



**REATA**  
REAL ESTATE

# SPACE AVAILABLE FOR LEASE IN VILLAGE AT STONE OAK LOFT OFFICES TPC PARKWAY & US 281 NORTH IN SAN ANTONIO



## AVAILABLE SPACES

- SUITE 212 1,789 SF
- SUITE 220 1,041 SF

## RATE

\$24.00 PSF plus Electrical & Janitorial

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Projection	6,322	76,674	157,630
2017 Population	5,574	70,091	143,959
2000–2017 Growth	91.3%	27.3%	10.2%
AVG HH Income	\$116,073	\$126,662	\$119,684

## LOCATION DETAILS

- Loft office spaces available now in established open-air shopping center in the fastest growing quadrant of San Antonio.
- Easy access to US 281 and TPC Parkway.
- Hours of Operation: Monday– Friday 6:00am-10:00pm; Saturday 6:00am-4:30pm.

## AMENITIES

- On-site property management
- TI's negotiable
- Card key access after-hours
- BBVA Compass Bank lobby branch and drive-thru
- Convenient to restaurants and retail establishments

## CONTACT

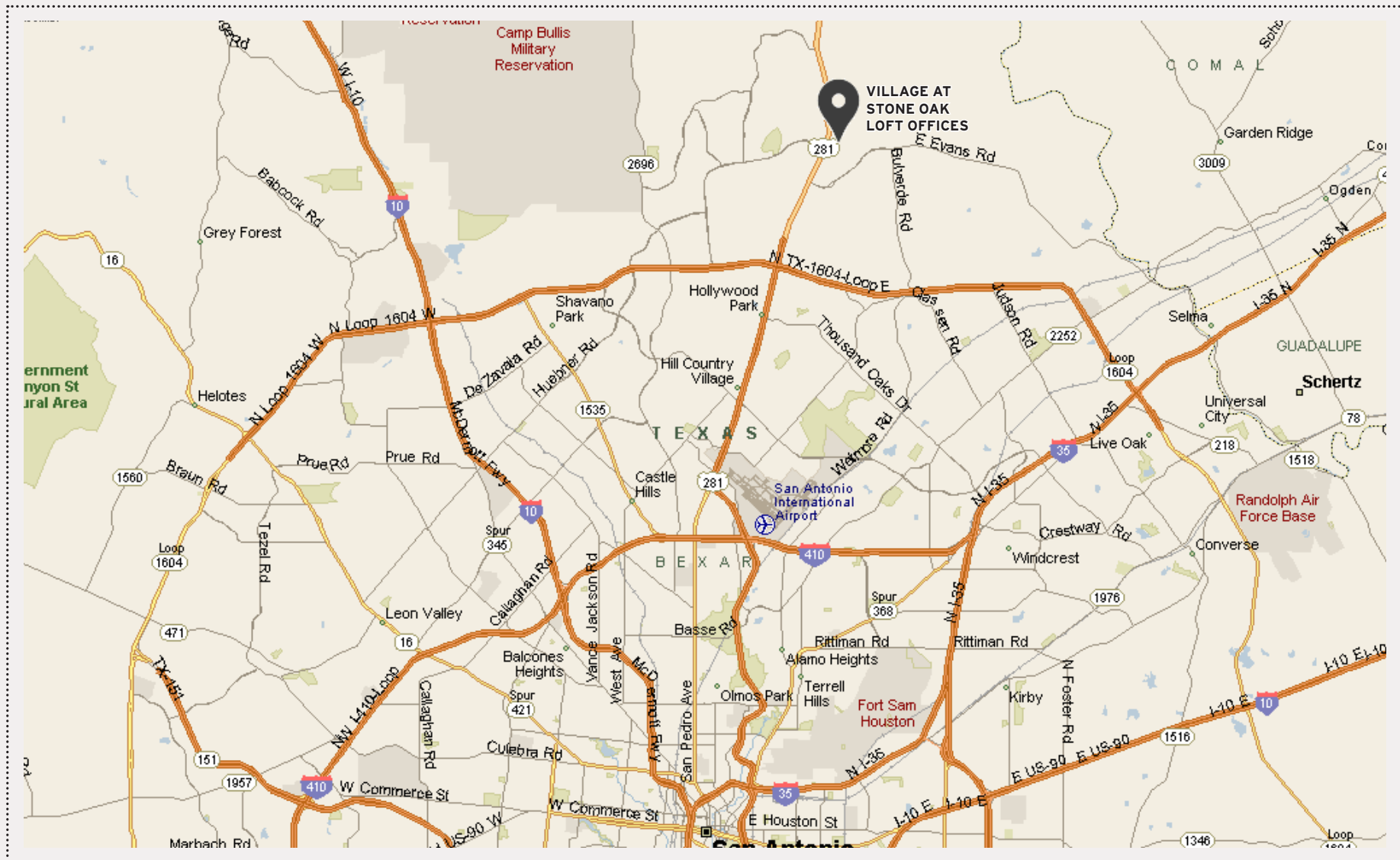
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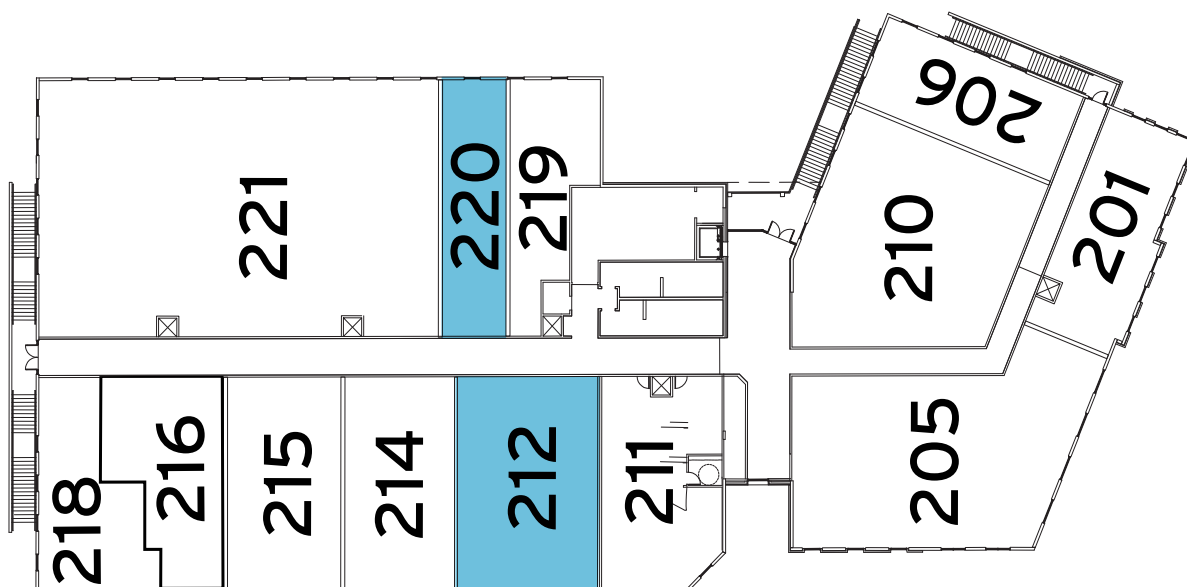




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### AVAILABLE OFFICE SPACES

Suite 212	1,789 SF
Suite 220	1,041 SF

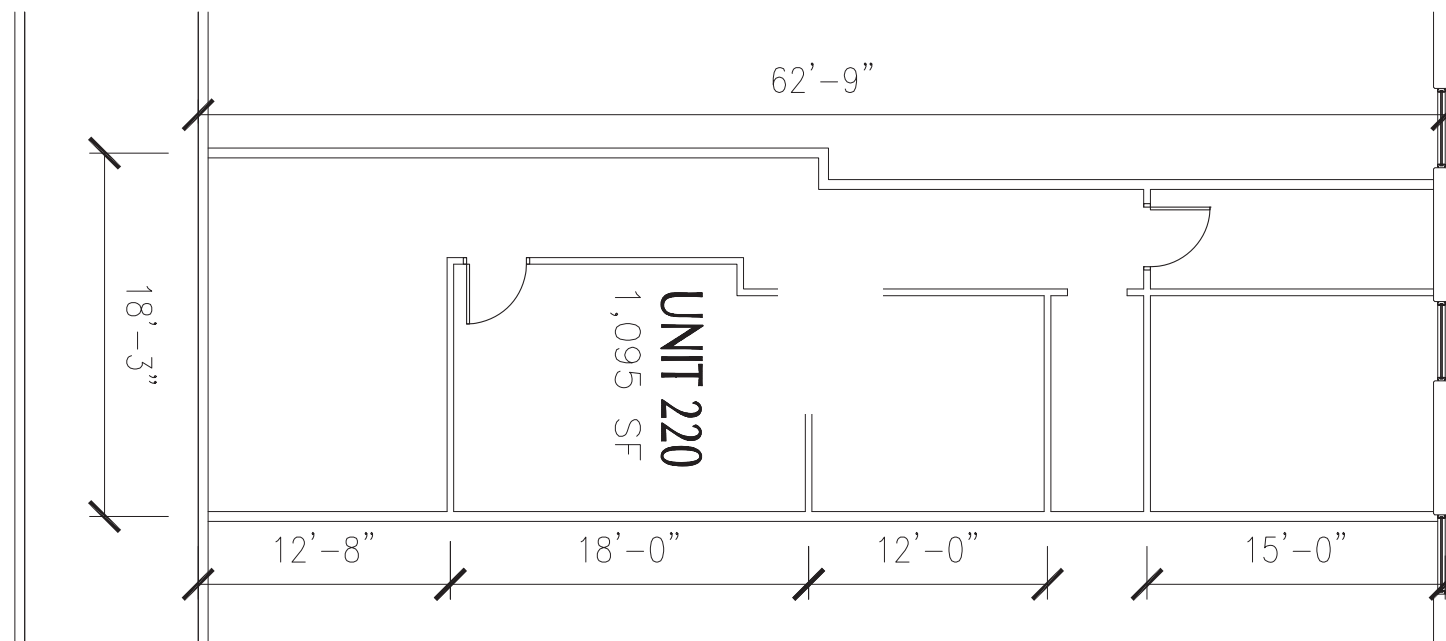


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TPC PARKWAY & US 281 NORTH IN SAN ANTONIO

Suite 220 - 1,041 SF



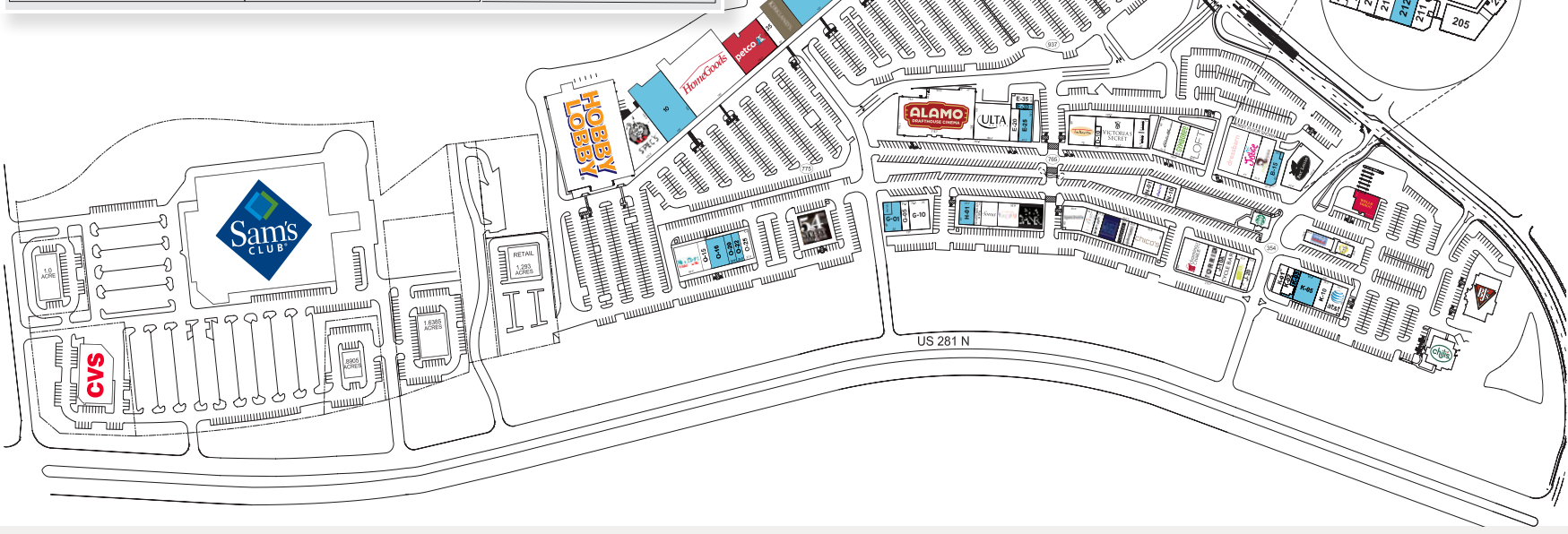


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TPC PARKWAY & US 281 NORTH IN SAN ANTONIO

POWER CENTER		TENANT INDEX		LIFESTYLE		OFFICE	
1	HOBBY LOBBY	160	CHILI'S GRILL & BAR	5,867	I-23	APRICOT LANE	1,730
5	SPEC'S TEXAS SUPERSTORE	170	BJ'S RESTAURANTS	7,787	I-25	CHICCO'S	5,005
10	AVAILABLE	A-01	WELLS FARGO BANK	3,900	J-01	CHARMING CHARLIE	6,500
15	HOMEGOODS	B-01	DRESS BARN	7,000	J-10	TORRID	3,400
20	PETCO	B-05	JUSTICE	5,000	J-10-A	CYCLE BAR	3,000
35	KAY JEWELERS	B-10	PURE POSH	5,000	J-15	BEATCOMBER	1,200
40	KIRKLANDS	B-15	AVAILABLE	2,788	J-20	CRAZY 8	2,400
45	AVAILABLE	B-20	BAR LOUIE	8,761	K-01	AMAZING LASH	1,745
50	DSW SHOE WAREHOUSE	C-01	EDDIE BAUER	5,500	K-02	SHEAR MADNESS	2,000
60	GAMESTOP	C-05	GYMBOREE	2,424	K-03	AVAILABLE	1,200
65	SPRINT	C-10	LOFT	6,000	K-05	AVAILABLE	4,924
68	SPORT CLIPS	D-01	TALBOTS	6,000	K-10	HAND AND STONE MASSAGE AND FACIAL SPA	2,900
F-1	54TH STREET BAR & GRILL	D-10	STONE CREEK JEWELER	900	K-15	AT&T MOBILITY	3,600
O-1	NEXTCARE URGENT CARE	D-15	VICTORIA'S SECRET	8,000	L-01	IHOOP EXPRESS	2,503
O-15	PACK & MAIL PLUS	D-30	WHITE HOUSE/BLACK MARKET	3,305	L-10	MARBLE SLAB CREAMERY	1,400
O-16	AVAILABLE	E-01	ALAMO DRAFTHOUSE CINEMA	27,000	M-01	STARBUCKS COFFEE	1,700
O-20	AVAILABLE	E-10	ULTA BEAUTY	10,228	N-01	THE SUNGLASS SHOP	1,000
O-22	AVAILABLE	E-20	WOVEN	2,200	N-05	CLAIRE'S	1,600
O-25	DR. LEESANG'S EYESITE	E-25	AVAILABLE	3,300	N-10	BRIGHTON COLLECTIBLES	1,000
U-70	SUPER TARGET	E-30	AVAILABLE	706			
		E-35	CLUB HUMIDOR	1,800			
		H-01	AVAILABLE	4,000			
		G-05	DAVE'S COSMIC SUBS	1,874	201	SCHATZ ORTHODONTICS	1,804
		G-10	GRIMALDI'S PIZZA	4,601	205	K LOVE ENGINEERING	3,164
		H-01	AVAILABLE	2,800	206	EXCALIBUR CONSULTING	1,000
		H-10	STUDIO NAILS & SPA	1,315	210	TROY L. JONES & KEVIN D. SCOTT	2,286
		H-15	SOMA INTIMATES	3,000	211	DDR MANAGEMENT OFFICE	1,542
		H-20	LEARNING EXPRESS	4,085	212	AVAILABLE	1,789
		H-35	JOS. A. BANK CLOTHIERS	4,300	215	TOLBERT CPA	1,500
		I-01	SPECTRUM COMMUNICATIONS	4,000	216	DR. DROGIN	1,300
		I-05	PROFILE BY SANFORD	2,000	218	BRIGADIER OPERATING	1,200
		I-10	FRANCESCA'S COLLECTIONS	1,400	219	FANTASTIC SAM'S	1,088
		I-15	BATH & BODY WORKS	3,086	220	AVAILABLE	1,041
		I-20	CARRANZA JEWELERS	1,670	221	THE QUEENEDIT BALLET SCHOOL	6,000





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## 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.

Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-0 02/16/16

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..... Buyer/Tenant/Seller/Landlord Initials	.....	..... Date	.....