

**FOR SUBLEASE**

LEASE EXPIRATION - JULY 31, 2027

20079 STONE OAK PKWY  
SAN ANTONIO, TX 78258

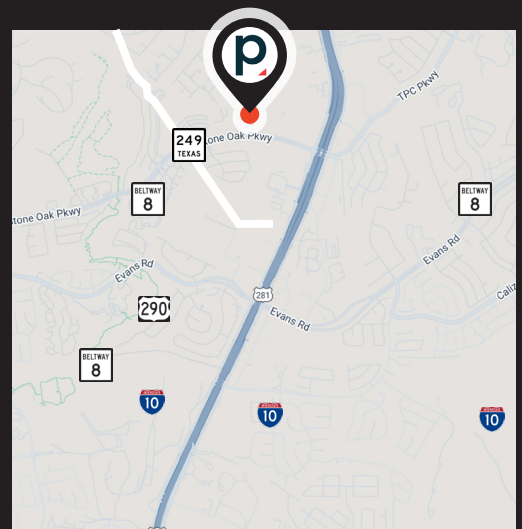


# Alta Vista at Stone Oak

**Suite 1230, ±713 SF Available Now**

## PROPERTY FEATURES

Professional offices are move-in ready, offering stunning views in a prestigious Stone Oak location. Situated at the NEC of Stone Oak Parkway and Hardy Oak Boulevard, this mixed-use development combines attractive architecture with excellent visibility and direct access to one of the area's busiest intersections, in the heart of one of San Antonio's fastest-growing and most affluent neighborhoods





# Property Site Plan

20079 STONE OAK PKWY STE 1230  
SAN ANTONIO, TX 78258



## PROPERTY FACTS

Property Name	Alta Vista Stone Oak
Address	20079 Stone Oak Pkwy Ste. 1230, San Antonio TX 78258
Property Type	Office Space
Lease Expiration	July 31, 2027
Year Built	December 2007
Property Size	23,500 SF
Height	2 Stories
Available Space	713 SF
Building Class	A
Parking	Surface Parking

## LEASING TEAM

**David Ballard, CCIM**  
Partner  
210 892 1413  
david.ballard@partnersrealestate.com

**Parker LaBarge, CCIM**  
Partner  
210 876 2235  
parker.labarge@partnersrealestate.com



# Floor Plans & Aerial

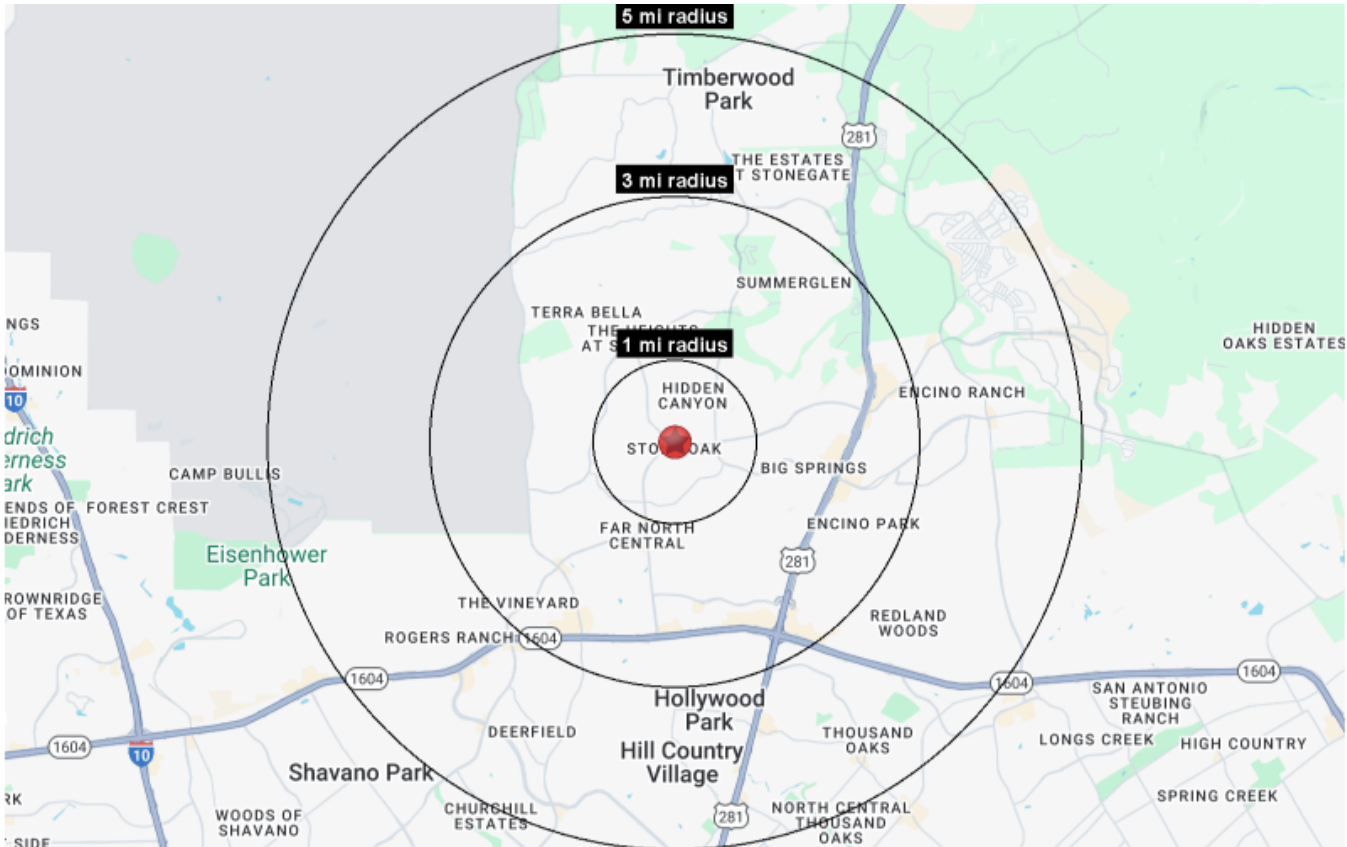
20079 STONE OAK PKWY STE 1230  
SAN ANTONIO, TX 78258



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. ©2025 Partners. All rights reserved.

partners

# Demographics



POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	13,911	72,305	167,251
2025 Population	14,150	80,073	177,667
2030 Population Projection	14,802	85,168	185,379
Annual Growth (2025-2030)	0.9%	1.3%	0.9%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	4,564	26,094	62,637
2025 Households	4,927	29,977	68,160

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Education	\$16.72 M	\$95.35 M	\$210.13 M
Entertainment	\$39.7 M	\$227.28 M	\$501.95 M
Food Away From Home	\$30.84 M	\$176.44 M	\$389.5 M
Health Care	\$33 M	\$199.31 M	\$454.72 M
Grocery	\$40.61 M	\$234.19 M	\$519.55 M

Daytime Employment	1 Mile	3 Miles	5 Miles
Total Businesses	536	5,366	10,044
Total Employees	2,665	35,112	62,642

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. ©2025 Partners. All rights reserved.





For More Information, Please Contact

**David Ballard, CCIM**

Partner

210 892 1413

[david.ballard@partnersrealestate.com](mailto:david.ballard@partnersrealestate.com)

**Parker LaBarge, CCIM**

Partner

210 876 2235

[parker.labarge@partnersrealestate.com](mailto:parker.labarge@partnersrealestate.com)

[parker.labarge@partnersrealestate.com](mailto:parker.labarge@partnersrealestate.com)

San Antonio  
112 E Pecan | Suite 1515  
San Antonio, TX 78205  
210 446 3655

[PARTNERSREALESTATE.COM](http://PARTNERSREALESTATE.COM)

**partners**



## 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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 985 4626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kenneth David Ballard	485071	david.ballard@partnersrealestate.com	210 892 1413
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date