

SUBJECT

Blanco Rd & Huebner Rd

Land & Pad Sites For Sale

Offered by:
Kimberly S. Gatley



SilverHorn



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HUEBNER RD

CVS
pharmacy

SITE

BLANCO RD

WHOLE
FOODS
MARKET

SuperTARGET

N LOOP 1604 W

LOWE'S

H-E-B
plus!

- SITE
- 2021 Traffic Counts
- Hospitals
- Public Park
- Golf Course



0 0.1 0.2 Miles



SITE

1604

37,441 AADT

28,839 AADT

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	Blano Rd at Loop 1604; 42,776 AADT (2019) Loop 1604, west of Huebner Rd; 164 AADT (2019) Source: TxDOT Statewide Planning Map

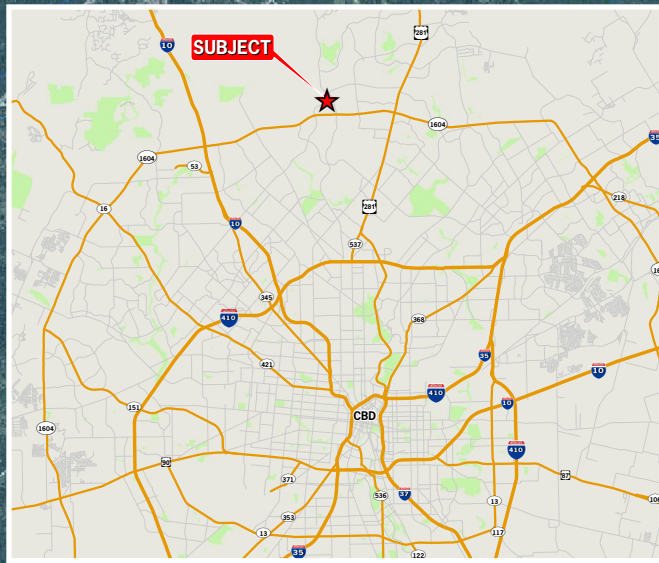
Comments

- 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

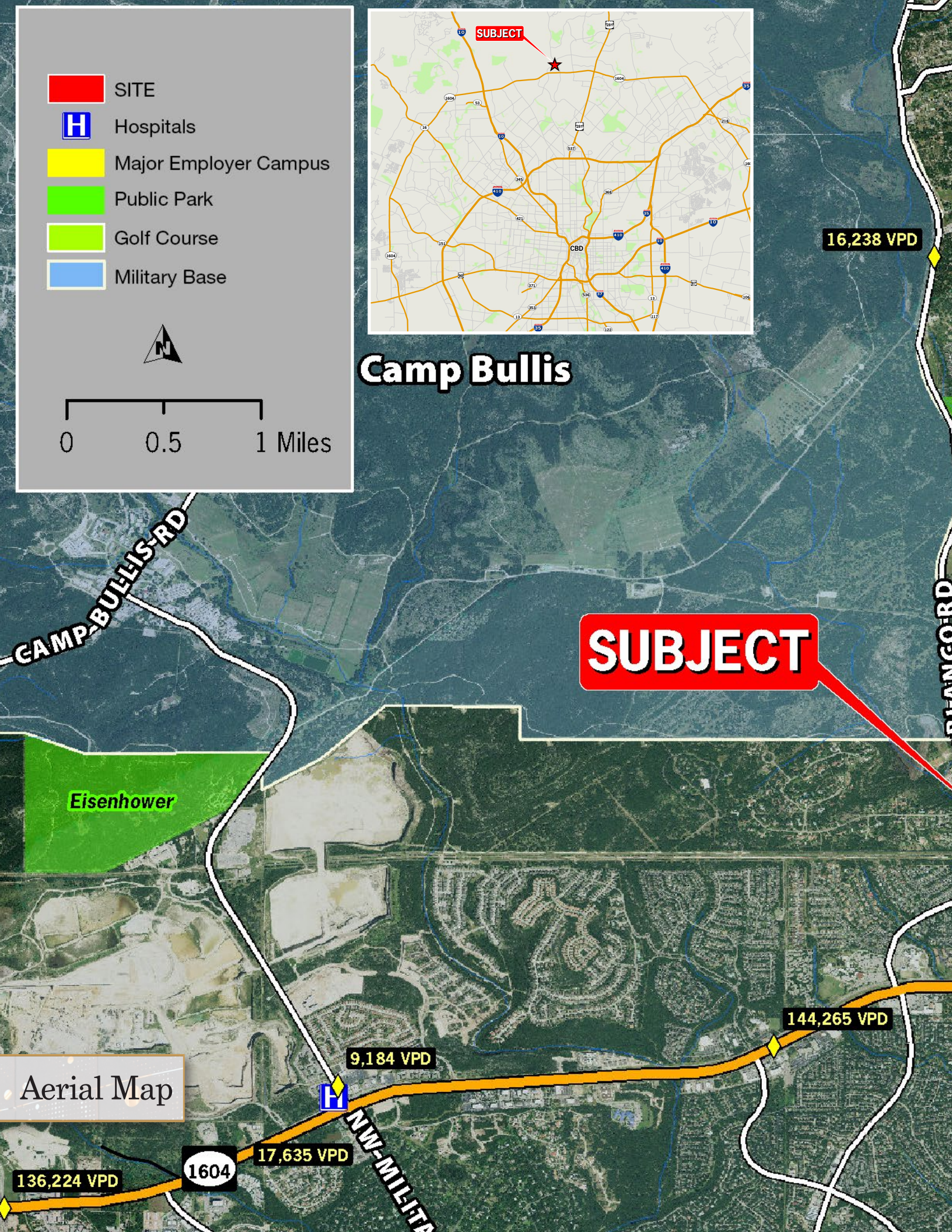
- SITE
- H Hospitals
- Major Employer Campus
- Public Park
- Golf Course
- Military Base



0 0.5 1 Miles



Camp Bullis



16,238 VPD

SUBJECT

Eisenhower

Aerial Map

9,184 VPD

144,265 VPD

136,224 VPD

1604

17,635 VPD

NW-MILITA

MIDNIGHT-DR

281

Canyon Springs Golf Club

WILDERNESS OAK

CANYON GOLF RD

Chase Bank Retail Operations Center

Panther Springs

Stone Oak

Clear Channel

STONE OAK PKY

EVANS RD

H

The Club at Sonterra

H

H

H

100,467 VPD

Tesoro

30,908 VPD

36,739 VPD

H

H

H

109,760 VPD

107,942 VPD

112,556 VPD

The Club at Sonterra

110,161 VPD

HENDERSON PASS

1604

Blanco Rd & Huebner Rd | 7

THOUSAND

INTERSTATE 10

I-10 / 1604 Market



BABCOCK RD

LA CANTERA PKWY

LOOP 1604



INTERSTATE 10



281

Stone Oak / 281 Market

Stone Oak Market

281 / 1604 Market

SITE



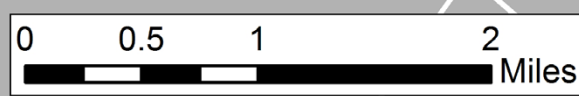
Blanco / 1604 Market

BLANCO RD

281

LOOP 1604

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

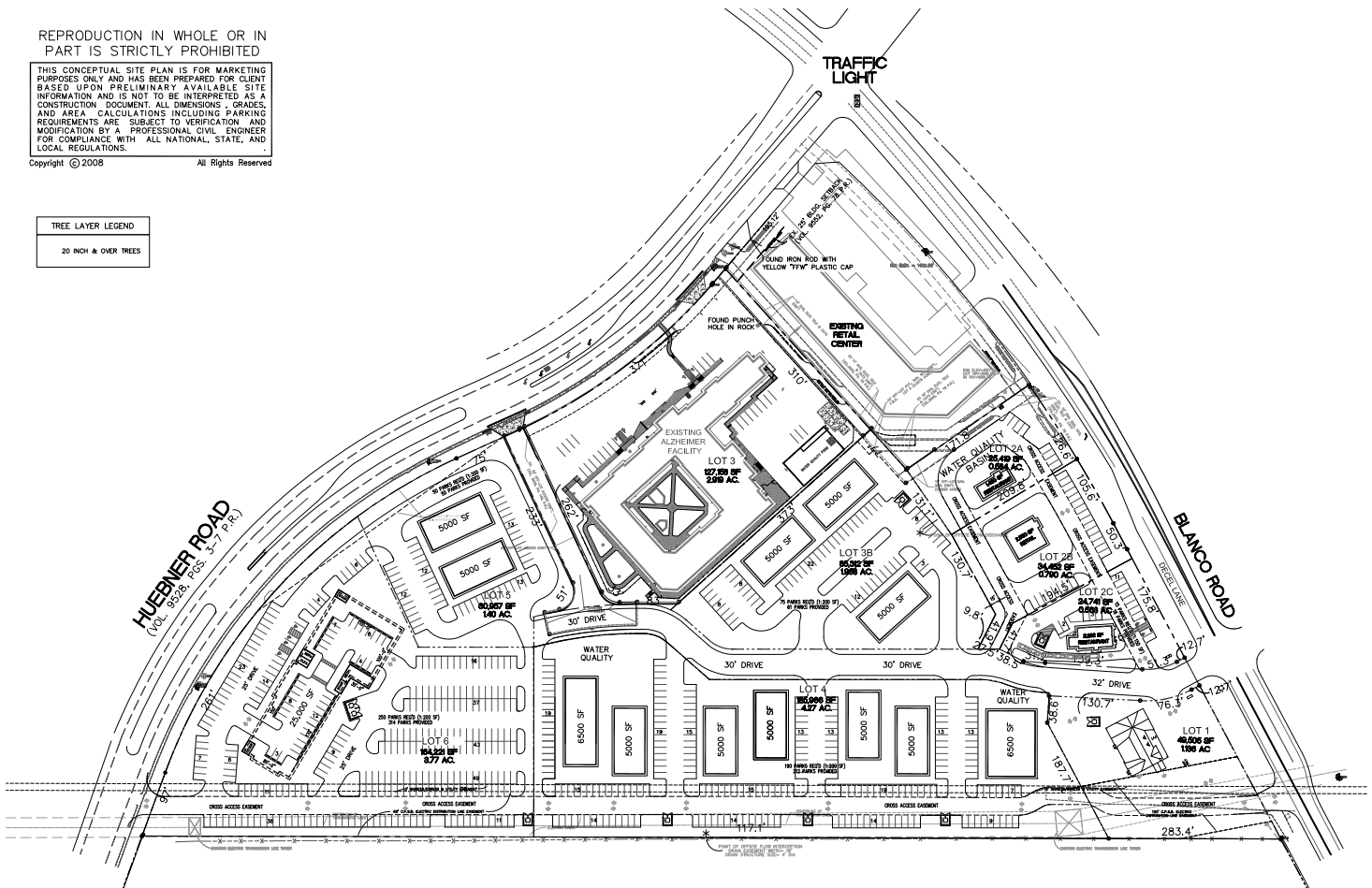


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TREE LAYER LEGEND
20 INCH & OVER TREES



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		State		National	
Population	0.57%		0.88%		0.88%		0.25%	
Households	0.55%		0.92%		0.92%		0.31%	
Families	0.58%		0.96%		0.96%		0.28%	
Owner HHS	0.95%		1.19%		1.19%		0.53%	
Median Household Income	4.95%		2.93%		2.93%		3.12%	
Households by Income	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	163	4.0%	119	3.1%	119	2.8%	94	2.2%
\$15,000 - \$24,999	126	3.1%	126	3.1%	129	3.1%	308	7.3%
\$25,000 - \$34,999	152	3.7%	294	7.2%	482	11.4%	362	8.6%
\$35,000 - \$49,999	294	7.2%	633	15.4%	482	11.4%	726	17.2%
\$50,000 - \$74,999	633	15.4%	532	13.0%	362	8.6%	952	22.6%
\$75,000 - \$99,999	532	13.0%	590	14.4%	726	17.2%	952	22.6%
\$100,000 - \$149,999	590	14.4%	668	16.3%	952	22.6%	1,043	24.7%
\$150,000 - \$199,999	668	16.3%	943	23.0%	1,043	24.7%		
\$200,000+	943	23.0%						
Median Household Income	\$109,640		\$139,626		\$139,626		\$178,365	
Average Household Income	\$156,964		\$178,365		\$178,365		\$230,000	
Per Capita Income	\$60,076		\$68,310		\$68,310		\$75,000	
Population by Age	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	601	6.1%	530	5.2%	602	5.7%	602	5.7%
5 - 9	847	8.5%	584	5.7%	633	6.0%	633	6.0%
10 - 14	851	8.6%	662	6.5%	591	5.6%	591	5.6%
15 - 19	740	7.5%	702	6.9%	532	5.1%	532	5.1%
20 - 24	493	5.0%	583	5.7%	477	4.6%	477	4.6%
25 - 34	1,176	11.9%	1,524	15.0%	1,899	18.1%	1,899	18.1%
35 - 44	1,720	17.3%	1,417	13.9%	1,665	15.9%	1,665	15.9%
45 - 54	1,649	16.6%	1,480	14.5%	1,283	12.2%	1,283	12.2%
55 - 64	1,084	10.9%	1,304	12.8%	1,246	11.9%	1,246	11.9%
65 - 74	508	5.1%	866	8.5%	888	8.5%	888	8.5%
75 - 84	201	2.0%	395	3.9%	507	4.8%	507	4.8%
85+	52	0.5%	145	1.4%	158	1.5%	158	1.5%
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,263	83.3%	5,862	57.8%	5,716	56.1%	5,468	52.2%
Black Alone	321	3.2%	397	3.9%	397	3.9%	408	3.9%
American Indian Alone	14	0.1%	45	0.4%	46	0.5%	48	0.5%
Asian Alone	770	7.8%	887	8.7%	889	8.7%	970	9.3%
Pacific Islander Alone	11	0.1%	15	0.1%	15	0.1%	15	0.1%
Some Other Race Alone	288	2.9%	625	6.2%	646	6.3%	694	6.6%
Two or More Races	255	2.6%	2,307	22.8%	2,481	24.3%	2,879	27.5%
Hispanic Origin (Any Race)	2,837	28.6%	3,424	33.8%	3,613	35.5%	3,932	37.5%

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: 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			
Population by Age	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	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%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	48,503	84.5%	39,257	59.8%	39,272	58.1%	37,726	54.4%
Black Alone	1,862	3.2%	2,721	4.1%	2,814	4.2%	2,915	4.2%
American Indian Alone	188	0.3%	351	0.5%	365	0.5%	385	0.6%
Asian Alone	3,450	6.0%	4,596	7.0%	4,754	7.0%	5,171	7.5%
Pacific Islander Alone	55	0.1%	52	0.1%	53	0.1%	53	0.1%
Some Other Race Alone	1,795	3.1%	3,844	5.9%	4,043	6.0%	4,327	6.2%
Two or More Races	1,521	2.7%	14,816	22.6%	16,261	24.1%	18,797	27.1%
Hispanic Origin (Any Race)	15,989	27.9%	22,598	34.4%	24,275	35.9%	26,305	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			2022		2027			
			Number	Percent	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			
Population by Age	Census 2010		2022		2027			
	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%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	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%

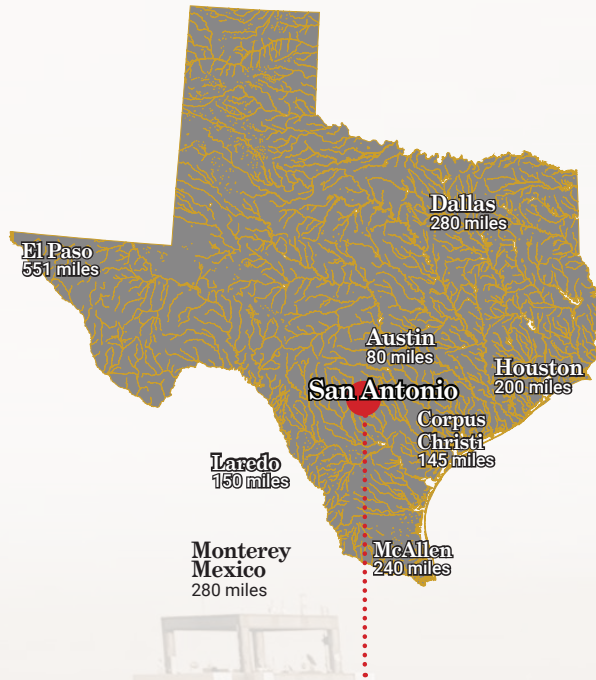
Data Note: Income is expressed in current dollars.

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

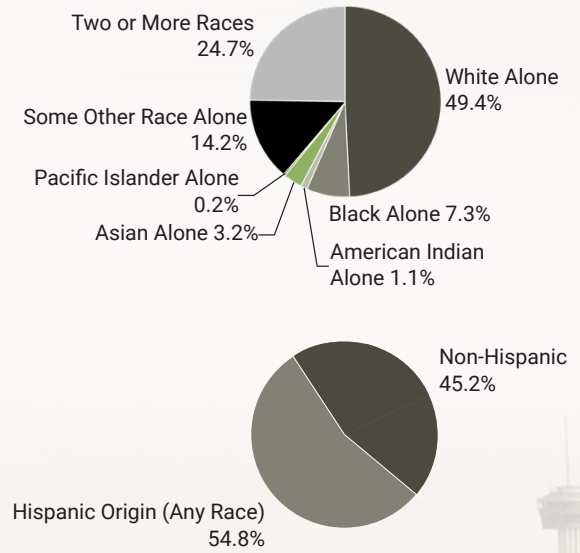
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

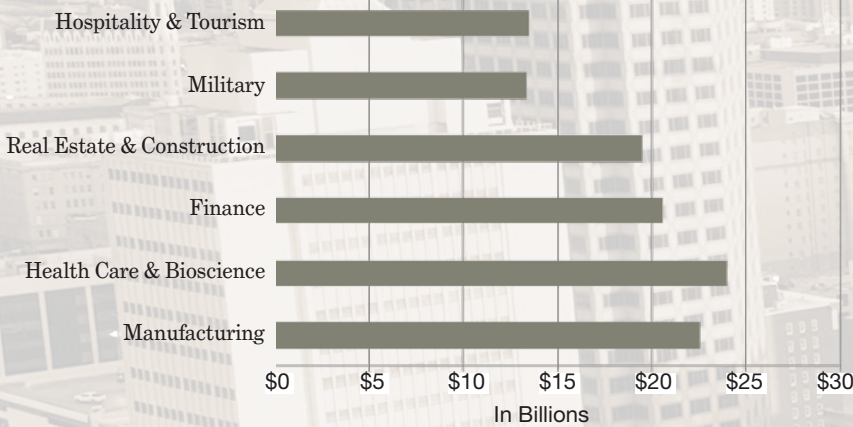


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022			
2020 Census	2,558,143	36.0	925,609			
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$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.

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.

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.

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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-1314</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Kimberly Sue Gatley</u>	<u>652669</u>	<u>kgatley@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Information available at www.trec.texas.gov

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Phone 210 524 4000

Fax 210 5244029



8023 Vantage Dr.
Suite 100
San Antonio, Texas 78230

210 524 4000
reocsanantonio.com