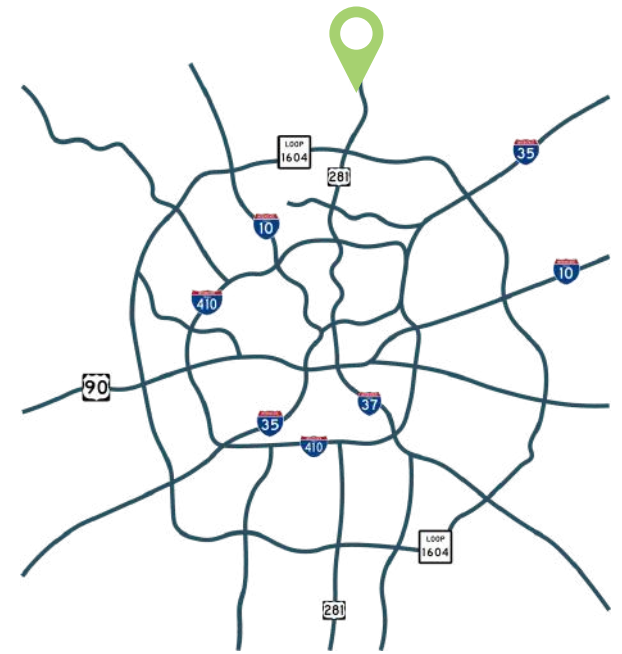


SPACE AVAILABLE

TACARA STONE OAK

NWC OF US HWY 281 & STONE OAK PKWY | SAN ANTONIO, TEXAS | 78258

Located in the highly desirable Stone Oak area in North San Antonio, Tacara Stone Oak offers high incomes and dense population, along with strong traffic counts. The center fronts Hwy 281 at Stone Oak Parkway. Tenants will benefit from the apartments and Chase Headquarters directly connected to the center. Join successful tenants such as Chicken Salad Chick and RoundTable Pizza.



VICKI ADELSTEIN
SENIOR ASSOCIATE
(210) 816-2734
VADELSTEIN@FORESITECRE.COM

BILL COATS, CCIM
ASSOCIATE VICE PRESIDENT
(210) 816-2734
BCOATS@FORESITECRE.COM

WHAT I LOVE ABOUT THIS PROPERTY:

“

With all the daily traffic from the highway, the hundreds of apartments on the property, and Chase Headquarters connected to the center, this property boasts of high traffic and many successful tenants.

V. ADELSTEIN

”

TACARA STONE OAK

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,956	81,473	172,082
Household Income	\$157,401	\$170,596	\$160,669
Households	3,616	27,930	62,892
Median Age	35.2	37.1	38.2

DESIRED USES

- Salon
- Furniture & Decor
- Medical
- Title Company

PROPERTY HIGHLIGHTS

- 1 **Excellent visibility** and access to Hwy 281 and Stone Oak Parkway.
- 2 Adjacent to Chase Bank Corporate Headquarters with **2,500 Employees**.
- 3 Space adjacent to **recognizable tenants** like Longhorn Steakhouse, Olive Garden, P. Terrys, Dog Haus, Dutch Bros, Chicken Salad Chick, and Round Table Pizza.



TACARA STONE OAK

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Building Size:	19,000 sf
Property Size:	2.409 acres
Year Built:	2021
Rental Rate:	Call broker
Parking:	104 spaces
Zoning:	C-3 Commercial



TACARA STONE OAK

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
Suites 103-105	1,322 - 3,859	Shell condition - demisable
Suites 106-107	4,855	At Lease-Upscale Barbershop
Suites 110-114	1,200- 7,389	Shell condition - demisable

TACARA STONE OAK

SAN ANTONIO, TEXAS



TACARA STONE OAK

SAN ANTONIO, TEXAS



JPMorganChase

TACARA
AT STONE OAK

Public
Storage

LAQUINTA

VALUEBANK
TEXAS

Pet Paradise

CHICKEN SALAD
CHICK

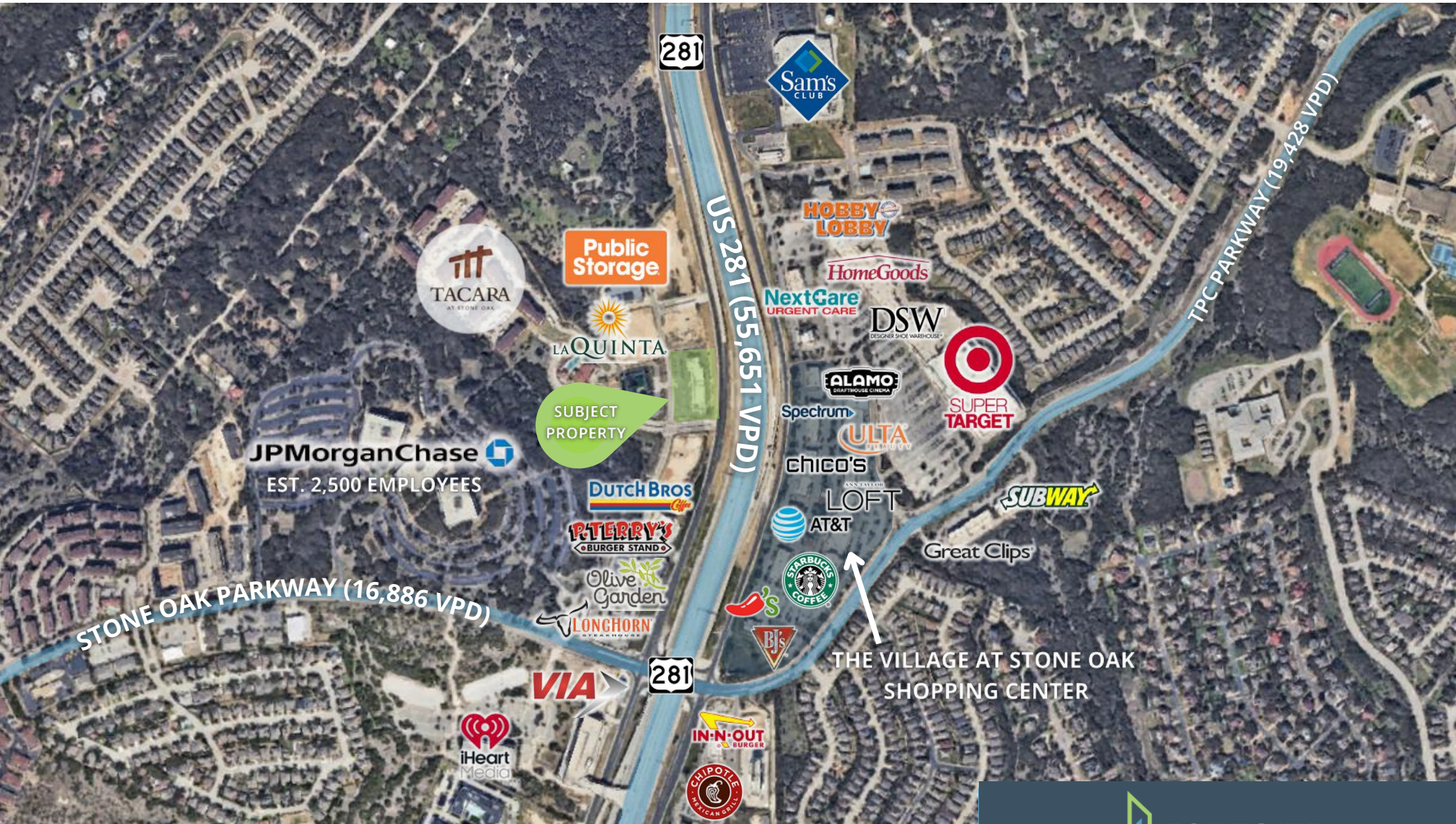
Round
Table
PIZZA

281

FORESITE
COMMERCIAL REAL ESTATE

TACARA STONE OAK

SAN ANTONIO, TEXAS





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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Vicki Adelstein</u>	<u>540915</u>	<u>vadelstein@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone
<u>Bill Coats</u>	<u>710200</u>	<u>bcoats@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

