

PLATTED LOT FOR SALE ±4.11 ACRES

READY FOR
DEVELOPMENT

Stone Oak



TAYLOR DORRIS
Concord Properties
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(210) 777-2107

PLATTED LOT FOR SALE

Concord Park Unit V - Stone Oak

±4.11 ACRES
READY FOR DEVELOPMENT

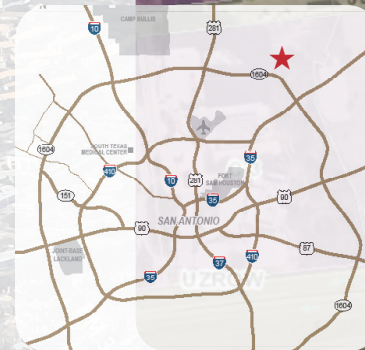
Address:	18651 Hardy Oak Blvd (Stone Oak) San Antonio, TX 78258
Land Size:	±4.11 Acres (179,032 sf)
Frontage:	±506 ft on Hardy Oak Blvd
Asking Price:	Contact Broker
Zoning:	C-2 ERZD
2022 Traffic Count:	24,465 VPD (E Sonterra Blvd & Hardy Oak Blvd)

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

HIGHLIGHTS:

- Stone Oak is located in Far North Central San Antonio. It's highly rated as a private and very safe place to live and is one of San Antonio's most desirable suburbs and one of the most influential business communities.
- Site is located in a medical business community
- Easily accessible to Hwy 281 and Loop 1604 and convenient to other roadway/areas
 - ±8 miles from the San Antonio Airport
 - ±7.7 miles to IH-10
 - ±7.7 miles to Loop 410
 - ±10.6 miles from IH-35
 - ±14.9 miles to Downtown San Antonio
 - ±8 miles from the San Antonio Airport
- Location is served by Via Bus Route 648

ZONING MAP



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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11.28.23

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AERIAL PHOTOS



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AMENITIES MAP



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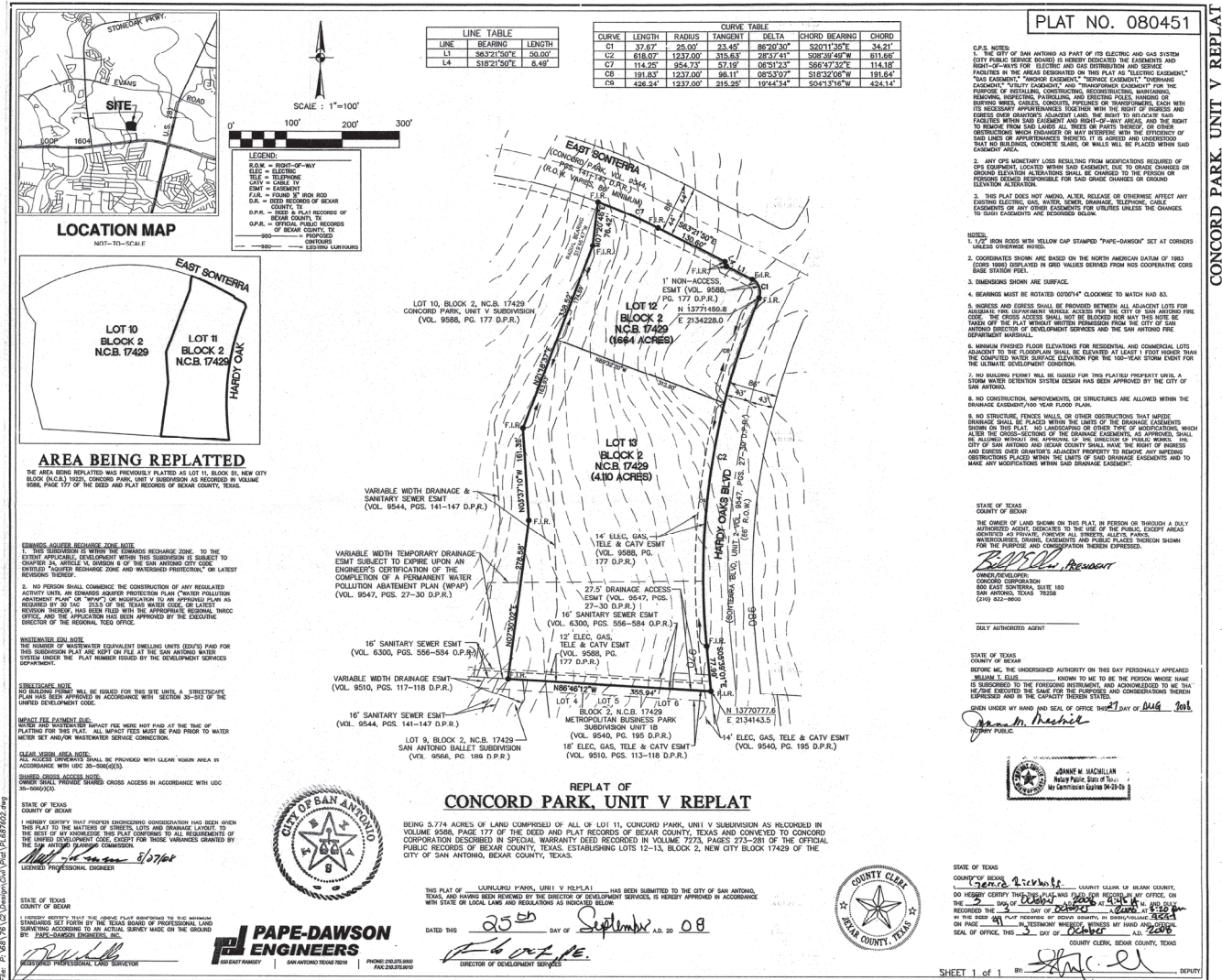
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SURVEY



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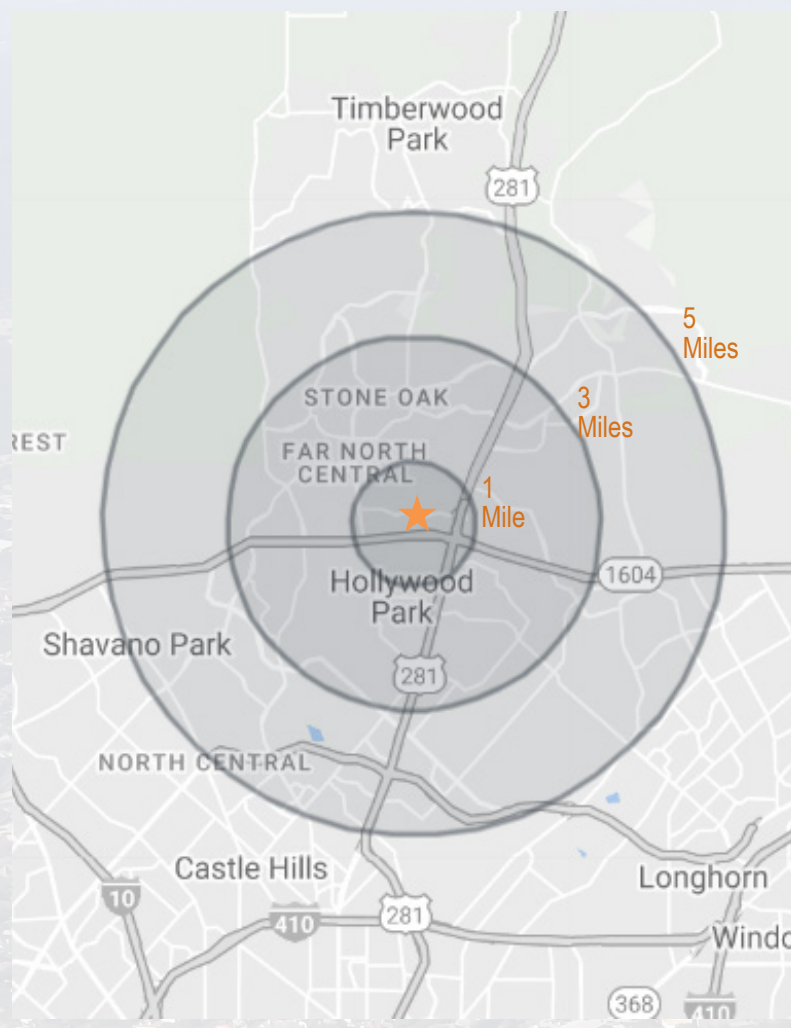
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DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
2023 Population:	7,788	71,019	178,897
2028 Population Projection:	8,175	82,683	209,851
Population Growth 2023 - 2028:	1.0%	0.4%	0.4%
Median Age:	37.8	38.0	38.2
Households			
2023 Households:	3,099	31,880	80,609
2028 Household Projection	3,253	32,469	81,952
Annual Growth 2023-2028:	1.0%	0.4%	0.3%
Average Household Income:	\$104,325	\$111,543	\$112,461
Housing			
Median Home Value:	\$326,026	\$307,111	\$301,926
Median Year Built:	2005	2000	1998
Daytime Employment			
Total Businesses:	2,226	5,954	10,700
Total Employees:	17,489	46,169	92,345
Vehicle Traffic (2020)			
E Sonterra Blvd Hardy Oak Blvd NW:	24,465 vpd		
N Loop 1604 Access & Hardy Oak Blvd:	110,982 vpd		

Source: CoStar
November 2023

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11-2-2015



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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Taylor Benedict Dorris	503845	tdorris@concord-corp.com	210-822-8600 x 219
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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