

**MATTRESS
FIRM**

**IN-N-OUT
BURGER**

**MATTRESS
FIRM**

sleep number

PEI WEI
ASIAN DINER

MASSAGE HEIGHTS

DECA

CHIPOTLE
MEXICAN GRILL

Panera
BREAD

MOD

SITE
1.673 Acres

tru
by HILTON

Hwy 281 & TPC Parkway

SEC of Hwy 281 & TPC Parkway, San Antonio, TX
Pad Site for Sale or New Development for Lease

Endeavor Real Estate Group
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Michele Gary
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- High-traffic signalized intersection
- Access from TPC Parkway & Hwy 281
- Adjacent to Super Target anchored center Village at Stone Oak
- 50' tall pylon signage available on Hwy 281
- 45' tall pylon signage available on TPC Parkway

For Sale

- 1.673 acre pad site

For Lease

- 1,200-10,468 sf

Area Highlights

- Affluent Regional Submarket
- Average household income (3 mile): \$138,355
- Best in class area co-tenancy
- Going home side of the street

Access & Visibility

- 3 ingress & egress points
- 50 parking spaces or
- 5/1,000 SF parking ratio

Demographics



Population Estimate

1 mi	3 mi	5 mi
9,029	75,243	150,600



Households

1 mi	3 mi	5 mi
3,164	25,092	52,021



Average Household Income

1 mi	3 mi	5 mi
\$114,820	\$138,355	\$137,221



Traffic Counts

- 100,467 VPD (US Hwy 281/TPC)
- 14,669 VPD (TPC at 281)



Area Retailers & Restaurants



Hwy 281 & TPC Parkway

SEC of Hwy 281 & TPC Parkway, San Antonio, TX



CANYON GOLF RD

STONE OAK-PKWY

281

15,562 VPD

104,973 VPD

SITE

TPC PARKWAY

BULVERDE RD

EVANS RD

E EVANS RD

281

STONE RIDGE MARKET

- H-E-B plus!
- PET SMART
- HALF PRICE BOOKS RECORDS MAGAZINES
- Chick-fil-A
- verizon

VILLAGE AT STONE OAK

- Target
- ALAMO DRAFTHOUSE CINEMA
- HomeGoods
- SUPER TARGET
- Talbots
- HOBBY LOBBY
- WORLD MARKET
- OfficeMax

- MATTRESS FIRM
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- AMERICA'S BEST CONTACTS & EYEGLASSES
- DECA
- tru

- MOD
- freshii
- AMERICA'S BEST CONTACTS & EYEGLASSES

Q2 2018 Delivery

- Volbelly
- ATI
- TUNE UP THE MANLY SALON

- Walgreens
- WELLS FARGO
- Bank of America
- goodwill
- Jack
- SECURITY SERVICE
- Arbys
- WINGSTON
- WINGS
- Supers

- THE HOME DEPOT
- DISCOUNT
- BROADWAY BANK
- McDonald's
- TACO CABANA

Claudia Taylor (Ladybird) Johnson High School

Barbara Bush Middle School

CHASE

Clear Channel

CVS pharmacy

Sams CLUB

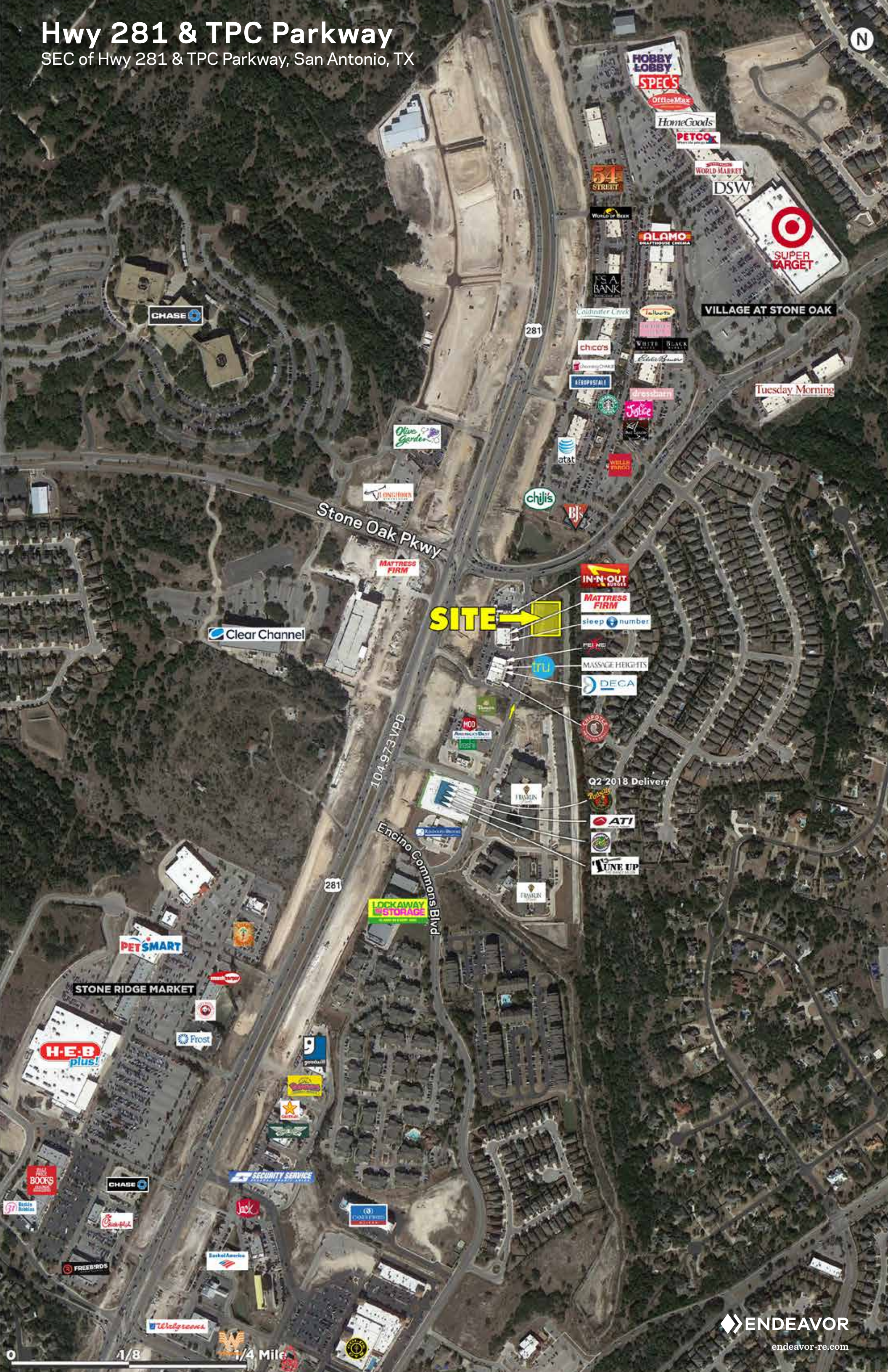
Olive Garden

LANDSHIRK



Hwy 281 & TPC Parkway

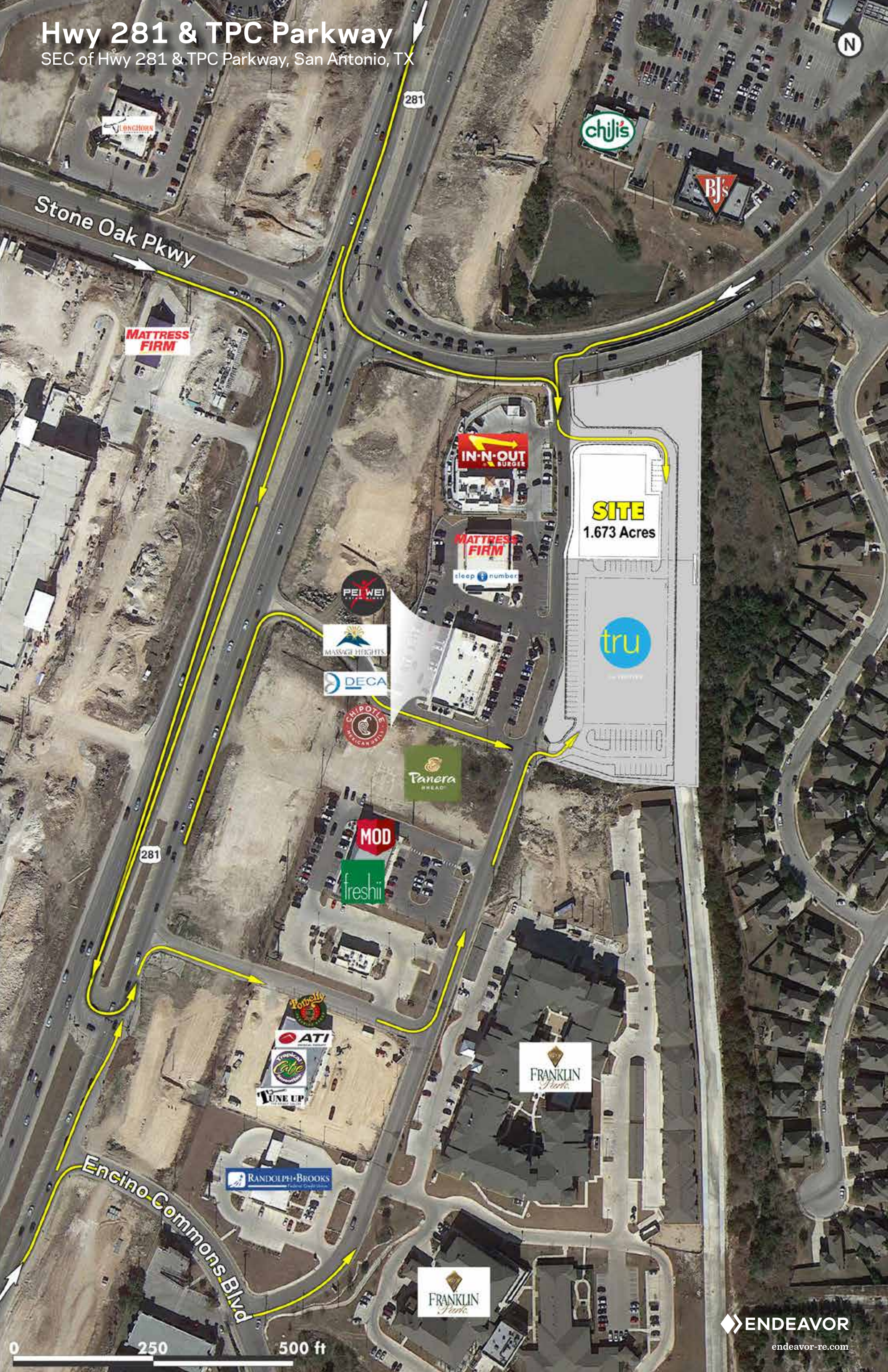
SEC of Hwy 281 & TPC Parkway, San Antonio, TX



SITE →

Hwy 281 & TPC Parkway

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281

Stone Oak Pkwy

MATTRESS FIRM

chili's

BJ's

IN-N-OUT BURGER

SITE
1.673 Acres

MATTRESS FIRM

sleep number

PEI WEI

MASSAGE HEIGHTS

DECA

tru

CHIPOTLE MEXICAN RESTAURANT

Panera BREAD

MOD

freshii

281

Potbelly

ATI

Cafe

TUNE UP

FRANKLIN Park

Encino Commons Blvd

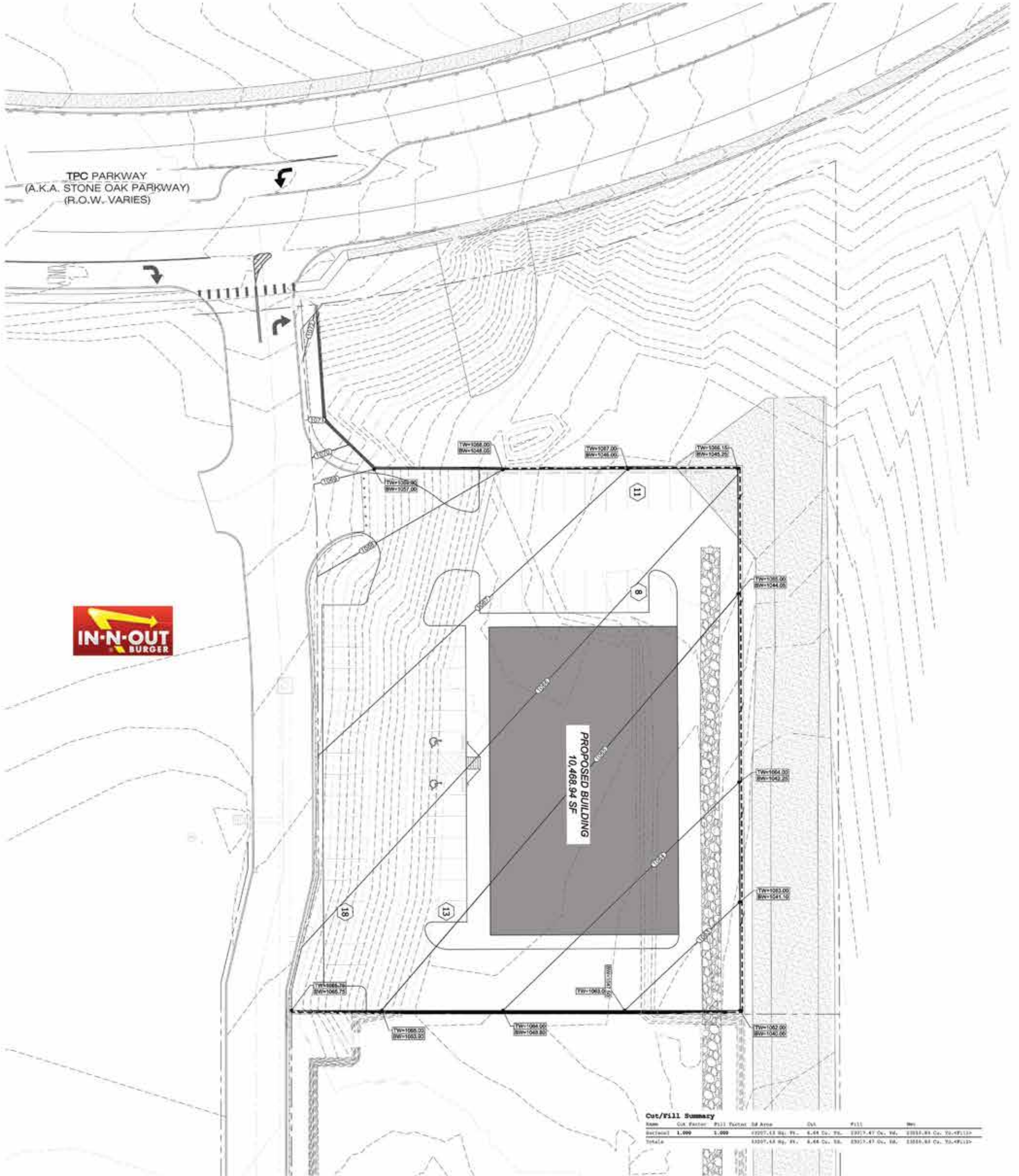
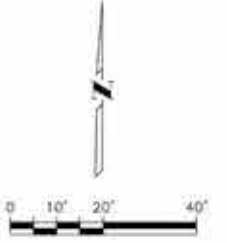
RANDOLPH-BROOKS

FRANKLIN Park

0 250 500 ft

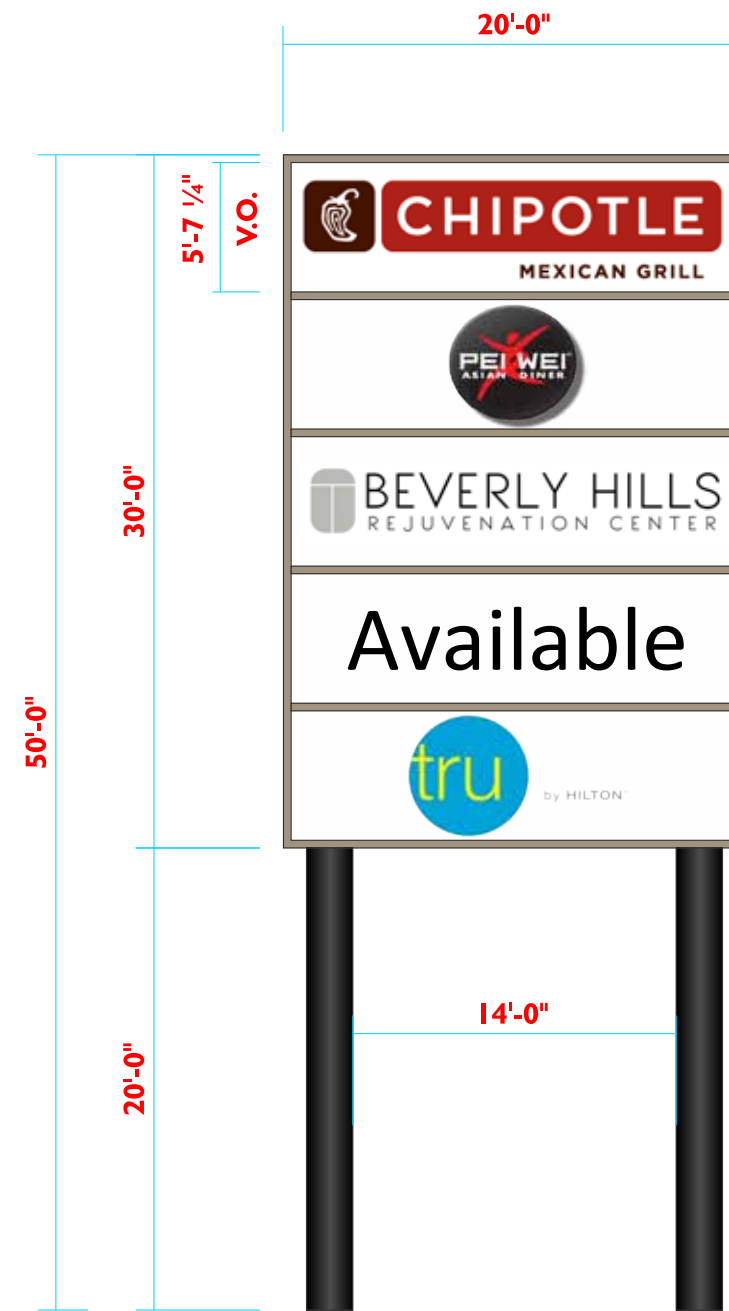
Hwy 281 & TPC Parkway

SEC of Hwy 281 & TPC Parkway, San Antonio, TX



Hwy 281 & TPC Parkway

SEC of Hwy 281 & TPC Parkway, San Antonio, TX



FRONT VIEW

**A D/F MULTI-TENANT PYLON
(1) REQUIRED**

- FABRICATE & INSTALL (1) NEW, DOUBLE-SIDED, INTERNALLY ILLUMINATED PYLON SIGN
- 600 SQ. FT.
- 50'-0" OAH





FRONT VIEW

C D/F MULTI-TENANT PYLON (1) REQUIRED

- FABRICATE & INSTALL (1) NEW, DOUBLE-SIDED, INTERNALLY ILLUMINATED PYLON SIGN
- 400 SQ. FT.
- 45'-0" OAH





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name License No. Email Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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