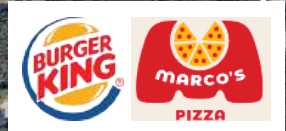


STONE OAK MERCANTILE  
New Development

5± AC

STONE OAK PKWY

EVANS RD



For Sale

COMMERCIAL SITE STONE OAK PARKWAY

5 AC / ±3.5 NET USABLE

SAN ANTONIO, TX

CHARLIE AYCOCK

(210)-288-7799

AycockPropertiesTx.com



AYCOCK PROPERTIES  
COMMERCIAL REAL ESTATE GROUP

# Property Details

LOCATION: SAN ANTONIO, TX

LAND SIZE: 5± AC

TRAFFIC COUNT: Stone Oak Pkwy 19,450 VPD

- Development site located in Stone Oak - One of the fastest growing retail, office, and submarket in San Antonio
- Access to property from Stone Oak Parkway as well as Evans Road with the existing curb cuts and shared driveway
- C-2-ERZD
- Calling for Pricing
- 5 Acres / ±3.5 Acres Net Usable
- Platted lot with well utilities to the site

## DEMOGRAPHICS

<p><b>12,170</b> Population</p>	<p><b>37.2</b> Median Age</p>	<p><b>2.8</b> Average Household Size</p>	<p><b>\$108,880</b> Average Household Income</p>
<p><b>\$108,880</b> Median Household Income</p>	<p><b>\$53,020</b> Per Capita Income</p>	<p><b>\$363,105</b> Median Net Worth</p>	



STONE OAK PARKWAY  
SAN ANTONIO, TX

LILI VETERINARY HOSPITAL  
SMOKEY MO'S TX BBQ

Walgreens

CVS

MedPost  
URGENT CARE

CHASE

EVANS RD

STARBUCKS  
COFFEE

BURGER KING  
MARCO'S PIZZA

7 DENTAL

CHAMPIONS  
CARWASH

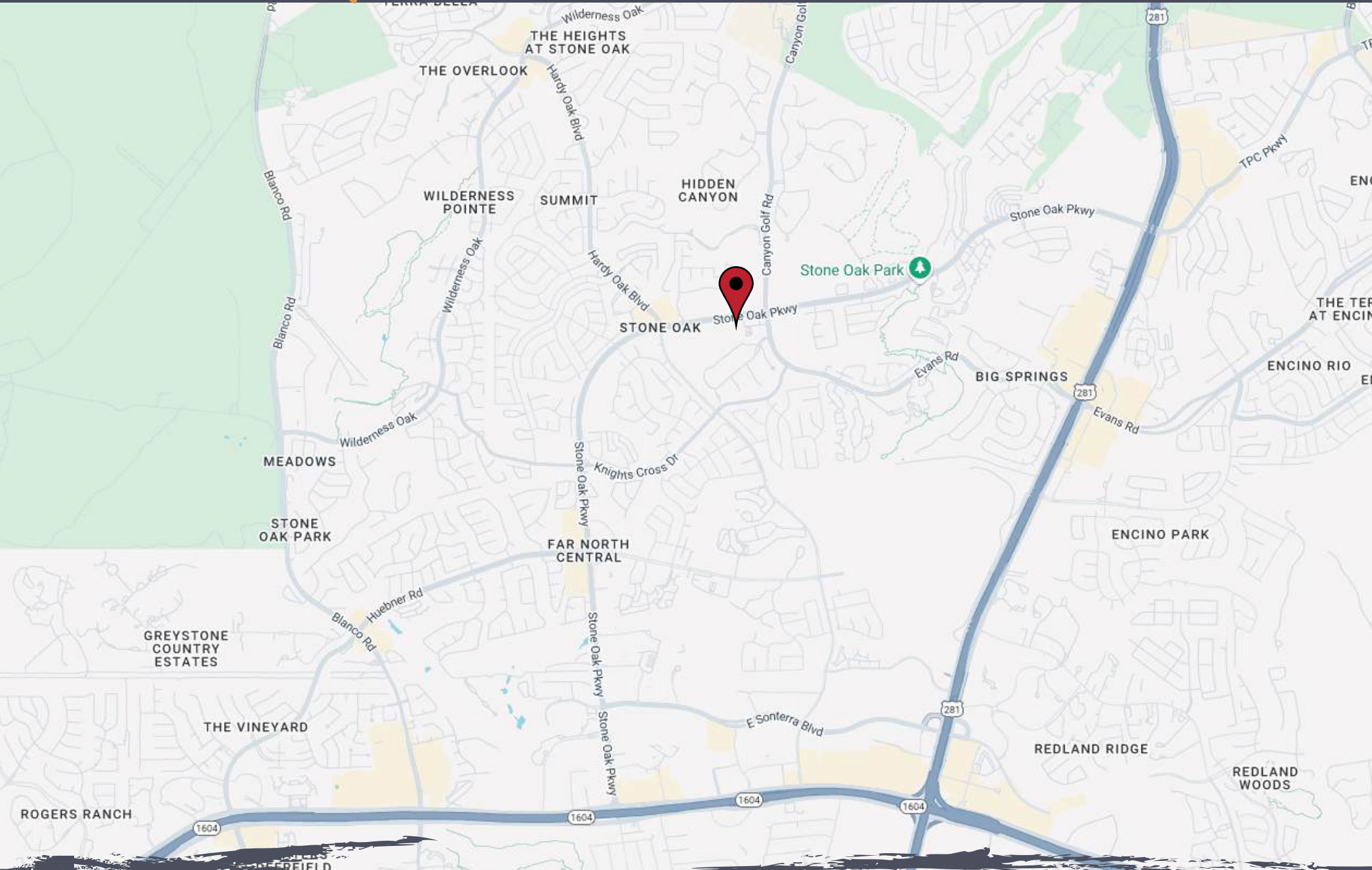
STONE OAK PKWY

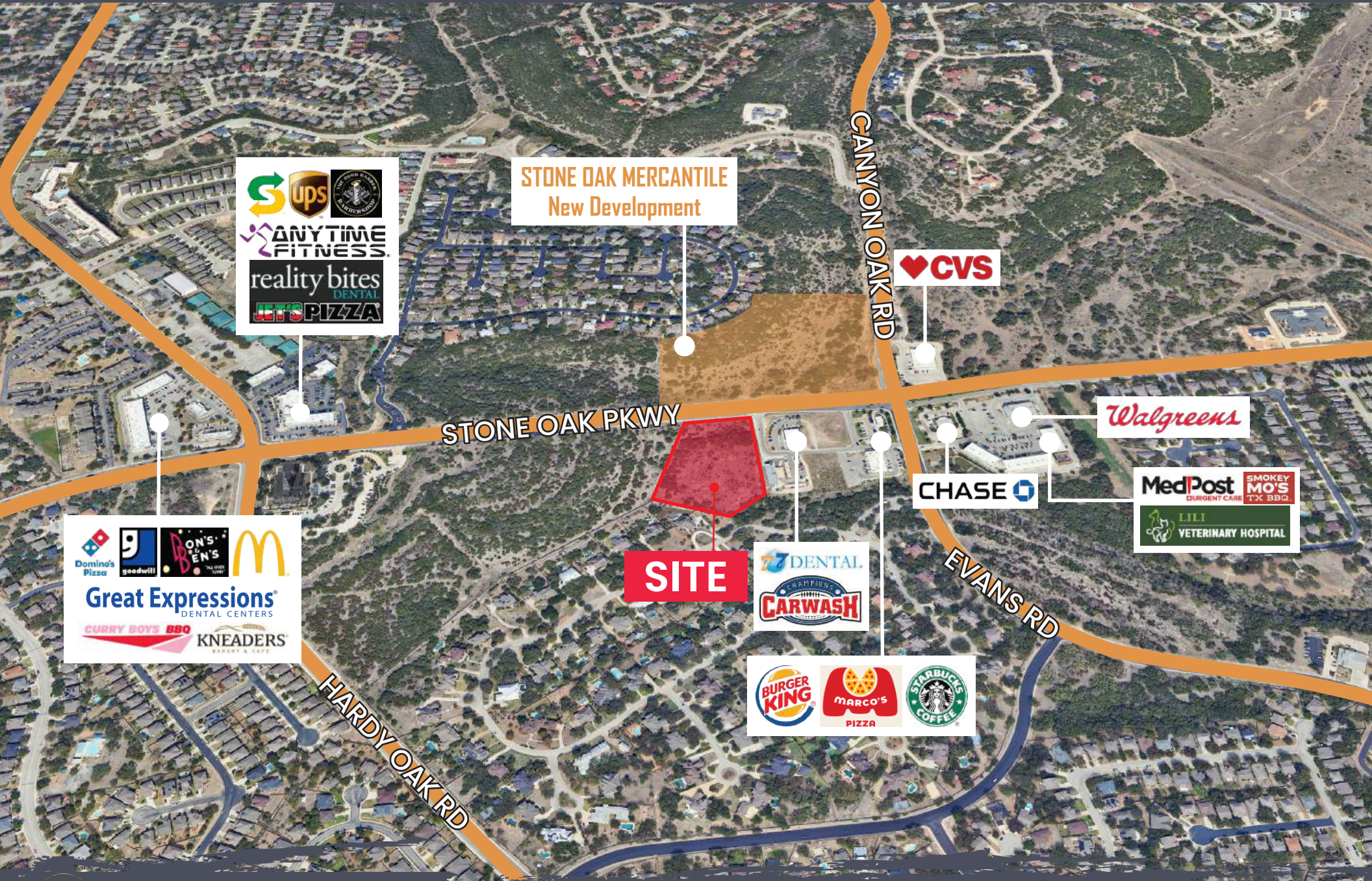
5± AC



# Location Map

## STONE OAK PARKWAY SAN ANTONIO, TX










STONE OAK MERCANTILE  
New Development



STONE OAK PKWY

**SITE**











**Great Expressions**  
 DENTAL CENTERS  



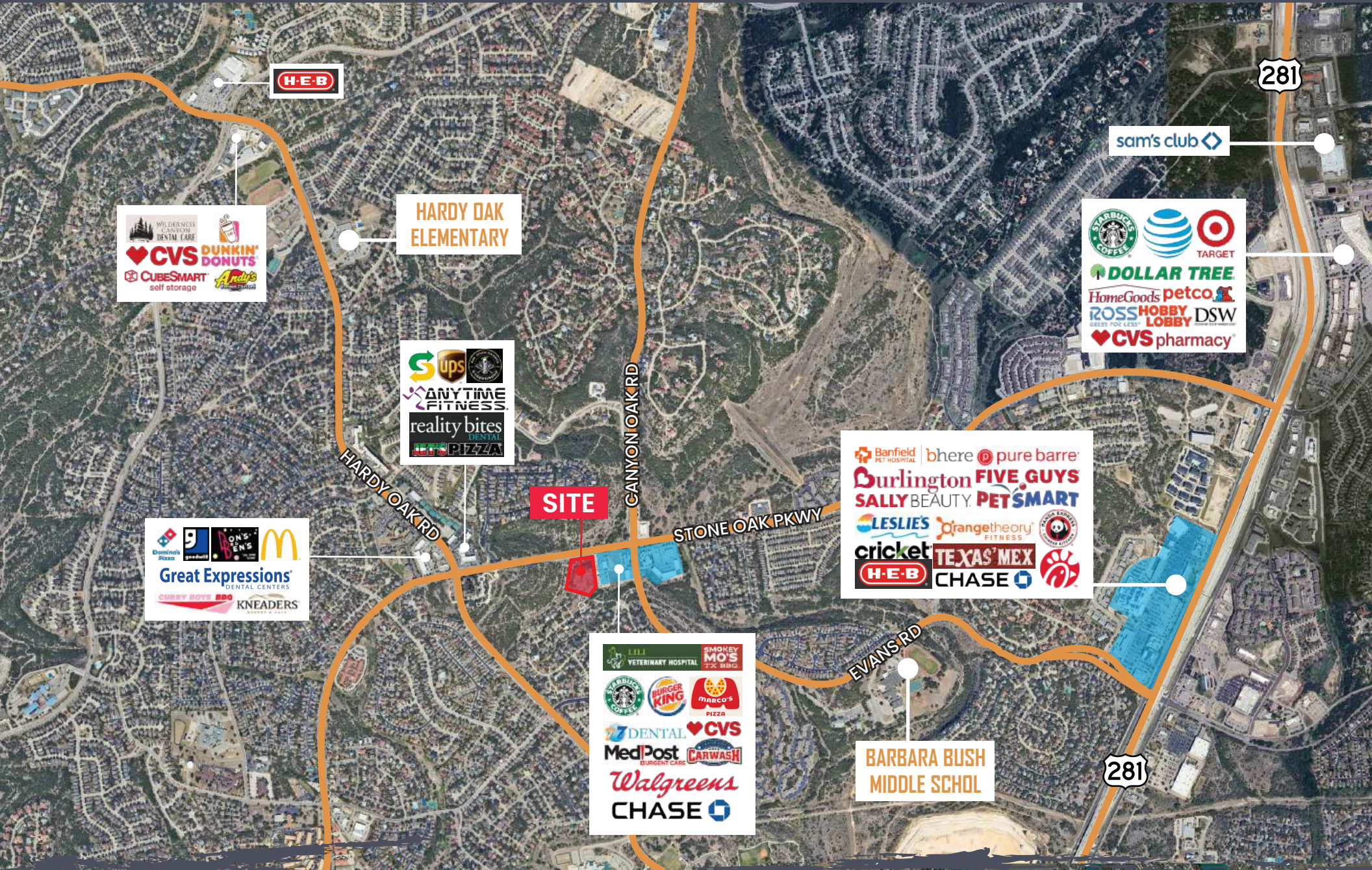







HARDY OAK RD

EVANS RD



H-E-B

sam's club

281

WILDERNESS CANYON DENTAL CARE  
CVS  
DUNKIN' DONUTS  
CUBESMART self storage  
Ardy's

HARDY OAK ELEMENTARY

STARBUCKS COFFEE  
AT&T  
TARGET  
DOLLAR TREE  
HomeGoods  
petco  
ROSS HOBBY LOBBY  
DSW  
CVS pharmacy

Supps  
ANYTIME FITNESS  
reality bites DENTAL  
PIZZA

CANYON OAK RD

SITE

Banfield PET HOSPITAL  
bhere  
pure barre  
Burlington FIVE GUYS  
SALLY BEAUTY PET SMART  
LESLIE'S  
Orangetheory FITNESS  
cricket  
H-E-B  
TEXAS MEX  
CHASE

STONE OAK PKWY

Domini's Pizzeria  
9  
ON'S SENS  
McDonald's  
Great Expressions DENTAL CENTERS  
CURRY BOYS  
KNEADERS

EVANS RD

BARBARA BUSH MIDDLE SCHOL

281

LILL VETERINARY HOSPITAL  
SMOKEY MO'S TX BBQ  
STARBUCKS COFFEE  
BURGER KING  
MARCO'S PIZZA  
DENTAL  
CVS  
MedPost URGENT CARE  
CARWASH  
Walgreens  
CHASE



# 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date