

CENTRO

PROPERTIES

FOR SALE OFFERING



20800 STONE OAK PKWY
SAN ANTONIO TX, 78258

About the Property

The Subject Property consists of two contiguous parcels of land that are each 1.87 Acres (3.74 acres total). The site is located on the north side of Stone Oak Parkway between JP Morgan Chase Corporate Center and iHeart Media world headquarters. It features excellent frontage, access to U.S Hwy 281 and is supported by solid demographics.

Executive Summary

Land Size: +/-3.74 acres (162,914 Sf)

Grade: Sloped

Median HH Income 3 Mi Radius: \$101,158

Population 1, 3, 5 Mi Radius: 9,998, 78,766, 170,770

Frontage: +/-565 Feet

Lot Depth: +/- 290 Feet

Pricing: Contact Broker

Zoning: C-3 (commercial)

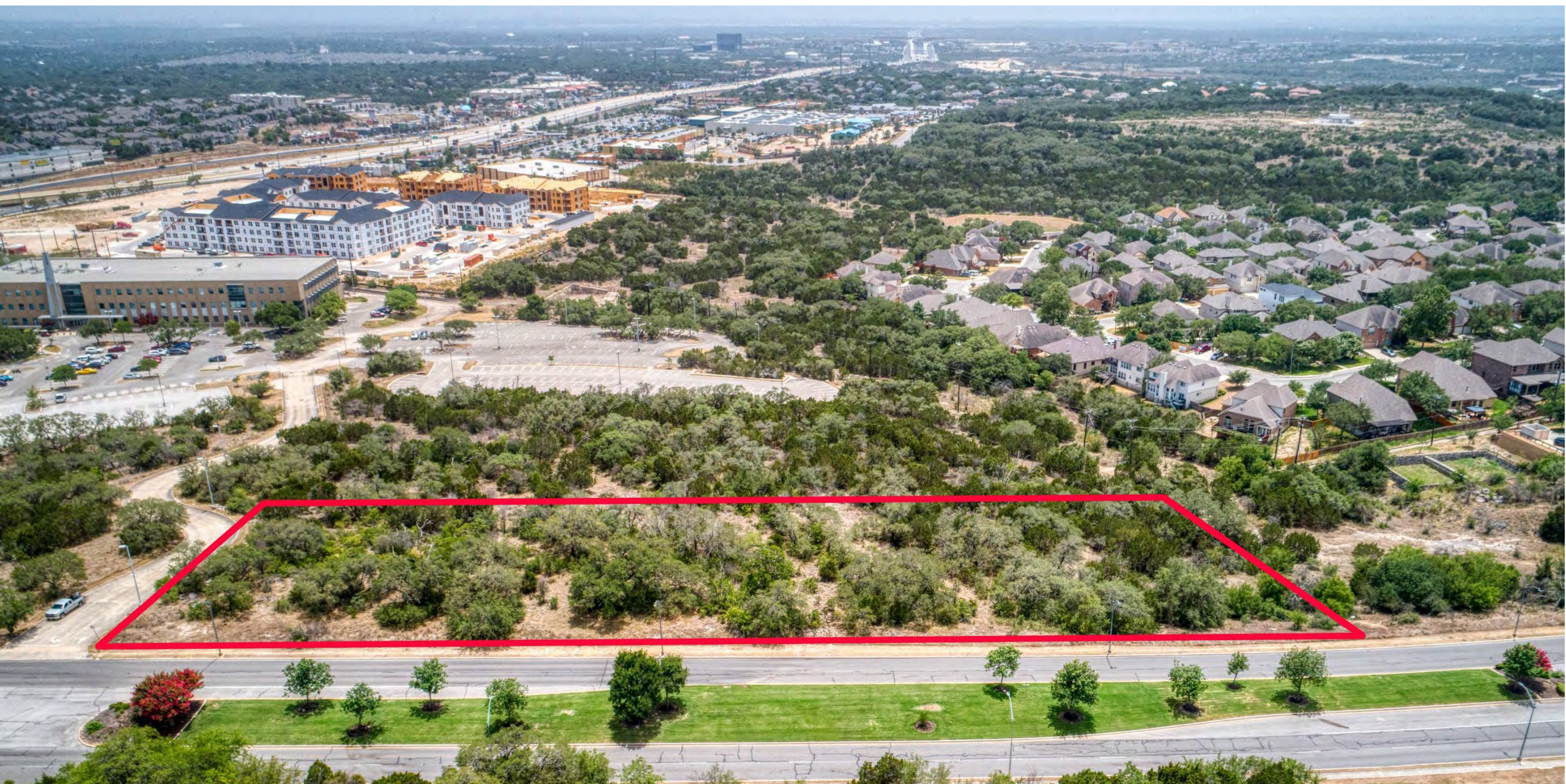
Traffic Counts: HWY 281-Stone Oak PKWY +/-72,000 vpd

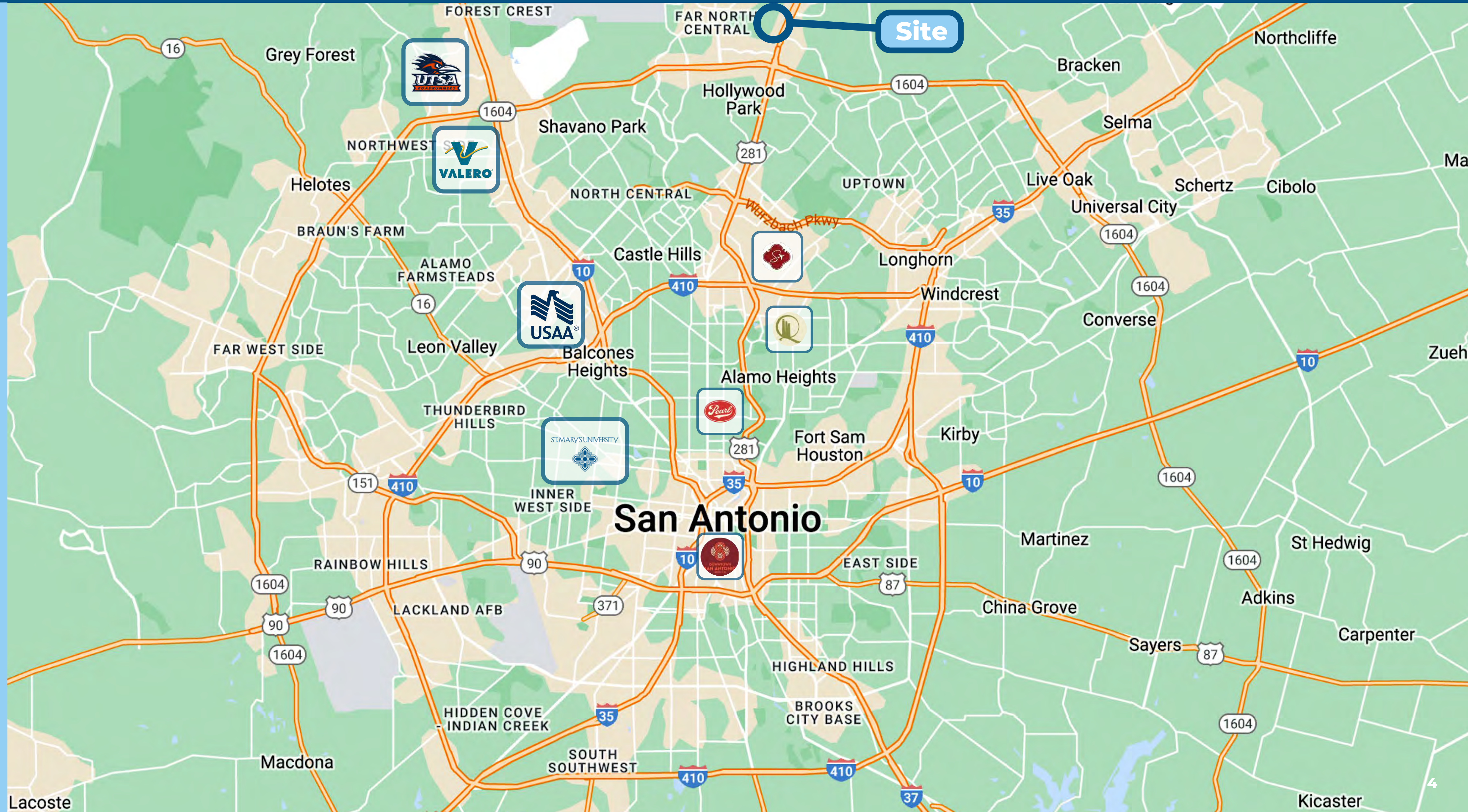
Utilities: Water & Sewer-SAWS Electric & Gas: CPS

*Prospective buyer should retain an independent engineer to verify location, accessibility, and capacity of all utilities.

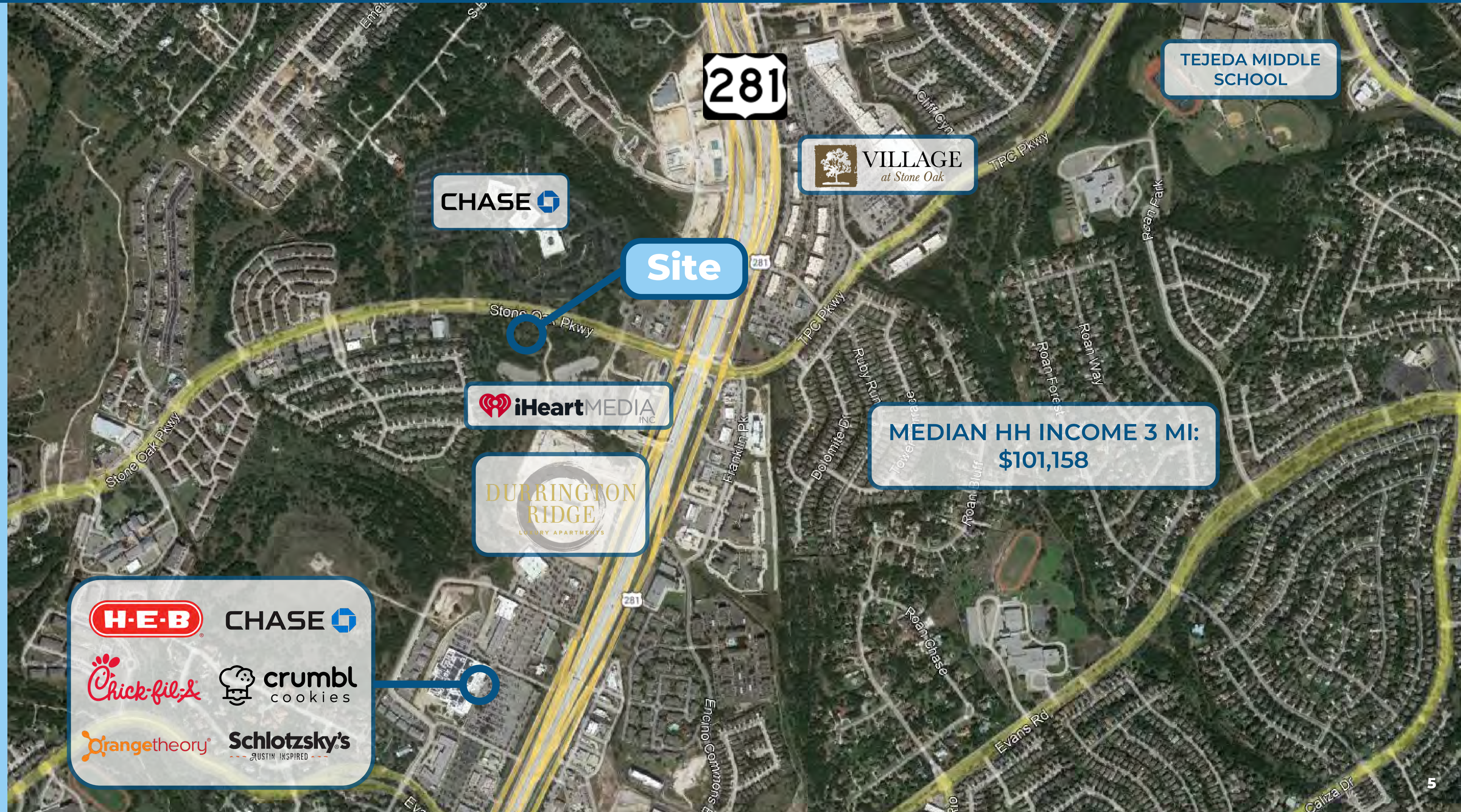
Proximate Businesses







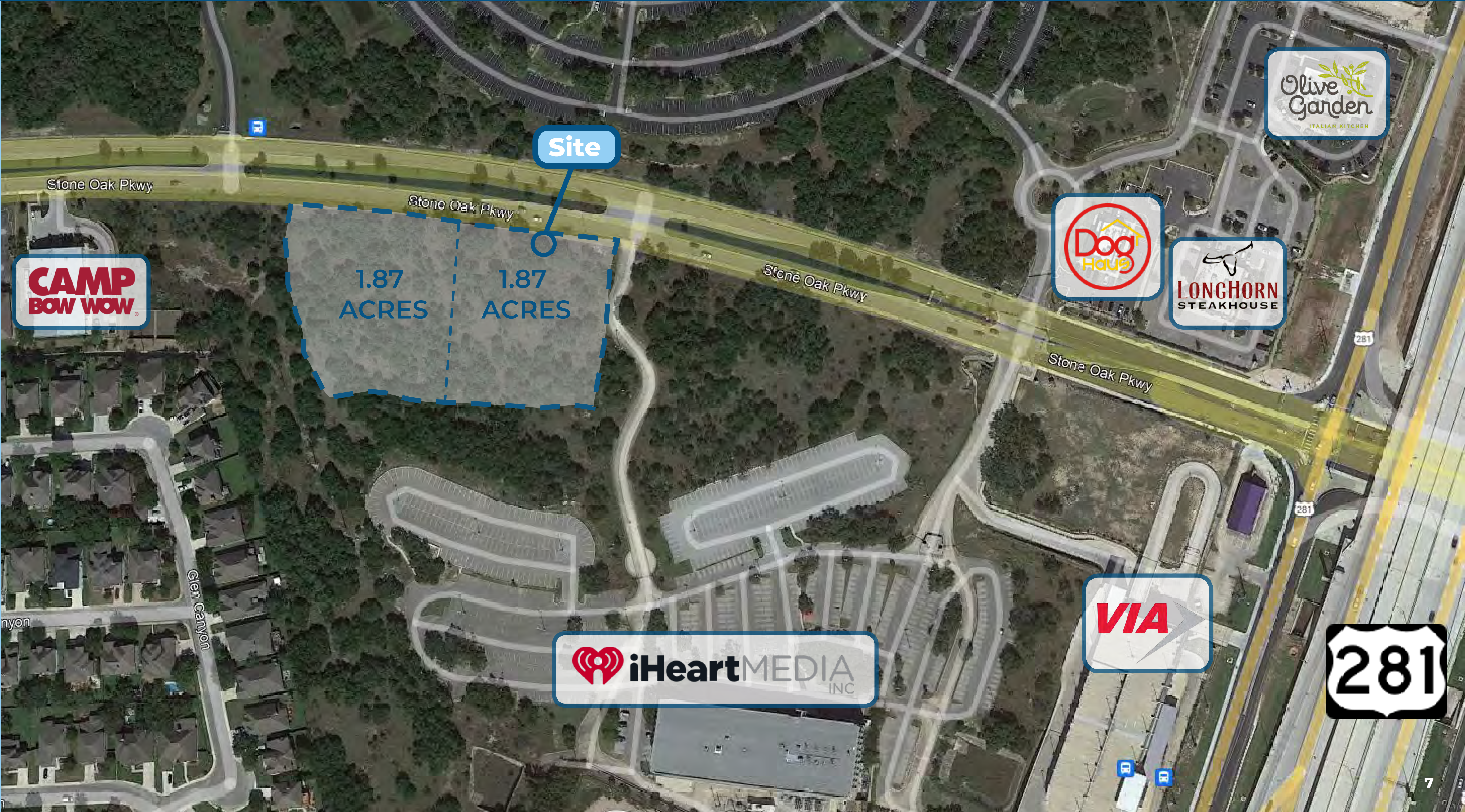
Local Aerial



Shopping Center Aerial







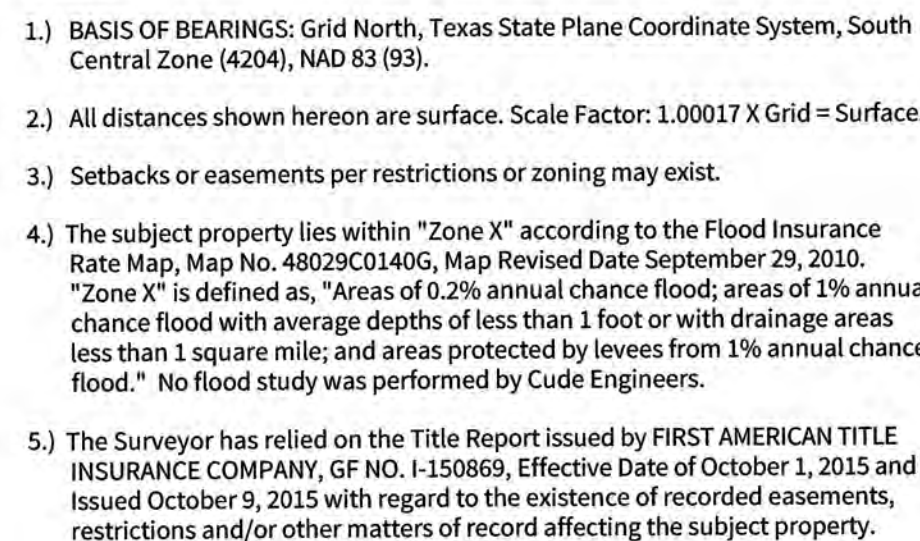
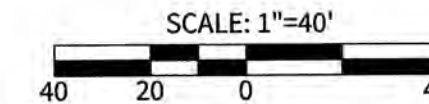
Site Aerial





L#	BEARING	DISTANCE
L1	N19°18'20"W	61.70'
L2	N03°24'34"E	45.08'

CONC. = CONCRETE
CMP = CORRUGATED METAL PIPE
D.P.R.B.C.T. = DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS
ESMT. = EASEMENT
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE
TELEVISION
GW = GUY WIRE
LS  = LIGHT STANDARD
O.P.R.R.P.B.C.T. = OFFICIAL PUBLIC RECORDS OF RE-
PROPERTY OF BEXAR COUNTY, TEXAS
PP  = POWER POLE
S.I.C. = SET 1/2" IRON ROD WITH RED PLASTIC
CAP STAMPED "MW CUDE"
() = RECORD INFORMATION
R.O.W. = RIGHT OF WAY
SSM  = SANITARY SEWER MANHOLE
W  = WATER VALVE



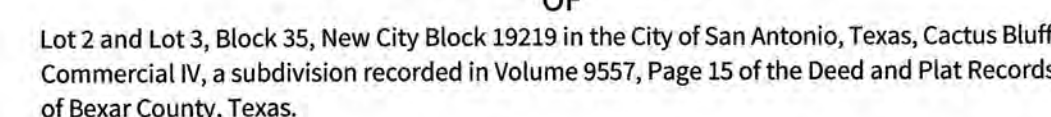
1.) Subdivision Plat of Cactus Bluff Commercial, Unit IV recorded in Volume 9557, Page 15, Deed and Plat Records of Bexar County, Texas.

1.) Restrictive Covenants recorded in Volume 3534, Page 1184, Volume 5895, Page 743, Volume 8554, Page 211, Volume 11591, Page 374, Volume 11831, Page 2355, Volume 12121, Page 1701, Volume 12307, Page 1993, Volume 13305, Page 1537, Volume 13602, Page 1099, Volume 13834, Page 1277, Volume 13921, Page 1574, Volume 14532, Page 1058, Volume 15220, Page 854, and Volume 15336, Page 2333, Official Public Records of Bexar County, Texas.

b.)	25' Building Setback	Vol. 9557, Pg. 15, D.P.R.B.C.T.	Affects Tract (Shown Hereon)
	14' E.G.T. & C.A.T.V. Esmt. portion of 30' Access Esmt.	Vol. 9557, Pg. 15, D.P.R.B.C.T.	Affects Tract (Shown Hereon)
(4)	10' Private Sanitary Sewer Esmt.	Vol. 9557, Pg. 15, D.P.R.B.C.T.	Affects Tract (Shown Hereon)
(5)	28' Utility Esmt.	Vol. 9557, Pg. 15, D.P.R.B.C.T.	Does Not Affect (Shown Hereon)
(6)	Variable Width Utility Esmt.	Vol. 9557, Pg. 15, D.P.R.B.C.T.	Affects Tract (Shown Hereon)
c.)	Edwards Aquifer Protection Plat	Vol. 9741, Pg. 2076, O.P.R.R.P.B.C.T.	Affects Tract
d.)	Declaration of Esmt.	Vol. 8809, Pg. 1798, O.P.R.R.P.B.C.T.	Does Not Affect (Shown Hereon)
e.)	Joint-Use Access Esmt. Agreement	Vol. 8809, Pg. 1759, O.P.R.R.P.B.C.T.	Does Not Affect
f.)	Drainage Emt. Agreement	Vol. 9352, Pg. 779, O.P.R.R.P.B.C.T.	Does Not Affect
g.)	Eastern Roadway Esmt. Drainage	Vol. 8809, Pg. 1711, O.P.R.R.P.B.C.T.	Does Not Affect (Shown Hereon)
h.)	Development Agreement	Vol. 7280, Pg. 1442, O.P.R.R.P.B.C.T. Vol. 7398, Pg. 1862, O.P.R.R.P.B.C.T.	Does Not Affect May Affect
i.)	Second Amended Master Plan	Vol. 11591, Pg. 374, O.P.R.R.P.B.C.T.	May Affect

a. Cude Engineering has no knowledge of rights of parties in possession.

Paul L. Myers, Registered Professional Land Surveyor
No. 6490 - STATE OF TEXAS



Demographics

	1 Mile	3 Mile	5 Mile
Population			
2021 Population	9,998	78,766	170,770
Avg. Age	35	35	37
Households			
2021 Total Households	3,636	27,471	61,526
Median HH Income	\$94,630	\$101,158	\$98,376
Annual Pop. Growth '21-'26	1.6%	1.2%	1.1%



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Centro Properties, 111 Cedar St San Antonio, TX 78201
Collin Newton

Information available at www.trec.texas.gov

IABS 1-0 Date

Untitled

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