

18.9± ACRES
CANYON GOLF RD - SAN ANTONIO, TX

FOR SALE

STONE OAK AREA DEVELOPMENT OPPORTUNITY

ES CANYON GOLF ROAD & S WILDERNESS OAK

The site is strategically located near the intersection of Wilderness Oak and Canyon Golf Road, near Highway 281 and the Canyon Springs Golf Club.

With excellent traffic exposure and a thriving demographic base, this area is undergoing significant commercial and mixed-use development.

ADDRESS

ES Canyon Golf Road & S Wilderness Oak
San Antonio, TX 78258

SIZE

18.912± ACS

ZONING

OCL- ERZD

PROPERTY ID

1268008

SCHOOL DISTRICT

North East ISD

LEGAL

CB 4925A BLK 8 LOT 3

PRICE

CONTACT BROKER



SULLIVAN
COMMERCIAL REALTY

sullivansa.com

For additional info,
contact:

ZACH DAVIS
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CONNOR DZIUK
210 341 9292 x305
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AREA HIGHLIGHTS / DEMOS



Sullivan Commercial Realty does not guarantee the completeness or accuracy of the information contained herein and expressly disclaims any duty, warranty or representation, express or implied, related to this information or the property information.

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,954	78,933	151,466
# HOUSEHOLDS	3,226	27,779	55,158
AVG HH INCOME	\$206,158	\$161,362	\$157,578



Area is undergoing significant commercial and mixed-use development, including the new Stone Oak Mercantile and Providence by the Green retail projects, with the goal of becoming a premium destination in the area.

ACCESS

HWY 281

2± MILES

STONE OAK PKWY

2.2± MILES

LOOP 1604

10± MILES

HWY 46

11.9± MILES

Stone Oak Mercantile: A mixed-use development with approximately 57,673 square feet of retail space, expected to open in the summer of 2025. Confirmed tenants include Crust Pizza Co., Chick-fil-A, and Black Rock Coffee.

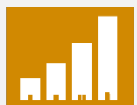
Providence by the Green: Another new development inspired by Denver's Source Market Hall, featuring 15,800 square feet and overlooking the Canyon Springs Golf Course.

Stone Oak Terrace: An additional upscale retail and dining development planned for the area.



VIEW
DEMO
REPORT

Stone Oak Parkway - 11,861 VPD (TxDOT 2020)
Canyon Golf Road - 18,265 VPD (TxDOT 2021)



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200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

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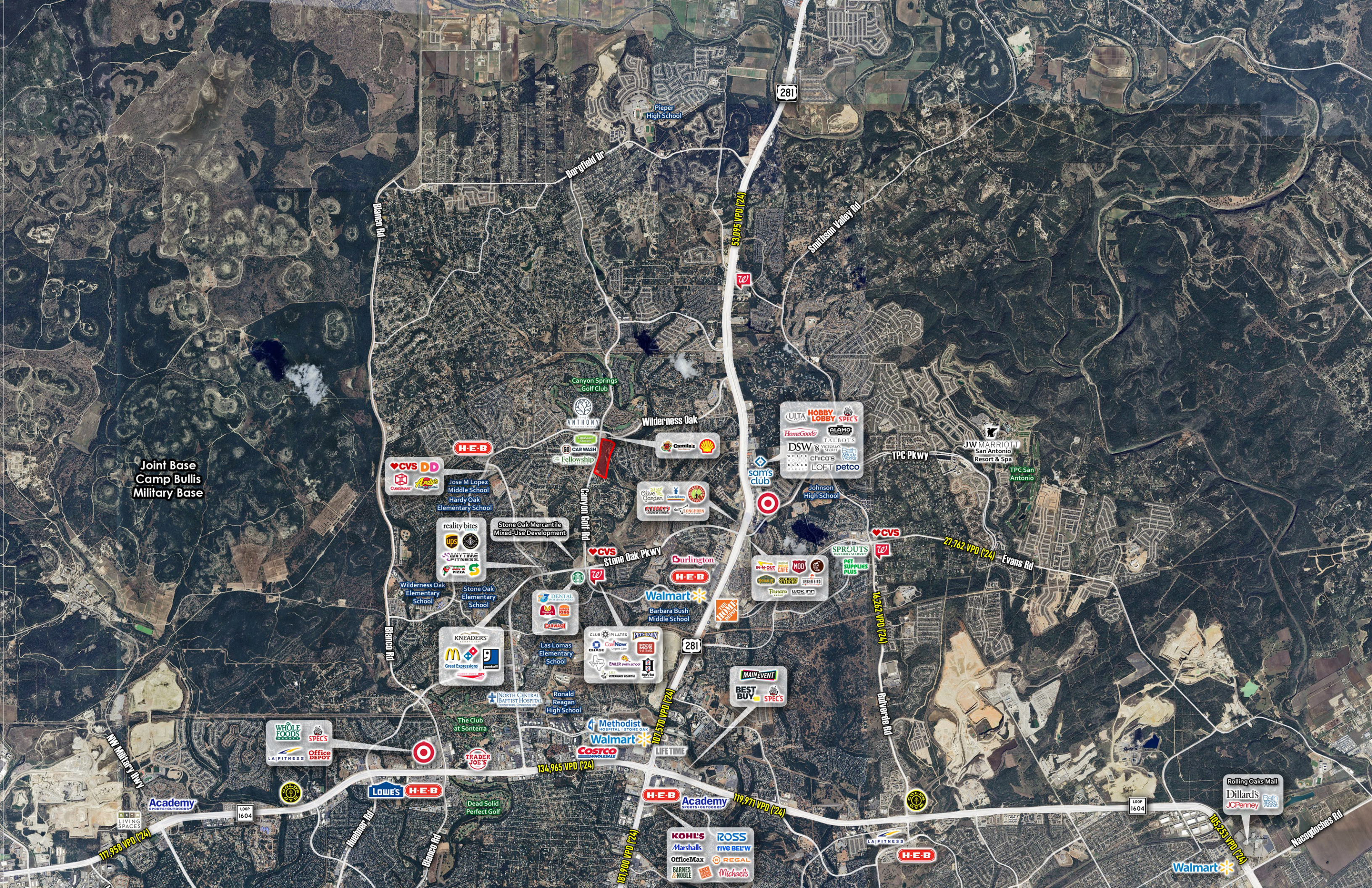
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PLAT



LEGEND

-  14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT [VOL 9688, PG 1-2 DPR]
-  VARIABLE WIDTH DRAINAGE EASEMENT [VOL 9688, PG 1-2 DPR]
-  TREE PRESERVATION AREA [VOL 9688, PG 1-2 DPR]
-  20' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT [VOL 7916, PG 1029-1070 OPR] [VOL 7826, PG 1385-1391 OPR]
-  SAN ANTONIO RIVER AUTHORITY FLOOD EASEMENT [VOL 6485, PG 892-899 DIR]
-  PROPOSED 16' SANITARY SEWER EASEMENT
-  LOT 1, BLOCK 23, C.B. 4729 [VOL 9554, PG 241 DPR]



Joint Base
Camp Bullis
Military Base

Pieper
High School

Borgfield Dr

281

53,095 VPD (24)

Smithson Valley Rd

Blanco Rd

Canyon Springs
Golf Club

ANTHONY

Wilderness Oak

H-E-B

CVS DD
Curves
Anytime Fitness

Jose M Lopez
Middle School
Hardy Oak
Elementary School

60 CAR WASH
Fellowship

Camila's
Shell

ULTA
HOBBY LOBBY
SPECS
HomeGoods
ALAMO
TALBOTS
DSW
chico's
LOFT
petco

TPC Pkwy

JW MARRIOTT
San Antonio
Resort & Spa

TPC San
Antonio

reality bites
ups
ANYTIME
FITNESS
PIZZA

Stone Oak Mercantile
Mixed-Use Development

CVS
Stone Oak Pkwy

Burlington
H-E-B

SPROUTS
FARMERS MARKET
PET SUPPLIES
PLUS
MOD
MOD
MOD

CVS

27,762 VPD (24) Evans Rd

Wilderness Oak
Elementary School

Stone Oak
Elementary School

Walmart
Barbara Bush
Middle School

KNEADERS
McDonald's
Great Expressions

DENTAL
CLUB PILATES
CoreNow
CHASE

Las Lomas
Elementary School

EMILER swim school
VETERINARY HOSPITAL
HAWK

281

107,570 VPD (24)

NORTH CENTRAL
BAPTIST HOSPITAL
Ronald Reagan
High School

Methodist
HOSPITAL STONE OAK
Walmart
COSTCO
WHOLESALE

MAIN EVENT
BEST BUY
SPECS

16,262 VPD (24) Bulverde Rd

WHOLE
FOODS
LA FITNESS
SPECS
Office
DEPOT

Target

TRADER
JOE'S

134,965 VPD (24)

H-E-B
Academy
SPORTS+OUTDOORS

119,971 VPD (24)

KOHL'S
Marshall's
OfficeMax
BARNES
& NOBLE
ROSS
FIVE BELOW
REGAL
MICHAEL'S

H-E-B

Walmart

Rolling Oaks Mall
Dillard's
JC Penney
Bath
Works

105,253 VPD (24)

Macgregor Rd

Academy
SPORTS+OUTDOORS

LOOP
1604

LOOP
1604

NW Military Hwy

Blanco Rd

LOWE'S
H-E-B

Dead Solid
Perfect Golf



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.

SULLIVAN COMMERCIAL REALTY	491694		210-341-9292
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James E. Sullivan, Jr., Broker	347973	jsullivan@sullivanasa.com	210-910-4234
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Pete Tassos, Broker	488379	ptassos@sullivanasa.com	210-910-4233
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Connor Dziuk, Sales Agent	779545	cdziuk@sullivanasa.com	210-910-4235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date