



GARAGE

COVER  
3

Eddie V's  
PRIME SEAFOOD

BLU  
STEAKHOUSE

BUILDING A

BUILDING C

SITE D

SAN ANTONIO  
JEWELRY

STARBUCKS

LOOP 1604 ACCESS RD

HUEBNER RD



PLAZA  
LAS CAMPANAS

THE LOCATION THAT RESONATES  
HUEBNER AT NORTH LOOP 1604 WEST  
SAN ANTONIO, TEXAS



# PLAZA

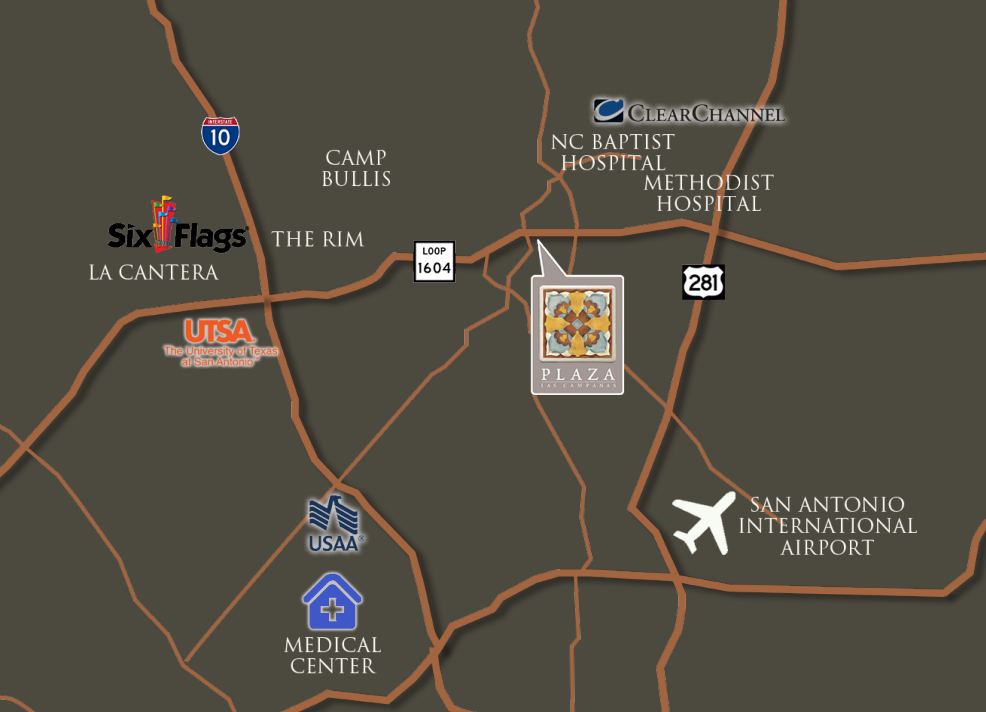
L A S C A M P A N A S

## PROPERTY DETAILS

ADDRESS	1858 N LOOP 1604 W, SAN ANTONIO TX 78248
SIZE	1.309 ACRES   56,994 SF
UTILITIES	ALL UTILITIES AVAILABLE
STORM WATER	WATER QUALITY POND AND DETENTION IS IN PLACE THROUGH PROPERTY OWNER'S ASSOCIATION SERVING THE PROPERTY
LEGAL DESCRIPTION	PORTION OF NCB 18394 BLK 1 LOT 14
ZONING	C-2 ERZD
ROAD FRONTAGE	LOOP 1604

## FEATURES & AMENITIES

- AMPLE SURFACE PARKING WITH A 1:300 PARKING RATIO
- ON-SITE DINING AMENITIES INCLUDE EDDIE V'S, COVER 3, BLU PRIME AND STARBUCKS
- UNIQUE TENANT MIX INCLUDING ON-SITE BANKING
- THREE LEVEL STRUCTURED PARKING GARAGE - VALET DROP-OFF
- PYLON AND PROJECT SIGNAGE AVAILABLE WITH PROMINENT VISIBILITY TO LOOP 1604 AND HUEBNER RD
- SURROUNDED BY NUMEROUS AFFLUENT NEIGHBORHOODS WITH SOME OF THE BEST DEMOGRAPHICS IN THE CITY
- PROXIMITY TO ADDITIONAL AMENITIES AT THE VINEYARDS, STONE OAK, LA CANTERA AND THE RIM
- LOOP 1604 & HUEBNER RD OFFER EXCEPTIONAL CIRCULATION, PROVIDING CONVENIENT ACCESS TO MEDICAL FACILITIES IN STONE OAK, THE SOUTH TEXAS MEDICAL CENTER, IH-10, AND US 281







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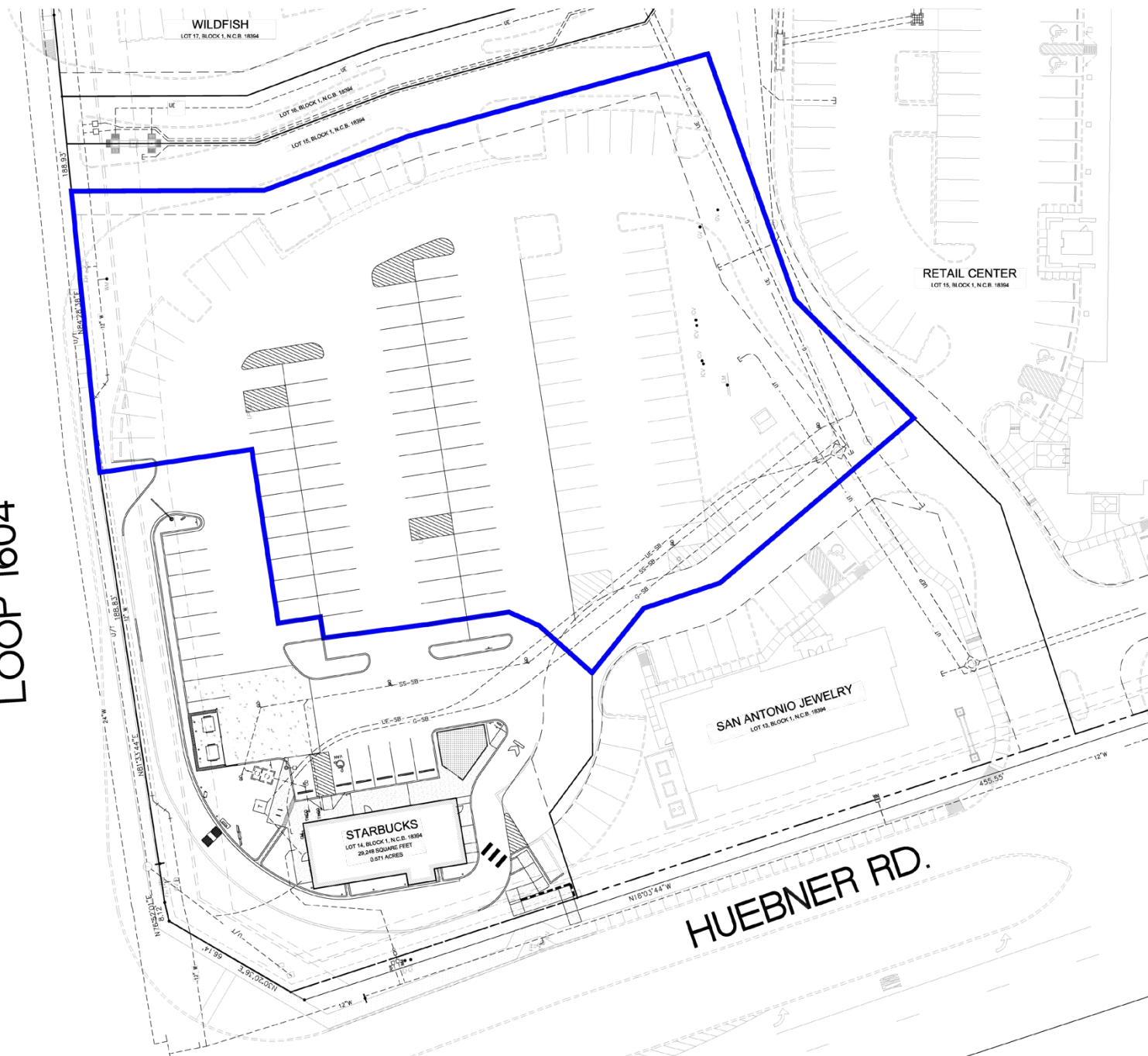


# LAND / GROUND LEASE SITE PLAN

56,994 SQUARE FEET  
1.309 ACRES

BASE RENTAL	\$38.00 NNN
IMPROVEMENTS	\$50.00 PSF
EARNEST MONEY	TBD
TITLE COMMITMENT	DELIVERED TO BUYER WITHIN TEN (10) DAYS OF CONTRACT EFFECTIVE DATE
SURVEY	CURRENT SURVEY DELIVERED TO BUYER WITHIN TEN (10) DAYS OF CONTRACT EFFECTIVE DATE
FEASIBILITY PERIOD	NINETY (90) DAYS FROM THE CONTRACT EFFECTIVE DATE
CLOSING	THIRTY (30) DAYS AFTER THE END OF THE FEASIBILITY PERIOD
DISCLOSURE	A COPY OF THE ATTACHED REAL ESTATE AGENCY DISCLOSURE FORM SHOULD BE SIGNED BY THE APPROPRIATE INDIVIDUAL AND RETURNED TO SELLER'S REPRESENTATIVE.

LOOP 1604



PLAZA  
LAS CAMPANAS



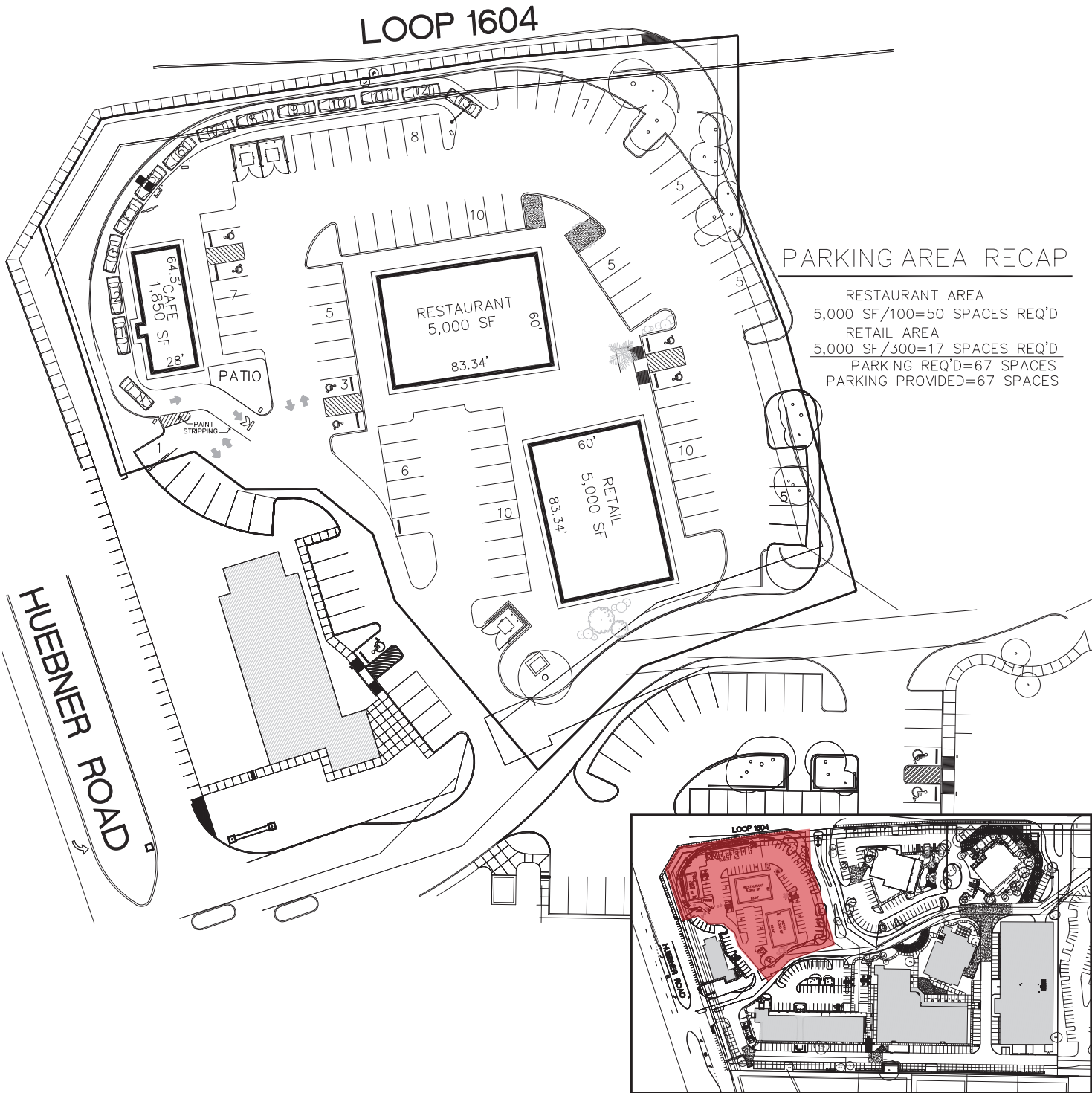
# BUILD-TO-SUIT

## SITE PLAN - RETAIL OPTION

BASE RENTAL	\$38.00 NNN
IMPROVEMENTS	\$50.00 PSF
EARNEST MONEY	TBD
TITLE COMMITMENT	DELIVERED TO BUYER WITHIN TEN (10) DAYS OF CONTRACT EFFECTIVE DATE
SURVEY	CURRENT SURVEY DELIVERED TO BUYER WITHIN TEN (10) DAYS OF CONTRACT EFFECTIVE DATE
FEASIBILITY PERIOD	NINETY (90) DAYS FROM THE CONTRACT EFFECTIVE DATE
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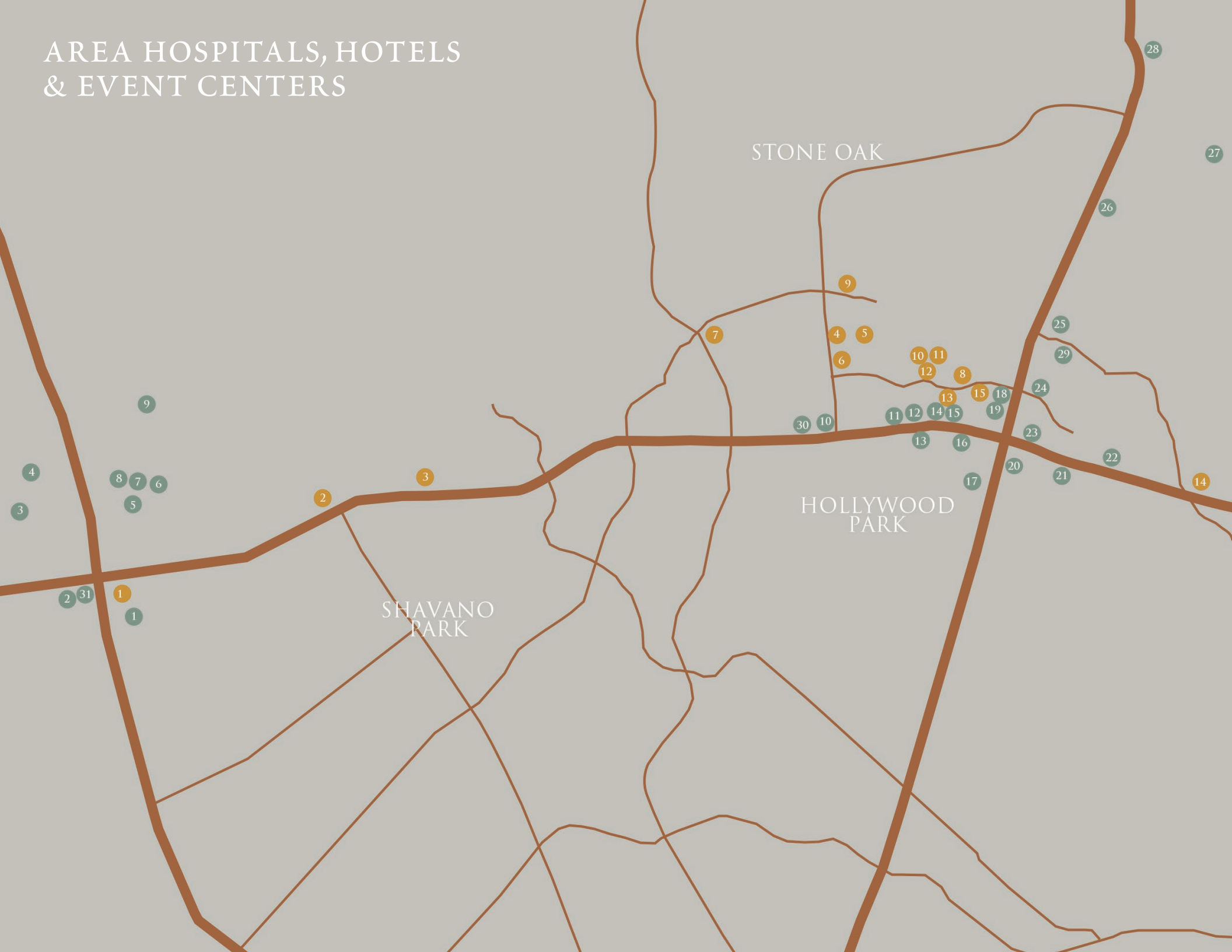


PLAZA  
LAS CAMPANAS





AREA HOSPITALS, HOTELS  
& EVENT CENTERS





## HOTELS & EVENT CENTERS

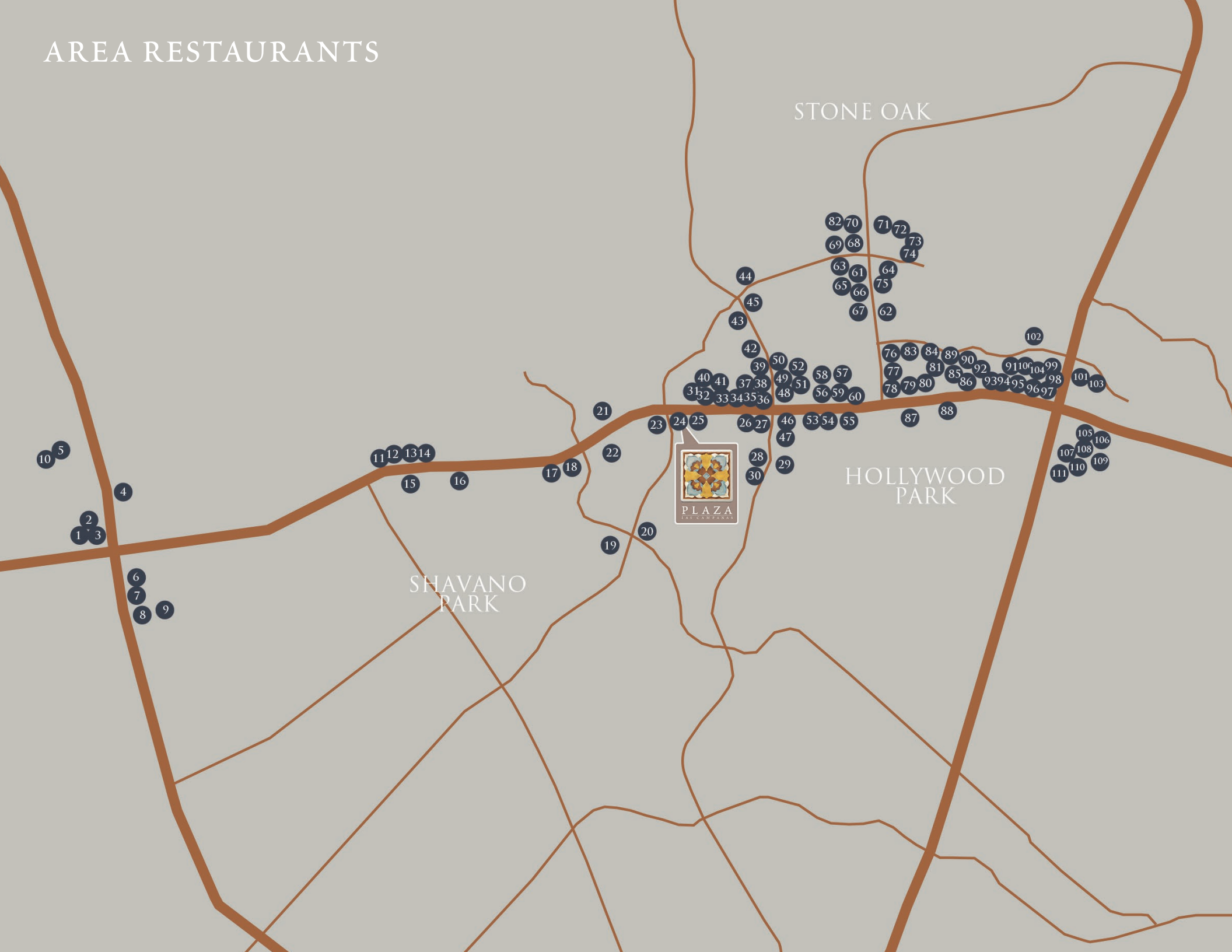
1. EMBASSY SUITES BY HILTON SAN ANTONIO LANDMARK
2. DRURY INN & SUITES SAN ANTONIO NEAR LA CANTERA PKWY
3. LA CANTERA HOTEL
4. EILAN HOTEL AND SPA
5. HILTON GARDEN INN SAN ANTONIO AT THE RIM
6. HOME2 SUITES BY HILTON SAN ANTONIO AT THE RIM
7. RESIDENCE INN BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM
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



AREA RESTAURANTS





## RESTAURANTS

1. RED LOBSTER
2. LONGHORN STEAKHOUSE
3. OLIVE GARDEN
4. BOB'S CHOP HOUSE
5. PIATTI
6. PAPPADEAUX'S
7. CHUY'S
8. CHEDDAR'S
9. BAR-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. EGGSPECTION
56. ZOE'S KITCHEN
57. CHAMA GAUCHA BRAZILIAN STEAKHOUSE
58. TARKA INDIAN KITCHEN
59. TORCHY'S TACOS
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 RESTAURANT
78. MARIOLI MEXICAN CUISINE
79. CORNER BAKERY CAFE
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

RANK	TOP 10 RESTAURANTS IN ALCOHOL SALES*
1	BLUE PRIME*
2	THIRSTY HORSE SALOON
3	EDDIE V'S PRIME SEAFOOD*
4	EL MIRASOL AT ALON
5	COVER 3*
6	PAESANO'S
7	MYRON'S AT ALON
8	STONE STREET PUB
9	FREDERICK'S BISTRO
10	THE LOST BAR & GRILL
AS REPORTED JAN - FEB 2024 BY ALCOHOLSALES.COM (ESTABLISHMENTS WITHIN A 3 MILE RADIUS OF 78248 ZIP CODE) *PART OF PLAZA LAS CAMPANAS	





## LEASING TEAM

KIMBERLY S. GATLEY

SENIOR VICE PRESIDENT

[KGATLEY@REOCSANANTONIO.COM](mailto:KGATLEY@REOCSANANTONIO.COM)

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## 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. **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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Kimberly Sue Gatley</b>	<b>652669</b>	<a href="mailto:kgatley@reocsanantonio.com">kgatley@reocsanantonio.com</a>	<b>(210) 524-1320</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



