

21202 GATHERING OAK

San Antonio, Texas 78260



FOR SALE OR LEASE

STONE OAK OFFICE BUILDING WITH ADDITIONAL LOT



9311 San Pedro Ave., Ste. 850
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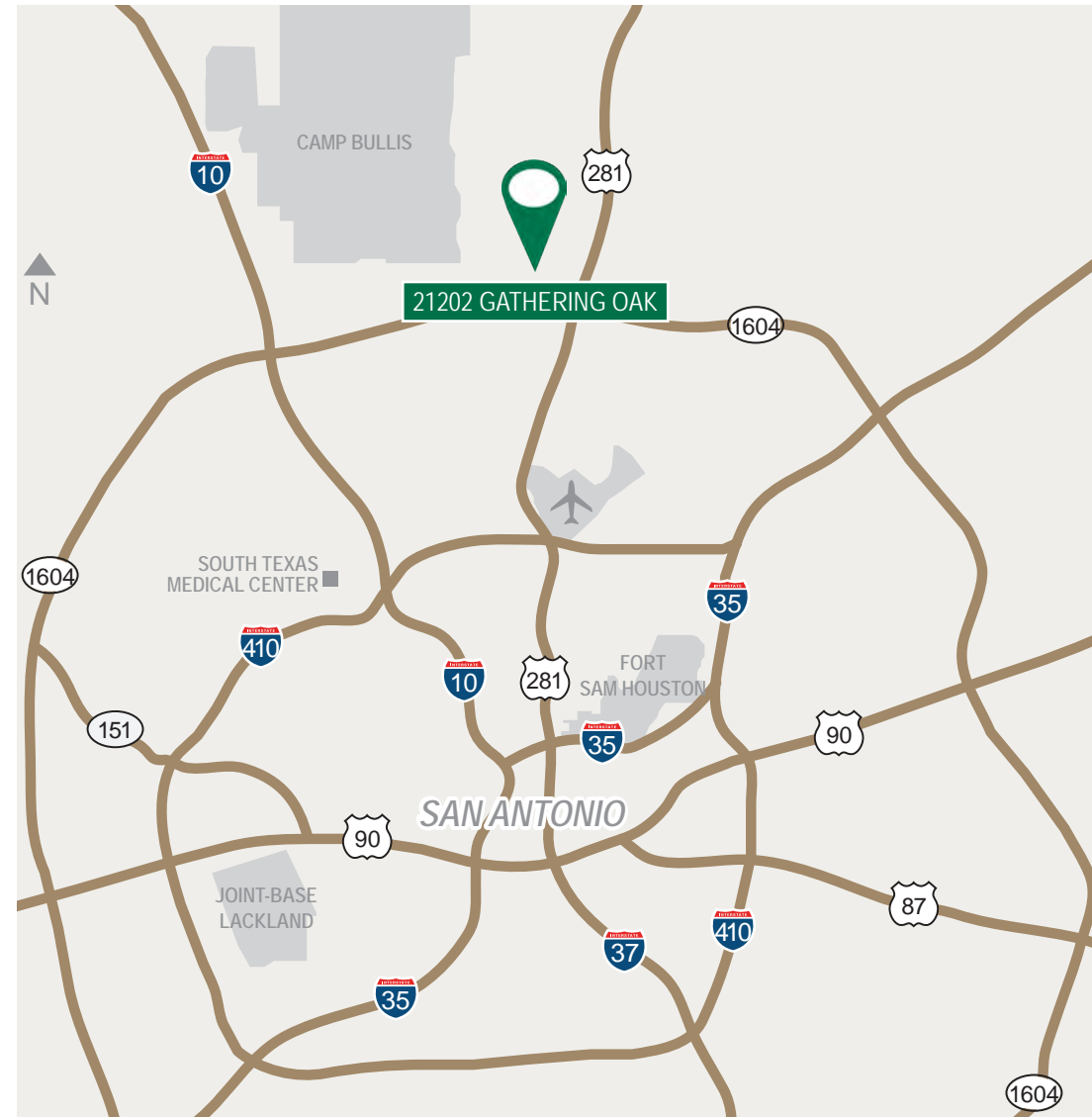
OVERVIEW / LOCATION MAP

Address:	21202 Gathering Oak San Antonio, TX 78260
Building Size:	± 10,224 sf
Land Size:	±2.816 acres total (± 2.511 acres plus ±.305 acre separately platted additional lot)
Occupancy:	100% vacant
Asking Price:	\$2,719,782.00 / \$265.50 psf
Lease Rate:	\$18.00/NNN
Parking:	3:1000

HIGHLIGHTS

- Additional lot (±.305 acres) can be used to expand the parking lot, expand building, add another building or buyer can sell separately
- Clean modern designed Tilt Wall construction with metal roof
- Elevator off lobby
- Open and light interior spaces with private offices and shared work spaces
- Class A finishes throughout
- Workstations available
- Restroom facilities on each floor with shower facilities on the ground floor
- Land to expand or add another building if desired
- Conveniently located near the intersection of Blanco Rd and Wilderness Oak
- Situated with beautiful views into the wooded San Antonio River Authority land and Panther Springs Park
- Adjacent cell tower not a part of the property

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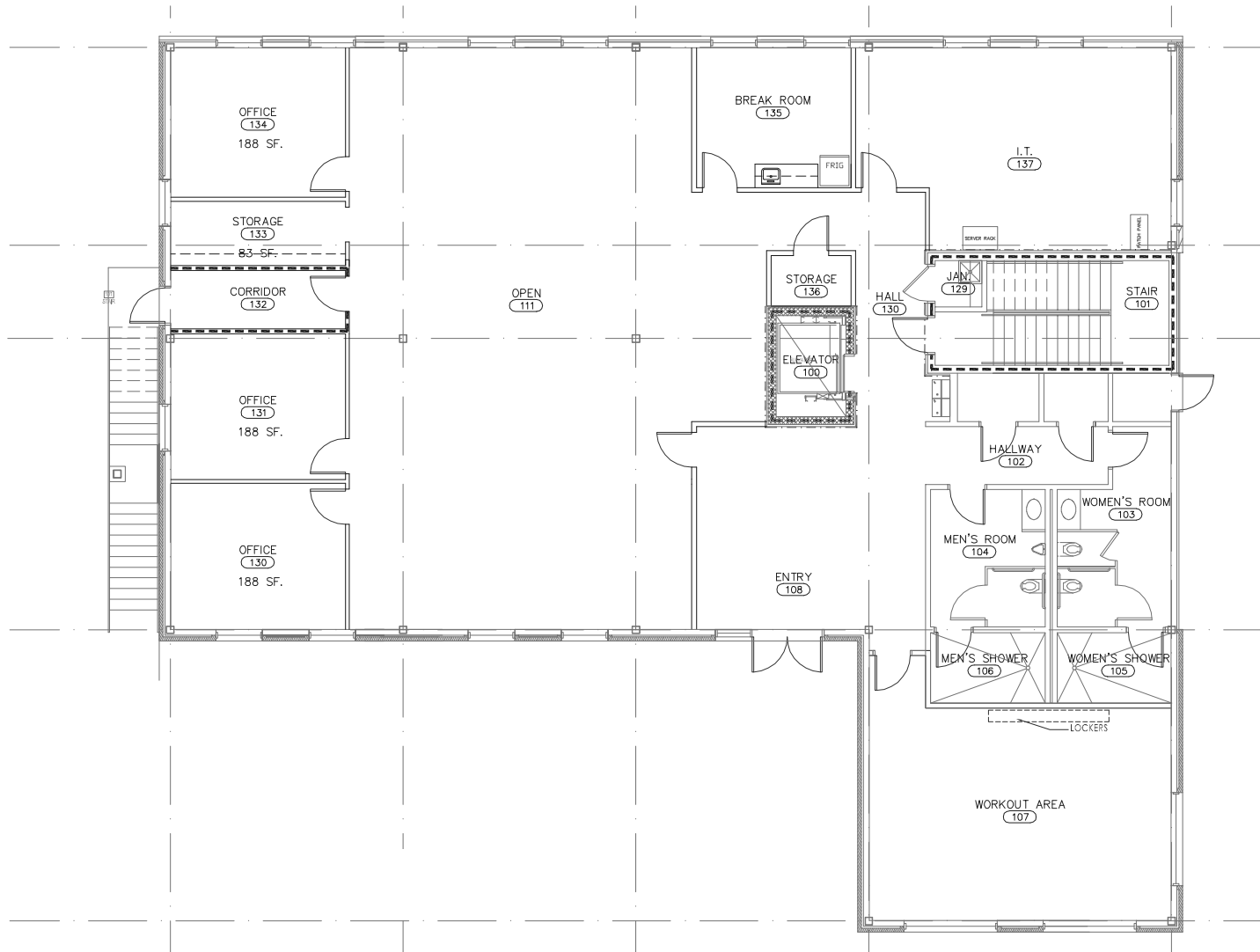
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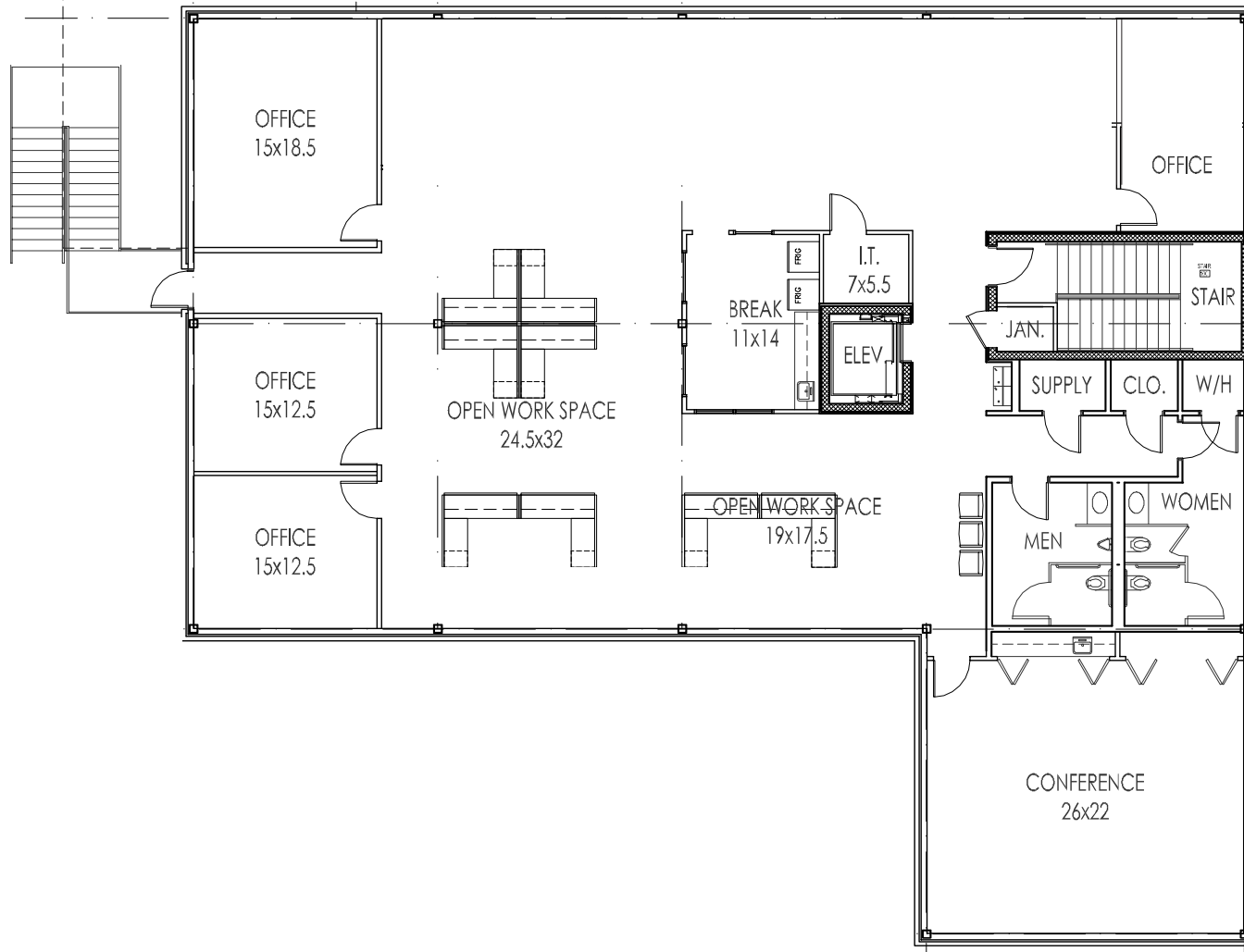
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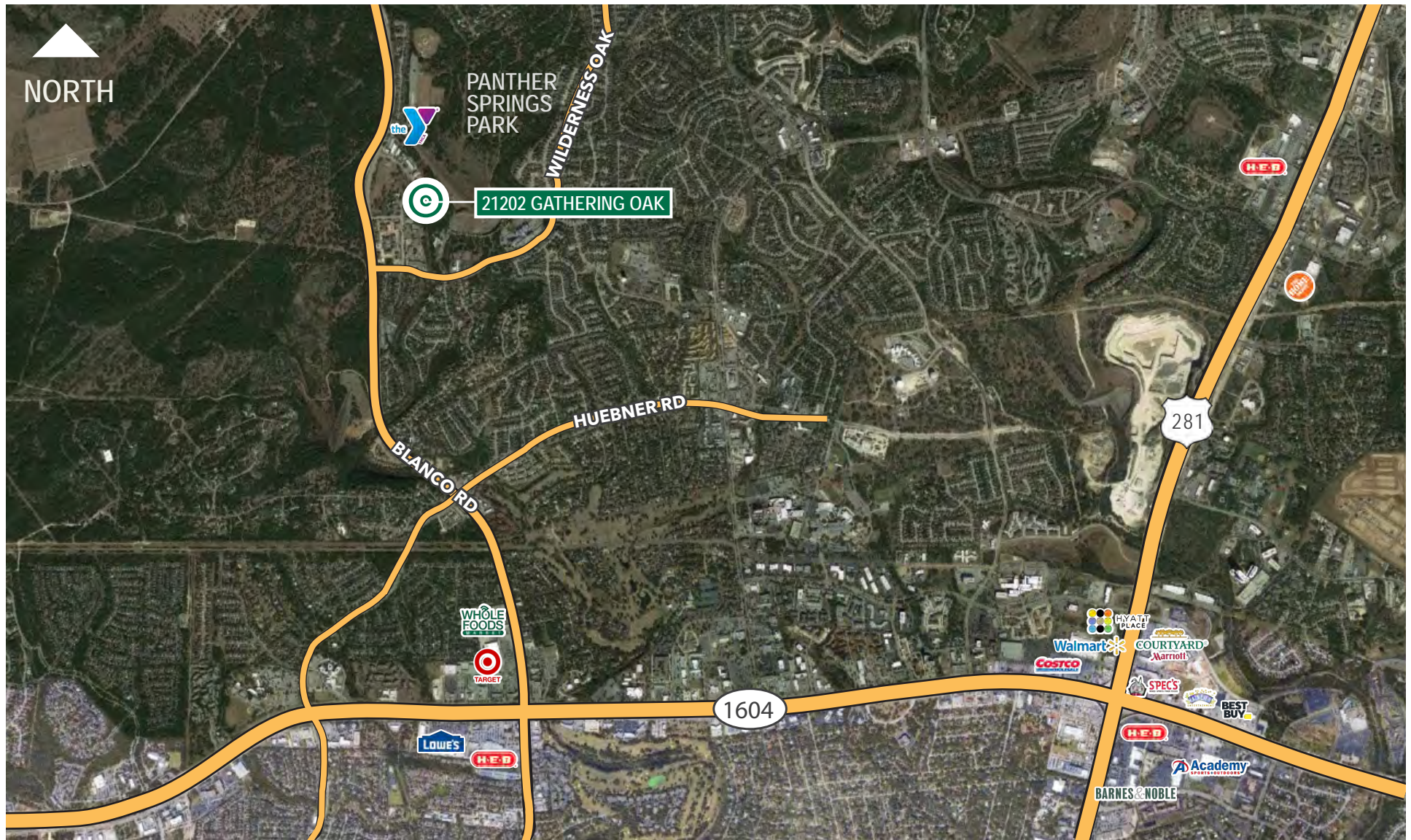
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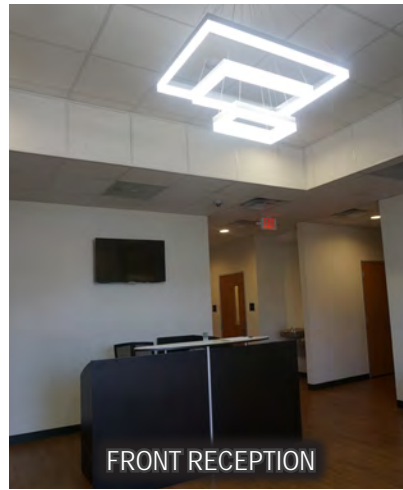
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FOR SALE



FIRST FLOOR CONFERENCE ROOM



FRONT RECEPTION



COPIER / WORK STATION



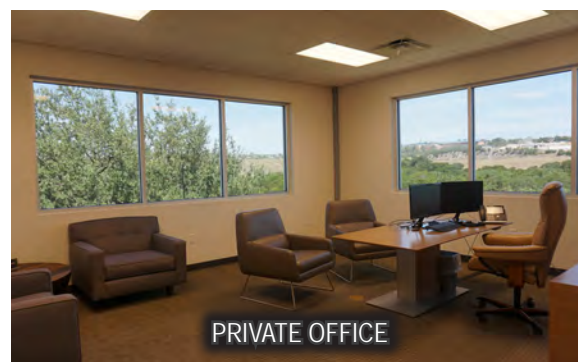
OPEN BREAK AREA



WORK STATION



CUBICLES



PRIVATE OFFICE



SECOND FLOOR CONFERENCE ROOM

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	1 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	6,475	60,253	141,192
2025 Population:	6,822	64,570	150,768
Population Growth 2020 - 2025:	5.36%	7.16%	6.78%
Average Age:	35.00	36.30	37.50
Households			
2020 Total Households:	2,057	21,234	52,345
Household Growth 2020-2025	4.86%	6.81%	6.46%
Median Household Income:	\$113,228	\$106,197	\$97,391
Average Household Size:	3.10	2.80	2.60
2020 Average Household Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$294,699	\$334,314	\$317,714
Median Year Built:	1999	2003	2001
Daytime Employment			
Total Businesses:	98	3,150	6,632
Total Employees:	897	26,640	58,909
Vehicle Traffic			
Wilderness Oak @ Prospect Hill:	14,006 vpd		
Wilderness Oak @ Gathering Oak:	17,978 vpd		
Knights Cross Dr @ Buckle Ct:	4,254 vpd		

Source: CoStar 2020

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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:
 - 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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Teresa Corbin	337543	tcorbin@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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11-2-2015

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kayla Harms	706286	kharms@endurasa.com	(210) 366-2222
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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