

STONETERRA

18866 Stone Oak Pkwy, S an Antonio, Texas 78258

RETAIL SPACE AVAILABLE FOR LEASE

JOIN THESE TENANTS:

Edible ARRANGEMENTS

Stone Oak Pharmacy

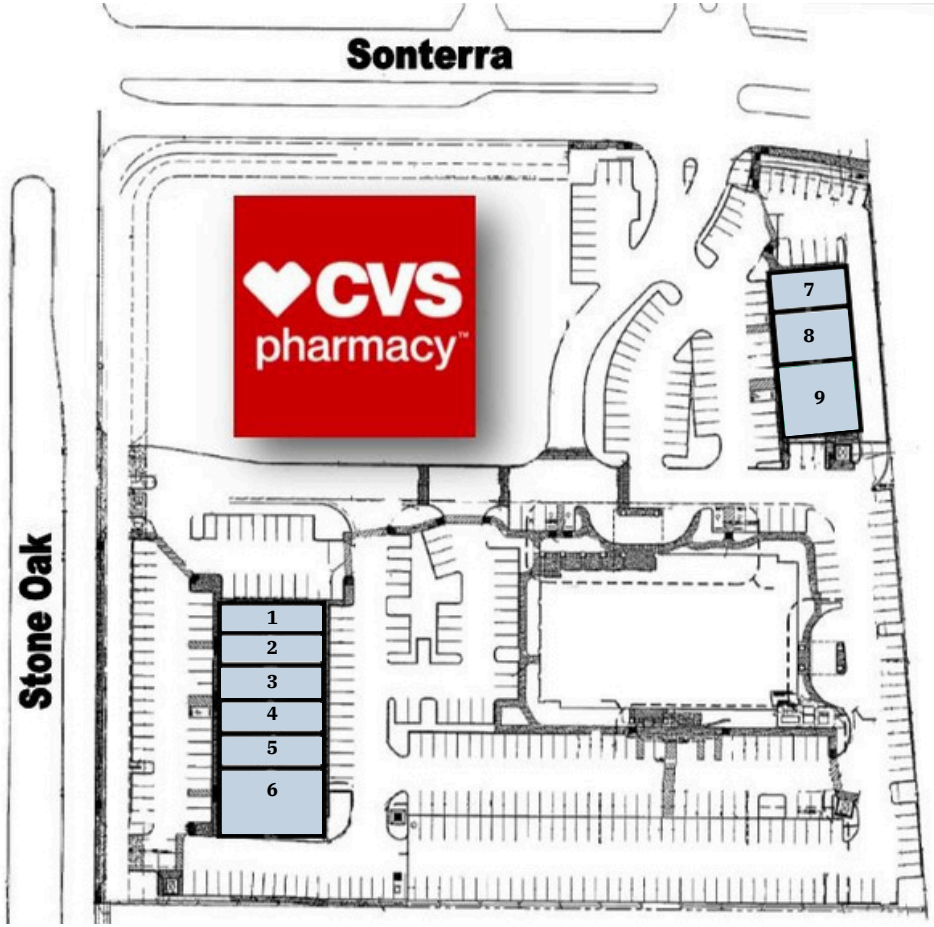
TORO'KO SUSHI

BPC
BIRNBAUM PROPERTY COMPANY

Wes Kimball
210.349.7711. Ext. 227
wkimball@birnbaumproperty.com

Jordon Mullen
210.349.7711. Ext. 229
jmullen@birnbaumproperty.com
www.birnbaumproperty.com

SITE PLAN



Space	Suite #	Tenant
1	108	Luciano Ristorante Italiano
2	106	Feng Cha
3	105	Get Nails and Spa
4	104	Las Quesabrozas
5	103	Shalala Ice Cream
6	101	Stone Oak Pharmacy
7	101	Toroko Sushi
8	120	Delicious Tamales
9	106	Clean Eatz

- Located at the SE quadrant of Stone Oak Pkwy and Sonterra Blvd in the Stone Oak Medical district
- It is in close proximity to the Ronald Reagan High School and the country club, Club at Sonterra
- Near the busy TX-281 and Loop 1604 intersection and many major retailers such as: HEB, Lowes, Whole Foods, Costco, Life Time, Best Buy, and Trader Joes

100% OCCUPIED

BPC
BIRNBAUM PROPERTY COMPANY
www.birnbaumproperty.com

AERIAL VIEWS



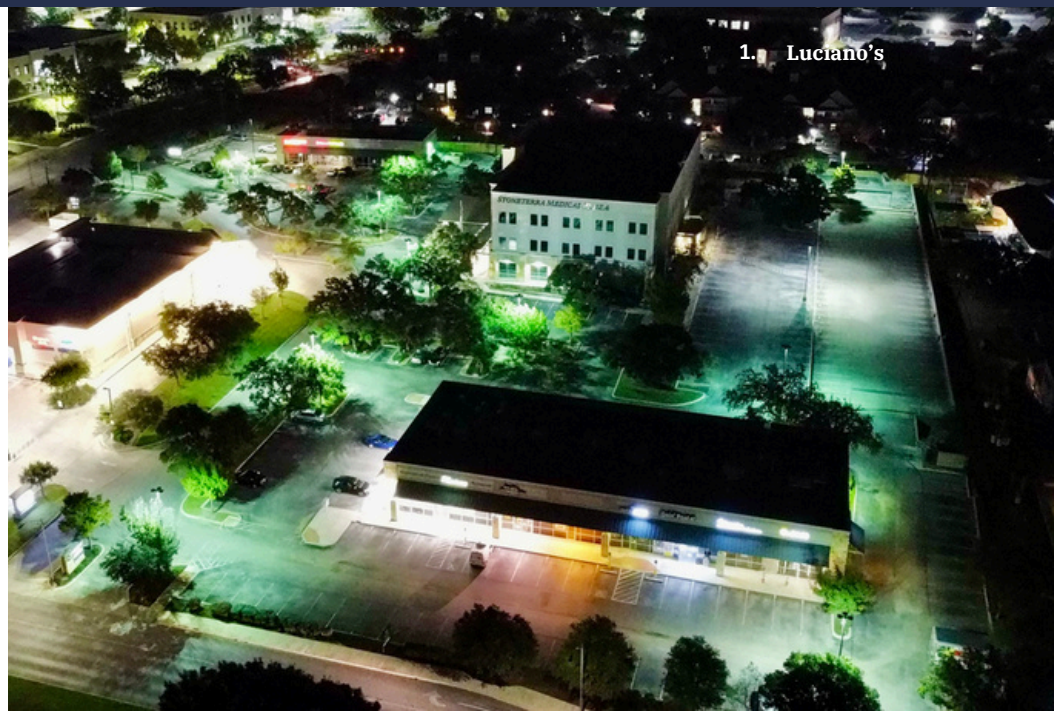


1. Luciano's

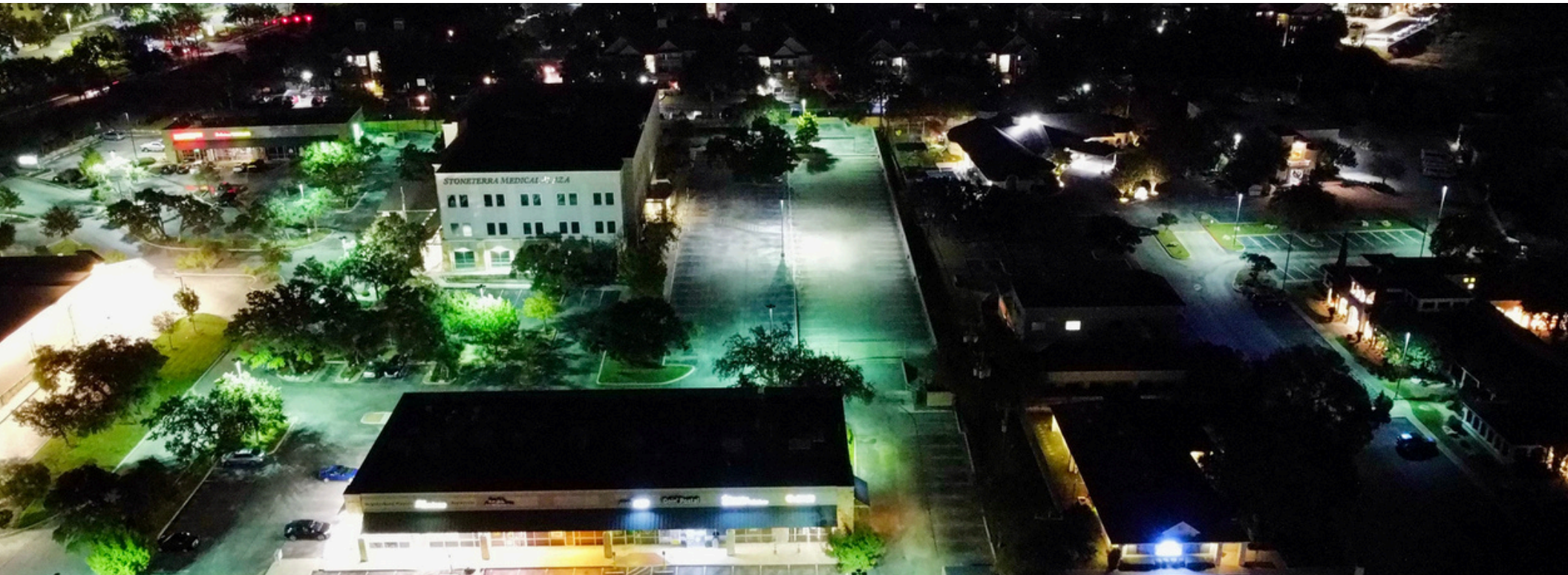


AERIAL VIEWS

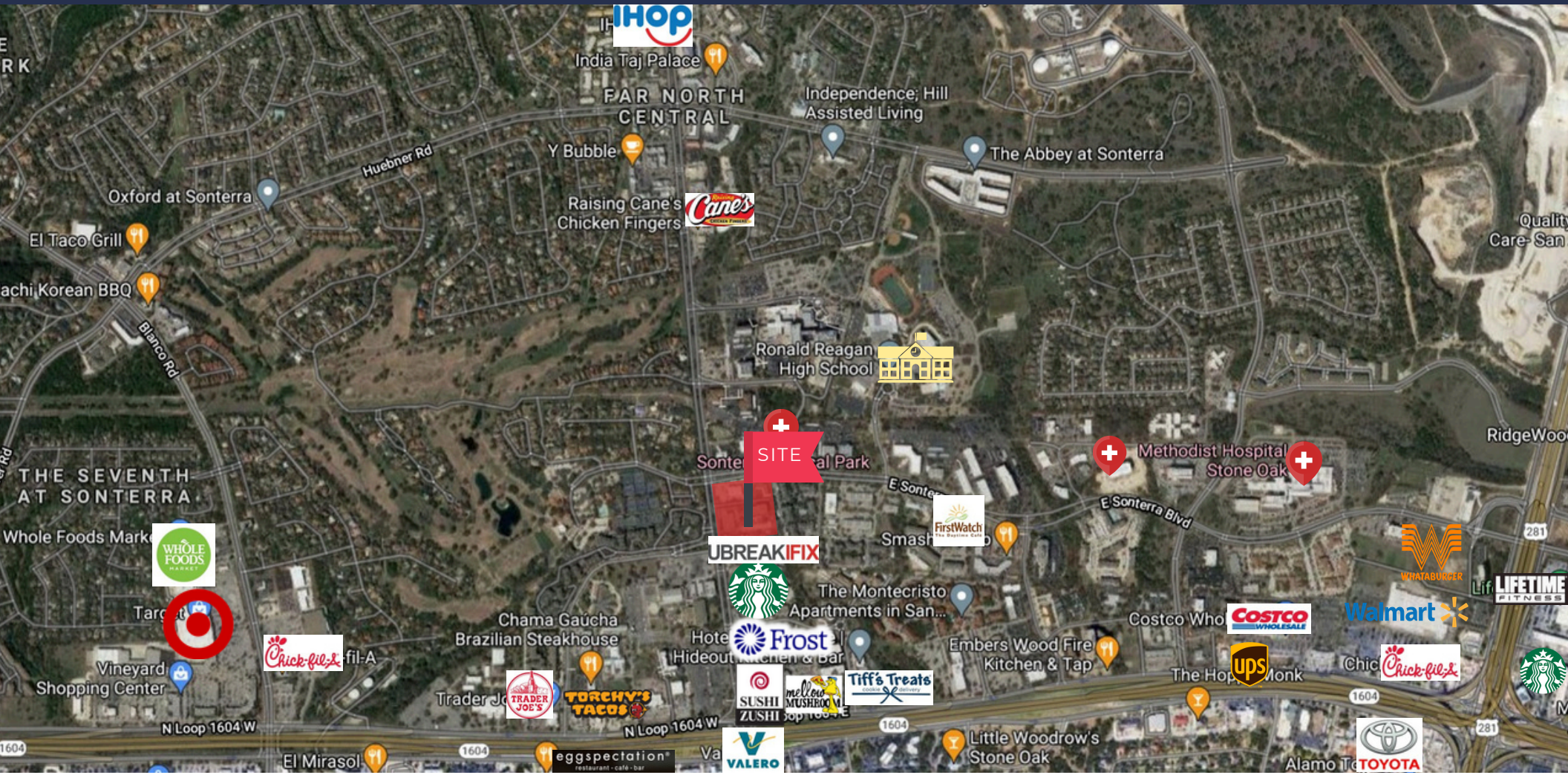




1. Luciano's



TRADE AREA



POPULATION
2022

1 mile	8,250
3 mile	83,919
5 mile	213,109

HOUSEHOLD INCOME
2022

1 mile	$116,687
3 mile	$133,978
5 mile	$125,126

TRAFFIC COUNTS
2020

Loop 1604 E	124,869 VPD
Stone Oak Pkwy	33,573 VPD
E Sonterra Blvd	16,309 VPD

BPC
BIRNBAUM PROPERTY COMPANY
www.birnbaumproperty.com

GROWTH MAP



BPC
BIRNBAUM PROPERTY COMPANY

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

0 ½ 1 2
Miles

N

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

Stoneterra

	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	6,181	74.92	65,784	78.39	164,556	77.22
Black/African American Alone	345	4.18	3,798	4.53	11,812	5.54
American Indian/Alaskan Native Alone	29	0.35	321	0.38	1,108	0.52
Asian Alone	911	11.04	6,539	7.79	13,517	6.34
Native Hawaiian/Pacific Islander Alone	13	0.16	90	0.11	255	0.12
Some Other Race Alone	514	6.23	4,243	5.06	13,423	6.30
Two or More Races	256	3.10	3,143	3.75	8,439	3.96
Hispanic/Latino	3,312	40.15	31,236	37.22	82,518	38.72
Not Hispanic/Latino	4,938	59.85	52,683	62.78	130,592	61.28
2022 Occupied Housing Units by Tenure						
Owner-Occupied	1,914	57.56	21,153	65.81	53,643	63.02
Renter-Occupied	1,411	42.44	10,990	34.19	31,471	36.98
Average Household Size	--	2.37	--	2.60	--	2.50
2022 Households by Household Income						
Income < $15,000	203	6.11	1,551	4.83	4,164	4.89
Income $15,000 - $24,999	156	4.69	1,188	3.70	3,874	4.55
Income $25,000 - $34,999	209	6.29	1,820	5.66	5,452	6.41
Income $35,000 - $49,999	369	11.10	2,814	8.76	8,428	9.90
Income $50,000 - $74,999	486	14.62	4,535	14.11	13,647	16.03
Income $75,000 - $99,999	387	11.64	3,844	11.96	10,557	12.40
Income $100,000 - $124,999	377	11.34	3,724	11.59	9,113	10.71
Income $125,000 - $149,999	317	9.53	3,004	9.35	7,162	8.41
Income $150,000 - $199,999	355	10.68	3,834	11.93	9,076	10.66
Income $200,000 - $249,999	201	6.04	2,241	6.97	5,273	6.20
Income $250,000 - $499,999	204	6.13	2,490	7.75	5,695	6.69
Income $500,000+	61	1.83	1,097	3.41	2,671	3.14
Average Household Income	--	116,687.00	--	133,978.00	--	125,126.00
Median Household Income	--	90,120.46	--	102,067.82	--	90,996.79
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	84,749.98	--	103,920.47	--	95,876.02
Black/African American Alone	--	91,011.73	--	79,333.75	--	65,240.41
American Indian/Alaskan Native Alone	--	29,706.90	--	46,061.63	--	50,819.64
Asian Alone	--	82,006.95	--	104,932.87	--	104,094.69
Native Hawaiian/Pacific Islander Alone	--	35,000.00	--	67,984.31	--	74,335.09
Some Other Race Alone	--	185,203.97	--	93,351.38	--	62,613.14
Two or More Races	--	94,906.41	--	102,440.20	--	95,417.64
Hispanic/Latino	--	98,224.37	--	95,990.30	--	77,000.34
Not Hispanic/Latino	--	84,015.19	--	105,314.69	--	99,606.80

BPC
BIRNBAUM PROPERTY COMPANY
www.birnbaumproperty.com

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.

EQUAL HOUSING OPPORTUNITY

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.

Birnbaum Property Company	501357	mbirnbaum@birnbaumpropety.com	210-349-7711
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Birnbaum	161284	mbirnbaum@birnbaumpropety.com	210-349-7711
Designated Broker of Firm	License No.	Email	Phone