

**LEASE
OR
SALE**

Medical
Office

6,044 SF

Stone Oak



TRANSWESTERN

REAL ESTATE
SERVICES

19296 Stone Oak Pwky

San Antonio, Texas 78258



Property Overview:

- ±6,044 SF
- 0.45 acres
- Built in 2005
- Stand-alone, single-story
- Zoning: C2 PUD

Location:

- Stone Oak Master Planned Community
- Located at signalized intersection of Stone Oak Pkwy and Knights Cross Dr
- Easy ingress/egress
- Excellent visibility and monument signage
- Major hospitals nearby: North Central Baptist, Methodist Stone Oak, South Texas Spine & Surgical Hospital and Christus Children's Hospital Stone Oak

For Information:

Russell T. Noll, CCIM, CPM®
210.253.2945
russell.noll@transwestern.com

Kelly Ralston
210.253.2928
kelly.ralston@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.

**LEASE
OR
SALE**

Medical
Office

6,044 SF

Stone Oak



TRANSWESTERN

REAL ESTATE
SERVICES

19296 Stone Oak Pkwy

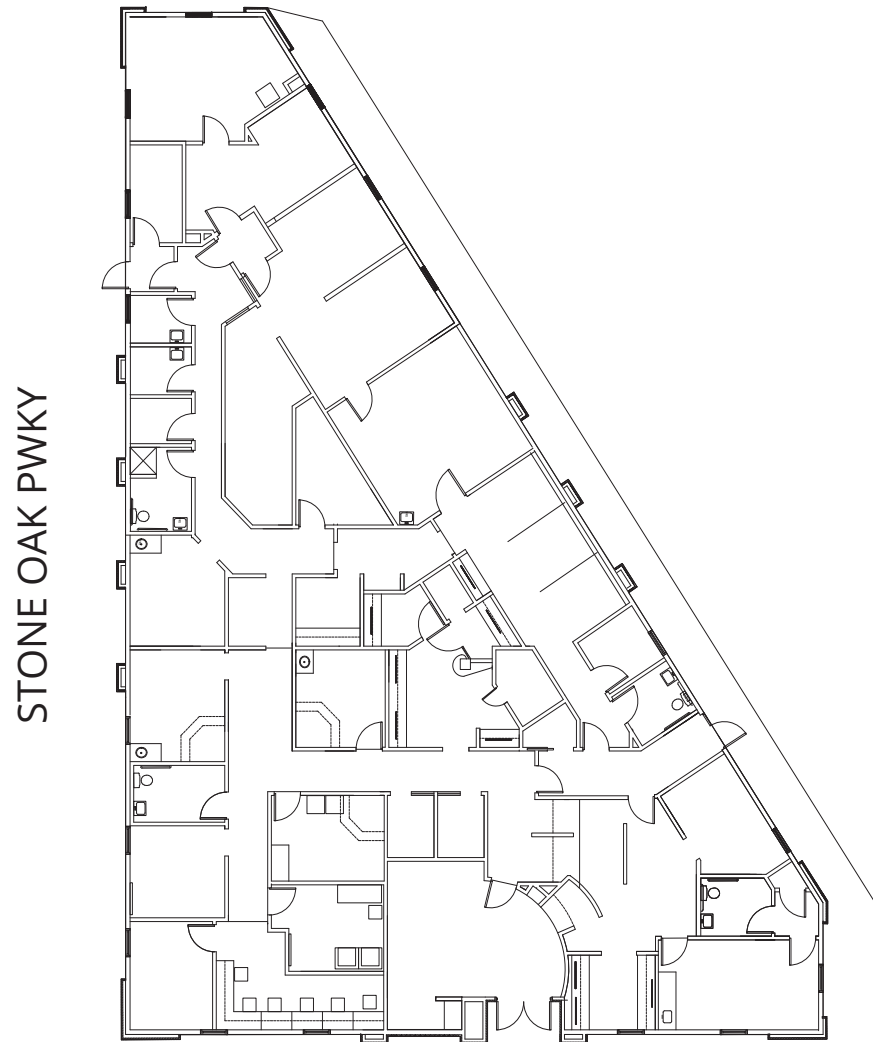
San Antonio, Texas 78258



19296 Stone Oak Pwky

San Antonio, Texas 78258

Floorplan: ±6,044 RSF



**LEASE
OR
SALE**

Medical
Office

6,044 SF

Stone Oak



TRANSWESTERN

REAL ESTATE
SERVICES

19296 Stone Oak Pkwy

San Antonio, Texas 78258



TRAFFIC COUNTS

Knights Cross Dr @
Stone Oak Pkwy
14,703 VPD

LEASE
OR
SALE

Medical
Office

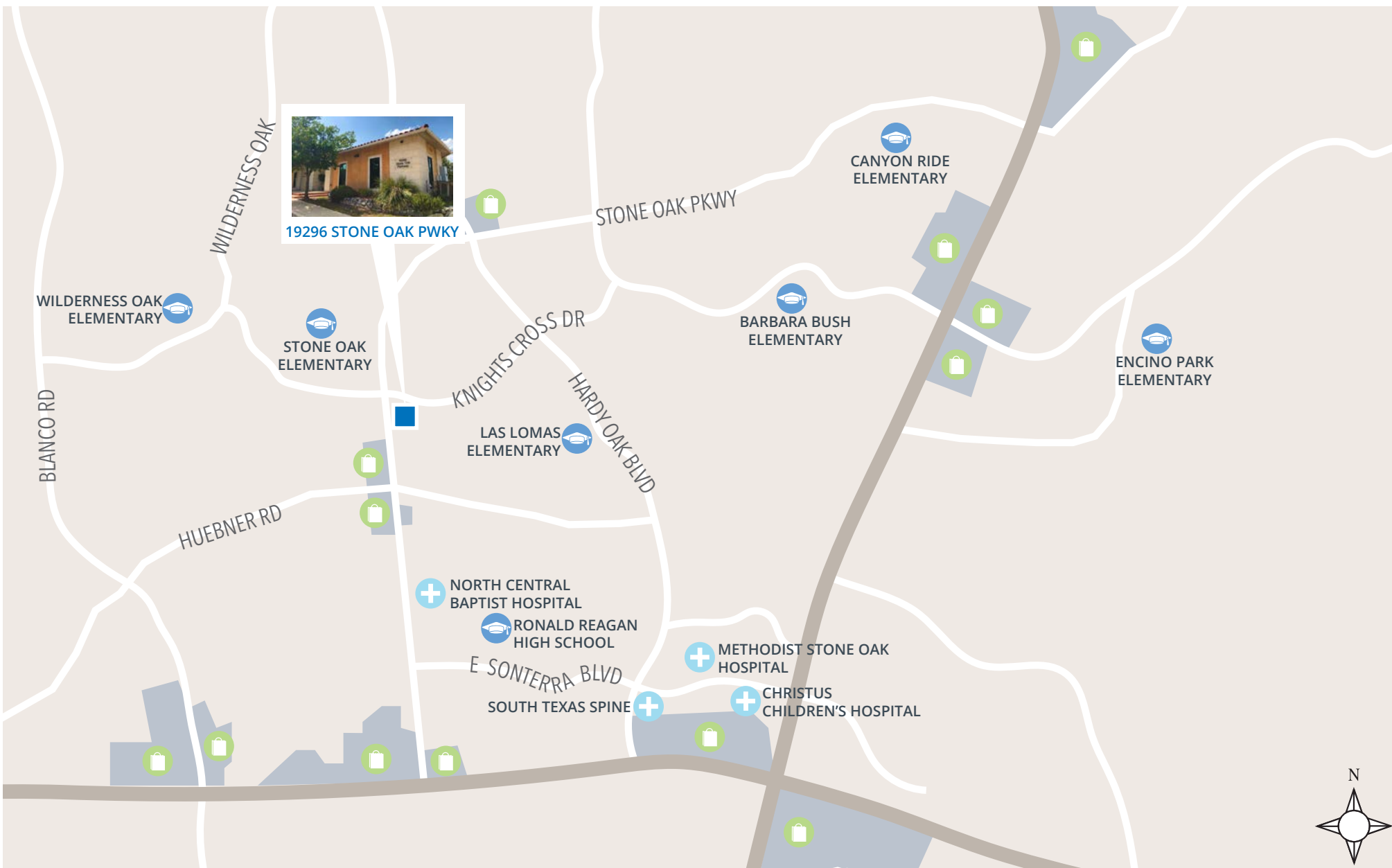
6,044 SF

Stone Oak



TRANSWESTERN

REAL ESTATE
SERVICES



**LEASE
OR
SALE**

Medical
Office

6,044 SF

Stone Oak



TRANSWESTERN

REAL ESTATE
SERVICES

19296 Stone Oak Pkwy

San Antonio, Texas 78258

Population	2 Mile	5 Mile	10 Mile
2025 Projection	41,483	192,474	675,983
2020 Estimate	38,576	180,153	631,452
2010 Census	30,523	150,073	520,254
Growth 2020-2025	7.54%	6.84%	7.05%
Growth 2010-2020	26.38%	20.04%	21.37%
2020 Population Hispanic Origin	13,348	59,080	278,356
White	31,728	154,390	530,551
Black	1,972	8,541	42,204
Am. Indian & Alaskan	191	1,079	5,923
Asian	3,622	11,368	34,786
Other	992	4,485	16,659
Households			
2025 Projection	14,689	72,558	266,676
2020 Estimate	13,692	68,169	250,086
2010 Census	10,888	57,660	209,539
Growth 2020 - 2025	7.28%	6.44%	6.63%
Growth 2010 - 2020	25.75%	18.23%	19.35%
Owner Occupied	9,171	46,397	139,317
Renter Occupied	4,521	21,772	110,769
2020 Avg Household Income	\$118,700	\$115,740	\$88,666
2020 Med Household Income	\$97,180	\$92,583	\$65,530

Stone Oak Master Planned Community

Originally designed with multiple land uses to allow for community development, Stone Oak's unique master-planned structure invites everything from recreation and leisure to business and medicine.

Today it is one of the largest San Antonio neighborhoods and has flourished around Stone Oak's thriving epicenter producing coveted San Antonio real estate.

Stone Oak has many recreational amenities, such as tennis courts, parks, trails and golf courses, all of which surround the beautiful, rolling hills or the Texas Hill Country. The natural beauty of the surrounding parks and green spaces make this suburban oasis feel like it is miles and miles from the pressures of the city.

Stone Oak is located just minutes from the San Antonio airport and downtown and is a popular destination for many of San Antonio's professionals.





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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russell Noll	386386	russell.noll@transwestern.com	210-341-1344
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kelly Ralston	538964	kelly.ralston@transwestern.com	210-341-1344
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date