



2nd Generation Childcare

4168 Stahl Rd, San Antonio, TX 78217



FOR SALE

PROPERTY OVERVIEW:

Preschool Exchange is pleased to exclusively offer for sale the fee simple interest in a childcare facility located at 4168 Stahl Rd in San Antonio, Texas. This offering includes three buildings totaling approximately $\pm 4,560$ SF situated on a 0.56-acre lot, licensed for 83 children. The property is currently leased to a childcare operator who pays \$7,500/month, with the lease set to expire on December 31, 2025. This is an excellent opportunity for an owner-operator to acquire a facility that's already built out for childcare use.

PROPERTY AT A GLANCE

ADDRESS:	4168 Stahl Rd, San Antonio, TX 78217
COUNTY	Bexar
BUILDING SIZE:	$\pm 4,560$ SF
LOT SIZE:	0.56 AC (24,176 SF)
YEAR BUILT/RENOVATED:	1949/1997/2006
ZONING:	R-6 CD – Conditional Use for Daycare Center
APN:	17312-054-0540

EXCLUSIVELY LISTED BY:



Eunice Kim
P: (972) 988-9904
E: euniceshirinkim@gmail.com
License: TX 0755678, CA 02059139
Crest Real Estate Advisors

Disclaimer:

The information contained herein, while based on data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way warranted by Preschool Exchange or by any agent, independent associate, subsidiary, or employee of Preschool Exchange Properties. This information is subject to change without notice.



ASKING PRICE:

CONTACT BROKER



PROPERTY HIGHLIGHTS:

- 3 Building Totaling ±4560 SF on 0.56 Acre Lot
 - Building #1 (±1,240 SF): Main building with office space and kitchen. Includes both original and remodeled areas.
 - Building #2 (±792 SF): Commercial manufactured structure currently used for infant care.
 - Building #3 (±2,528 SF): Commercial manufactured classroom building featuring 6 classrooms, an art/play area, storage, and restrooms. Roof and exterior paint were updated within the last 4–5 years. Two HVAC combo units installed.
- Total Licensed Capacity of 83 Students
- Currently operating as a child care facility, paying \$7500/month plus NNN. Lease expires December 31, 2025
- Nearby Elementary schools include Wetmore Elementary School, Northern Hills Elementary School, Stahl Elementary School and El Dorado Elementary School
- Average Household Income of \$92,974 and a Population of 105,813 Residents Within a 3-Mile Radius



14069

4167

Pan AM Automotive

13811

13826

13807

13822

Crystal's Gentle Grooming

13818

Stahl Rd

13814

13815

Dublin Square

13802

Eudaimonia Recovery Homes Sober Living...

13806

SUBJECT PROPERTY

13803

14082

Stahl Rd

4186

14131

Fairway Crest

14127

Stahl Rd

14123

14119



DISTANCE TO SUBJECT PROPERTY	
Northern Hills Elementary School	1.6 Miles
El Dorado Elementary School	2.3 Miles
Wetmore Elementary School	2.0 Miles
Stahl Elementary School	2.1 Miles
Harris Middle School	3.0 Miles
Madison High School	1.5 Miles

Texas Air Masters

Clean Scapes - San Antonio

Pan AM Automotive

Superior Fence Co. of San Antonio

Eudaimonia Recovery Homes Sober Living...

SA Premium Plus Printing Screen printing shop

Wrap Elements

ED Huntington Kids and Tropicals Plant nursery

ce Co Antonio

SUBJECT PROPERTY

Stahl Rd

Fairwayhill

Fairway Oaks

Stahl Rd

Stahl Rd

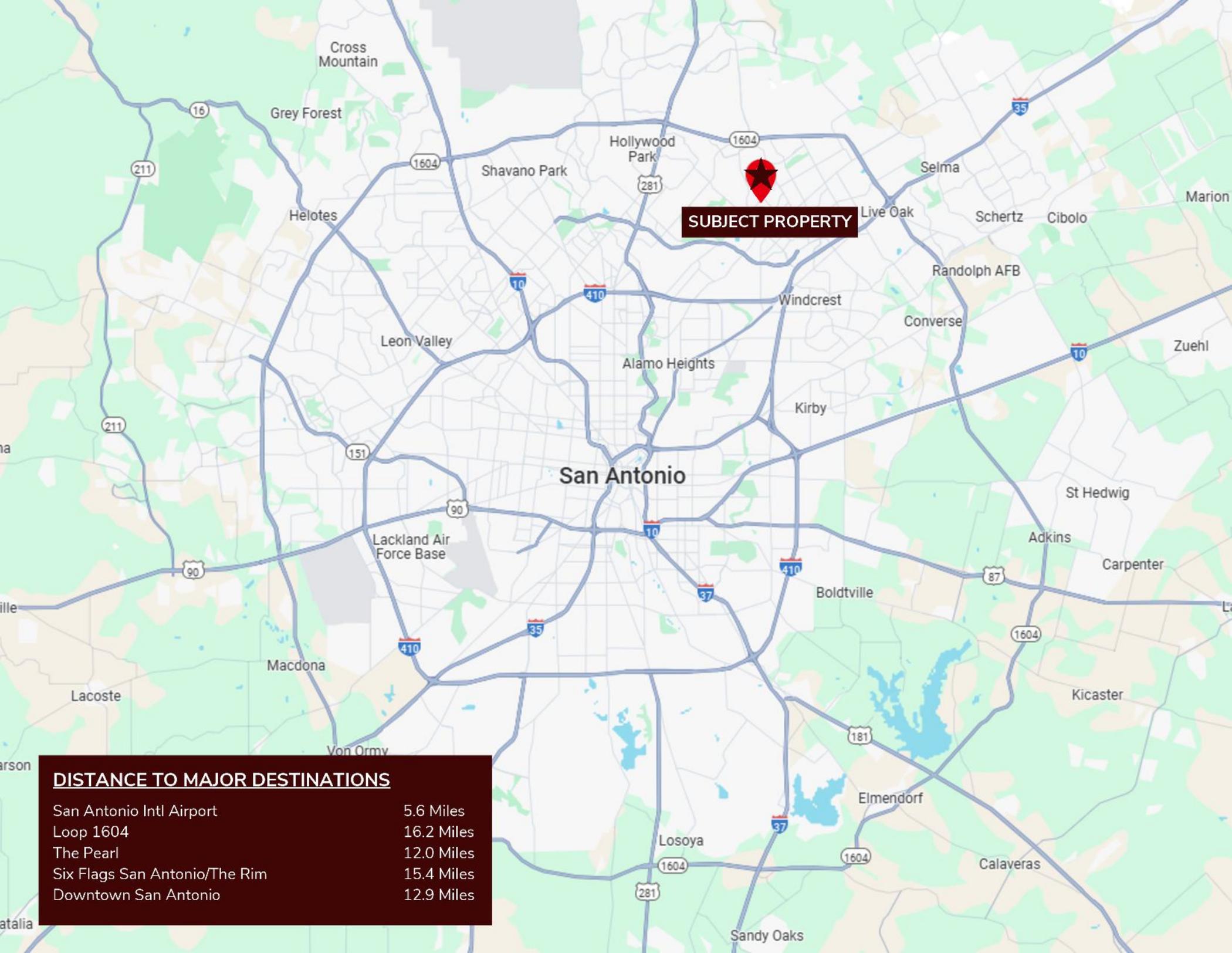
Fairway Crest

Fairwayglen

Fairway Hedge

Fairway Hedge

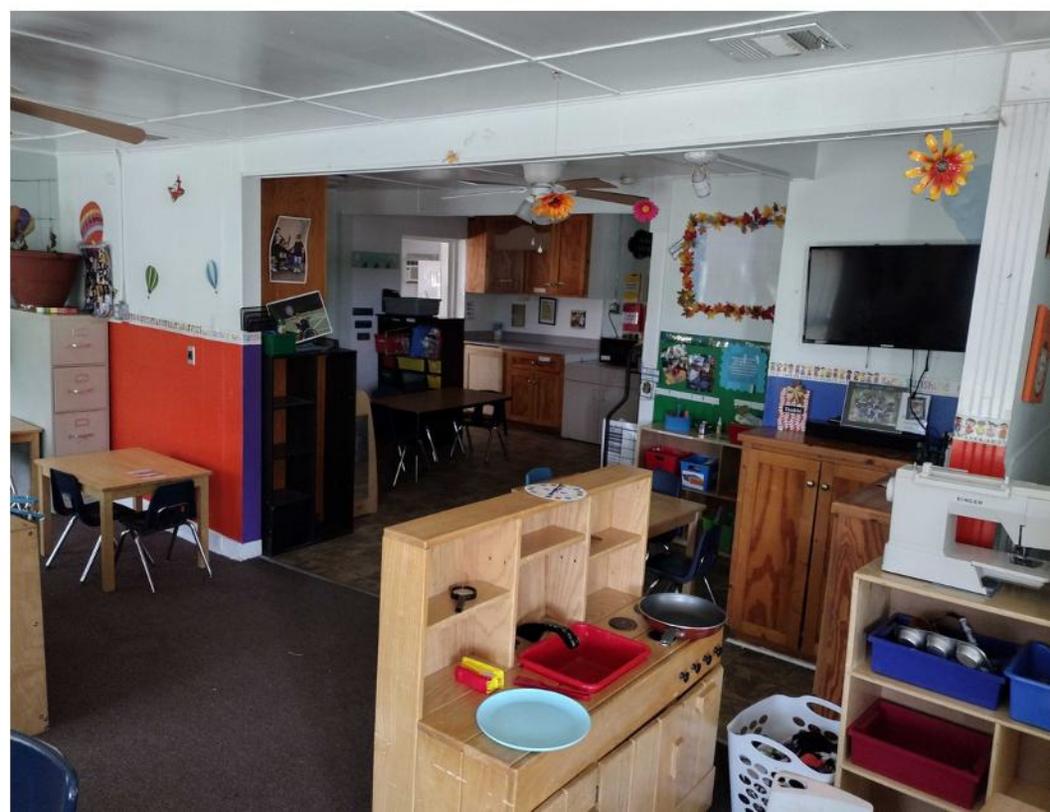
Fairway Ct



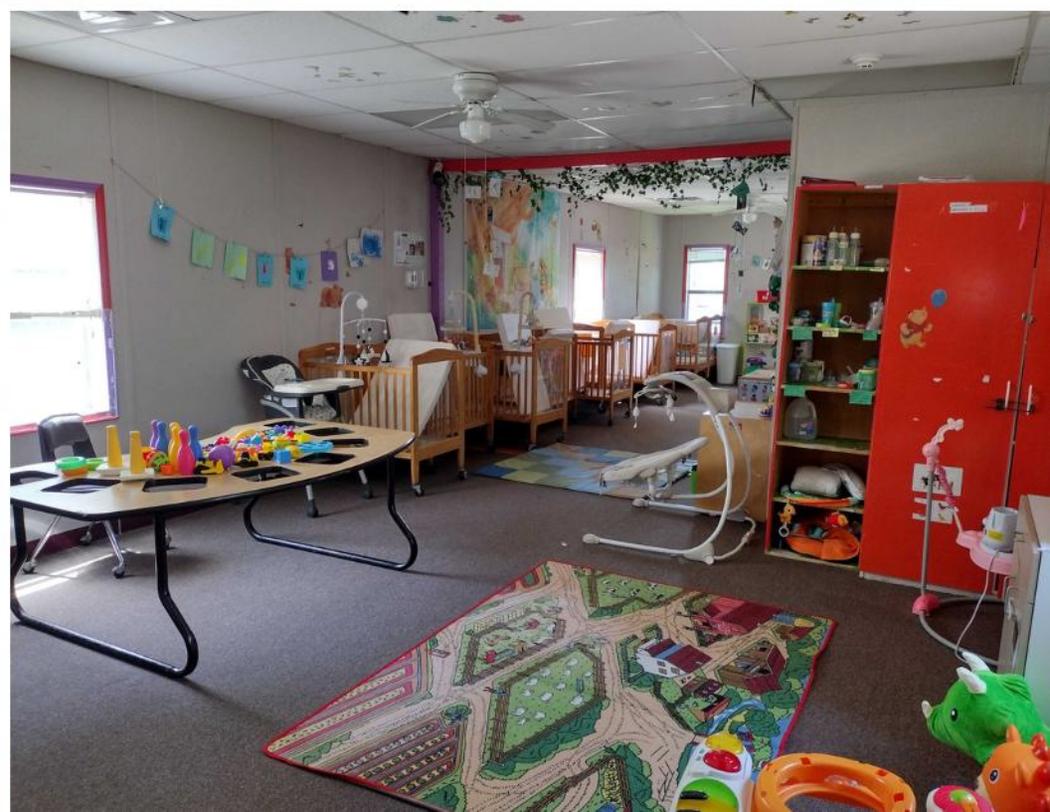
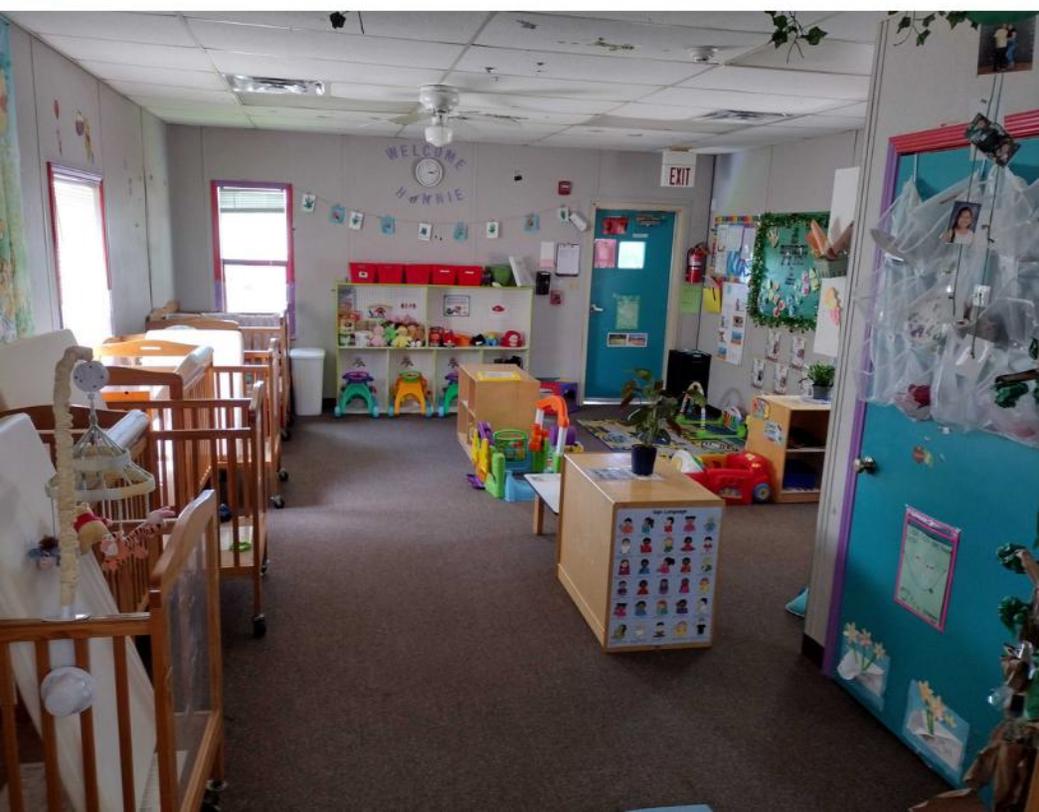
SUBJECT PROPERTY

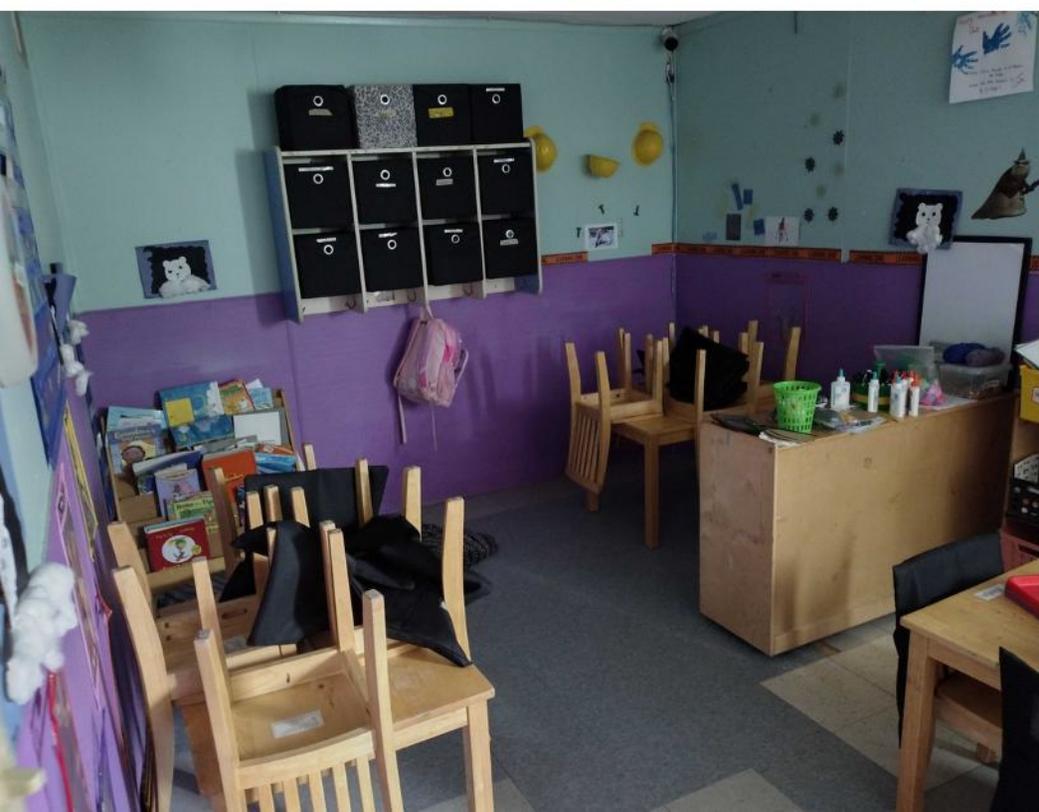
<u>DISTANCE TO MAJOR DESTINATIONS</u>	
San Antonio Intl Airport	5.6 Miles
Loop 1604	16.2 Miles
The Pearl	12.0 Miles
Six Flags San Antonio/The Rim	15.4 Miles
Downtown San Antonio	12.9 Miles

BUILDING #1

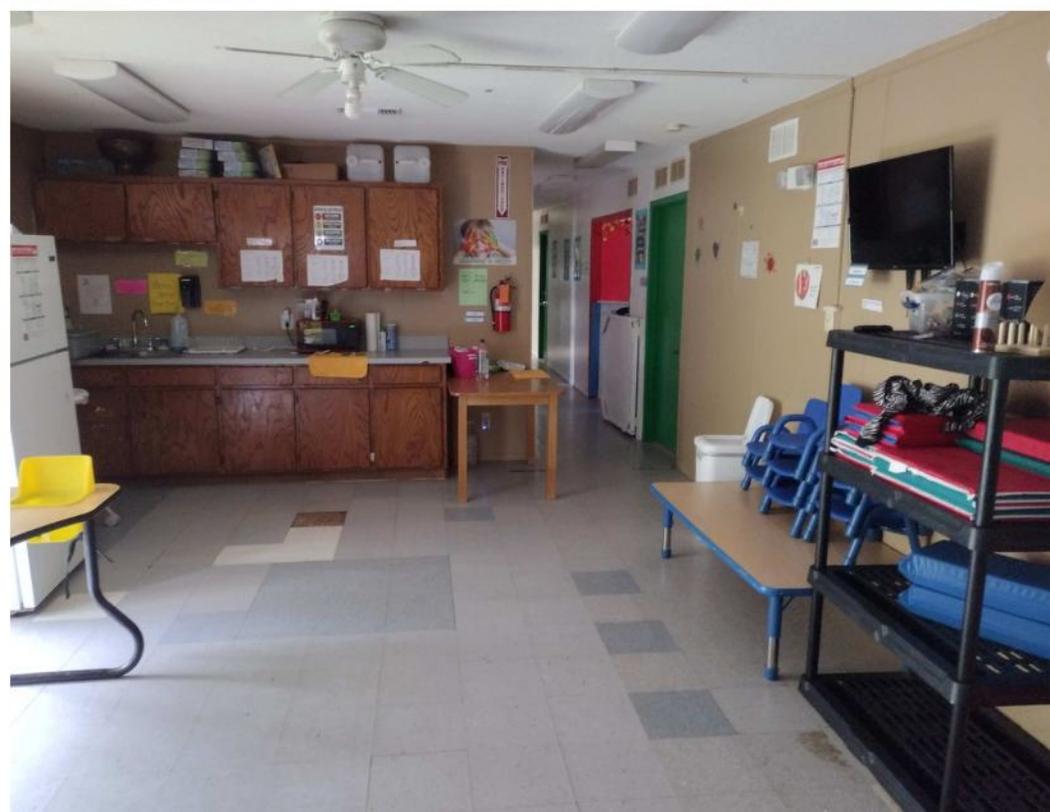
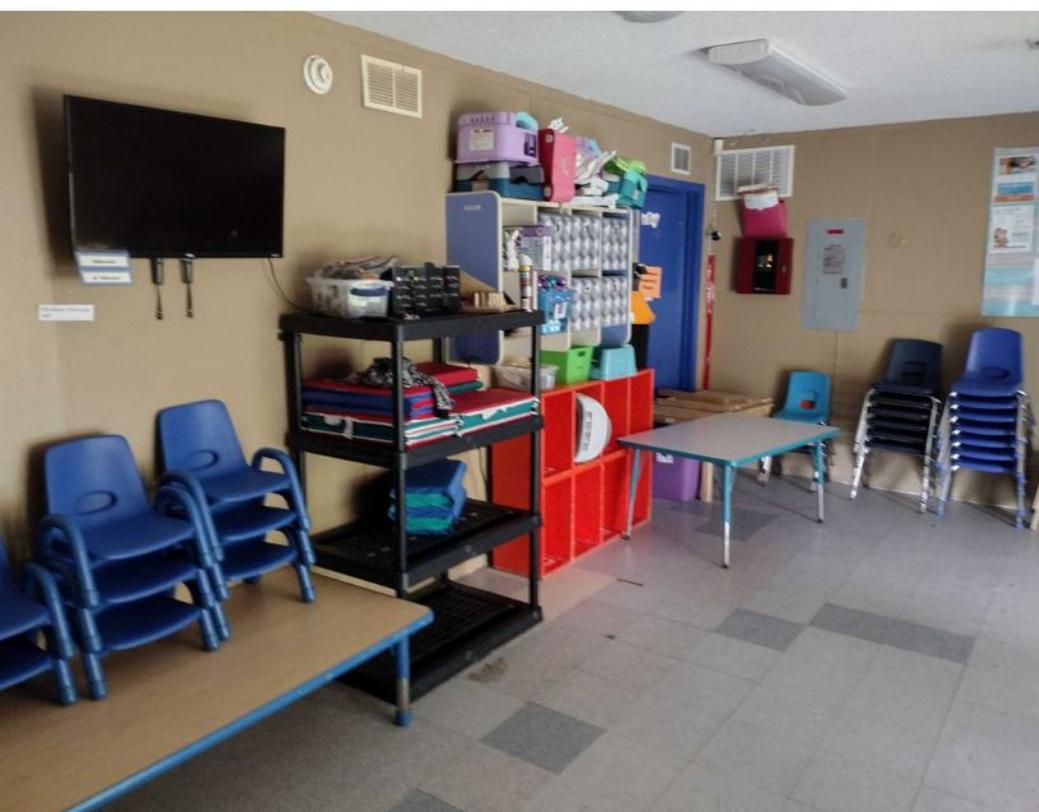


BUILDING #2





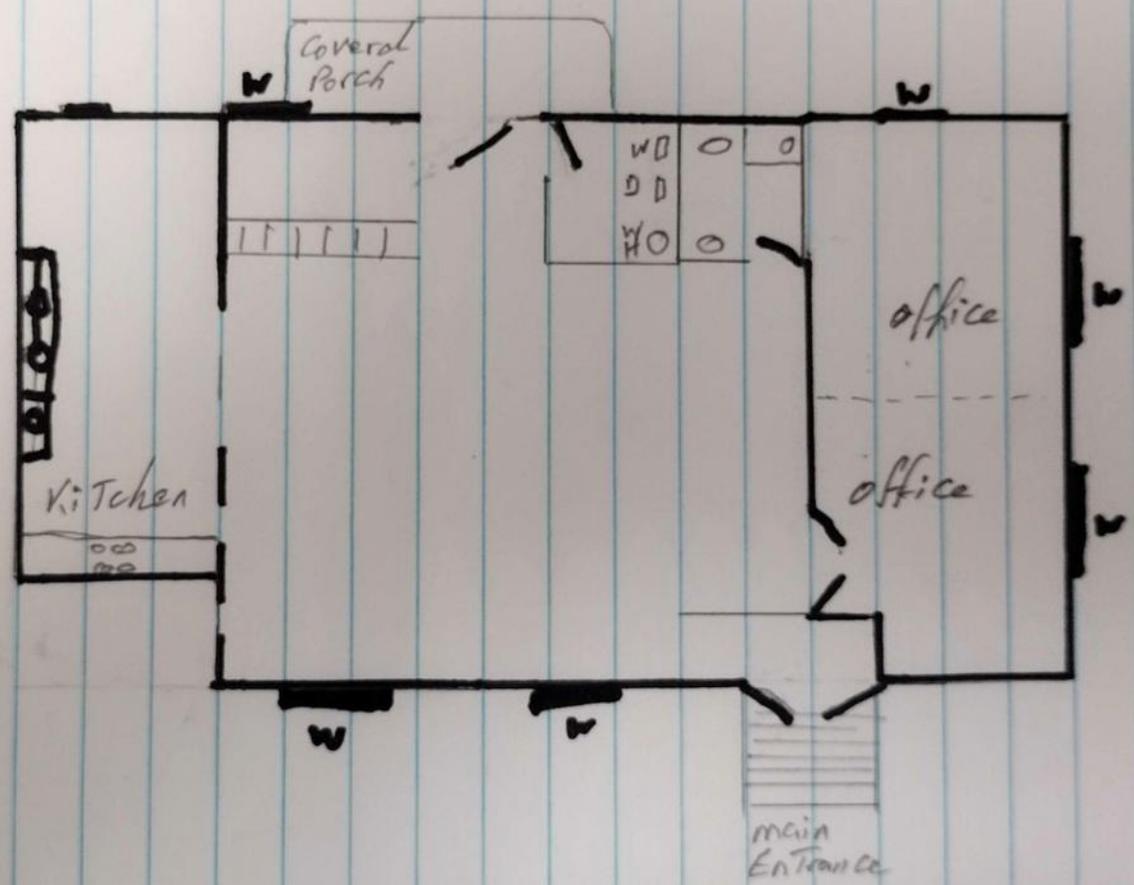
BUILDING #3

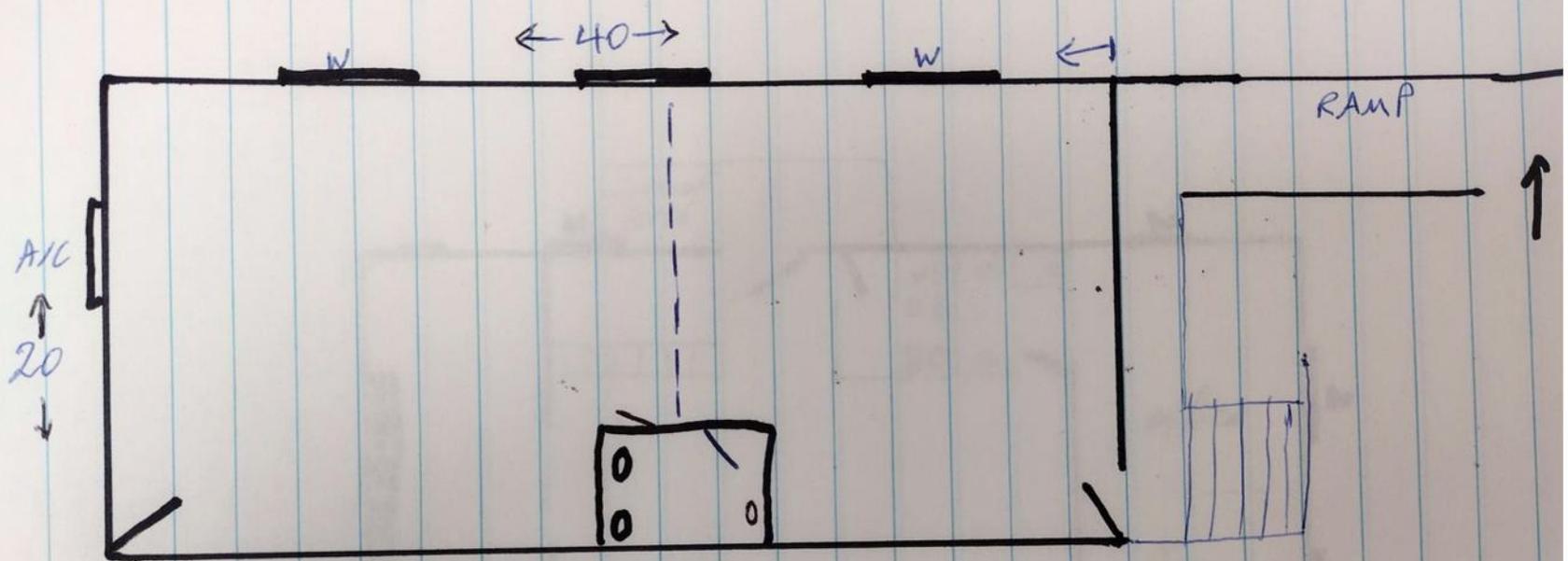




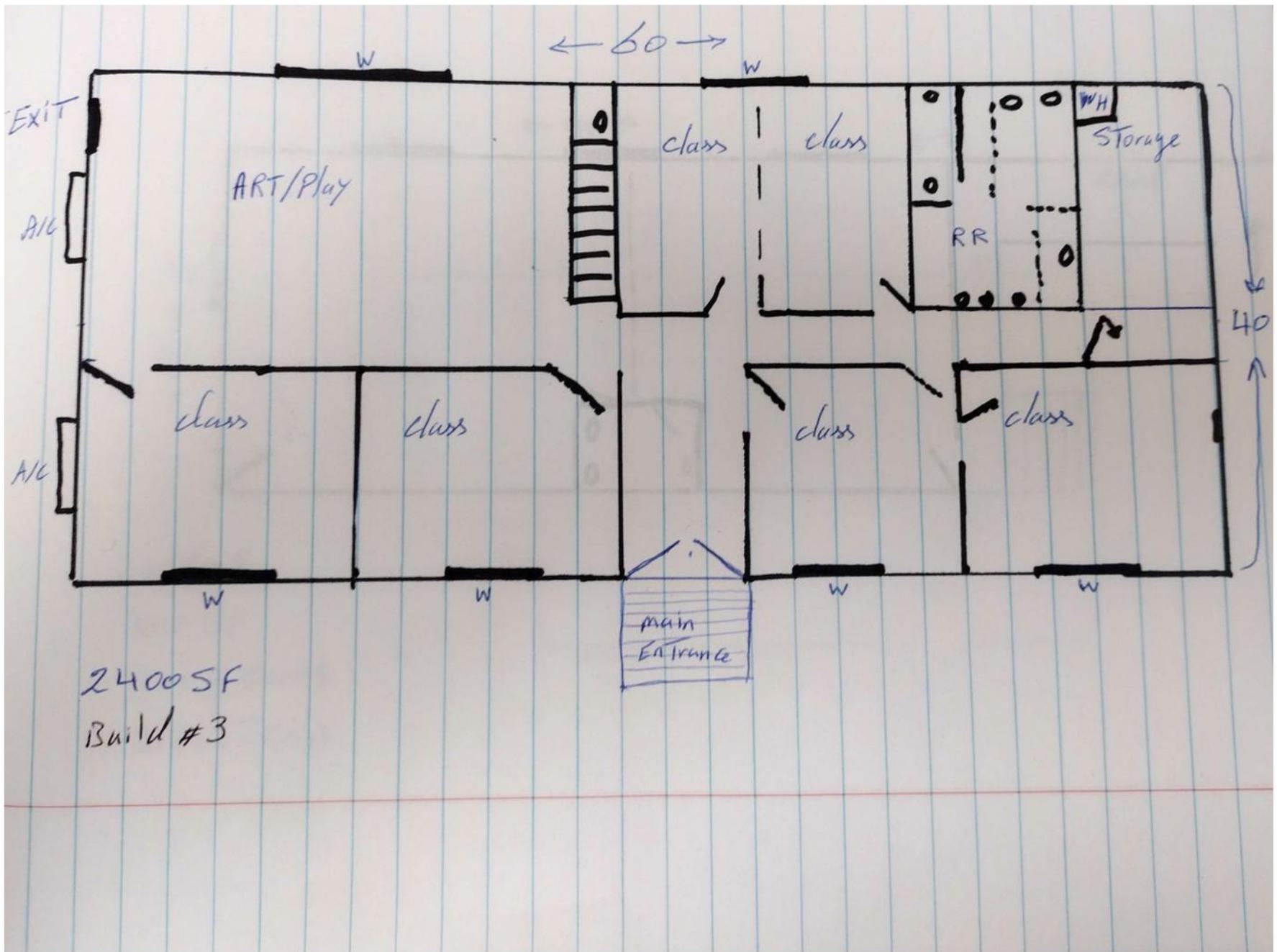
Kitchen:
modular building

Build #1





Build #2
800 SF
1 or 2 Rooms
Infant Cribs



2400 SF
Build #3



SCALE: 1" = 30'

SURVEY LEGEND

- SET 1/2" STEEL REBAR W/ CAP MARKED "DYE ENT SA TX"
- FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CM CONTROLLING MONUMENT
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R. REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- G.E.T.V.E. GAS, ELECT, TELE & CATV EASEMENT
- WROUGHT IRON FENCE
- CHAINLINK FENCE
- ▭ CONCRETE CARSTOP
- ▭ CONCRETE SURFACE

LINE DATA

LINE	LENGTH	BEARING
L1	27.36'	S 35°44'56" W
L2	161.06'	S 54°35'35" E
L3	20.90'	S 47°18'57" E
L4	23.52'	S 41°35'33" W
L5	22.00'	S 47°18'57" E
L6	23.16'	N 41°35'33" E
L7	42.46'	S 48°24'27" E
L8	112.42'	N 41°21'54" E
L9	30.00'	N 48°38'56" W
L10	26.43'	S 35°21'19" W
L11	3.30'	N 41°35'33" E

CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH
C1	88°54'30"	27.00'	26.49'	41.90'
C2	90°00'00"	27.00'	27.00'	42.41'

ADDRESS

4168 STAHL ROAD
SAN ANTONIO, TX 78217

NOTE:

BEARINGS FOR THIS SURVEY ARE BASED ON THE PLAT OF HAPPYLAND DAYCARE SUBDIVISION RECORDED IN VOLUME 9600, PAGE 111 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGAL DESCRIPTION

LOT 54
BLOCK 54
N.C.B. 17312
HAPPYLAND DAYCARE SUBDIVISION
(9600 / 111 D.P.R.)

BUYER : ROSAYA ENTERPRISES
TITLE COMPANY: ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC. G.F. NO. 20110470
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN:
VOL. 9600 PG. 111, DEED AND PLAT RECORDS OF BEXAR COUNTY
VOL. 6266 PG. PG. 565, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

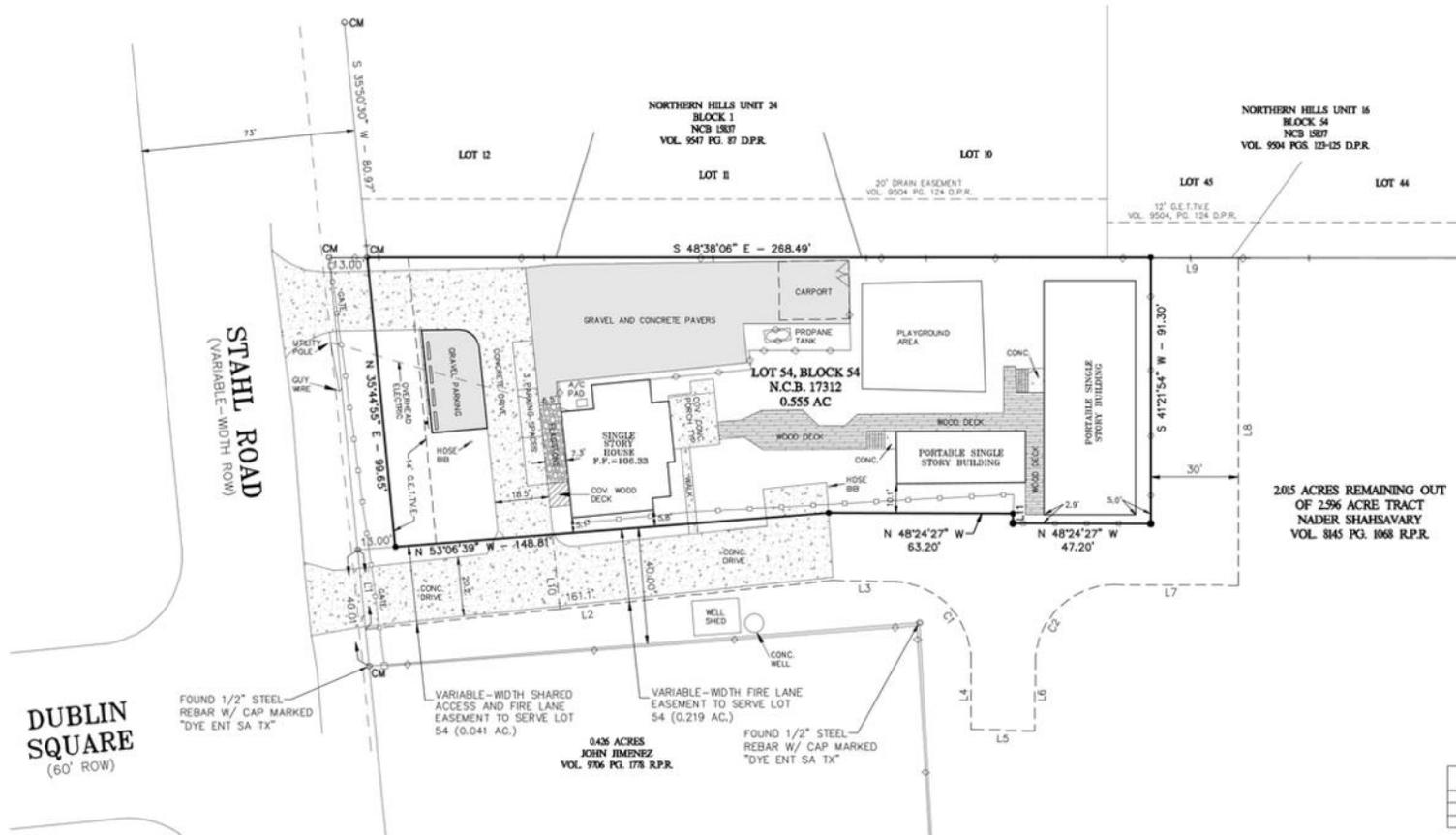
DYE ENTERPRISES
4047 STAHL RD., #8
SAN ANTONIO, TEXAS 78217
TEL: (210) 688-4128
FAX: (210) 688-4181

DRAWN BY: D.S.D. / M.J.W.
JOB NO: 060129-07
FIELD WORK COMP: 12-07-11



STATE OF TEXAS
COUNTY OF BEXAR
THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION, MUNICIPAL
RECORDS NOT REVIEWED.

THIS 8th DAY OF DECEMBER 2011, A.D.
D. SCOTT DYE R.P.L.S. NO. 5315



2.015 ACRES REMAINING OUT
OF 2.596 ACRE TRACT
NADER SHAHSAVARY
VOL. 845 PG. 1068 R.P.R.

0.436 ACRES
JOHN JIMENEZ
VOL. 9706 PG. 178 R.P.R.

DUBLIN SQUARE
(60' ROW)

FOUND 1/2" STEEL
REBAR W/ CAP MARKED
"DYE ENT SA TX"

VARIABLE-WIDTH SHARED
ACCESS AND FIRE LANE
EASEMENT TO SERVE LOT
54 (0.041 AC.)

VARIABLE-WIDTH FIRE LANE
EASEMENT TO SERVE LOT
54 (0.219 AC.)

FOUND 1/2" STEEL
REBAR W/ CAP MARKED
"DYE ENT SA TX"

Summary	Census 2010	Census 2020	2024	2029
Population	11,710	11,647	11,603	11,324
Households	4,688	4,698	4,710	4,655
Families	3,078	3,058	2,949	2,883
Average Household Size	2.49	2.47	2.46	2.42
Occupied Housing Units	3,192	3,173	3,267	3,323
Renter	1,496	1,525	1,443	1,331
Median	37.7	39.2	39.9	41.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.49%	1.09%	0.38%
Households	-0.23%	1.36%	0.64%
Families	-0.45%	1.26%	0.56%
Owner HHs	0.34%	1.82%	0.97%
Median Household Income	2.04%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	272	5.8%	236	5.1%
\$15,000 - \$24,999	296	6.3%	221	4.7%
\$25,000 - \$34,999	321	6.8%	270	5.8%
\$35,000 - \$49,999	575	12.2%	486	10.4%
\$50,000 - \$74,999	994	21.1%	930	20.0%
\$75,000 - \$99,999	878	18.6%	871	18.7%
\$100,000 - \$149,999	710	15.1%	763	16.4%
\$150,000 - \$199,999	402	8.5%	551	11.8%
\$200,000+	263	5.6%	328	7.0%
Median Household Income			\$78,979	
Average Household Income			\$105,202	
Per Capita Income			\$43,392	

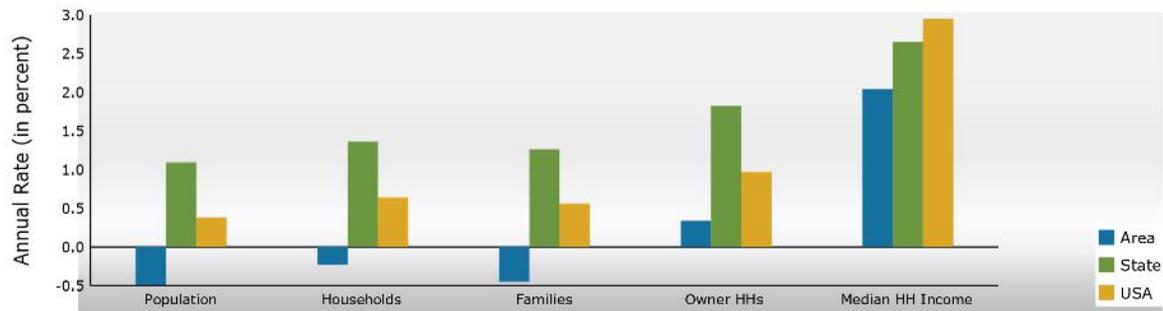
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	725	6.2%	660	5.7%	634	5.5%	596	5.3%
5 - 9	747	6.4%	665	5.7%	682	5.9%	603	5.3%
10 - 14	771	6.6%	684	5.9%	660	5.7%	660	5.8%
15 - 19	734	6.3%	673	5.8%	642	5.5%	599	5.3%
20 - 24	697	6.0%	709	6.1%	670	5.8%	597	5.3%
25 - 34	1,734	14.8%	1,714	14.7%	1,663	14.3%	1,502	13.3%
35 - 44	1,586	13.5%	1,585	13.6%	1,697	14.6%	1,706	15.1%
45 - 54	1,819	15.5%	1,391	11.9%	1,416	12.2%	1,460	12.9%
55 - 64	1,512	12.9%	1,519	13.0%	1,370	11.8%	1,254	11.1%
65 - 74	797	6.8%	1,290	11.1%	1,257	10.8%	1,251	11.0%
75 - 84	408	3.5%	571	4.9%	717	6.2%	860	7.6%
85+	179	1.5%	185	1.6%	195	1.7%	237	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,147	78.1%	6,457	55.4%	6,190	53.3%	5,772	51.0%
Black Alone	735	6.3%	770	6.6%	769	6.6%	741	6.5%
American Indian Alone	64	0.5%	105	0.9%	112	1.0%	111	1.0%
Asian Alone	208	1.8%	259	2.2%	265	2.3%	266	2.3%
Pacific Islander Alone	16	0.1%	29	0.2%	29	0.2%	29	0.3%
Some Other Race Alone	1,100	9.4%	1,261	10.8%	1,334	11.5%	1,394	12.3%
Two or More Races	439	3.7%	2,766	23.7%	2,905	25.0%	3,012	26.6%
Hispanic Origin (Any Race)	4,517	38.6%	5,368	46.1%	5,646	48.7%	5,901	52.1%

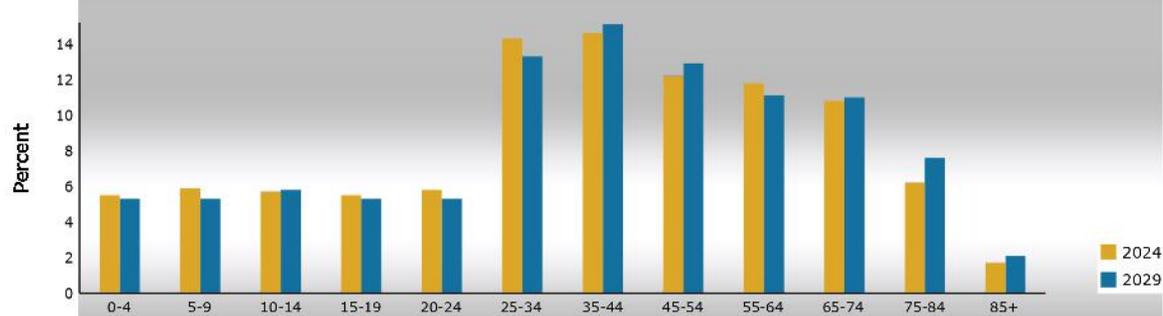
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

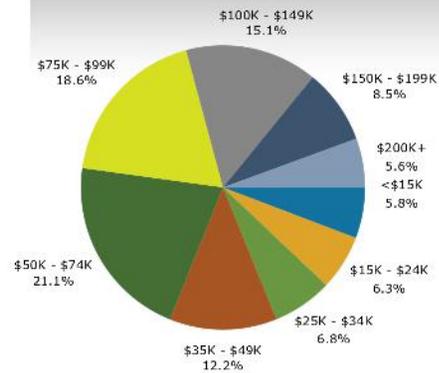
Trends 2024-2029



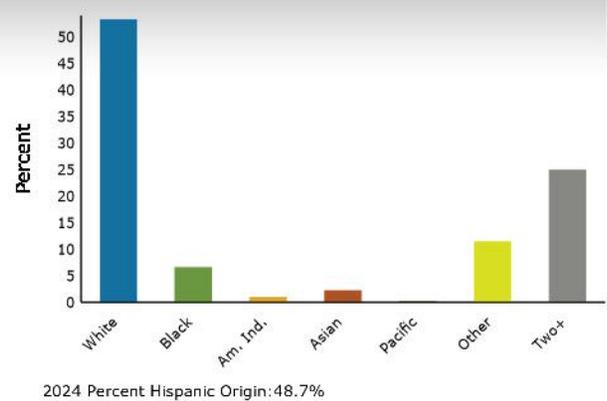
Population by Age



2024 Household Income



2024 Population by Race



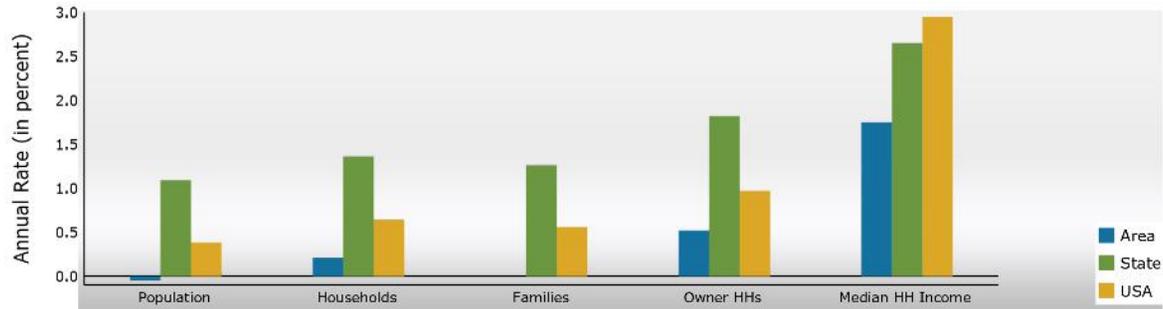
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Summary		Census 2010		Census 2020		2024		2029	
Population	Households	100,816	38,942	104,816	41,591	105,813	42,480	105,536	42,924
Families	Occupied Housing Units	26,646	2,58	27,632	2.51	27,072	2.48	27,074	2.45
Renter	Median Age	2.58	26,127	2.51	26,349	2.48	26,737	2.45	27,439
Age		12,815	35.7	15,242	37.7	15,743	38.5	15,485	39.8
Trends: 2024-2029 Annual Rate		Area		State		National			
Population		-0.05%		1.09%		0.38%			
Households		0.21%		1.36%		0.64%			
Families		0.00%		1.26%		0.56%			
Owner HHs		0.52%		1.82%		0.97%			
Median Household Income		1.75%		2.65%		2.95%			
Households by Income				2024		2029			
				Number	Percent	Number	Percent		
<\$15,000	\$15,000 -			2,765	6.5%	2,459	5.7%		
\$24,999	\$25,000 -			2,618	6.2%	2,009	4.7%		
\$35,000	\$49,999			2,743	6.5%	2,394	5.6%		
\$50,000	\$74,999			4,470	10.5%	3,914	9.1%		
\$75,000	\$100,000			8,886	20.9%	8,485	19.8%		
\$100,000	\$149,999			7,416	17.5%	7,531	17.5%		
\$150,000	\$199,999			7,346	17.3%	7,978	18.6%		
\$200,000+	Median Household Income			3,801	8.9%	5,149	12.0%		
	Average Household Income			2,433	5.7%	3,005	7.0%		
	Per Capita Income					\$80,705			
						\$106,087			
						\$92,974			
						\$36,986			
Population by Age		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		6,830	6.8%	6,150	5.9%	6,035	5.7%	5,850	5.5%
5 - 9		7,003	6.9%	6,246	6.0%	6,327	6.0%	5,852	5.5%
10 - 14		7,428	7.4%	6,773	6.5%	6,214	5.9%	6,216	5.9%
15 - 19		7,022	7.0%	6,728	6.4%	6,348	6.0%	5,811	5.5%
20 - 24		6,337	6.3%	6,619	6.3%	6,863	6.5%	6,338	6.0%
25 - 34		14,825	14.7%	15,767	15.0%	15,626	14.8%	14,902	14.1%
35 - 44		14,537	14.4%	14,431	13.8%	15,172	14.3%	15,563	14.7%
45 - 54		15,157	15.0%	13,137	12.5%	13,109	12.4%	13,358	12.7%
55 - 64		11,696	11.6%	13,288	12.7%	12,695	12.0%	11,932	11.3%
65 - 74		6,055	6.0%	9,994	9.5%	10,427	9.9%	11,108	10.5%
75 - 84		2,984	3.0%	4,363	4.2%	5,515	5.2%	6,777	6.4%
85+		943	0.9%	1,317	1.3%	1,481	1.4%	1,830	1.7%
Race and Ethnicity		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		77,113	76.5%	55,466	52.9%	54,045	51.1%	51,576	48.9%
Black Alone		7,433	7.4%	8,045	7.7%	8,130	7.7%	8,004	7.6%
American Indian Alone		751	0.7%	1,116	1.1%	1,211	1.1%	1,229	1.2%
Asian Alone		2,518	2.5%	2,610	2.5%	2,778	2.6%	2,886	2.7%
Pacific Islander Alone		209	0.2%	199	0.2%	209	0.2%	215	0.2%
Some Other Race Alone		8,925	8.9%	12,289	11.7%	12,955	12.2%	13,692	13.0%
Two or More Races		3,867	3.8%	25,091	23.9%	26,485	25.0%	27,934	26.5%
Hispanic Origin (Any Race)		41,013	40.7%	49,370	47.1%	52,093	49.2%	55,227	52.3%

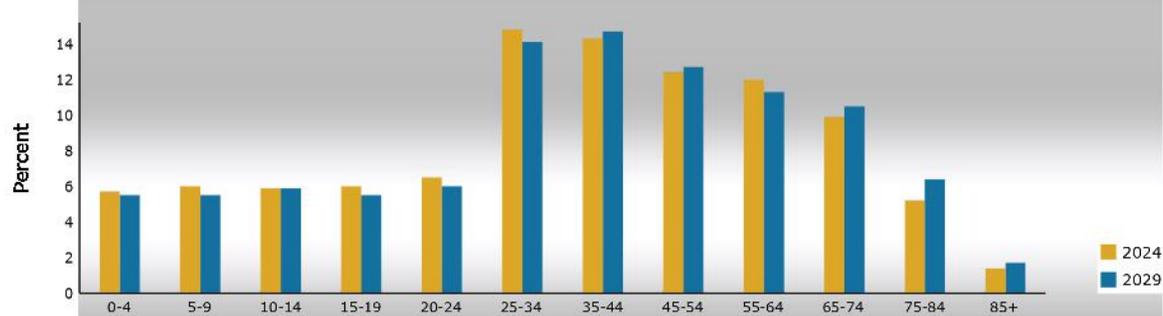
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

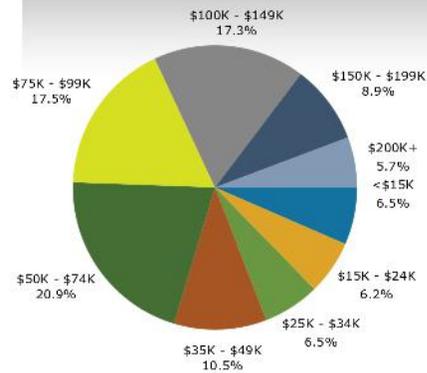
Trends 2024-2029



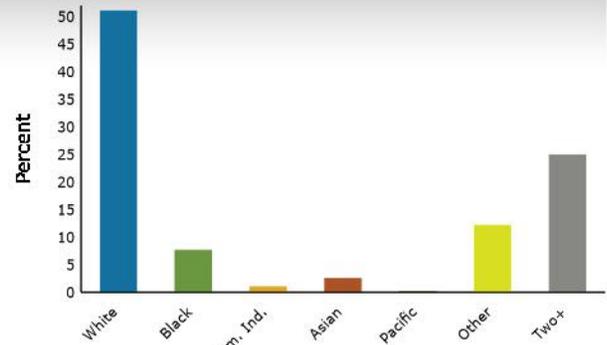
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 49.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Summary	Census 2010	Census 2020	2024	2029
Population	207,746	228,531	233,546	237,247
Households	82,309	90,838	93,657	96,304
Families	54,558	59,458	58,916	60,056
Average Household Size	2.51	2.50	2.48	2.45
Occupied Housing Units	53,055	55,132	56,527	59,457
Renter	29,253	35,706	37,130	36,847
Median	36.7	37.9	38.5	39.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.31%	1.09%	0.38%
Households	0.56%	1.36%	0.64%
Families	0.38%	1.26%	0.56%
Owner HHs	1.02%	1.82%	0.97%
Median Household Income	1.83%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	5,865	6.3%	5,291	5.5%
\$15,000 - \$24,999	6,331	6.8%	4,849	5.0%
\$25,000 - \$34,999	6,035	6.4%	5,380	5.6%
\$35,000 - \$49,999	10,078	10.8%	9,032	9.4%
\$50,000 - \$74,999	18,653	19.9%	18,223	18.9%
\$75,000 - \$99,999	15,192	16.2%	15,792	16.4%
\$100,000 - \$149,999	15,638	16.7%	17,146	17.8%
\$150,000 - \$199,999	8,930	9.5%	11,900	12.4%
\$200,000+	6,935	7.4%	8,690	9.0%
Median Household Income			\$81,826	
Average Household Income			\$111,706	
Per Capita Income			\$45,179	
	\$74,742			
	\$97,673			
	\$39,028			

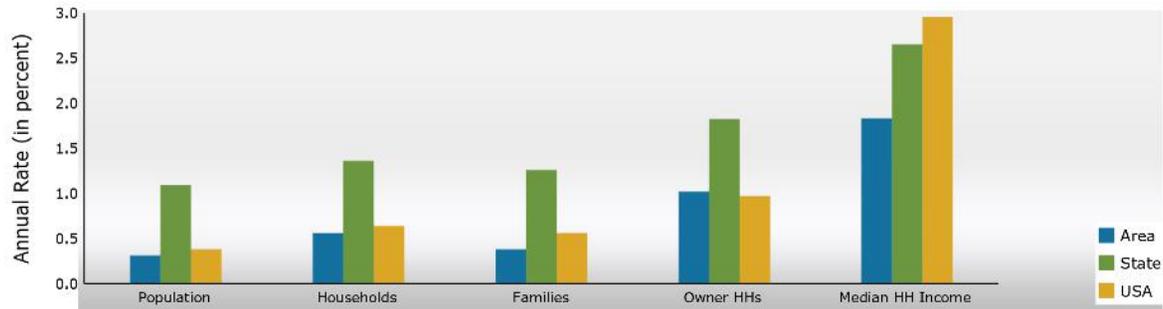
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,690	6.6%	13,342	5.8%	13,390	5.7%	13,281	5.6%
5 - 9	13,936	6.7%	14,083	6.2%	13,906	6.0%	13,167	5.5%
10 - 14	14,673	7.1%	14,650	6.4%	14,013	6.0%	13,848	5.8%
15 - 19	13,857	6.7%	14,467	6.3%	13,922	6.0%	13,413	5.7%
20 - 24	13,055	6.3%	14,574	6.4%	15,036	6.4%	14,150	6.0%
25 - 34	29,794	14.3%	33,875	14.8%	34,690	14.9%	33,643	14.2%
35 - 44	28,722	13.8%	30,663	13.4%	32,679	14.0%	34,433	14.5%
45 - 54	30,550	14.7%	28,210	12.3%	28,383	12.2%	29,297	12.3%
55 - 64	24,778	11.9%	28,589	12.5%	27,713	11.9%	26,519	11.2%
65 - 74	13,869	6.7%	21,865	9.6%	22,860	9.8%	24,754	10.4%
75 - 84	7,831	3.8%	10,540	4.6%	12,860	5.5%	15,723	6.6%
85+	2,992	1.4%	3,673	1.6%	4,094	1.8%	5,019	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	156,659	75.4%	118,487	51.8%	116,928	50.1%	113,657	47.9%
Black Alone	18,142	8.7%	21,153	9.3%	21,646	9.3%	21,648	9.1%
American Indian Alone	1,362	0.7%	2,329	1.0%	2,515	1.1%	2,601	1.1%
Asian Alone	5,983	2.9%	7,820	3.4%	8,464	3.6%	9,167	3.9%
Pacific Islander Alone	428	0.2%	524	0.2%	550	0.2%	575	0.2%
Some Other Race Alone	17,373	8.4%	26,212	11.5%	27,893	11.9%	29,915	12.6%
Two or More Races	7,798	3.8%	52,006	22.8%	55,551	23.8%	59,684	25.2%
Hispanic Origin (Any Race)	80,523	38.8%	102,008	44.6%	108,872	46.6%	117,350	49.5%

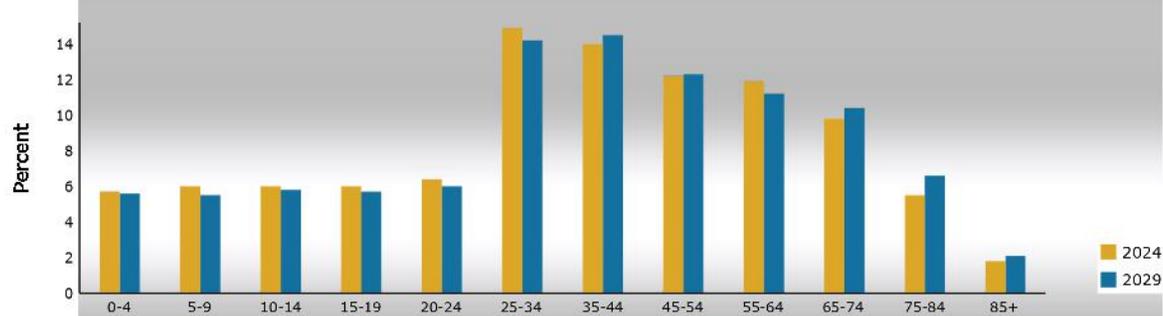
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

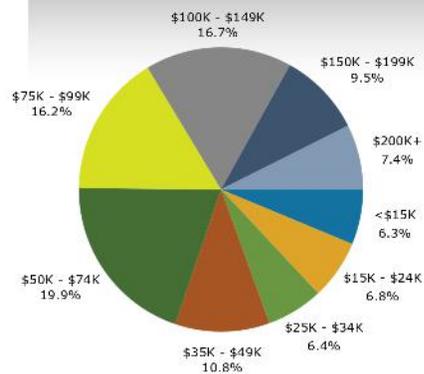
Trends 2024-2029



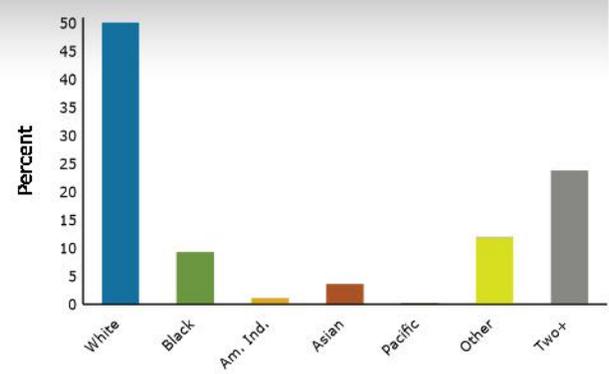
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 46.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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.

11-2-2015

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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