

SUBJECT

Blanco Rd & Huebner Rd

Land & Pad Sites For Sale

Offered by:
Kimberly S. Gatley



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Benefits

Property Highlights

Address	19615 Blanco Rd, San Antonio, TX 78258
Location	SEC Huebner Rd & Blanco Rd
Property Details	13.715 Acres
Legal Description	NCB 16334 P-23 (.711) P-26A (9.9116), P-37 (4.986) P-38 (.1474)"GREYSTONE" ANNEXATN
Zoning	C-3
Utilities	Water & sewer provided by SAWS; electrical and gas service by CPS
Road Frontage	832' along Huebner Road; 744' along Blanco Road
Traffic Counts	Blanco Rd at Loop 1604; 33,915 AADT (2023) Loop 1604, west of Huebner Rd; 115,410 AADT (2023) Source: TxDOT Statewide Planning Map Annual Average Daily Traffic

Comments

- Corner tract with great access and visibility from adjacent thoroughfares
- Corner location offers easy and convenient ingress and egress
- At the "west gate" entry to the master planned development community of Stone Oak
- Accessible to Stone Oak without the related congestion
- High residential demand area in San Antonio with residential community prices range from \$300,000 to several million dollars
- Surrounded by numerous well established subdivisions including many prestigious executive residential areas
- Great shopping with all major retailers, recreation, and fitness centers located in close proximity
- Surrounding retailers include Target, HEB Plus, and Whole Foods within 1 mile
- Conveniently located between the South Texas and Stone Oak Medical Centers
- Quick accessibility to the Stone Oak Medical Center area
- Accessible to the South Texas Medical Center via Huebner Road
- Easy access back to Loop 1604 by either Blanco Rd or Huebner Rd
- Shortcut access back to US Hwy 281 via Blanco Rd/Bitters Rd
- Huebner Road sites highest and best uses include medical and office
- Potential office sites would provide potential hill country and cityscape views
- Blanco Road sites highest and best uses include retail, banking, and restaurants

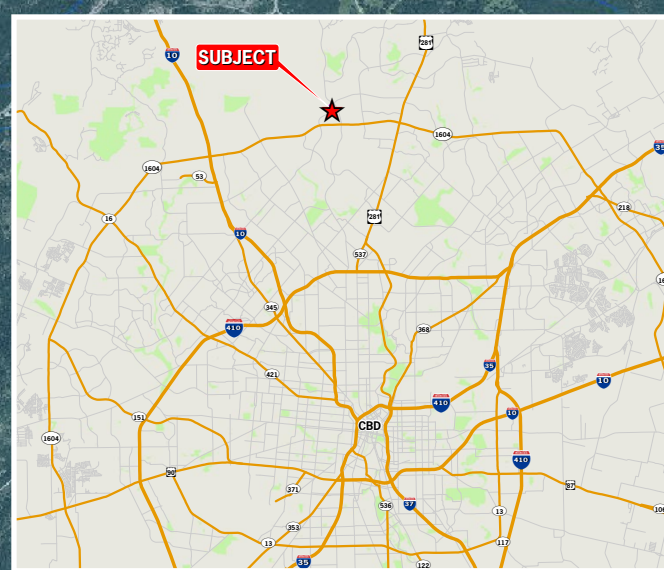
REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

-  SITE
-  Hospitals
-  Major Employer Campus
-  Public Park
-  Golf Course
-  Military Base

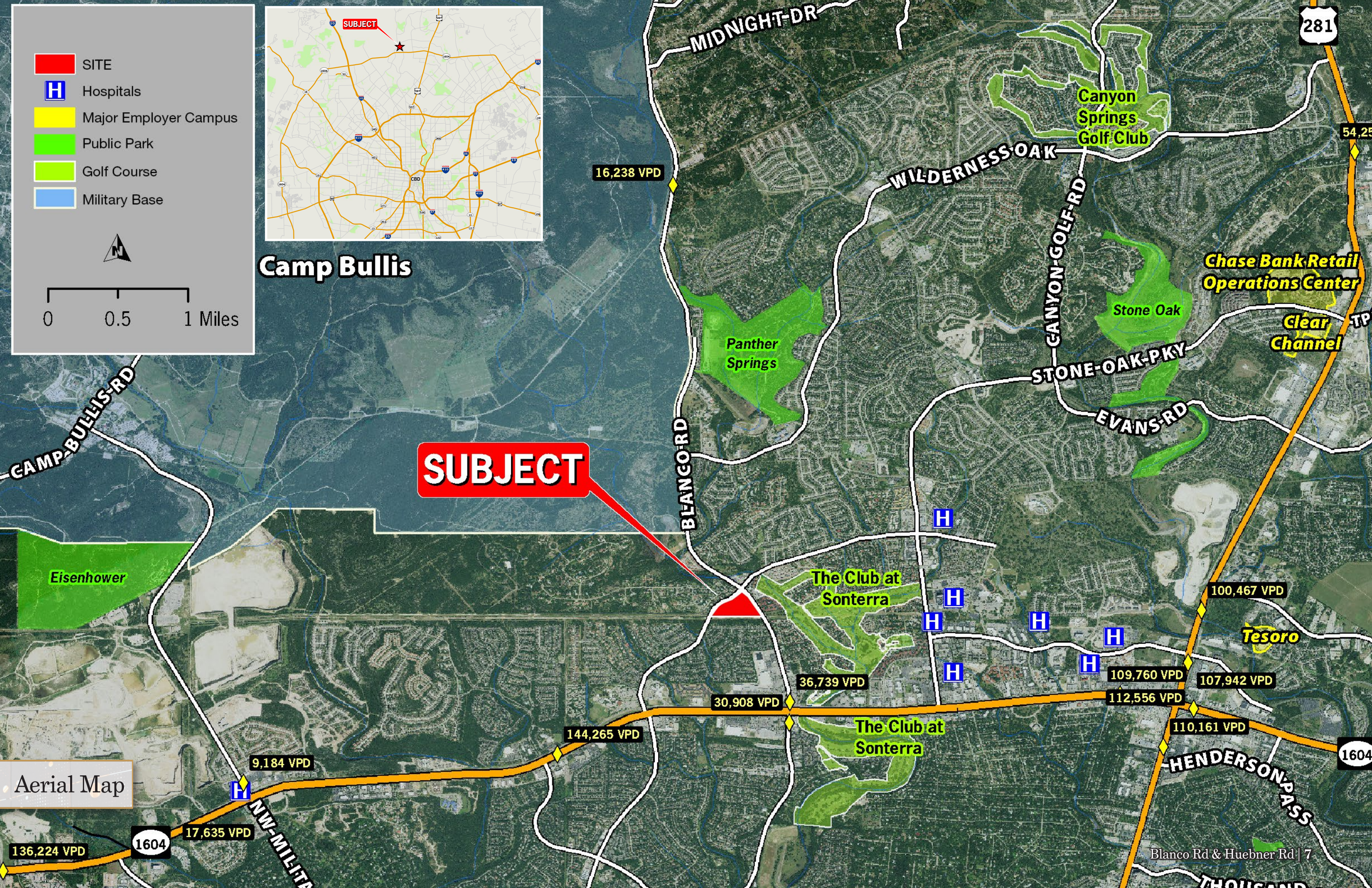


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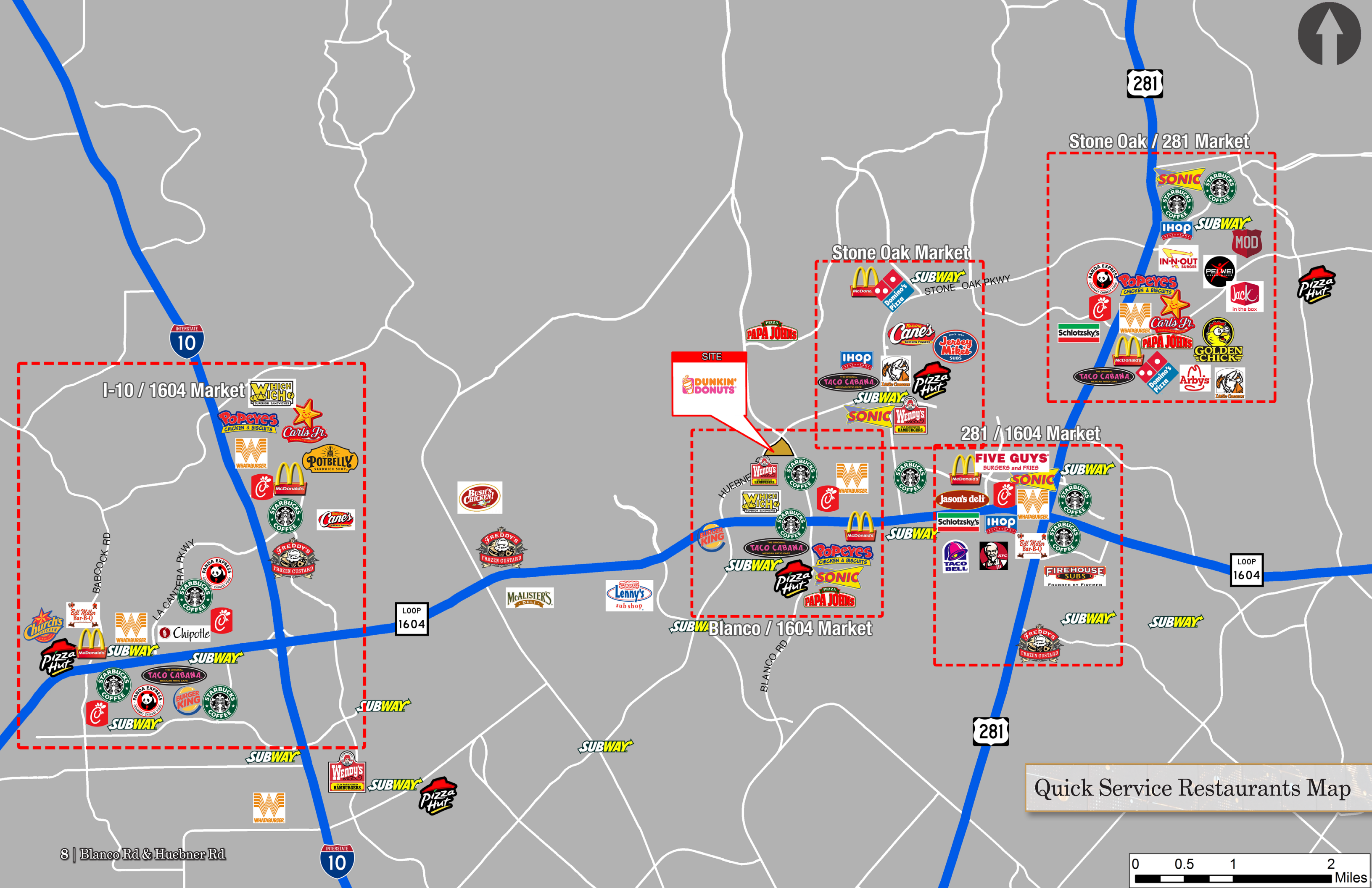
Camp Bullis



SUBJECT



Aerial Map



Quick Service Restaurants Map

Availability & Rates



Note: Bulk purchase of lots 9, 10 & 11 - **Call Broker**

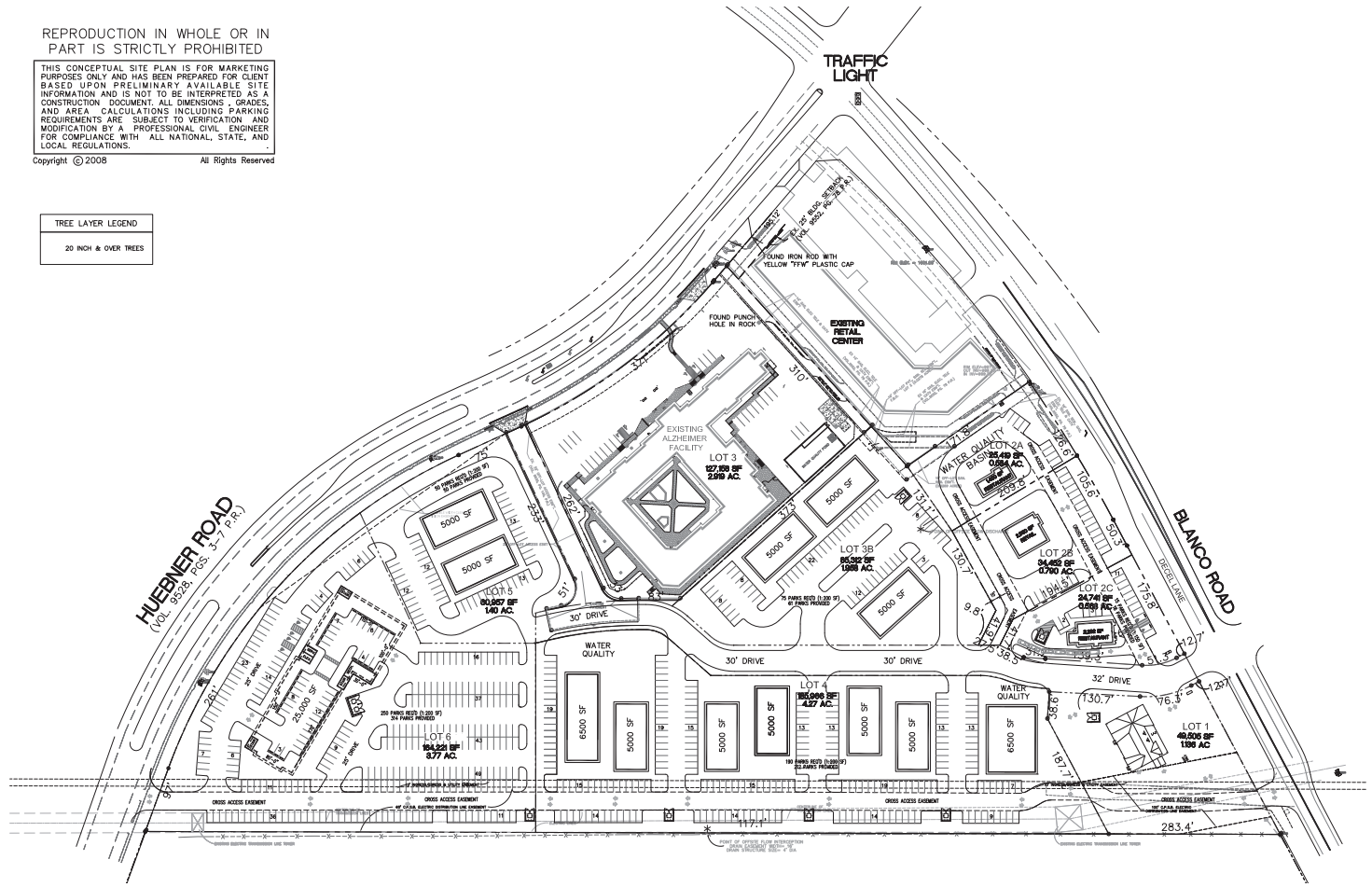
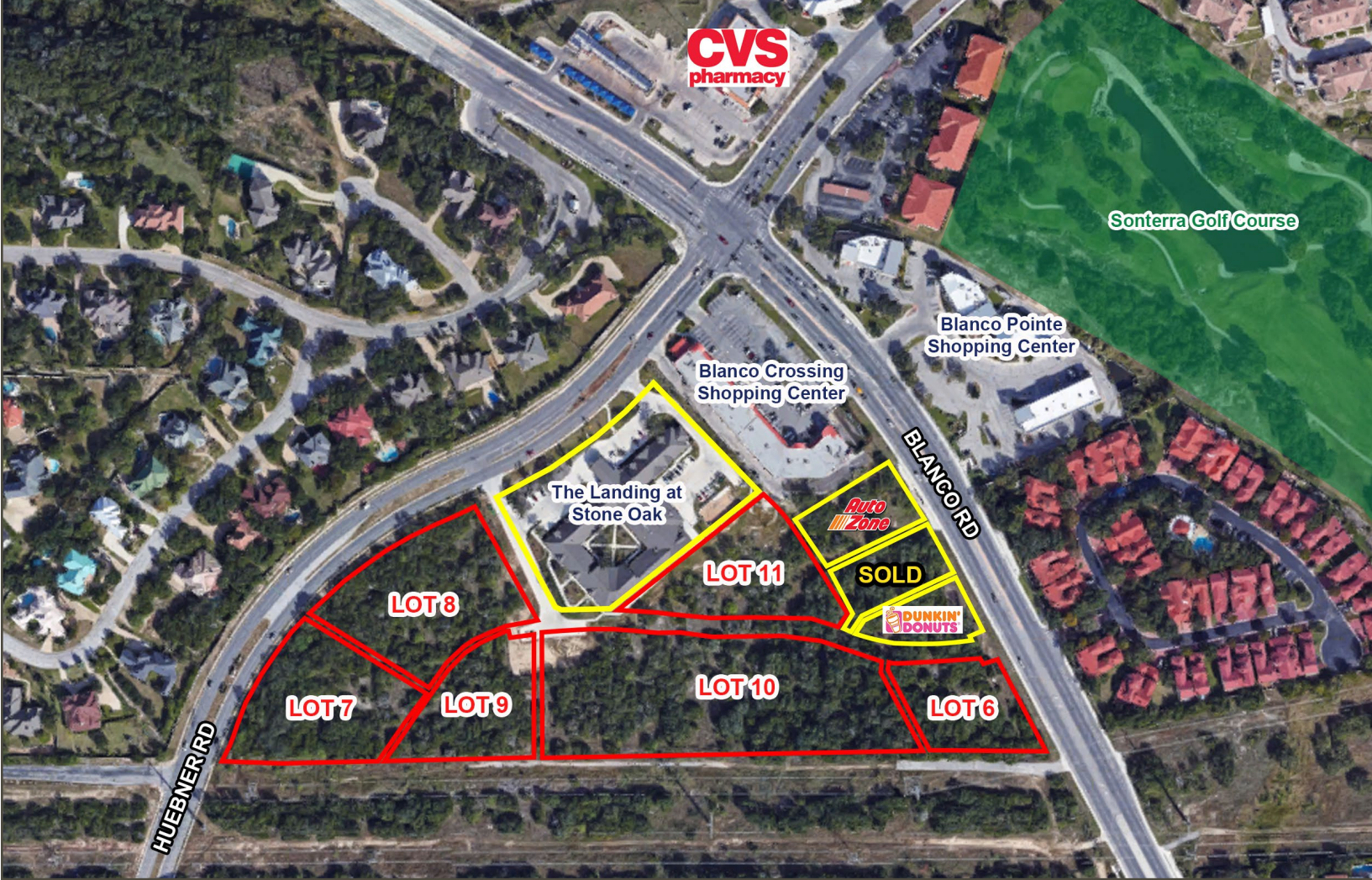
Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.

Contact



Kimberly S. Gatley
Senior Vice President
210 524 1320

kgatley@reocsanantonio.com
reocsanantonio.com/kim-gatley



Demographics: 1-mile

Summary	Census 2010		Census 2020		2022	2027
Population	9,923		10,138		10,190	10,482
Households	3,874		4,036		4,101	4,216
Families	2,797		-		2,819	2,902
Average Household Size	2.56		2.47		2.44	2.44
Owner Occupied Housing Units	2,718		-		2,741	2,873
Renter Occupied Housing Units	1,161		-		1,361	1,343
Median Age	36.5		-		38.6	37.7
Trends: 2022-2027 Annual Rate			Area		State	National
Population			0.57%		0.88%	0.25%
Households			0.55%		0.92%	0.31%
Families			0.58%		0.96%	0.28%
Owner HHs			0.95%		1.19%	0.53%
Median Household Income			4.95%		2.93%	3.12%
Households by Income			2022		2027	
			Number	Percent	Number	Percent
<\$15,000			163	4.0%	119	2.8%
\$15,000 - \$24,999			126	3.1%	94	2.2%
\$25,000 - \$34,999			152	3.7%	129	3.1%
\$35,000 - \$49,999			294	7.2%	308	7.3%
\$50,000 - \$74,999			633	15.4%	482	11.4%
\$75,000 - \$99,999			532	13.0%	362	8.6%
\$100,000 - \$149,999			590	14.4%	726	17.2%
\$150,000 - \$199,999			668	16.3%	952	22.6%
\$200,000+			943	23.0%	1,043	24.7%
Median Household Income			\$109,640		\$139,626	
Average Household Income			\$156,964		\$178,365	
Per Capita Income			\$60,076		\$68,310	

Demographics: 3-mile

Summary	Census 2010		Census 2020		2022	2027	
Population	57,375		65,638		67,562	69,374	
Households	21,527		25,001		25,786	26,608	
Families	15,423		-		17,569	18,123	
Average Household Size	2.65		2.60		2.59	2.58	
Owner Occupied Housing Units	15,241		-		17,176	17,867	
Renter Occupied Housing Units	6,283		-		8,611	8,741	
Median Age	37.7		-		38.5	38.1	
Trends: 2022-2027 Annual Rate			Area		State	National	
Population	0.53%				0.88%	0.25%	
Households	0.63%				0.92%	0.31%	
Families	0.62%				0.96%	0.28%	
Owner HHs	0.79%				1.19%	0.53%	
Median Household Income	2.27%				2.93%	3.12%	
Households by Income			2022		2027		
			Number	Percent	Number	Percent	
<\$15,000			980	3.8%	723	2.7%	
\$15,000 - \$24,999			761	3.0%	547	2.1%	
\$25,000 - \$34,999			1,233	4.8%	983	3.7%	
\$35,000 - \$49,999			1,986	7.7%	1,816	6.8%	
\$50,000 - \$74,999			3,648	14.1%	3,433	12.9%	
\$75,000 - \$99,999			3,122	12.1%	3,018	11.3%	
\$100,000 - \$149,999			5,426	21.0%	5,507	20.7%	
\$150,000 - \$199,999			3,844	14.9%	4,934	18.5%	
\$200,000+			4,785	18.6%	5,646	21.2%	
Median Household Income			\$107,439		\$120,181		
Average Household Income			\$147,055		\$166,167		
Per Capita Income			\$56,554		\$64,203		
			Census 2010		2022		2027
Population by Age	Number	Percent	Number	Percent	Number	Percent	Percent
0 - 4	3,362	5.9%	3,653	5.4%	3,975	5.7%	
5 - 9	4,504	7.9%	4,114	6.1%	4,246	6.1%	
10 - 14	4,903	8.5%	4,689	6.9%	4,215	6.1%	
15 - 19	4,180	7.3%	4,539	6.7%	3,908	5.6%	
20 - 24	2,941	5.1%	4,026	6.0%	3,511	5.1%	
25 - 34	6,381	11.1%	9,456	14.0%	11,250	16.2%	
35 - 44	9,315	16.2%	9,412	13.9%	10,633	15.3%	
45 - 54	9,294	16.2%	9,288	13.7%	8,598	12.4%	
55 - 64	6,631	11.6%	8,489	12.6%	7,986	11.5%	
65 - 74	3,227	5.6%	5,929	8.8%	6,346	9.1%	
75 - 84	1,764	3.1%	2,762	4.1%	3,452	5.0%	
85+	871	1.5%	1,205	1.8%	1,253	1.8%	
			Census 2020		2022		2027
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Percent
White Alone	48,503	84.5%	39,257	59.8%	39,272	58.1%	54.4%
Black Alone	1,862	3.2%	2,721	4.1%	2,814	4.2%	4.2%
American Indian Alone	188	0.3%	351	0.5%	365	0.5%	0.6%
Asian Alone	3,450	6.0%	4,596	7.0%	4,754	7.0%	7.5%
Pacific Islander Alone	55	0.1%	52	0.1%	53	0.1%	0.1%
Some Other Race Alone	1,795	3.1%	3,844	5.9%	4,043	6.0%	6.2%
Two or More Races	1,521	2.7%	14,816	22.6%	16,261	24.1%	27.1%
Hispanic Origin (Any Race)	15,989	27.9%	22,598	34.4%	24,275	35.9%	37.9%
Data Note: Income is expressed in current dollars.							
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.							

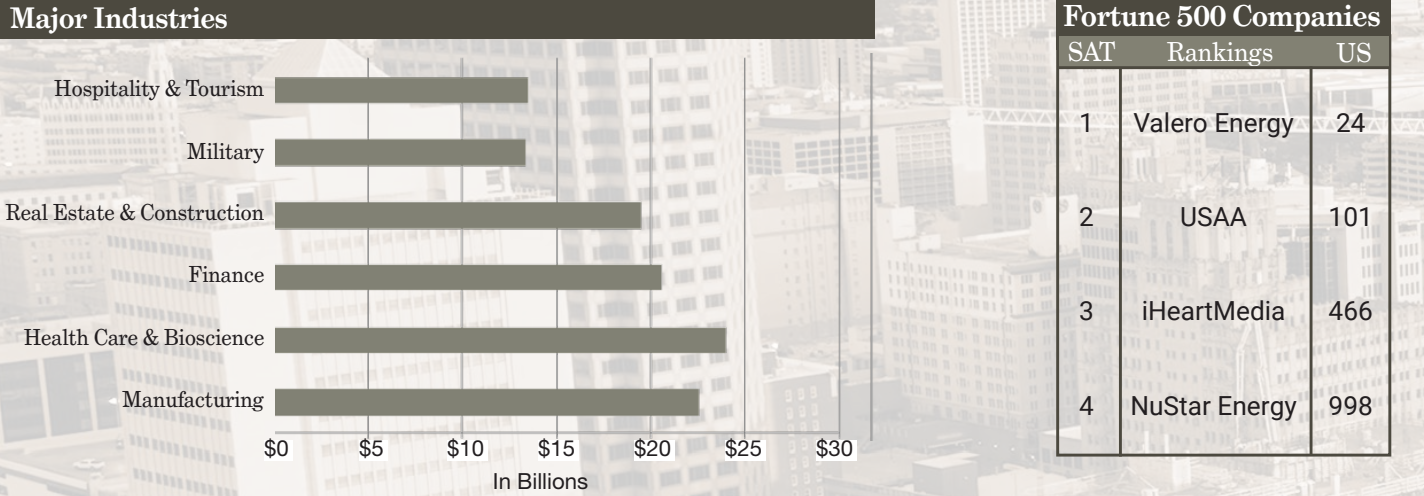
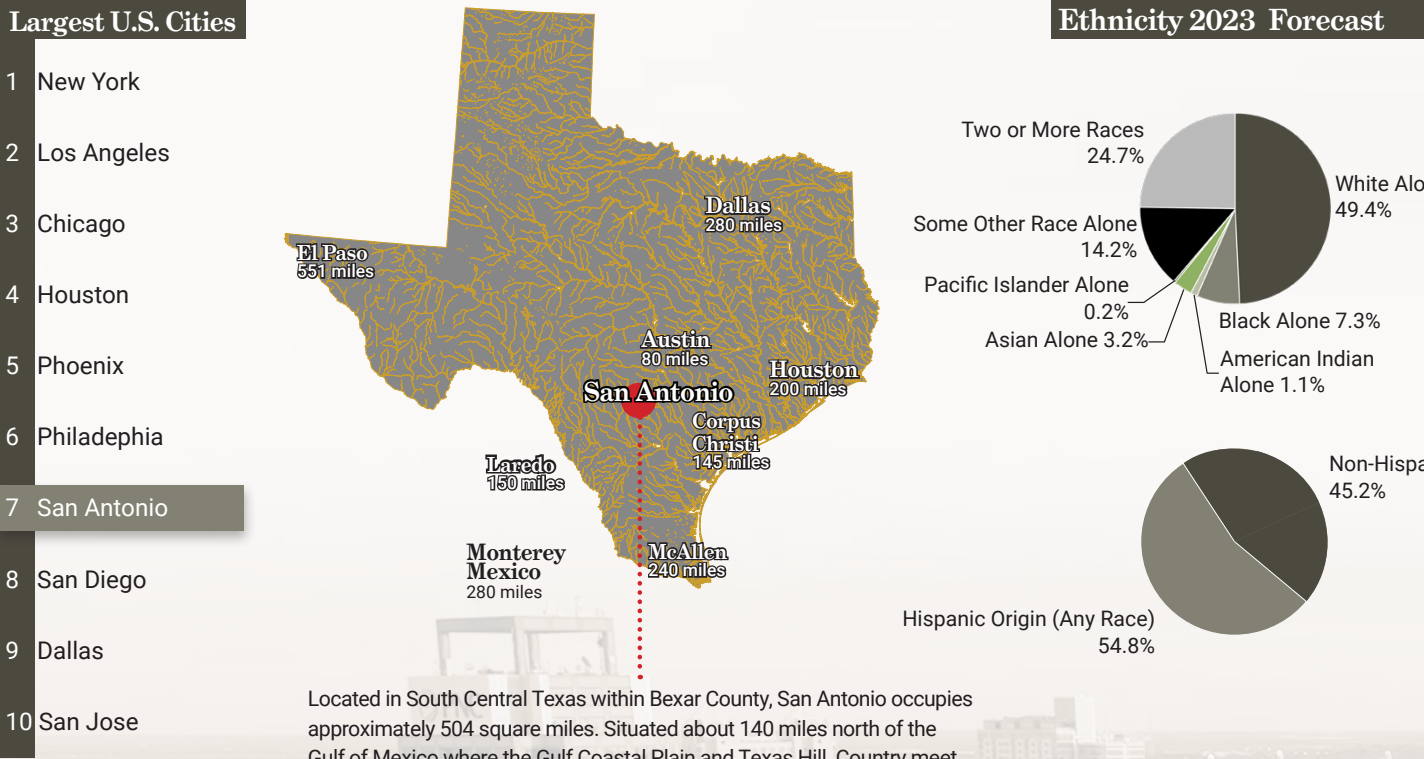
Demographics: 5-mile

Summary	Census 2010		Census 2020		2022	2027				
Population	152,912		175,846		182,124	185,620				
Households	61,695		70,362		72,892	74,608				
Families	40,919		-		46,760	47,877				
Average Household Size	2.47		2.48		2.48	2.47				
Owner Occupied Housing Units	38,818		-		44,237	45,828				
Renter Occupied Housing Units	22,876		-		28,655	28,780				
Median Age	37.7		-		38.8	38.8				
Trends: 2022-2027 Annual Rate			Area		State	National				
Population			0.38%		0.88%	0.25%				
Households			0.47%		0.92%	0.31%				
Families			0.47%		0.96%	0.28%				
Owner HHs			0.71%		1.19%	0.53%				
Median Household Income			2.41%		2.93%	3.12%				
Households by Income			Number		Percent	2027				
					Number	Percent				
<\$15,000			3,253		4.5%	2,347	3.1%			
\$15,000 - \$24,999			3,097		4.2%	2,166	2.9%			
\$25,000 - \$34,999			4,292		5.9%	3,296	4.4%			
\$35,000 - \$49,999			6,538		9.0%	6,019	8.1%			
\$50,000 - \$74,999			12,286		16.9%	12,438	16.7%			
\$75,000 - \$99,999			9,382		12.9%	9,318	12.5%			
\$100,000 - \$149,999			14,305		19.6%	14,759	19.8%			
\$150,000 - \$199,999			9,198		12.6%	11,773	15.8%			
\$200,000+			10,541		14.5%	12,492	16.7%			
Median Household Income			\$92,258		\$103,922					
Average Household Income			\$129,266		\$146,843					
Per Capita Income			\$52,020		\$59,337					
			Census 2010		2022		2027			
Population by Age			Number	Percent	Number	Percent	Number	Percent		
0 - 4			8,910	5.8%	9,705	5.3%	10,305	5.6%		
5 - 9			10,505	6.9%	10,669	5.9%	10,814	5.8%		
10 - 14			11,475	7.5%	11,697	6.4%	10,899	5.9%		
15 - 19			10,093	6.6%	11,138	6.1%	10,140	5.5%		
20 - 24			9,493	6.2%	11,452	6.3%	10,526	5.7%		
25 - 34			20,056	13.1%	26,175	14.4%	28,557	15.4%		
35 - 44			22,880	15.0%	26,083	14.3%	28,605	15.4%		
45 - 54			24,098	15.8%	23,918	13.1%	22,971	12.4%		
55 - 64			19,122	12.5%	23,289	12.8%	21,646	11.7%		
65 - 74			9,663	6.3%	17,119	9.4%	17,792	9.6%		
75 - 84			4,783	3.1%	8,066	4.4%	10,223	5.5%		
85+			1,834	1.2%	2,814	1.5%	3,141	1.7%		
			Census 2010		Census 2020		2022	2027		
Race and Ethnicity			Number	Percent	Number	Percent	Number	Percent		
White Alone			126,951	83.0%	102,895	58.5%	103,376	56.8%	98,377	53.0%
Black Alone			6,105	4.0%	8,820	5.0%	9,189	5.0%	9,437	5.1%
American Indian Alone			665	0.4%	1,222	0.7%	1,262	0.7%	1,330	0.7%
Asian Alone			7,053	4.6%	10,697	6.1%	11,235	6.2%	12,156	6.5%
Pacific Islander Alone			149	0.1%	248	0.1%	251	0.1%	254	0.1%
Some Other Race Alone			7,467	4.9%	12,054	6.9%	12,726	7.0%	13,500	7.3%
Two or More Races			4,522	3.0%	39,911	22.7%	44,086	24.2%	50,566	27.2%
Hispanic Origin (Any Race)			47,251	30.9%	64,690	36.8%	69,686	38.3%	74,564	40.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

San Antonio Market Overview



San Antonio-New Braunfels Metro Area						
2010 Census	Population	2,142,508	Median Age	34.1	Total Households	763,022
2020 Census	Population	2,558,143	Median Age	36.0		925,609
2023 Estimate	Population	2,698,487	Median Age	36.5	Avg. Household Income	\$98,647
2028 Projection	Population	2,872,957	Median Age	37.3		1,059,737
					Median Household Income	\$68,549
					Per Capita Income	\$36,100
						\$77,763
						\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune



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.

REOC General Partner, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	493853 License No.	alyles@reocsanantonio.com Email	(210) 524-4000 Phone
Andrew J. Lyles Designated Broker of Firm	720555 License No.	alyles@reocsanantonio.com Email	(210) 524-4000 Phone
Andrew J. Lyles Licensed Supervisor of Sales Agent/ Associate	720555 License No.	alyles@reocsanantonio.com Email	(210) 524-4000 Phone
Kimberly Sue Gatley Sales Agent/Associate’s Name	652669 License No.	kgatley@reocsanantonio.com Email	(210) 524-1320 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



8023 Vantage Dr.
Suite 100
San Antonio, Texas 78230

210 524 4000
reocsanantonio.com