FOR LEASE

OAKS AT COUNTRY MORNING

3023 THOUSAND OAKS DRIVE
SAN ANTONIO, TEXAS 78247

Oldham Goodwin OG

AVAILABILITY
2,113 SF

PARKING
5/1,000 SF

TRAFFIC
30,000 VPD

PROPERTY HIGHLIGHTS

- Easy access and excellent visibility to over 30,000 VDP along Thousand Oaks Drive
- Strong mix of food and service tenants
- Shadow anchored by 65,000 SF H-E-B which guarantees over 100,000 visits per month
- Ample surface parking available with 5.0 spaces/1,000SF
- Second Generation space available immediately
- Affluent area with household income in excess of $100,000

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	14,057	83,765	238,002
2029 Total Population	14,745	88,639	252,427
2024 - 2029 Growth Rate	4.89%	5.82%	6.06%
2024 Households	6,332	36,272	98,138
2029 Households	6,155	35,503	97,169
2024 Median Home Value	$333,362	$307,461	$314,800
2024 Average Household Income	$112,463	$101,762	$101,927

Average Annual Visits: 168,500

Annual Unique Visitors: 57,100

30,000 VPD
Thousand Oaks Dr.

48,410
Employees

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SITE PLAN

SUITE	AVAILABILITY	RSF
101	Pizza Italia	3,664
104	Available	2,113
105	Connect Hearing	1,500
106	Pho Tommy	1,480
107	LT Nails	1,500
110	Comfort Dental	4,700

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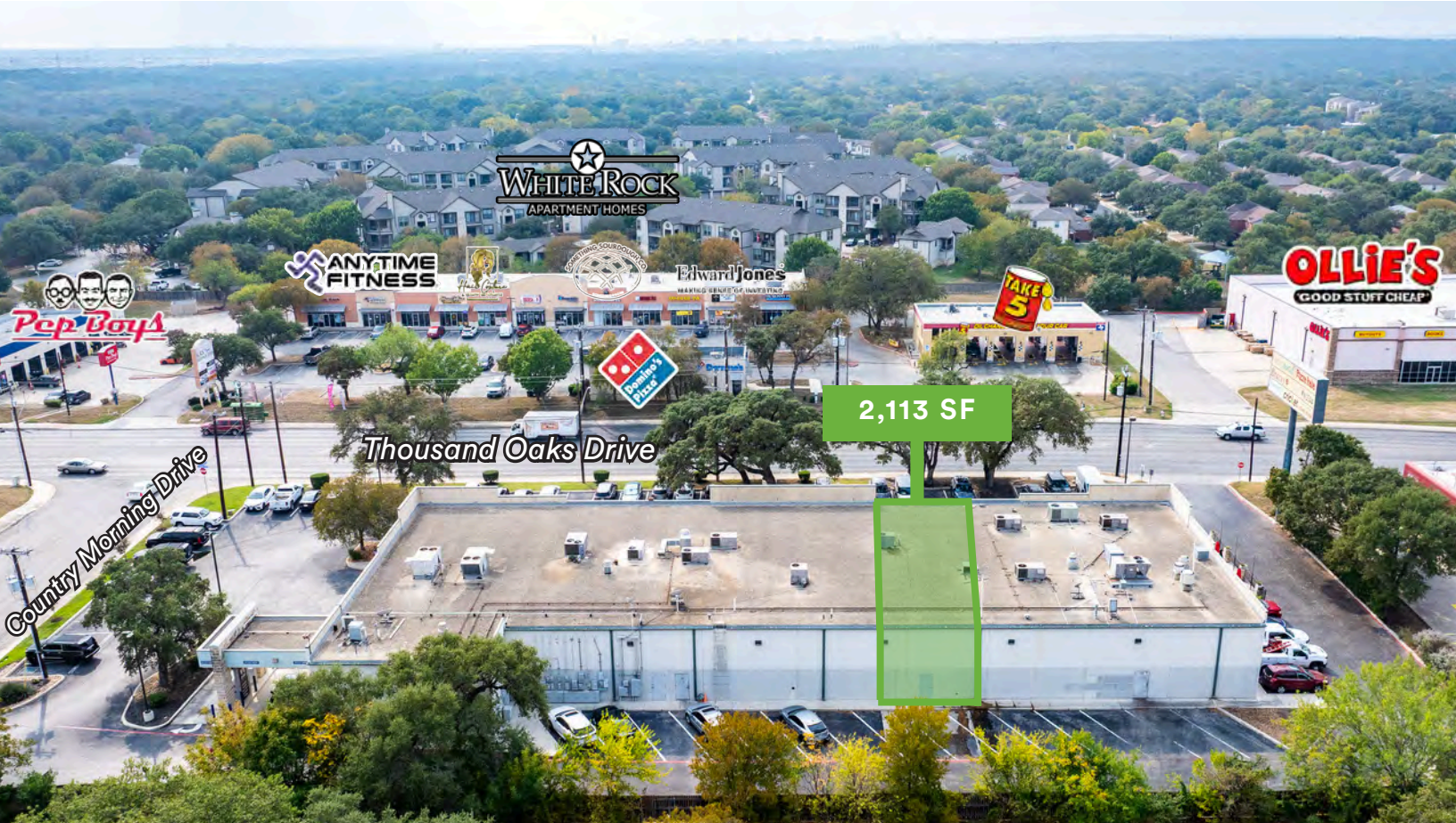

OR LEASE

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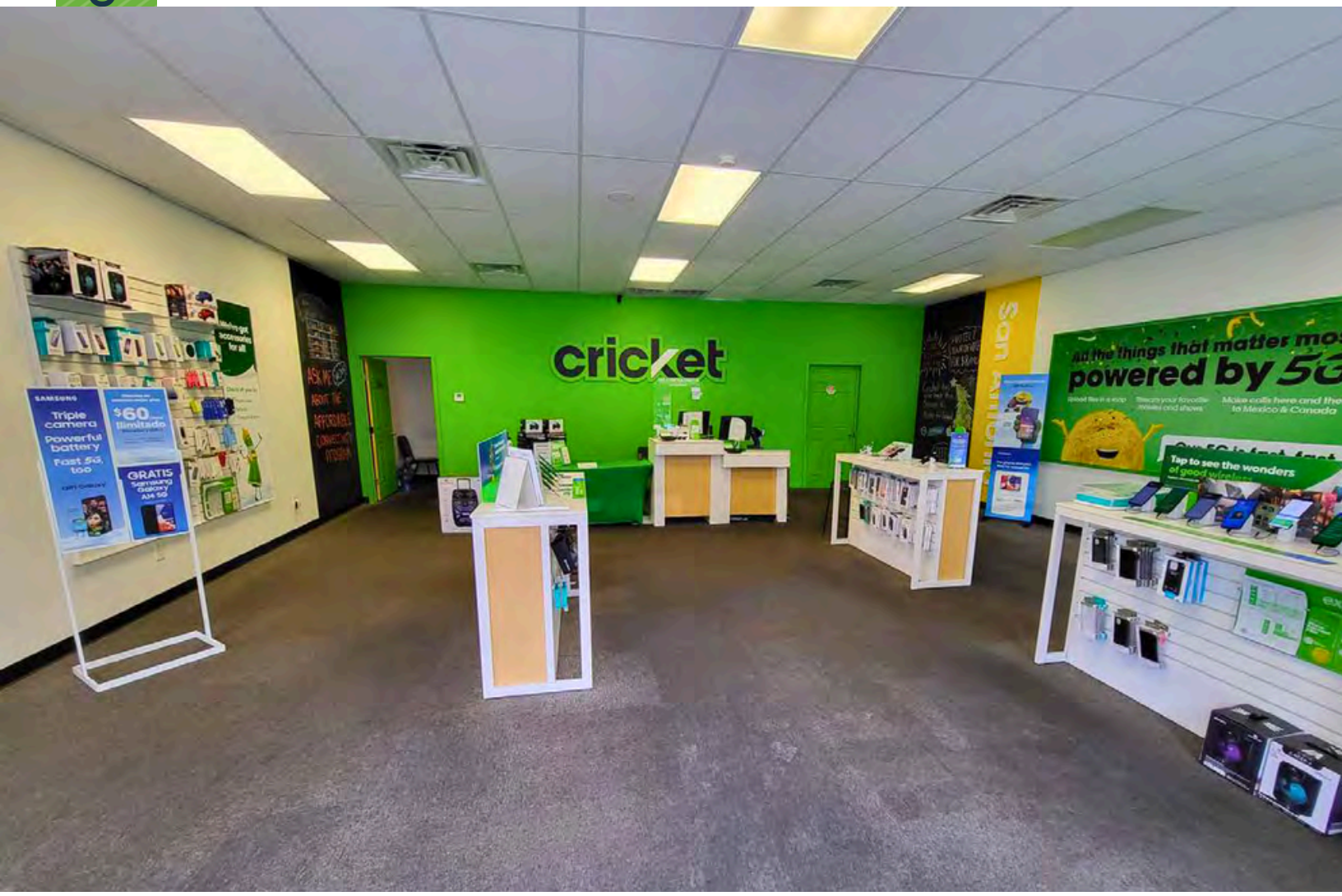

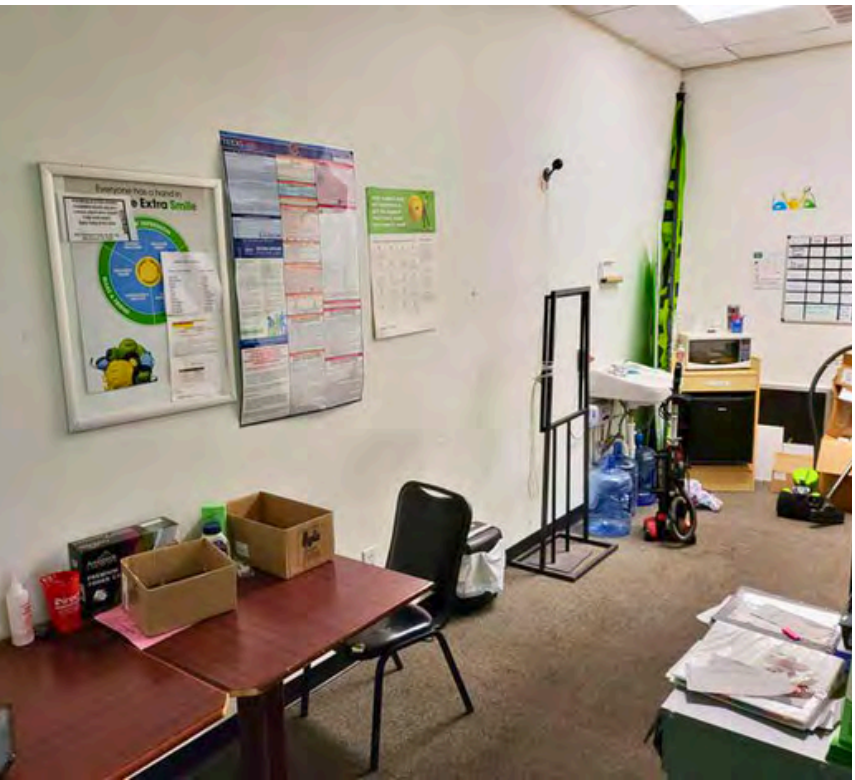

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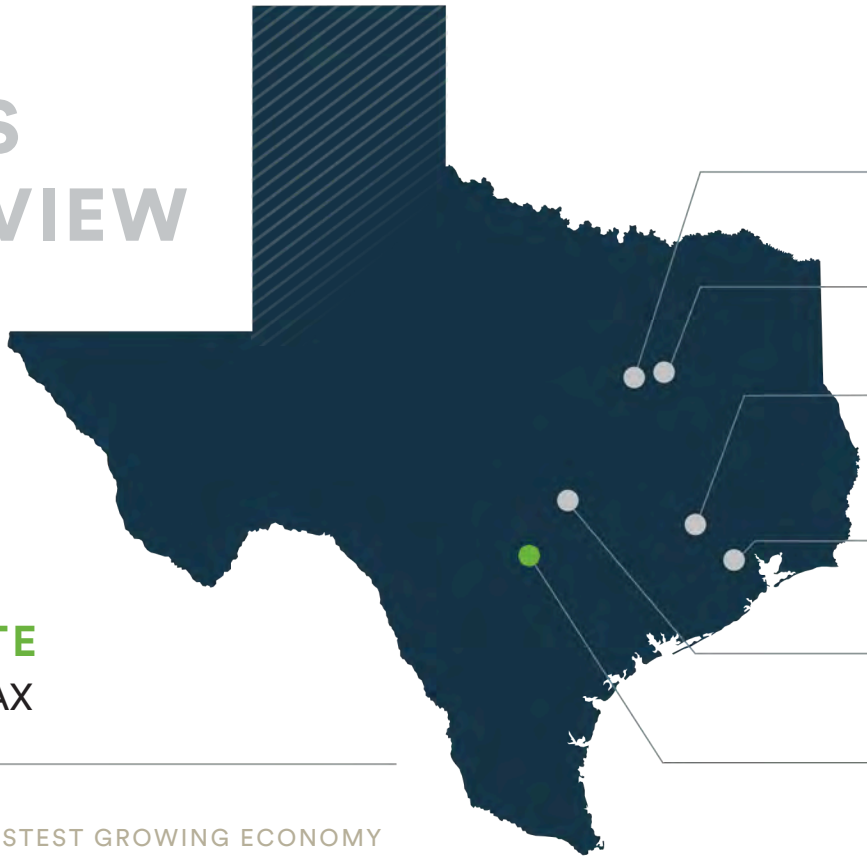
TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station
#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN THE U.S.

Austin
NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY IN THE NATION

NO STATE
INCOME TAX

2ND FASTEST GROWING ECONOMY **IN THE UNITED STATES**

#1 STATE IN AMERICA **TO START A BUSINESS**

2ND LARGEST LABOR WORKFORCE: **14+ MILLION WORKERS**

POPULATION
28,995,881

OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

57 FORTUNE 500 COMPANIES **CALL TEXAS HOME**

BEST STATE
FOR BUSINESS

TOP STATE
FOR JOB GROWTH

LARGEST
MEDICAL CENTER

FOR LEASE

OAKS AT COUNTRY MORNING

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SAN ANTONIO, TEXAS 78247

SAN ANTONIO, TEXAS

HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY

METRO AREA POPULATION

2,600,000

7TH LARGEST CITY IN THE UNITED STATES

FASTEST GROWING CITY IN THE COUNTRY

HOME TO H-E-B

THE 6TH LARGEST PRIVATE COMPANY IN THE UNITED STATES

31 INSTITUTIONS OF HIGHER LEARNING

HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT OVER 35,000 STUDENTS

MILITARY CITY, USA

JOINT BASE SAN ANTONIO ENCOMPASSES FOUR MILITARY INSTALLATIONS

ANNUAL ECONOMIC IMPACT OF $48.7 BILLION

HOME OF THE ALAMO

#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR

4 FORTUNE 500 COMPANIES BASED IN SAN ANTONIO

SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000

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TREC
TEXAS REAL ESTATE COMMISSION

11-03-2025

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Oldham Goodwin OG

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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Vice President | Retail Services
D: 979.977.7656 C: 210.508.0181
Tyler.Bradfield@OldhamGoodwin.com

San Antonio
1901 NW Military Highway, Suite 201 | San Antonio, Texas 78213

HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH OLDHAMGOODWIN.COM

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