

Tacara Stone Oak @ HWY 281 & Stone Oak Parkway, San Antonio, TX 78258

\$\$\$ Highest HH Incomes in San Antonio \$\$\$

Land Parcels For Sale

Planned 19,560 SF Retail Center For Lease

Property Overview:

- Excellent visibility – Pads 1 - 6 graded to access new US 281 Frontage Rd
- Trade Area HH Income - \$144,487
- US 281 Highway construction scheduled to be completed by 2019
- 67,000 VPD on US 281; 15,000 VPD on Stone Oak Pkwy; 14,000 VPD on TPC Pkwy



Contact: Rick Carduner
O: 210.402.3500
C: 210.488.1201

Email: rick@cardunercommercial.com

Sam Carduner
O: 210.402.3500
C: 210.365.4141

Email: sam@cardunercommercial.com


Carduner
Commercial
RETAIL REAL ESTATE SERVICES
A member of:
 SITE SOURCE
RETAIL BROKER NETWORK



FUTURE MARSHALL ROAD
261,156 SQFT

MULTI FAMILY PHASE II
526,697 SQFT
(122.09 ACRES)

PAD 9
46,716 SQFT

PAD 8
53,191 SQFT

ROW DEDICATION
2.241 ACRES

MULTI FAMILY PHASE I
(24.94 ACRES)

FEATURE S-34

PRESERVATION AREA FOR FEATURE S-34

SELF STORAGE
119,511 SQFT

PRESERVATION AREA FOR FEATURE S-31

FEATURE S-31

PAD 7
62,005 SQFT

PAD 6
50,936 SQFT

PAD 5
51,782 SQFT

PAD 8
46,043 SQFT

COMMERCIAL 1
237,565 SQFT

RING ROAD PHASE I
120,114 SQFT

PAD 4
73,132 SQFT

PAD 3
50,413 SQFT

PAD 2
42,005 SQFT

LA QUINTA
82,490 SQFT

RETAIL
100,000 SQFT

EXISTING STONE OAK PARKWAY ACCESS POINT (POINT #1)

EXISTING LONGHORN STEAKHOUSE & OLIVE GARDEN

PAD 1
43,054 SQFT

STONE OAK PARKWAY

EXISTING HWY 281 NORTH SUPER STREET TRAFFIC LIGHT AND TURN AROUND (EAST BOUND MARSHALL RD.)

PROPOSED HWY 281 NORTH ACCESS POINT (POINT #4)

PROPOSED HWY 281 NORTH ACCESS POINT (POINT #3)

EXISTING HWY 281 NORTH SUPER STREET TRAFFIC LIGHT AND TURN AROUND (WEST BOUND STONE OAK PKWY)

EXISTING HWY 281 NORTH ACCESS POINT (POINT #2)

TACARA

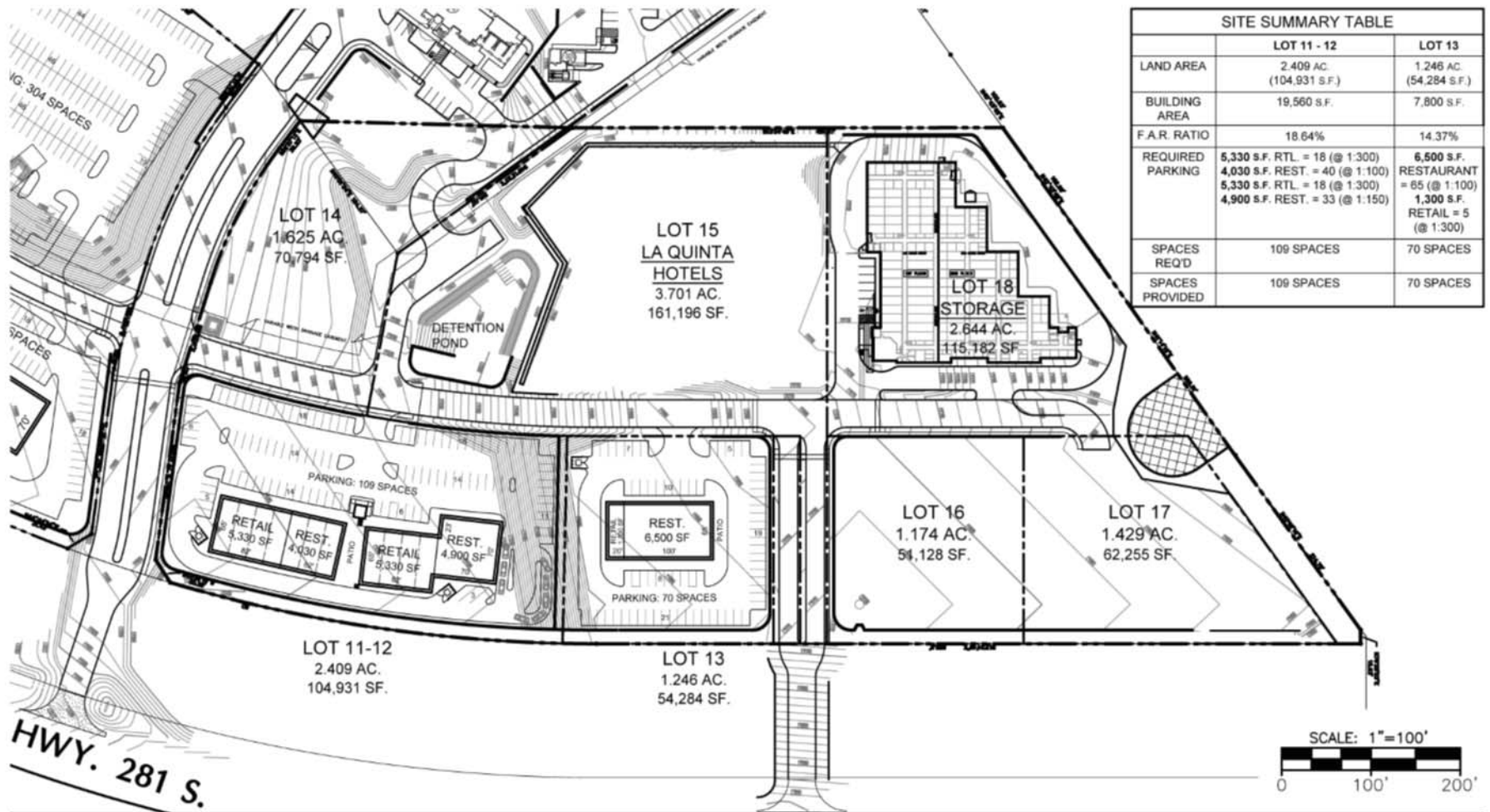
MASTER PLAN EXHIBIT - "M"

MACNA - AECOM - AECOM
ARCHITECTURAL, ENGINEERING, AND LAND SERVICES, INC.
1000 Central Expressway, Suite 1000, San Francisco, CA 94103
Tel: 415.774.6600 Fax: 415.774.6601 www.aecom.com



DATE: 11/18/11
BY: J. L. B.

Retail Center & Adjacent Pads Site Plan



SITE SUMMARY TABLE		
	LOT 11 - 12	LOT 13
LAND AREA	2.409 AC. (104,931 S.F.)	1.246 AC. (54,284 S.F.)
BUILDING AREA	19,560 S.F.	7,800 S.F.
F.A.R. RATIO	18.64%	14.37%
REQUIRED PARKING	5,330 S.F. RETL = 18 (@ 1:300) 4,030 S.F. REST. = 40 (@ 1:100) 5,330 S.F. RETL = 18 (@ 1:300) 4,900 S.F. REST. = 33 (@ 1:150)	6,500 S.F. RESTAURANT = 65 (@ 1:100) 1,300 S.F. RETAIL = 5 (@ 1:300)
SPACES REQ'D	109 SPACES	70 SPACES
SPACES PROVIDED	109 SPACES	70 SPACES

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VIEW 01



VIEW 03



VIEW 02



LINE OF SIGHT



Site Plan– Location of Views

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This aerial map illustrates the proposed retail centers in the Encino area, specifically along the intersection of 281 and 164th Street. The map highlights two main retail centers: 'Commercial 1 Retail Center' and 'Commercial 2'. These centers are marked with red numbers 1 through 10, indicating specific lots or sections. Surrounding these proposed centers are various existing businesses and landmarks, including CVS, Hobby Lobby, Petco, and several schools like Encino Park Elementary School and Tejada Middle School. The map also shows the layout of 281 and 164th Street, with 164th Street running vertically and 281 running horizontally. Other labels include 'CHASE', 'CLEAR CHANNEL', 'SOLD', 'UNDER CONTRACT', and 'PROPOSED TRANSLIN PARK EXPANSION'. The map is a detailed aerial view with various colored overlays and text labels to identify key features and proposed developments.

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RETAIL REAL ESTATE SERVICES

Retail Center Renderings



PERSPECTIVE VIEW
ALTERNATE DESIGN

STONE OAK RETAIL CENTER
CASEY DEVELOPMENT LTD.
JOB No. 2017038 • DATE: 08/18/17



DISCLAIMER

As to the subject property, Carduner Commercial ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitations, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereof (including, but not limited to, the presence of underground storage tanks, asbestos, radon, lead paint, contaminated soil or hazardous substances), or the property's compliance with any applicable laws, rules or regulations regarding such issue; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws ordinances or regulations of any government or other body.

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7389/-98.4455

RF5

Trade Area

Trade Area

Population

Estimated Population (2017)	128,763	
Projected Population (2022)	141,972	
Census Population (2010)	106,415	
Census Population (2000)	37,320	
Projected Annual Growth (2017 to 2022)	13,209	2.1%
Historical Annual Growth (2010 to 2017)	22,348	3.0%
Historical Annual Growth (2000 to 2010)	69,095	18.5%
Estimated Population Density (2017)	916	psm
Trade Area Size	140.60	sq mi

Households

Estimated Households (2017)	43,216	
Projected Households (2022)	45,844	
Census Households (2010)	37,177	
Census Households (2000)	12,592	
Estimated Households with Children (2017)	18,136	42.0%
Estimated Average Household Size (2017)	2.97	

Average Household Income

Estimated Average Household Income (2017)	\$144,487
Projected Average Household Income (2022)	\$172,362
Estimated Average Family Income (2017)	\$160,400

Median Household Income

Estimated Median Household Income (2017)	\$112,080
Projected Median Household Income (2022)	\$131,404
Estimated Median Family Income (2017)	\$128,216

Per Capita Income

Estimated Per Capita Income (2017)	\$48,512	
Projected Per Capita Income (2022)	\$55,674	
Estimated Per Capita Income 5 Year Growth	\$7,163	14.8%
Estimated Average Household Net Worth (2017)	\$1,090,894	

Daytime Demos (2017)

Total Businesses	4,047	
Total Employees	38,953	
Company Headquarter Businesses	25	0.6%
Company Headquarter Employees	800	2.1%
Employee Population per Business	9.6	
Residential Population per Business	31.8	

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Race & Ethnicity

White (2017)	102,697	79.8%
Black or African American (2017)	6,936	5.4%
American Indian or Alaska Native (2017)	510	0.4%
Asian (2017)	7,797	6.1%
Hawaiian or Pacific Islander (2017)	180	0.1%
Other Race (2017)	6,129	4.8%
Two or More Races (2017)	4,515	3.5%
Not Hispanic or Latino Population (2017)	86,274	67.0%
Hispanic or Latino Population (2017)	42,490	33.0%
Not Hispanic or Latino Population (2022)	92,976	65.5%
Hispanic or Latino Population (2022)	48,996	34.5%
Not Hispanic or Latino Population (2010)	75,844	71.3%
Hispanic or Latino Population (2010)	30,571	28.7%
Not Hispanic or Latino Population (2000)	31,016	83.1%
Hispanic or Latino Population (2000)	6,305	16.9%
Projected Hispanic Annual Growth (2017 to 2022)	6,507	3.1%
Historic Hispanic Annual Growth (2000 to 2017)	36,185	33.8%

Age Distribution (2017)

Age Under 5	9,101	7.1%
Age 5 to 9 Years	10,053	7.8%
Age 10 to 14 Years	10,621	8.2%
Age 15 to 19 Years	8,427	6.5%
Age 20 to 24 Years	6,702	5.2%
Age 25 to 29 Years	8,268	6.4%
Age 30 to 34 Years	9,477	7.4%
Age 35 to 39 Years	10,800	8.4%
Age 40 to 44 Years	10,095	7.8%
Age 45 to 49 Years	9,475	7.4%
Age 50 to 54 Years	8,132	6.3%
Age 55 to 59 Years	7,385	5.7%
Age 60 to 64 Years	6,603	5.1%
Age 65 to 74 Years	9,086	7.1%
Age 75 to 84 Years	3,242	2.5%
Age 85 Years or Over	1,296	1.0%
Median Age	35.3	

Gender Age Distribution (2017)

Female Population	64,928	50.4%
Age 0 to 19 Years	18,494	28.5%
Age 20 to 64 Years	39,313	60.5%
Age 65 Years or Over	7,121	11.0%
Female Median Age	35.6	
Male Population	63,835	49.6%
Age 0 to 19 Years	19,707	30.9%
Age 20 to 64 Years	37,624	58.9%
Age 65 Years or Over	6,504	10.2%
Male Median Age	34.9	

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Household Income Distribution (2017)

HH Income \$200,000 or More	7,496	17.3%
HH Income \$150,000 to \$199,999	6,075	14.1%
HH Income \$100,000 to \$149,999	10,359	24.0%
HH Income \$75,000 to \$99,999	5,405	12.5%
HH Income \$50,000 to \$74,999	6,116	14.2%
HH Income \$35,000 to \$49,999	3,249	7.5%
HH Income \$25,000 to \$34,999	1,868	4.3%
HH Income \$15,000 to \$24,999	1,254	2.9%
HH Income Under \$15,000	1,395	3.2%
HH Income \$35,000 or More	38,699	89.5%
HH Income \$75,000 or More	29,335	67.9%

Housing (2017)

Total Housing Units	44,453	
Housing Units Occupied	43,216	97.2%
Housing Units Owner-Occupied	31,396	72.6%
Housing Units, Renter-Occupied	11,820	27.4%
Housing Units, Vacant	1,237	2.8%

Marital Status (2017)

Never Married	25,696	26.0%
Currently Married	58,310	58.9%
Separated	2,919	2.9%
Widowed	3,842	3.9%
Divorced	8,222	8.3%

Household Type (2017)

Population Family	115,715	89.9%
Population Non-Family	12,742	9.9%
Population Group Quarters	307	0.2%
Family Households	33,561	77.7%
Non-Family Households	9,655	22.3%
Married Couple with Children	14,606	25.0%
Average Family Household Size	3.4	

Household Size (2017)

1 Person Households	7,411	17.2%
2 Person Households	12,335	28.5%
3 Person Households	7,973	18.4%
4 Person Households	9,446	21.9%
5 Person Households	4,015	9.3%
6 or More Person Households	2,035	4.7%

Household Vehicles (2017)

Households with 0 Vehicles Available	955	2.2%
Households with 1 Vehicles Available	10,065	23.3%
Households with 2 or More Vehicles Available	32,196	74.5%
Total Vehicles Available	88,875	
Average Vehicles Per Household	2.1	

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Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	97,014	
Estimated Civilian Employed	64,412	66.4%
Estimated Civilian Unemployed	1,495	1.5%
Estimated in Armed Forces	802	0.8%
Estimated Not in Labor Force	30,305	31.2%
Unemployment Rate	1.5%	

Occupation (2015)

Occupation: Population Age 16 Years or Over	65,286	
Management, Business, Financial Operations	15,365	23.5%
Professional, Related	16,991	26.0%
Service	8,684	13.3%
Sales, Office	16,890	25.9%
Farming, Fishing, Forestry	32	-
Construct, Extraction, Maintenance	3,932	6.0%
Production, Transport Material Moving	3,393	5.2%
White Collar Workers	49,246	75.4%
Blue Collar Workers	16,040	24.6%

Consumer Expenditure (2017)

Total Household Expenditure	\$3.97 B	
Total Non-Retail Expenditure	\$2.11 B	53.1%
Total Retail Expenditure	\$1.86 B	46.9%
Apparel	\$141 M	3.6%
Contributions	\$208 M	5.2%
Education	\$176 M	4.4%
Entertainment	\$227 M	5.7%
Food and Beverages	\$557 M	14.0%
Furnishings and Equipment	\$144 M	3.6%
Gifts	\$112 M	2.8%
Health Care	\$289 M	7.3%
Household Operations	\$129 M	3.2%
Miscellaneous Expenses	\$55.5 M	1.4%
Personal Care	\$50.9 M	1.3%
Personal Insurance	\$33.9 M	0.9%
Reading	\$8.86 M	0.2%
Shelter	\$824 M	20.8%
Tobacco	\$19.3 M	0.5%
Transportation	\$722 M	18.2%
Utilities	\$273 M	6.9%

Educational Attainment (2017)

Adult Population Age 25 Years or Over	83,859	
Elementary (Grade Level 0 to 8)	1,618	1.9%
Some High School (Grade Level 9 to 11)	1,959	2.3%
High School Graduate	11,874	14.2%
Some College	16,328	19.5%
Associate Degree Only	7,183	8.6%
Bachelor Degree Only	28,543	34.0%
Graduate Degree	16,354	19.5%

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Units In Structure (2015)

1 Detached Unit	34,269	92.2%
1 Attached Unit	497	1.3%
2 to 4 Units	669	1.8%
5 to 9 Units	1,734	4.7%
10 to 19 Units	2,868	7.7%
20 to 49 Units	1,233	3.3%
50 or More Units	1,466	3.9%
Mobile Home or Trailer	946	2.5%
Other Structure	10	-

Homes Built By Year (2015)

Homes Built 2010 or later	433	1.2%
Homes Built 2000 to 2009	22,062	59.3%
Homes Built 1990 to 1999	9,097	24.5%
Homes Built 1980 to 1989	4,157	11.2%
Homes Built 1970 to 1979	1,421	3.8%
Homes Built 1960 to 1969	626	1.7%
Homes Built 1950 to 1959	610	1.6%
Homes Built Before 1949	660	1.8%

Home Values (2015)

Home Values \$1,000,000 or More	108	0.4%
Home Values \$500,000 to \$999,999	2,376	8.3%
Home Values \$400,000 to \$499,999	2,741	9.6%
Home Values \$300,000 to \$399,999	5,258	18.4%
Home Values \$200,000 to \$299,999	10,433	36.5%
Home Values \$150,000 to \$199,999	5,534	19.4%
Home Values \$100,000 to \$149,999	2,244	7.8%
Home Values \$70,000 to \$99,999	1,381	4.8%
Home Values \$50,000 to \$69,999	452	1.6%
Home Values \$25,000 to \$49,999	460	1.6%
Home Values Under \$25,000	530	1.9%
Owner-Occupied Median Home Value	\$259,504	
Renter-Occupied Median Rent	\$1,097	

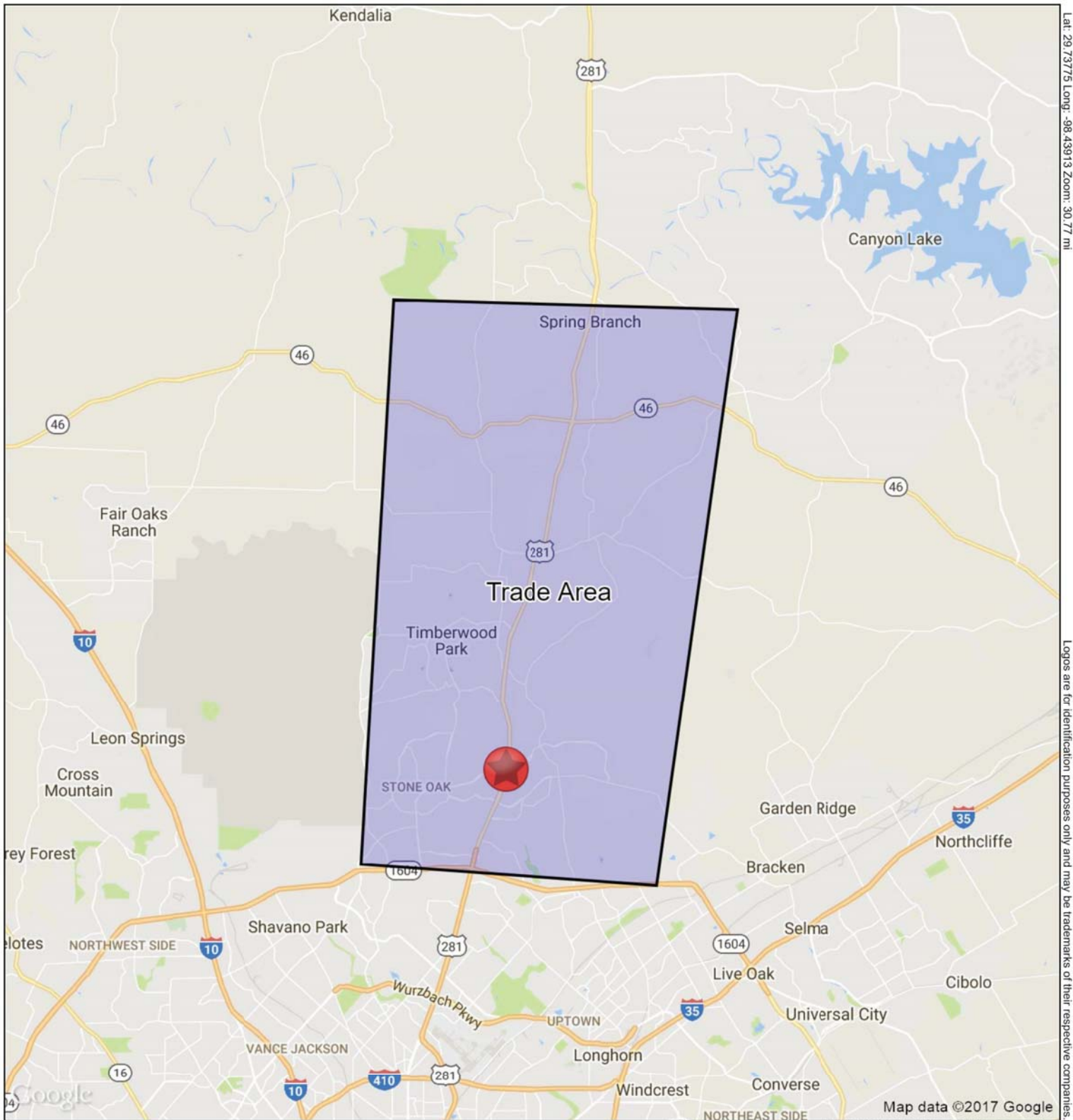
Transportation To Work (2015)

Drive to Work Alone	51,358	82.2%
Drive to Work in Carpool	4,060	6.5%
Travel to Work by Public Transportation	445	0.7%
Drive to Work on Motorcycle	91	0.1%
Walk or Bicycle to Work	567	0.9%
Other Means	661	1.1%
Work at Home	5,315	8.5%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	8,116	14.2%
Travel to Work in 15 to 29 Minutes	21,518	37.6%
Travel to Work in 30 to 59 Minutes	24,922	43.6%
Travel to Work in 60 Minutes or More	5,025	8.8%
Average Minutes Travel to Work	28.6	

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Lat: 29.73775 Long: -98.43913 Zoom: 30.77 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

Tacara Trade Area

November 2017



**Carduner
Commercial**
RETAIL REAL ESTATE SERVICES



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



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- **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	498582	rick@cardunercommercial.com	2104023500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Carduner	349911	rick@cardunercommercial.com	2104023500
Designated Broker of Firm	License No.	Email	Phone
Richard Carduner	349911	rick@cardunercommercial.com	2104023500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Carduner	679976	sam@cardunercommercial.com	2104023500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date