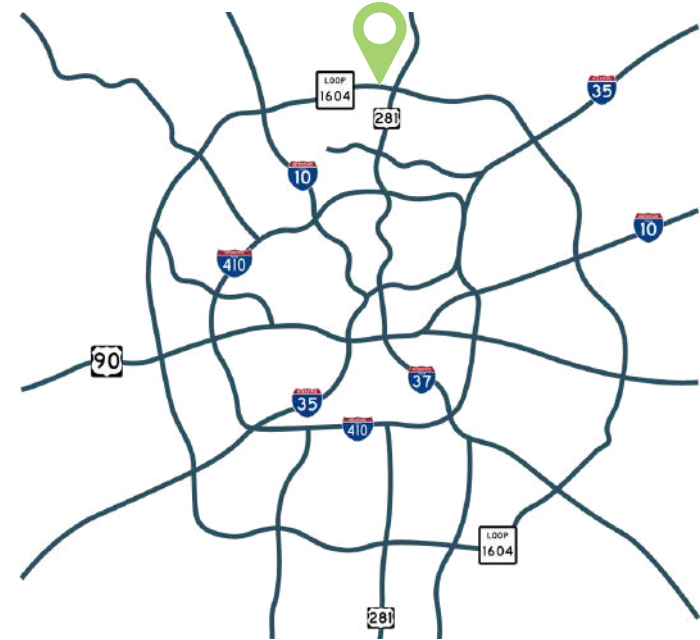


SPACE AVAILABLE

WATERFORD AT STONE OAK

923 N. LOOP 1604 E. | SAN ANTONIO, TEXAS | 78258



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

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WATERFORD AT STONE OAK

SAN ANTONIO, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

“

It has excellent visibility, great access, and very high traffic counts. Incomes are strong and the existing retailers do well here.

VICKI ADELSTEIN

”

AVAILABLE SPACE

Suite Number	SF	Condition
Suite 101	2,100	Former Restaurant
Suite 105	1,350	Former Insurance
Suite 113	2,800	Former Realty

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,797	84,977	219,399
Household Income	\$134,274	\$144,018	\$141,664
Households	3,050	34,080	87,565
Median Age	42.50	39.8	38.4

DESIRED USE

- General Retailer
- Medical or Business Office
- Banking Office
- Med Spa

PROPERTY HIGHLIGHTS

1

Growing Stone Oak medical community is nearby- both Stone Oak Methodist and North Central Baptist Hospitals and hundreds of medical offices in close proximity.

2

Property access on Hardy Oak Blvd. - expanded to connect north and south portions of Stone Oak to Loop 1604.

3

One of **highest traffic counts on Loop 1604** with excellent ingress and egress as well as visibility.



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WATERFORD AT STONE OAK

SAN ANTONIO, TEXAS



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WATERFORD AT STONE OAK

SAN ANTONIO, TEXAS



Waterford at Stone Oak offers high quality architecture and construction, including noise reduction glass to eliminate traffic noise from Loop 1604.

The 50-foot tall pylon makes tenant's signage highly visible from both Loop 1604 main lanes as well as frontage roads.



 **FORESITE**
COMMERCIAL REAL ESTATE

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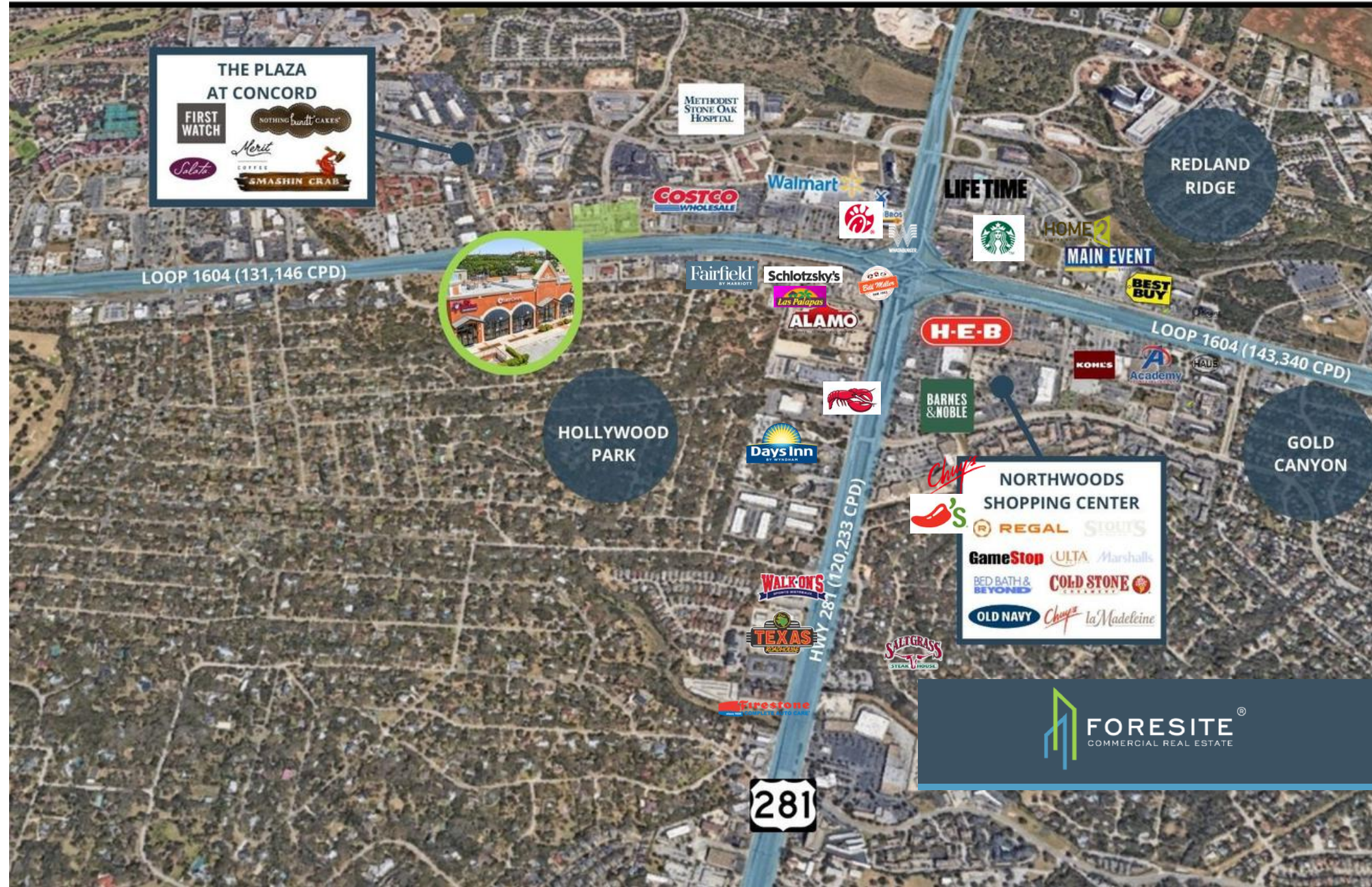
WATERFORD AT STONE OAK

SAN ANTONIO, TEXAS



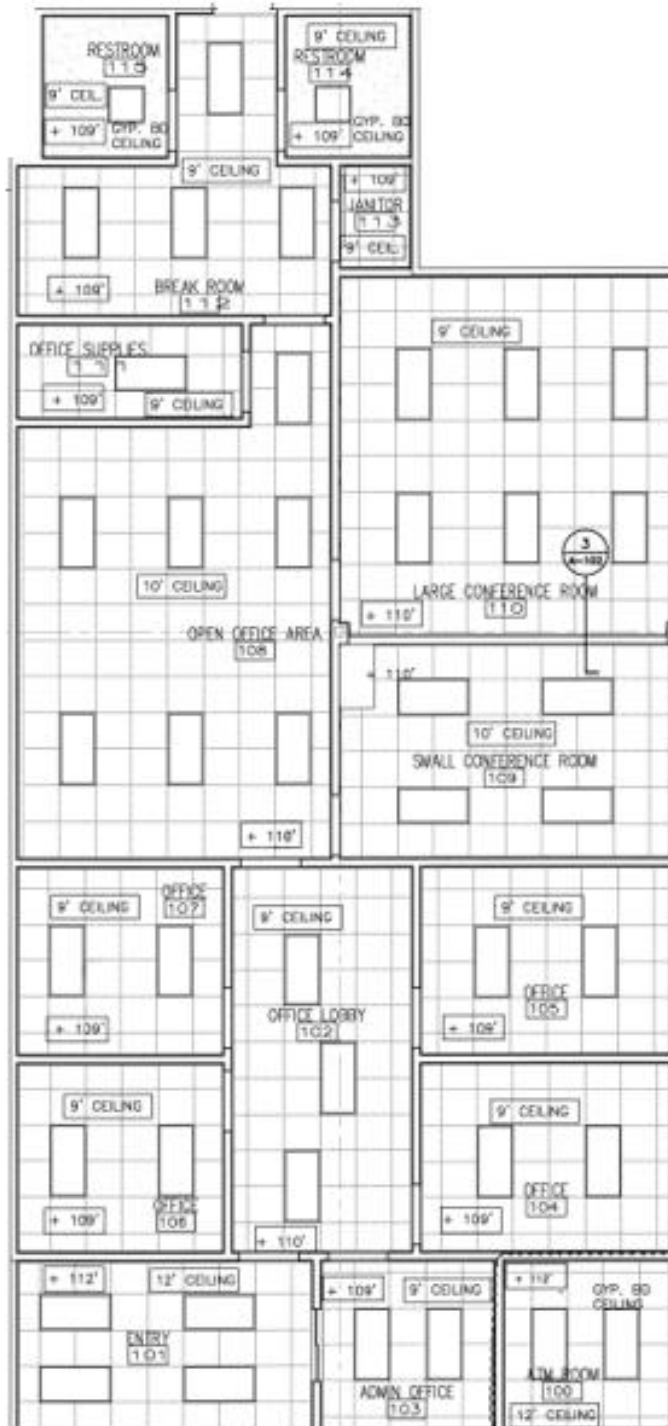
WATERFORD AT STONE OAK

SAN ANTONIO, TEXAS



WATERFORD AT STONE OAK

SAN ANTONIO, TEXAS



SPACE LAYOUT

Suite 113 2,800 Sf

*Not to scale or exact dimensions.
For demonstration purposes only



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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.

Foresite Real Estate, Inc.	9003568		(210) 816-2734
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
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Designated Broker of Firm		E-Mail	Phone
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Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
Vicki Adelstein	540915	vadelstein@foresitecre.com	(210) 816-2734
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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