



## TACARA STONE OAK

NWQ of US Hwy 281 & Stone Oak Pkwy, San Antonio, Texas 78258



### Rick Carduner

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### Carduner Commercial Inc

2161 NW Military Hwy., Ste. 402

San Antonio, Texas 78213

[www.cardunercommercial.com](http://www.cardunercommercial.com)

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## LOCATION

NWQ of US Hwy 281 & Stone Oak Pkwy  
San Antonio, Texas 78258

## AVAILABLE

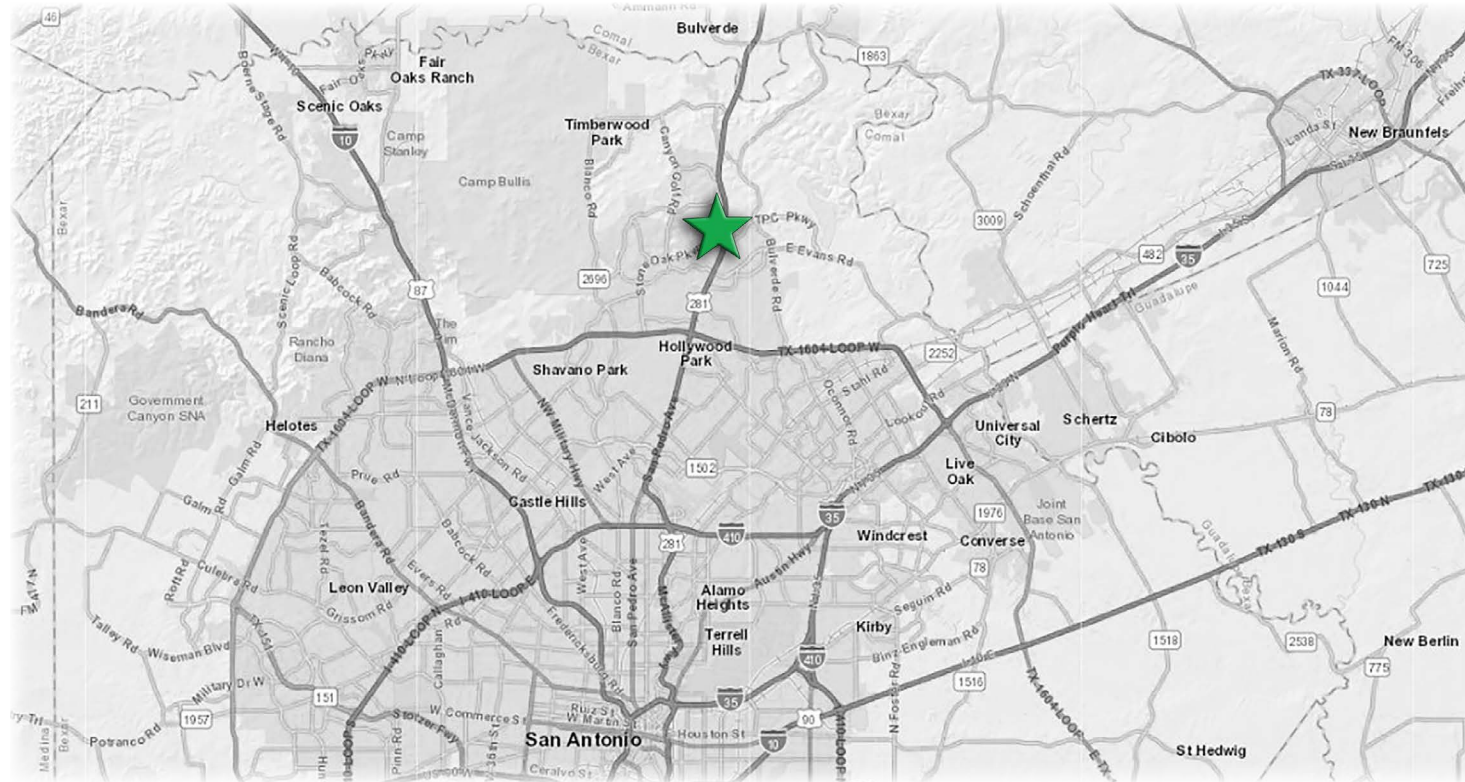
Pad Sites & Retail Space

## PRICE


Contact Broker


## HIGHLIGHTS


- 📍 Pad Sites for Sale
- 📍 Shopping Center / Retail Space for Lease
- 📍 Excellent visibility and access
- 📍 Pads 3-9 graded to access US-281
- 📍 Frontage on US-281, just north of Stone Oak Pkwy
- 📍 Easy access to Loop 1604 & US-281
- 📍 Across from the Village at Stone Oak Shopping Center, anchored by Target, Hobby Lobby, HomeGoods, Alamo Draffhouse & DSW



## 2021 DEMOGRAPHIC SNAPSHOT

Total Population	1 mile	8,565
	3 mile	75,750
	5 mile	159,596

Daytime Population	1 mile	10,388
	3 mile	71,611
	5 mile	158,598

Avg. HH Income	1 mile	\$109,196
	3 mile	\$122,317
	5 mile	\$117,635

## TRAFFIC COUNTS

US Hwy 281  
50,620 VPD ('20)



TPC Pkwy  
18,820 VPD ('20)

## FOR MORE INFORMATION:

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**MASTER PLAN**



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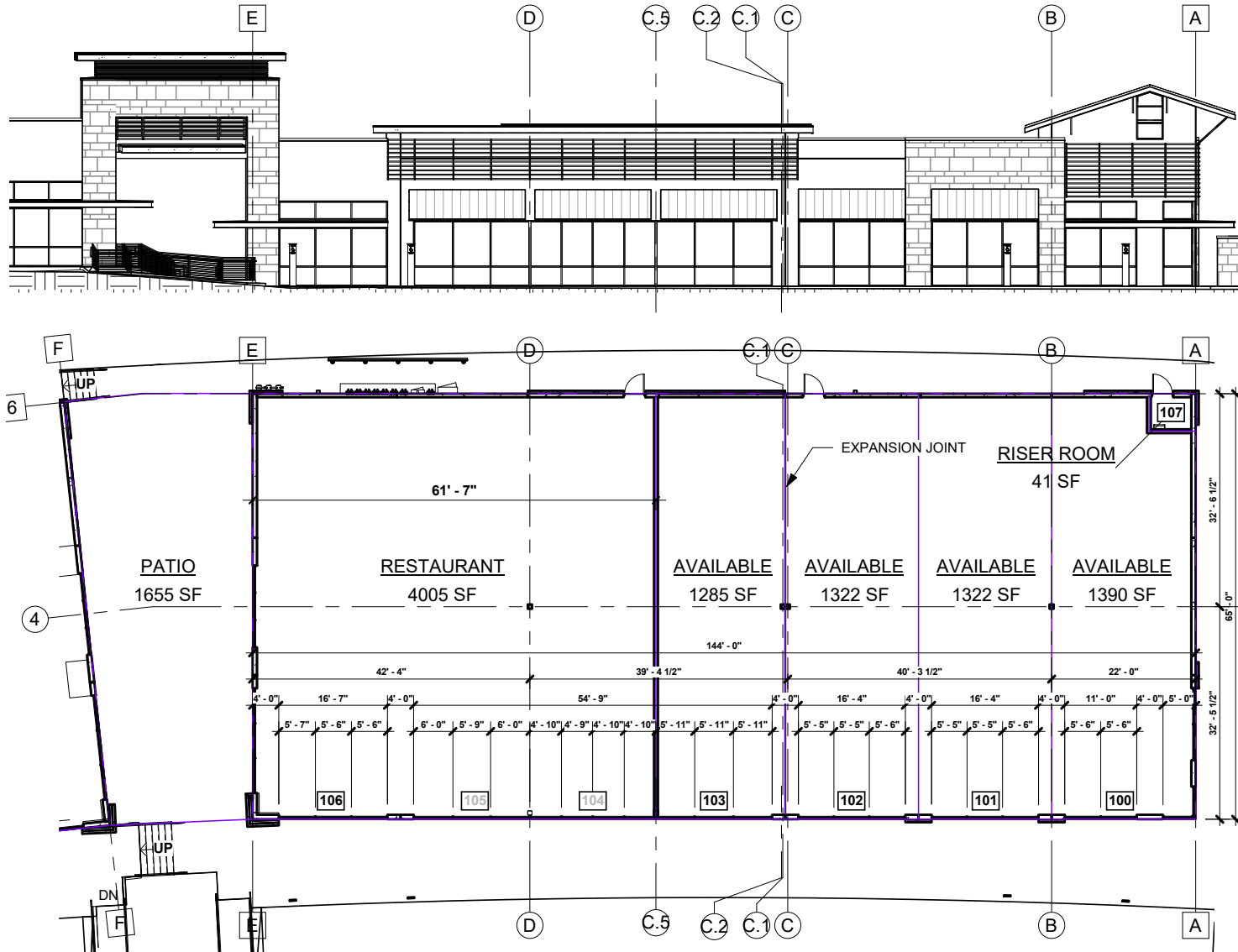
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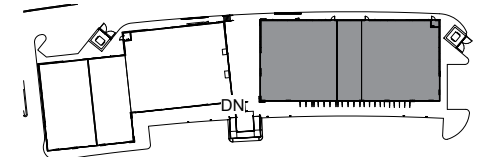
## BUILDING A



Area Schedule (Gross Building)			
Suite	Name	Area	Building

	PATIO	1655 SF	A
100	AVAILABLE	1390 SF	A
101	AVAILABLE	1322 SF	A
102	AVAILABLE	1322 SF	A
103	AVAILABLE	1285 SF	A
106	RESTAURANT	4005 SF	A
107	RISER ROOM	41 SF	A

110	AVAILABLE	1432 SF	B
111	AVAILABLE	1299 SF	B
112	NAIL SALON	2540 SF	B
114	AVAILABLE	2118 SF	B
116	RESTAURANT	2800 SF	B
117	RISER ROOM	41 SF	B



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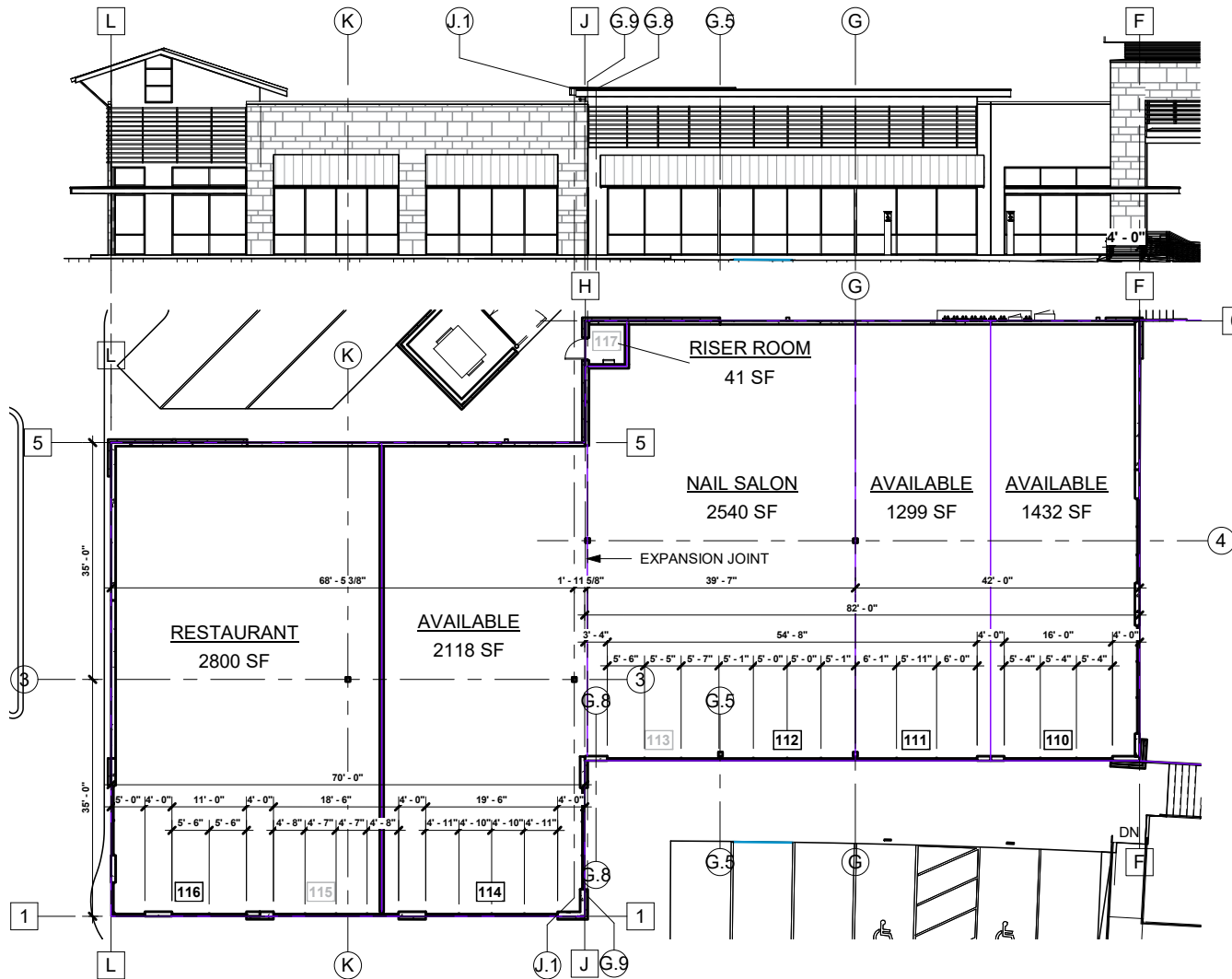
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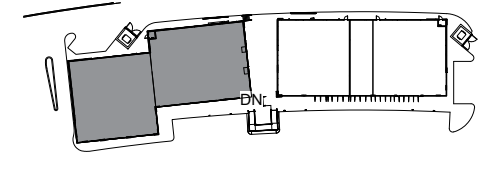
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## BUILDING B



Area Schedule (Gross Building)			
Suite	Name	Area	Building
	PATIO	1655 SF	A
100	AVAILABLE	1390 SF	A
101	AVAILABLE	1322 SF	A
102	AVAILABLE	1322 SF	A
103	AVAILABLE	1285 SF	A
106	RESTAURANT	4005 SF	A
107	RISER ROOM	41 SF	A
110	AVAILABLE	1432 SF	B
111	AVAILABLE	1299 SF	B
112	NAIL SALON	2540 SF	B
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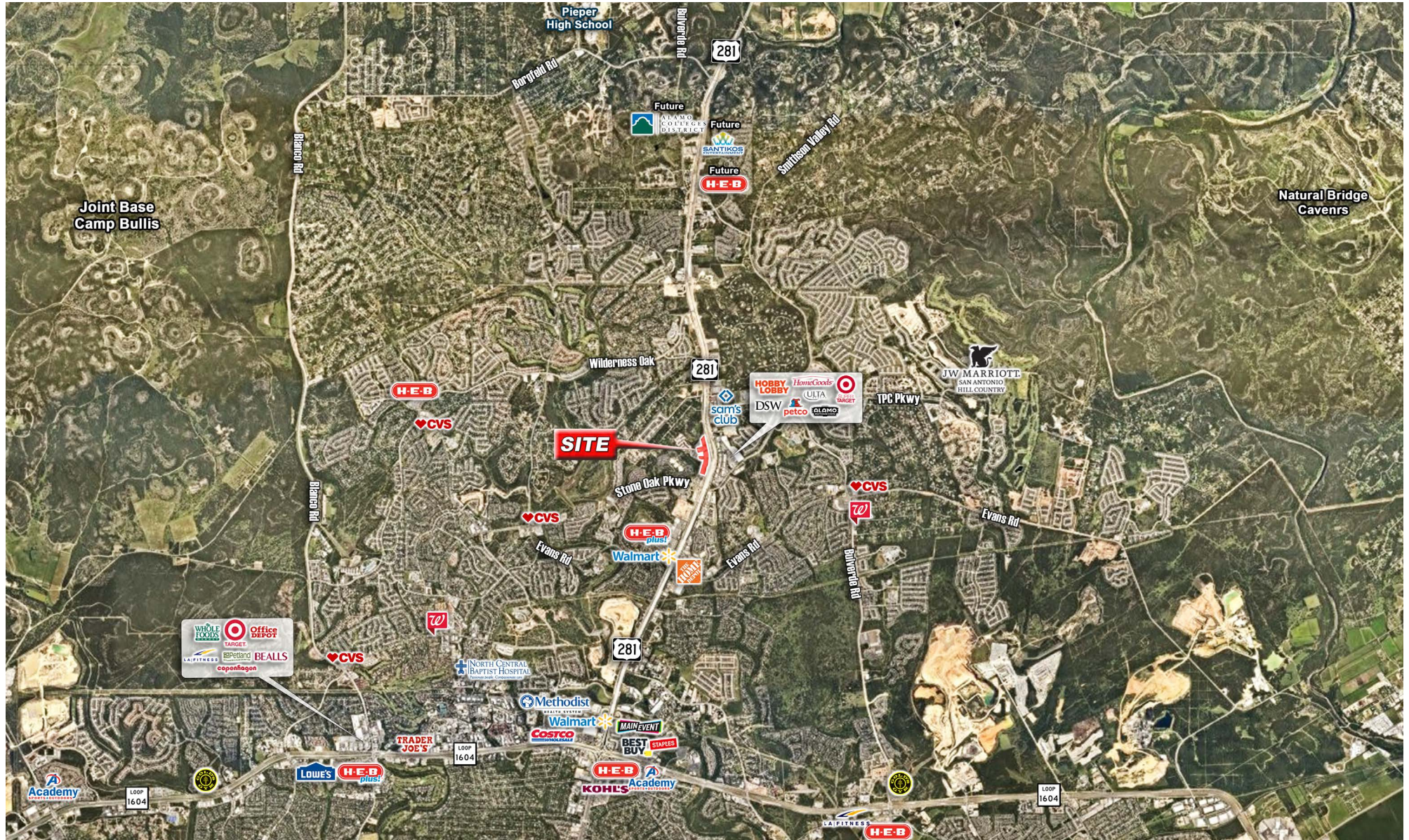
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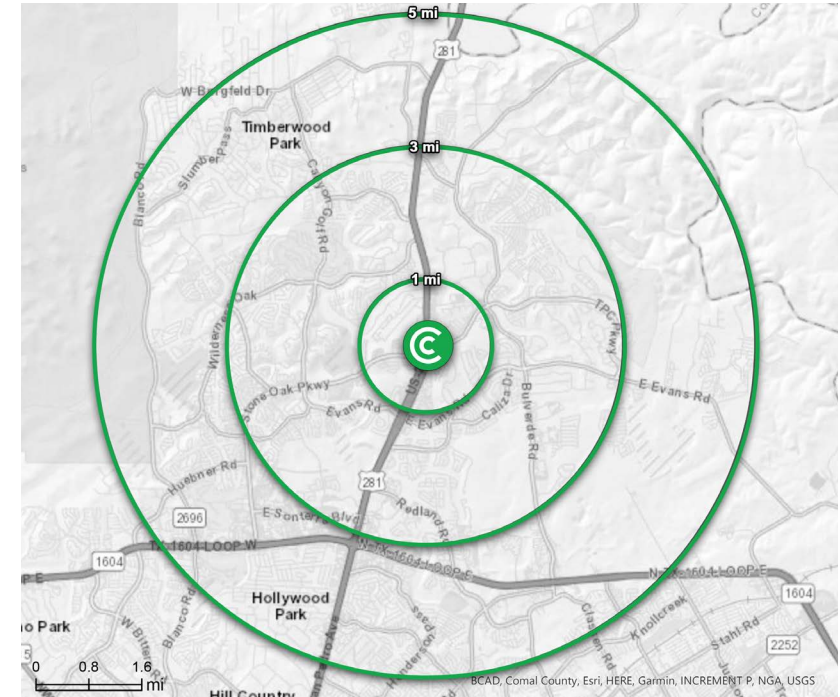
Total  
Population  
(5 mi Radius)  
159,596

Total  
Households  
(5 mi Radius)  
57,691

Daytime  
Population  
(5 mi Radius)  
158,598

Average  
HH Income  
(5 mi Radius)  
\$117,635

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	595	13,711	52,171
2010 Total Population	5,667	57,297	121,167
2021 Total Population	8,565	75,750	159,596
2021 Group Quarters	0	247	483
2026 Total Population	9,591	83,356	175,243
2021-2026 Annual Rate	2.29%	1.93%	1.89%
2021 Total Daytime Population	10,388	71,611	158,598
Workers	6,258	33,397	79,305
Residents	4,130	38,214	79,293
<b>Household Summary</b>			
2000 Households	209	4,466	18,943
2000 Average Household Size	2.85	3.05	2.74
2010 Households	2,153	19,670	43,820
2010 Average Household Size	2.63	2.90	2.75
2021 Households	3,200	26,154	57,691
2021 Average Household Size	2.68	2.89	2.76
2026 Households	3,595	28,839	63,301
2026 Average Household Size	2.67	2.88	2.76
2021-2026 Annual Rate	2.36%	1.97%	1.87%
2010 Families	1,548	15,086	32,674
2010 Average Family Size	3.14	3.35	3.22
2021 Families	2,311	19,663	42,680
2021 Average Family Size	3.17	3.37	3.24
2026 Families	2,591	21,582	46,781
2026 Average Family Size	3.16	3.38	3.25
2021-2026 Annual Rate	2.31%	1.88%	1.85%
<b>Housing Unit Summary</b>			
2000 Housing Units	237	4,704	19,955
Owner Occupied Housing Units	75.9%	85.8%	73.7%
Renter Occupied Housing Units	12.2%	9.1%	21.3%
Vacant Housing Units	11.8%	5.1%	5.1%
2010 Housing Units	2,284	21,020	46,816
Owner Occupied Housing Units	53.0%	67.0%	67.6%
Renter Occupied Housing Units	41.2%	26.6%	26.0%
Vacant Housing Units	5.7%	6.4%	6.4%
2021 Housing Units	3,302	27,129	59,952
Owner Occupied Housing Units	49.4%	63.6%	66.4%
Renter Occupied Housing Units	47.5%	32.8%	29.9%
Vacant Housing Units	3.1%	3.6%	3.8%
2026 Housing Units	3,684	29,833	65,548
Owner Occupied Housing Units	48.8%	64.0%	66.4%
Renter Occupied Housing Units	48.8%	32.7%	30.2%
Vacant Housing Units	2.4%	3.3%	3.4%
<b>Median Household Income</b>			
2021	\$86,383	\$100,523	\$94,342
2026	\$92,167	\$105,568	\$101,726
<b>Median Home Value</b>			
2021	\$356,961	\$342,477	\$325,407
2026	\$404,850	\$374,801	\$360,123
<b>Per Capita Income</b>			
2021	\$40,714	\$43,085	\$42,616
2026	\$44,924	\$47,423	\$46,944
<b>Median Age</b>			
2010	32.3	34.4	35.6
2021	34.9	35.9	37.0
2026	35.1	35.5	36.9



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	3,200	26,154	57,691
<\$15,000	5.4%	3.8%	3.9%
\$15,000 - \$24,999	2.8%	2.9%	3.4%
\$25,000 - \$34,999	4.9%	5.4%	5.9%
\$35,000 - \$49,999	7.8%	7.4%	8.4%
\$50,000 - \$74,999	20.9%	16.3%	17.2%
\$75,000 - \$99,999	15.6%	13.8%	13.7%
\$100,000 - \$149,999	21.8%	22.9%	22.2%
\$150,000 - \$199,999	10.2%	13.5%	12.7%
\$200,000+	10.8%	14.0%	12.6%
Average Household Income	\$109,196	\$122,317	\$117,635
<b>2021 Population 25+ by Educational Attainment</b>			
Total	5,660	49,074	106,160
Less than 9th Grade	0.6%	1.2%	1.3%
9th - 12th Grade, No Diploma	1.1%	1.8%	2.0%
High School Graduate	9.1%	12.1%	13.5%
GED/Alternative Credential	2.0%	2.2%	2.0%
Some College, No Degree	19.2%	19.3%	20.0%
Associate Degree	12.0%	9.0%	8.7%
Bachelor's Degree	34.2%	33.3%	32.5%
Graduate/Professional Degree	21.8%	20.9%	20.0%

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## 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.

#### Carduner Commercial

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**Richard Carduner**

Designated Broker of Firm

**Richard Carduner**

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

**498582**

License No.

**349911**

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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