



STONE CANYON CROSSING

📍 20210 Stone Oak Pkwy, San Antonio, Texas 78258

RETAIL SPACE AVAILABLE FOR LEASE

JOIN THESE TENANTS:



BIRNBAUM PROPERTY COMPANY

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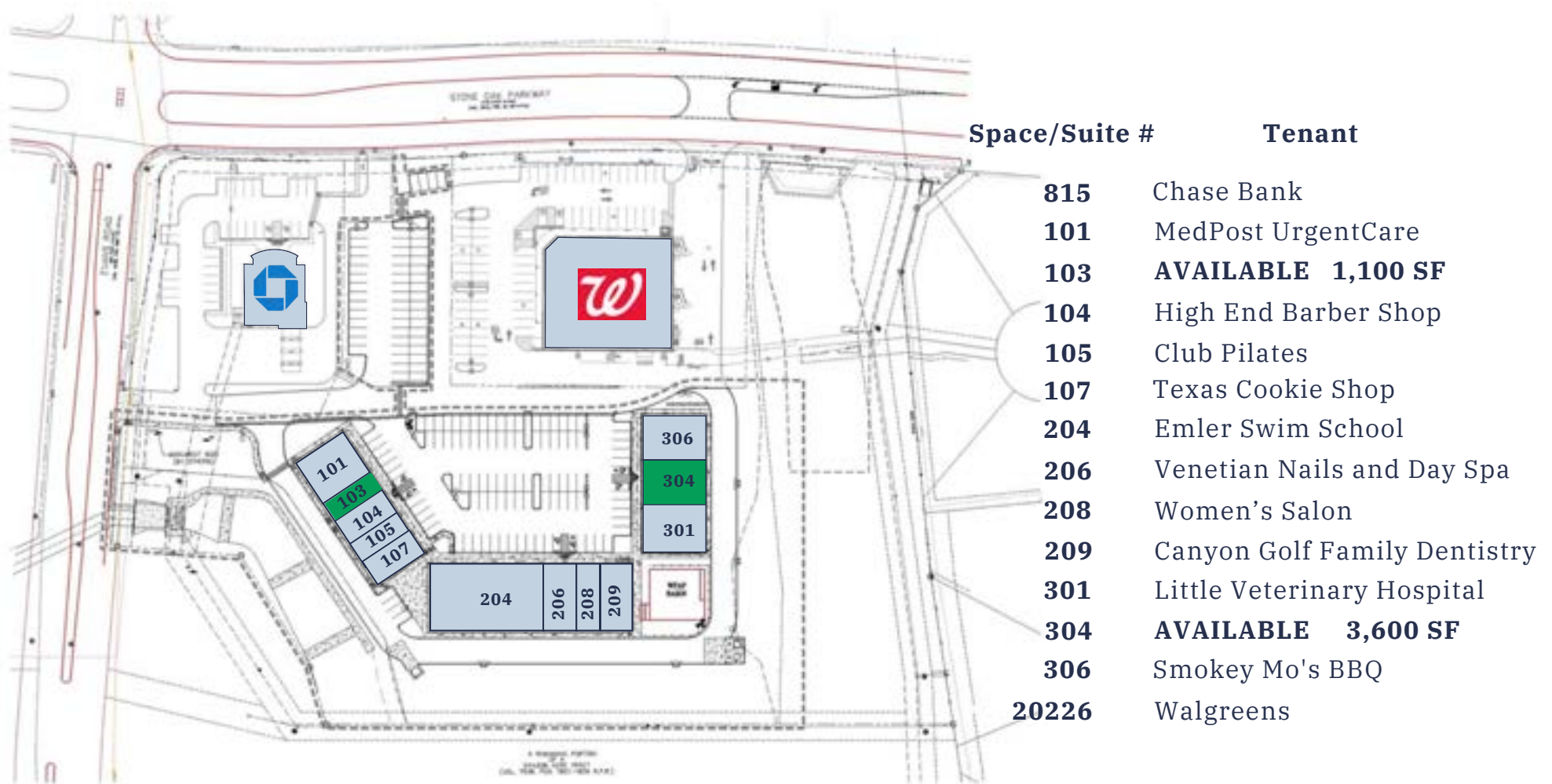
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SITE PLAN

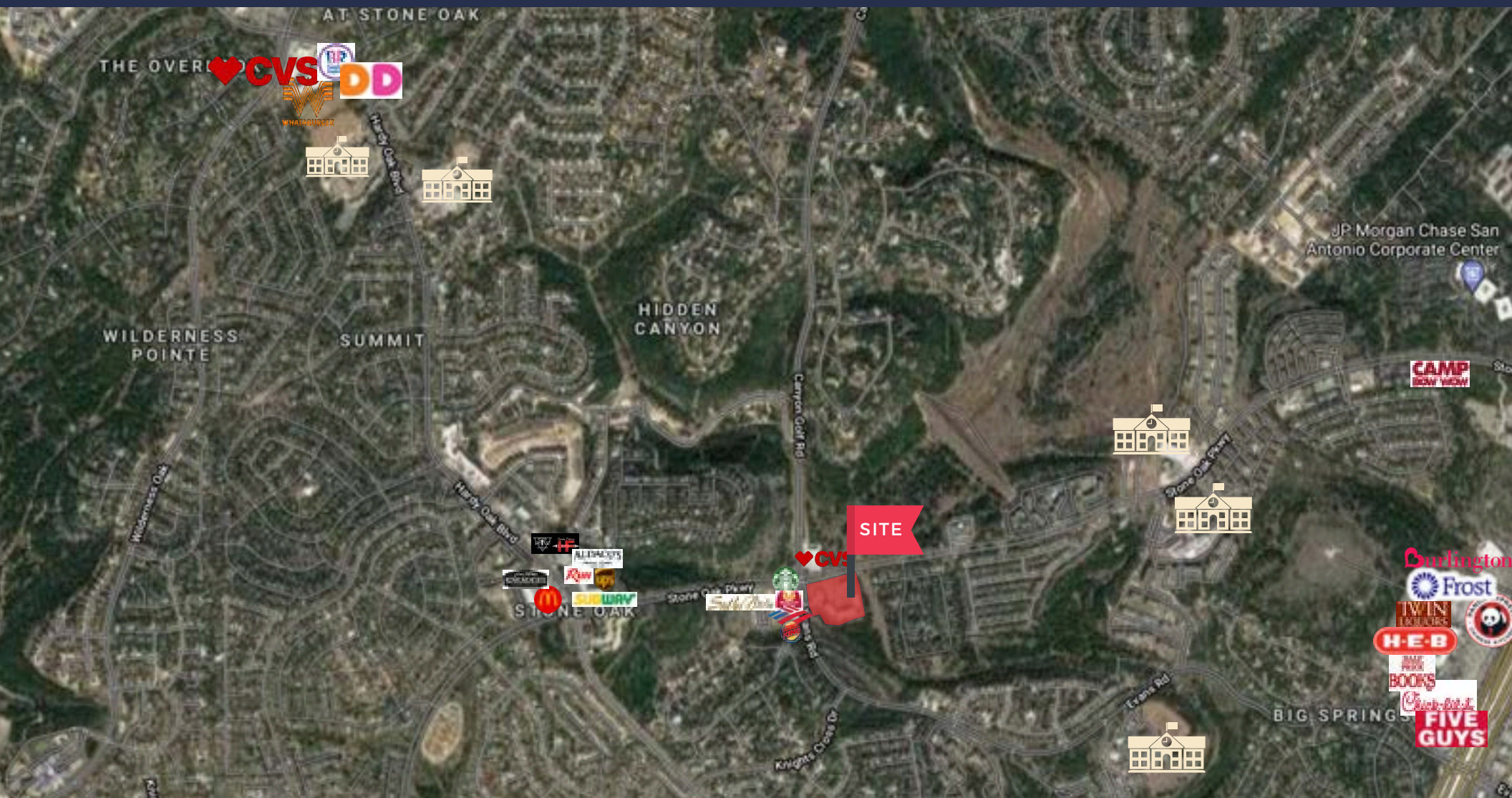


- This dynamic, neighborhood retail center is located in the heart of Stone Oak
- Largest and most prestigious master planned community in San Antonio
- The site is in close proximity to Clear Channel Communications, Tesoro headquarters, Baptist and Methodist Hospitals, and the growing North Central medical center

AERIAL VIEW



TRADE AREA



POPULATION 2022

1 mile	11,056
3 mile	85,685
5 mile	182,376

HOUSEHOLD INCOME 2022

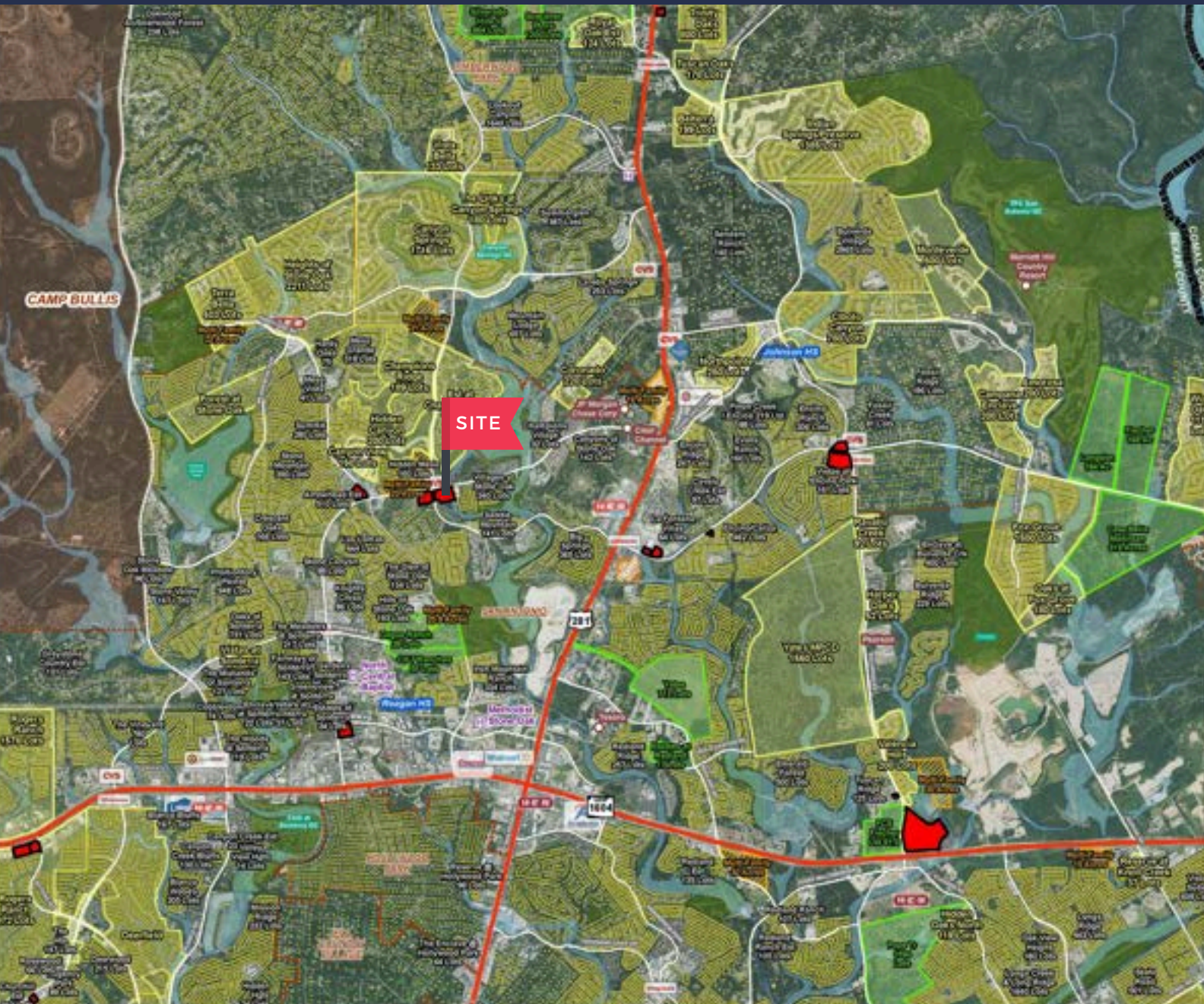
1 mile	\$127,656
3 mile	\$136,974
5 mile	\$136,532

TRAFFIC COUNTS 2020

Stone Oak Pkwy	18,013 VPD
281 N	88,635 VPD
Evans Rd	18,309 VPD



GROWTH MAP



NORTH CENTRAL SAN ANTONIO RESIDENTIAL GROWTH

LEGEND

- Birnbaum Site
- Existing Rooftops
- Active Single Family Developments
- Pre-Planning
- Future Multi-Family
- 100 Year FEMA Floodplain
- Incorporated Cities
- County Line
- Proposed Thoroughfares
- Major Employer/Shopping/Landmark



Aerial Photography of Bexar, Kendall & Comal County 2016
Other Counties provided by ESRI

Map & Data prepared for
Birnbaum Property Company
by Wendell Davis & Associates
08.2017 210.415.8214

The information contained herein was obtained from sources believed reliable as of the date of this map. Wendell Davis & Associates makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.



DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

Stone Canyon Crossing						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	7,914	71.58	63,491	74.10	138,643	76.02
Black/African American Alone	750	6.78	5,495	6.41	11,007	6.04
American Indian/Alaskan Native Alone	56	0.51	345	0.40	809	0.44
Asian Alone	1,271	11.50	8,304	9.69	13,253	7.27
Native Hawaiian/Pacific Islander Alone	12	0.11	120	0.14	297	0.16
Some Other Race Alone	582	5.26	4,254	4.96	10,468	5.74
Two or More Races	471	4.26	3,676	4.29	7,899	4.33
Hispanic/Latino	4,432	40.09	32,245	37.63	67,290	36.90
Not Hispanic/Latino	6,624	59.91	53,440	62.37	115,086	63.10
2022 Occupied Housing Units by Tenure						
Owner-Occupied	2,541	65.88	20,602	69.05	47,489	70.97
Renter-Occupied	1,316	34.12	9,233	30.95	19,424	29.03
Average Household Size	--	2.85	--	2.86	--	2.72
2022 Households by Household Income						
Income < \$15,000	231	5.99	1,337	4.48	2,765	4.13
Income \$15,000 - \$24,999	139	3.60	893	2.99	2,043	3.05
Income \$25,000 - \$34,999	185	4.80	1,430	4.79	3,492	5.22
Income \$35,000 - \$49,999	299	7.75	2,261	7.58	5,252	7.85
Income \$50,000 - \$74,999	538	13.95	4,136	13.86	9,952	14.87
Income \$75,000 - \$99,999	447	11.59	3,737	12.53	8,529	12.75
Income \$100,000 - \$124,999	506	13.12	3,610	12.10	7,706	11.52
Income \$125,000 - \$149,999	453	11.74	3,121	10.46	6,457	9.65
Income \$150,000 - \$199,999	454	11.77	3,834	12.85	8,385	12.53
Income \$200,000 - \$249,999	242	6.27	2,125	7.12	4,797	7.17
Income \$250,000 - \$499,999	274	7.10	2,431	8.15	5,301	7.92
Income \$500,000+	89	2.31	919	3.08	2,233	3.34
Average Household Income	--	127,656.00	--	136,974.00	--	136,532.00
Median Household Income	--	104,515.29	--	107,586.57	--	104,391.32
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	99,461.97	--	109,781.42	--	106,148.90
Black/African American Alone	--	110,968.95	--	88,477.39	--	82,361.34
American Indian/Alaskan Native Alone	--	75,000.00	--	58,585.94	--	53,048.39
Asian Alone	--	111,528.73	--	107,937.32	--	113,672.77
Native Hawaiian/Pacific Islander Alone	--	35,000.00	--	66,770.93	--	61,274.96
Some Other Race Alone	--	127,533.39	--	100,613.03	--	85,684.23
Two or More Races	--	106,661.97	--	124,745.72	--	123,738.47
Hispanic/Latino	--	97,941.10	--	103,824.06	--	96,210.14
Not Hispanic/Latino	--	107,253.51	--	109,526.59	--	108,956.47





11-2-2015



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.

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