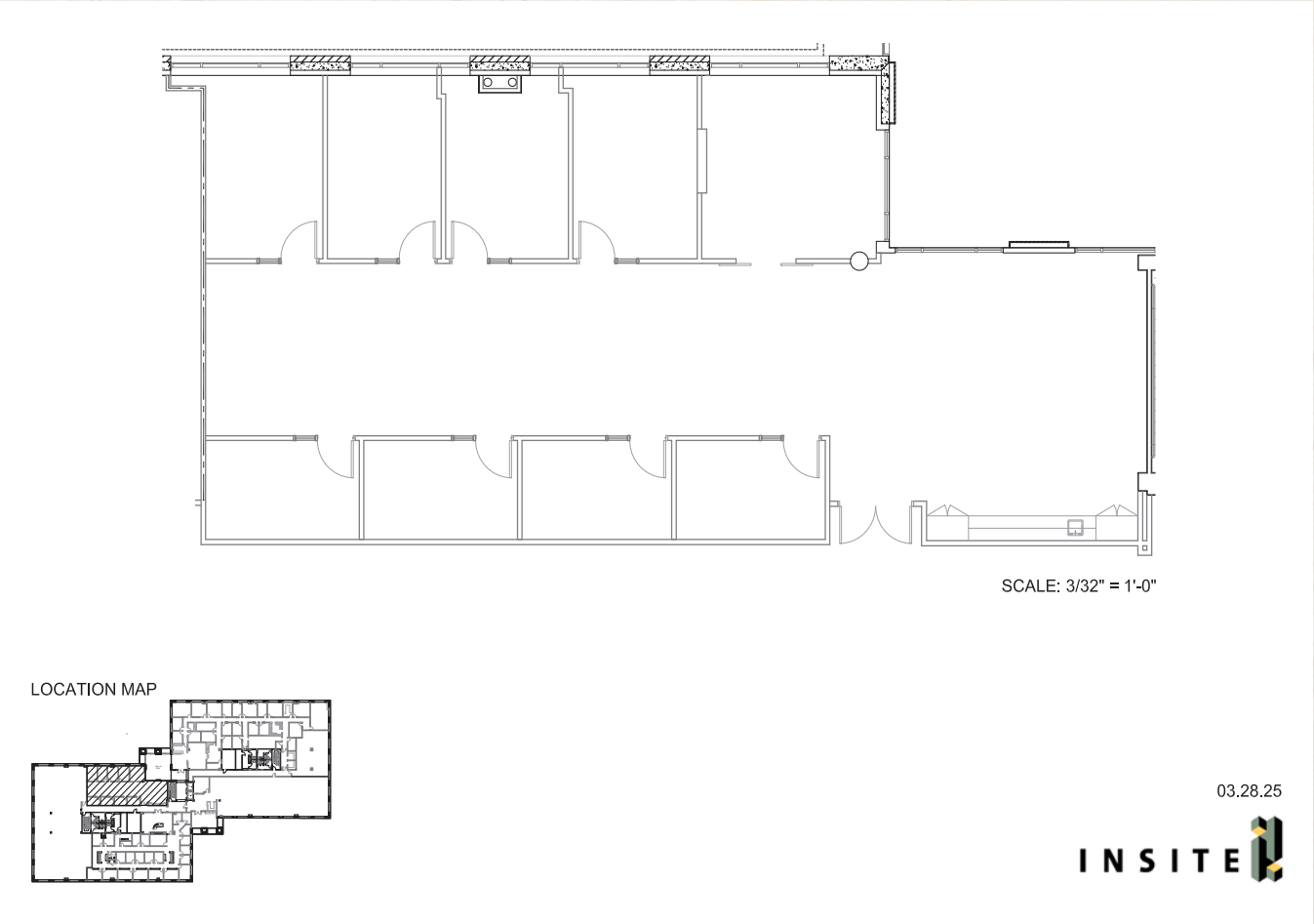
Floor Plan - Suite 255

6,782 RSF



Floor Plan - Suite 275

3,174 RSF



Floor Plan - Suite 350

14,812 RSF



SCALE: 1/16" = 1'-0"

LOCATION MAP



03.17.25



Demographics - 1 Mile

Summary	Census 2010		Census 2020		2024		2029			
Population	6,926		8,986		9,221		9,732			
Households	3,150		4,150		4,270		4,596			
Families	1,805		2,252		2,169		2,256			
Average Household Size	2.13		2.07		2.06		2.03			
Owner Occupied Housing Units	1,594		1,545		1,634		1,754			
Renter Occupied Housing Units	1,556		2,605		2,636		2,841			
Median Age	41.6		42.3		43.7		45.5			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			1.08%		1.09%		0.38%			
Households			1.48%		1.36%		0.64%			
Families			0.79%		1.26%		0.56%			
Owner HHs			1.43%		1.82%		0.97%			
Median Household Income			1.87%		2.65%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
			<\$15,000		177	4.1%	186	4.0%		
			\$15,000 - \$24,999		270	6.3%	237	5.2%		
			\$25,000 - \$34,999		263	6.2%	250	5.4%		
			\$35,000 - \$49,999		480	11.2%	475	10.3%		
			\$50,000 - \$74,999		587	13.7%	621	13.5%		
			\$75,000 - \$99,999		524	12.3%	540	11.7%		
			\$100,000 - \$149,999		791	18.5%	850	18.5%		
			\$150,000 - \$199,999		492	11.5%	634	13.8%		
			\$200,000+		686	16.1%	804	17.5%		
			Median Household Income		\$90,603		\$99,380			
Average Household Income		\$128,649		\$141,173						
Per Capita Income		\$58,489		\$65,362						
			Census 2010		Census 2020		2024		2029	
Population by Age		Number	Percent	Number	Percent	Number	Percent	Number	Percent	
0 - 4		309	4.5%	401	4.5%	400	4.3%	412	4.2%	
5 - 9		353	5.1%	459	5.1%	424	4.6%	416	4.3%	
10 - 14		433	6.3%	486	5.4%	467	5.1%	469	4.8%	
15 - 19		441	6.4%	512	5.7%	463	5.0%	476	4.9%	
20 - 24		435	6.3%	574	6.4%	485	5.3%	407	4.2%	
25 - 34		924	13.3%	1,305	14.5%	1,419	15.4%	1,276	13.1%	
35 - 44		873	12.6%	1,023	11.4%	1,083	11.7%	1,358	14.0%	
45 - 54		965	13.9%	954	10.6%	950	10.3%	992	10.2%	
55 - 64		827	11.9%	971	10.8%	907	9.8%	920	9.5%	
65 - 74		515	7.4%	856	9.5%	873	9.5%	924	9.5%	
75 - 84		470	6.8%	799	8.9%	989	10.7%	1,172	12.0%	
85+		379	5.5%	645	7.2%	761	8.3%	910	9.4%	
			Census 2010		Census 2020		2024		2029	
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone		5,825	84.1%	5,556	61.8%	5,546	60.1%	5,574	57.3%	
Black Alone		226	3.3%	422	4.7%	442	4.8%	478	4.9%	
American Indian Alone		14	0.2%	43	0.5%	45	0.5%	48	0.5%	
Asian Alone		437	6.3%	472	5.3%	517	5.6%	586	6.0%	
Pacific Islander Alone		6	0.1%	6	0.1%	6	0.1%	6	0.1%	
Some Other Race Alone		260	3.8%	634	7.1%	665	7.2%	760	7.8%	
Two or More Races		159	2.3%	1,853	20.6%	2,000	21.7%	2,281	23.4%	
Hispanic Origin (Any Race)		1,884	27.2%	3,131	34.8%	3,361	36.4%	3,867	39.7%	
Data Note: Income is expressed in current dollars.										
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.										

Demographics - 3 Mile

Summary	Census 2010		Census 2020		2024		2029		
Population	72,444		80,681		83,732		84,901		
Households	28,337		31,931		33,442		34,466		
Families	19,396		21,576		21,805		22,178		
Average Household Size	2.54		2.50		2.48		2.44		
Owner Occupied Housing Units	18,522		19,162		19,800		20,559		
Renter Occupied Housing Units	9,815		12,769		13,642		13,908		
Median Age	37.4		39.3		39.8		40.7		
Trends: 2024-2029 Annual Rate			Area		State		National		
Population			0.28%		1.09%		0.38%		
Households			0.61%		1.36%		0.64%		
Families			0.34%		1.26%		0.56%		
Owner HHs			0.76%		1.82%		0.97%		
Median Household Income			1.89%		2.65%		2.95%		
Households by Income					2024		2029		
					Number	Percent	Number	Percent	
<\$15,000					1,376	4.1%	1,270	3.7%	
\$15,000 - \$24,999					1,118	3.3%	875	2.5%	
\$25,000 - \$34,999					1,795	5.4%	1,532	4.4%	
\$35,000 - \$49,999					2,840	8.5%	2,515	7.3%	
\$50,000 - \$74,999					4,728	14.1%	4,640	13.5%	
\$75,000 - \$99,999					4,605	13.8%	4,561	13.2%	
\$100,000 - \$149,999					6,323	18.9%	6,095	17.7%	
\$150,000 - \$199,999					4,768	14.3%	5,748	16.7%	
\$200,000+					5,890	17.6%	7,231	21.0%	
Median Household Income					\$101,350		\$111,279		
Average Household Income					\$136,333		\$154,363		
Per Capita Income					\$54,418		\$62,578		
Population by Age		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		4,173	5.8%	4,132	5.1%	4,300	5.1%	4,324	5.1%
5 - 9		5,204	7.2%	4,978	6.2%	4,691	5.6%	4,400	5.2%
10 - 14		5,792	8.0%	5,668	7.0%	5,256	6.3%	4,787	5.6%
15 - 19		5,053	7.0%	5,579	6.9%	5,395	6.4%	4,901	5.8%
20 - 24		4,285	5.9%	4,981	6.2%	5,262	6.3%	4,848	5.7%
25 - 34		9,156	12.6%	10,344	12.8%	11,650	13.9%	12,197	14.4%
35 - 44		11,098	15.3%	10,648	13.2%	11,296	13.5%	11,808	13.9%
45 - 54		11,504	15.9%	11,145	13.8%	11,218	13.4%	10,799	12.7%
55 - 64		8,505	11.7%	10,018	12.4%	10,043	12.0%	10,146	12.0%
65 - 74		4,285	5.9%	7,609	9.4%	7,840	9.4%	8,569	10.1%
75 - 84		2,303	3.2%	3,891	4.8%	4,818	5.8%	5,755	6.8%
85+		1,086	1.5%	1,688	2.1%	1,964	2.3%	2,367	2.8%
Race and Ethnicity		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		60,468	83.5%	47,710	59.1%	47,622	56.9%	46,075	54.3%
Black Alone		2,707	3.7%	3,815	4.7%	4,149	5.0%	4,242	5.0%
American Indian Alone		270	0.4%	513	0.6%	560	0.7%	579	0.7%
Asian Alone		3,950	5.5%	5,167	6.4%	5,655	6.8%	5,984	7.0%
Pacific Islander Alone		72	0.1%	96	0.1%	103	0.1%	107	0.1%
Some Other Race Alone		2,943	4.1%	5,365	6.6%	5,897	7.0%	6,445	7.6%
Two or More Races		2,034	2.8%	18,016	22.3%	19,748	23.6%	21,470	25.3%
Hispanic Origin (Any Race)		21,283	29.4%	28,833	35.7%	31,683	37.8%	34,759	40.9%
Data Note: Income is expressed in current dollars.									
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.									

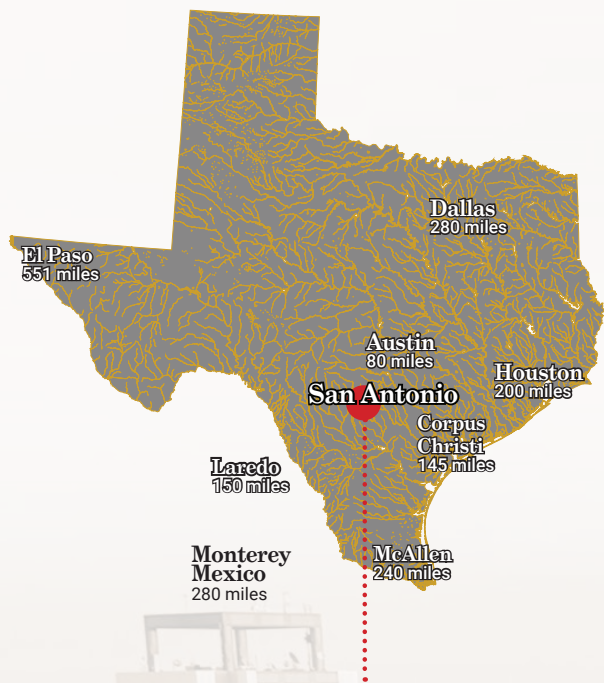
Demographics - 5 Mile

Summary	Census 2010		Census 2020		2024		2029			
Population	177,141		202,755		207,135		209,761			
Households	71,323		81,522		83,951		86,250			
Families	47,272		53,873		53,565		54,456			
Average Household Size	2.47		2.47		2.45		2.42			
Owner Occupied Housing Units	45,035		48,558		49,483		51,489			
Renter Occupied Housing Units	26,289		32,964		34,468		34,761			
Median Age	37.1		38.9		39.3		40.1			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			0.25%		1.09%		0.38%			
Households			0.54%		1.36%		0.64%			
Families			0.33%		1.26%		0.56%			
Owner HHs			0.80%		1.82%		0.97%			
Median Household Income			2.06%		2.65%		2.95%			
					2024		2029			
Households by Income					Number	Percent	Number	Percent		
<\$15,000					3,916	4.7%	3,606	4.2%		
\$15,000 - \$24,999					3,592	4.3%	2,784	3.2%		
\$25,000 - \$34,999					4,525	5.4%	3,890	4.5%		
\$35,000 - \$49,999					7,774	9.3%	6,833	7.9%		
\$50,000 - \$74,999					12,475	14.9%	12,216	14.2%		
\$75,000 - \$99,999					11,482	13.7%	11,564	13.4%		
\$100,000 - \$149,999					14,834	17.7%	14,763	17.1%		
\$150,000 - \$199,999					11,200	13.3%	13,569	15.7%		
\$200,000+					14,153	16.9%	17,025	19.7%		
Median Household Income					\$95,138		\$105,334			
Average Household Income					\$131,925		\$148,936			
Per Capita Income					\$53,601		\$61,388			
			Census 2010		Census 2020		2024		2029	
Population by Age			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			10,528	5.9%	10,330	5.1%	10,521	5.1%	10,500	5.0%
5 - 9			12,265	6.9%	12,270	6.1%	11,487	5.5%	10,793	5.1%
10 - 14			13,392	7.6%	13,931	6.9%	12,800	6.2%	11,899	5.7%
15 - 19			11,794	6.7%	13,815	6.8%	13,026	6.3%	11,955	5.7%
20 - 24			11,037	6.2%	12,845	6.3%	13,886	6.7%	12,615	6.0%
25 - 34			23,949	13.5%	27,197	13.4%	29,852	14.4%	31,335	14.9%
35 - 44			26,828	15.1%	27,502	13.6%	28,543	13.8%	29,621	14.1%
45 - 54			27,893	15.7%	27,984	13.8%	27,919	13.5%	27,216	13.0%
55 - 64			21,578	12.2%	25,218	12.4%	24,580	11.9%	24,647	11.8%
65 - 74			10,609	6.0%	19,336	9.5%	19,636	9.5%	21,032	10.0%
75 - 84			5,280	3.0%	9,063	4.5%	11,170	5.4%	13,598	6.5%
85+			1,989	1.1%	3,262	1.6%	3,715	1.8%	4,550	2.2%
			Census 2010		Census 2020		2024		2029	
Race and Ethnicity			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			145,938	82.4%	117,562	58.0%	115,424	55.7%	111,413	53.1%
Black Alone			7,584	4.3%	10,712	5.3%	11,296	5.5%	11,508	5.5%
American Indian Alone			817	0.5%	1,492	0.7%	1,611	0.8%	1,659	0.8%
Asian Alone			7,958	4.5%	11,976	5.9%	13,035	6.3%	13,932	6.6%
Pacific Islander Alone			186	0.1%	310	0.2%	333	0.2%	353	0.2%
Some Other Race Alone			9,275	5.2%	14,392	7.1%	15,478	7.5%	16,803	8.0%
Two or More Races			5,383	3.0%	46,310	22.8%	49,958	24.1%	54,092	25.8%
Hispanic Origin (Any Race)			56,592	31.9%	75,921	37.4%	81,875	39.5%	89,285	42.6%
Data Note: Income is expressed in current dollars.										
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.										

San Antonio Market Overview

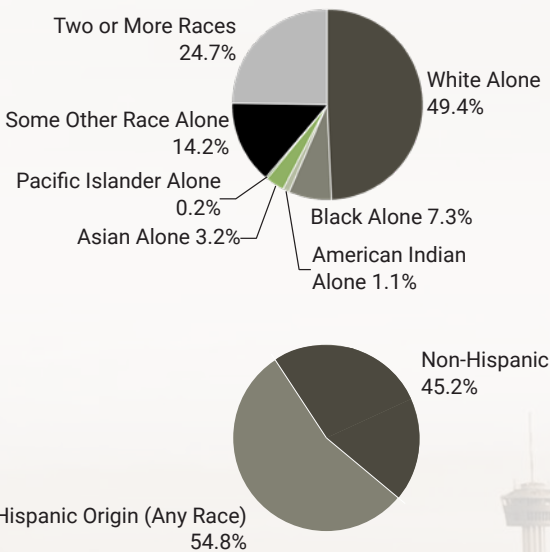
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio
- 8 San Diego
- 9 Dallas
- 10 San Jose

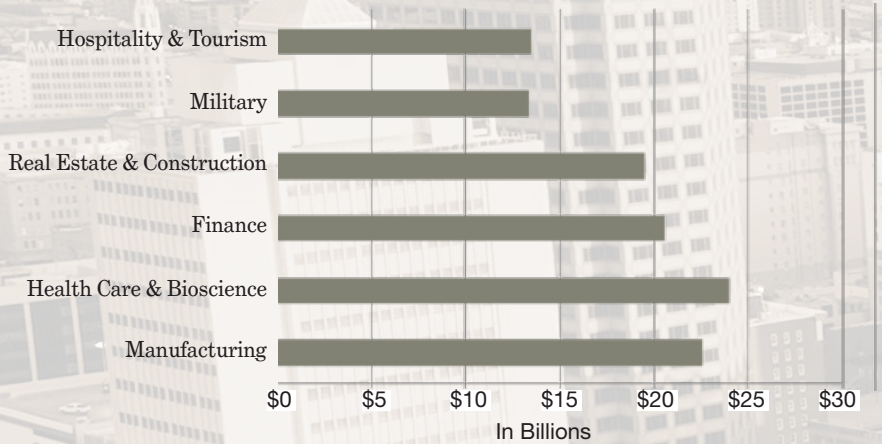


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

Stone Oak Area Overview

- Situated in the rolling plains of the Texas Hill Country in the northern suburbs of San Antonio
- With a residential concentration of more than fifty subdivisions, Stone Oak is a vibrant, fully self-sustaining community which serves as the centerpiece of the sprawling Far North sector
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Known for having some of the top schools and largest mega-churches in San Antonio
- Conveniently located near the crossroads of Loop 1604 & US 281 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center
- Served by a maturing medical hub anchored by North Central Baptist Hospital and Stone Oak Methodist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Andeavor (formerly Tesoro) Headquarters, NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Schlumberger, and other oil & gas companies
- Other major area employers include Clear Channel Media/iHeart Radio and Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
- Area recreational facilities include Top Golf, iFly along with Six Flags Fiesta Texas, Sonterra Country Club, Lifetime Fitness, Gold’s Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the spring semester 2018, 28,675 students were enrolled at nearby UTSA, more than 1,600 from one year ago
- REOC San Antonio tracks more than 5.3 million square feet of retail lease space in the Far North sector along with nearly 3.1 million square feet of multi-tenant office lease space in addition to roughly 1.2 million square feet of medical-only office space





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.

2-10-2025



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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	(210) 524-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-4000
Designated Broker of Firm	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-4000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	(210) 524-4000
Sales Agent/Associate’s Name	License No.	Email	Phone



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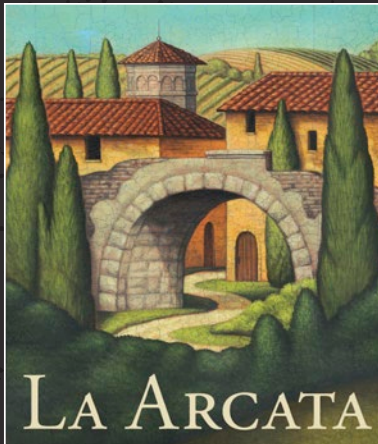
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8023 Vantage Dr.
Suite 100
San Antonio, Texas 78230

210 524 4000
reocsanantonio.com