

SPACE AVAILABLE

The Creek at Stone Oak

20330 HUEBNER RD | SAN ANTONIO, TX | 78258

The Creek at Stone Oak is a centrally located retail center in the heart of Stone Oak, offering a strong mix of kid-focused and family-oriented tenants. The center draws from a high-income trade area and benefits from substantial daytime activity generated by North Central Baptist Hospital and Reagan High School.



Vicki Adelstein

Senior Vice President

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PROPERTY HIGHLIGHTS

1 Positioned to serve **densely populated surrounding area** including a projected 15,000 new housing units and up to 5,000 new jobs.

2 **Proximity to major highways** Loop 1604 and Stone Oak Parkway with 86,838 AADT and 32,797 AADT respectively.

3 **Well positioned** near the intersection of Huebner Road and Stone Oak Parkway.

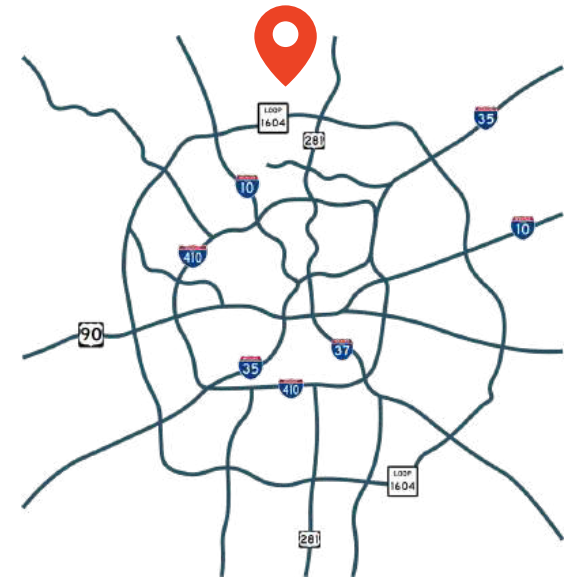
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,371	80,350	195,794
Household Income	\$118,312	\$140,962	\$137,085
Households	5,034	30,677	76,670
Median Age	36.8	38.1	38.8

DESIRED USES

- Kid's and teens focus
- Coffee Shop
- Gym user
- Physical Therapy

The Creek at Stone Oak

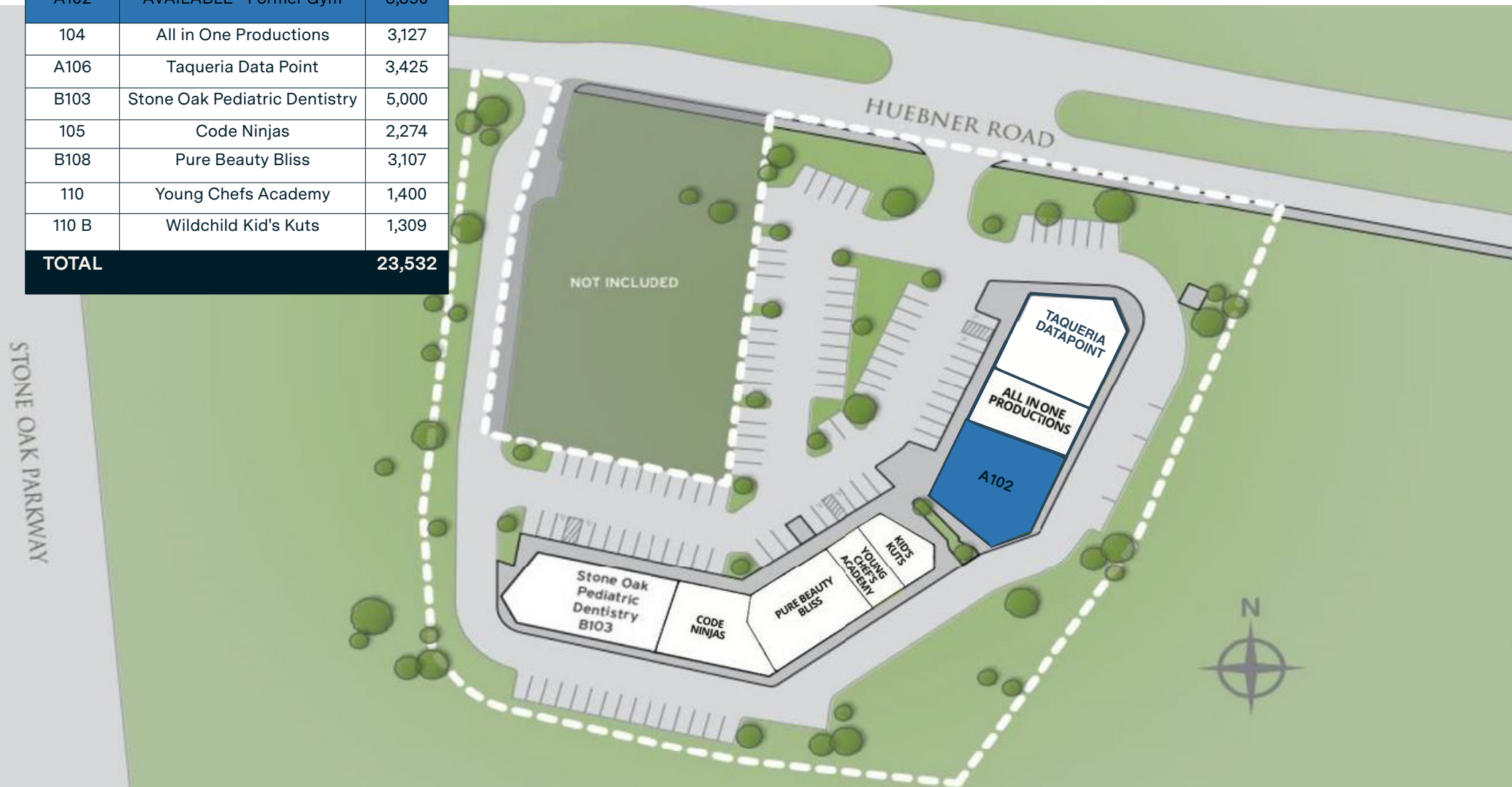


“ This center is right in the heart of all the growth of the Stone Oak area with amazing access for retailers. **V. Adelstein** ”

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The Creek at Stone Oak

Suite	Tenants	SQ FT
A102	AVAILABLE - Former Gym	3,890
104	All in One Productions	3,127
A106	Taqueria Data Point	3,425
B103	Stone Oak Pediatric Dentistry	5,000
105	Code Ninjas	2,274
B108	Pure Beauty Bliss	3,107
110	Young Chefs Academy	1,400
110 B	Wildchild Kid's Kuts	1,309
TOTAL		23,532



AVAILABLE SPACE

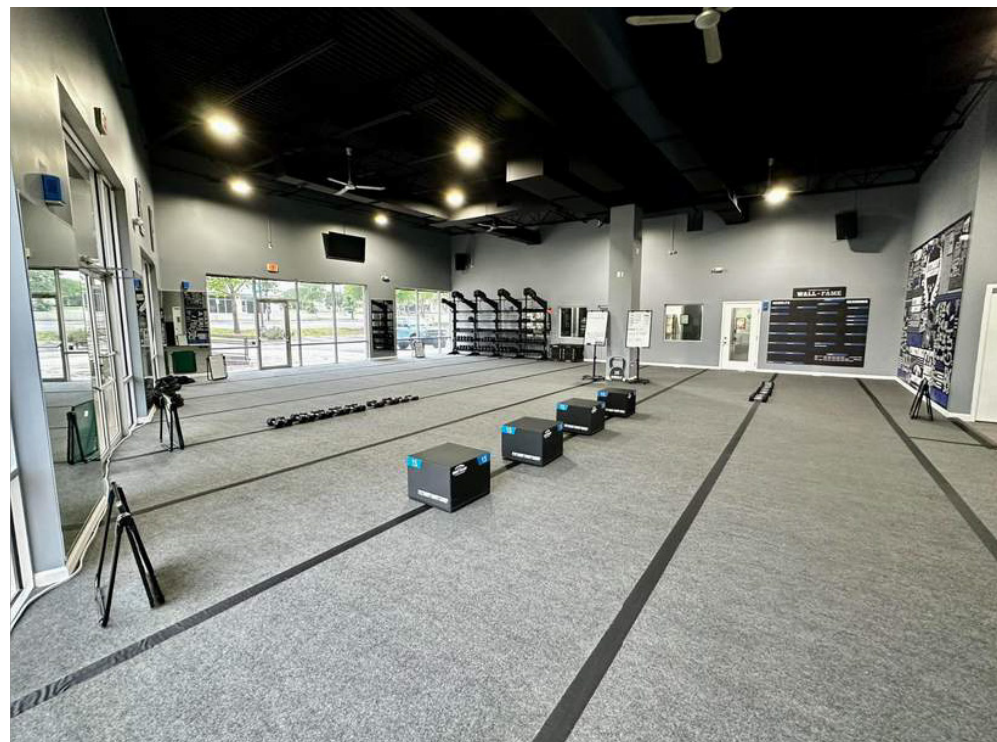
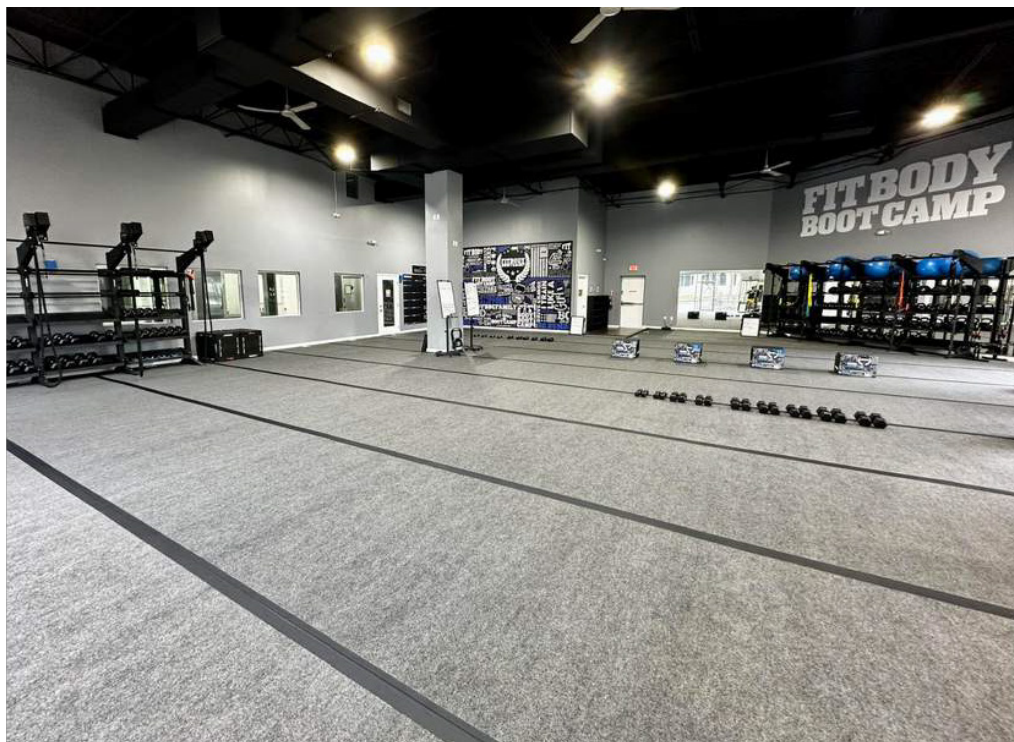
Suite Number	SF	Condition
A102	3,890	Former gym

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Suite A102 - Former Gym

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Stonehue Shopping Center

Stone Oak Neighborhood
(16,500 Homes)

Hardy Oak Blvd

Huebner Road 17,000-26,000 (VPD)

Stone Oak Neighborhood
(16,500 Homes)

Hollywood Park Neighborhood
(1,370 Homes)

For More Information, Please Contact



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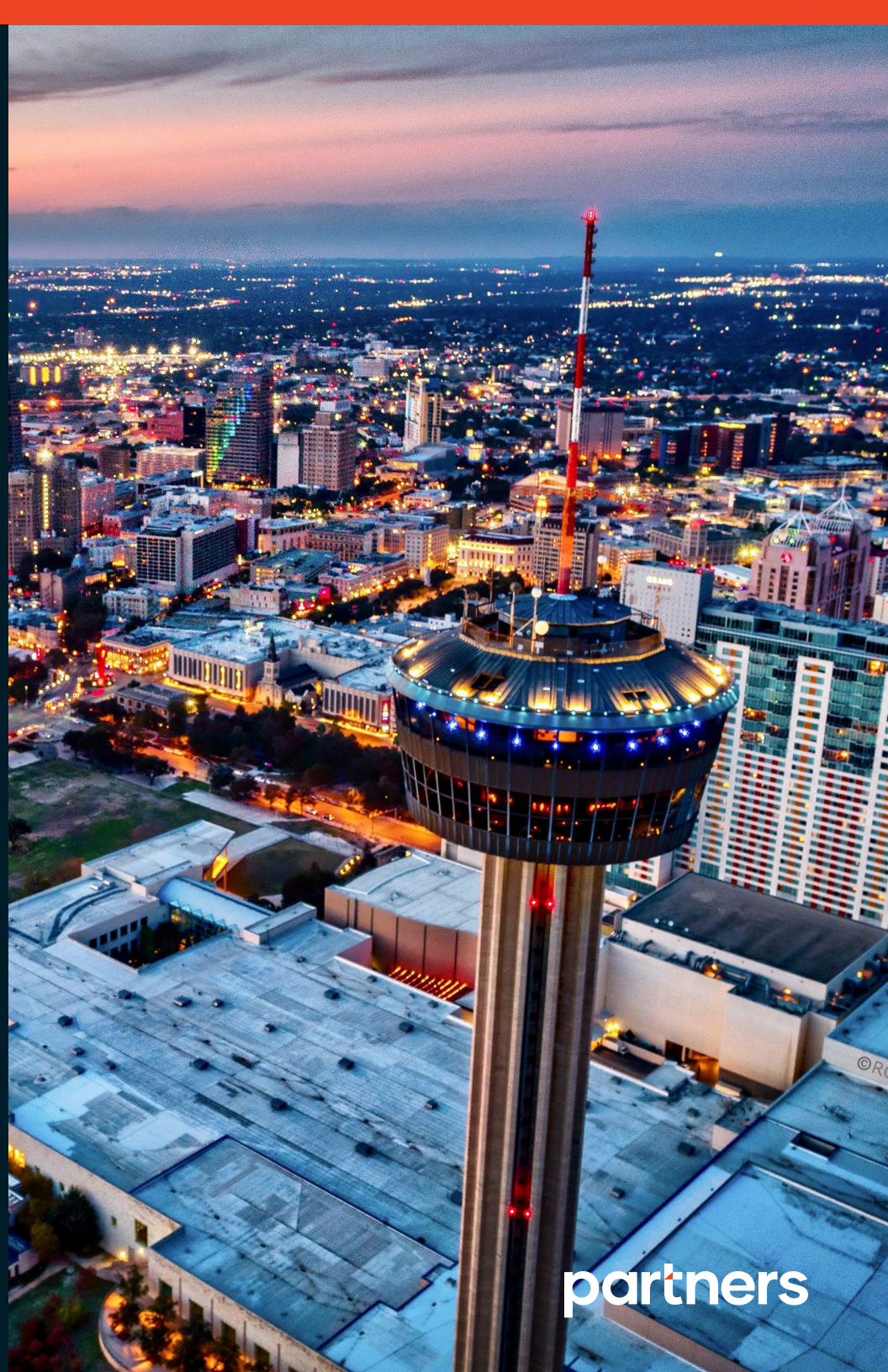
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Information About Brokerage Services



2-10-2025

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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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>

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