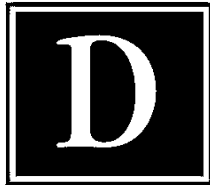


**20642 Stone Oak Parkway  
Building for Sale  
San Antonio, Texas**



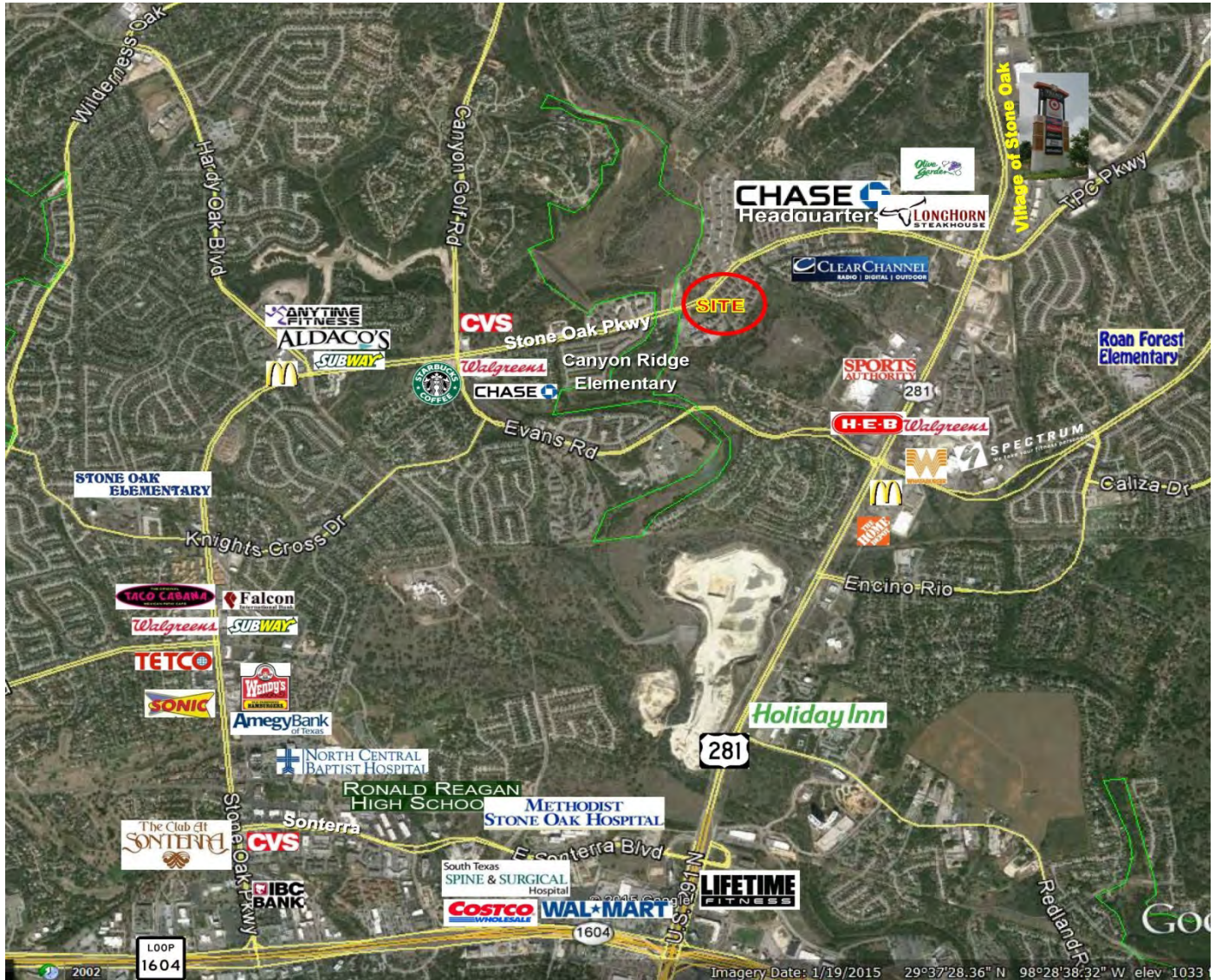
**DRAKE COMMERCIAL GROUP**

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\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

## 20642 STONE OAK PARKWAY BUILDING FOR SALE



- 7,980 SF Class A Office Building
- Approx. 4,900 SF leased to Christus Children's Hospital of San Antonio with 4 years remaining on lease
- Parking ratio: 4.51 / 1000
- In vibrant area of Stone Oak with easy access to Hwy. 281 and Loop 1604
- Call for pricing

All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.



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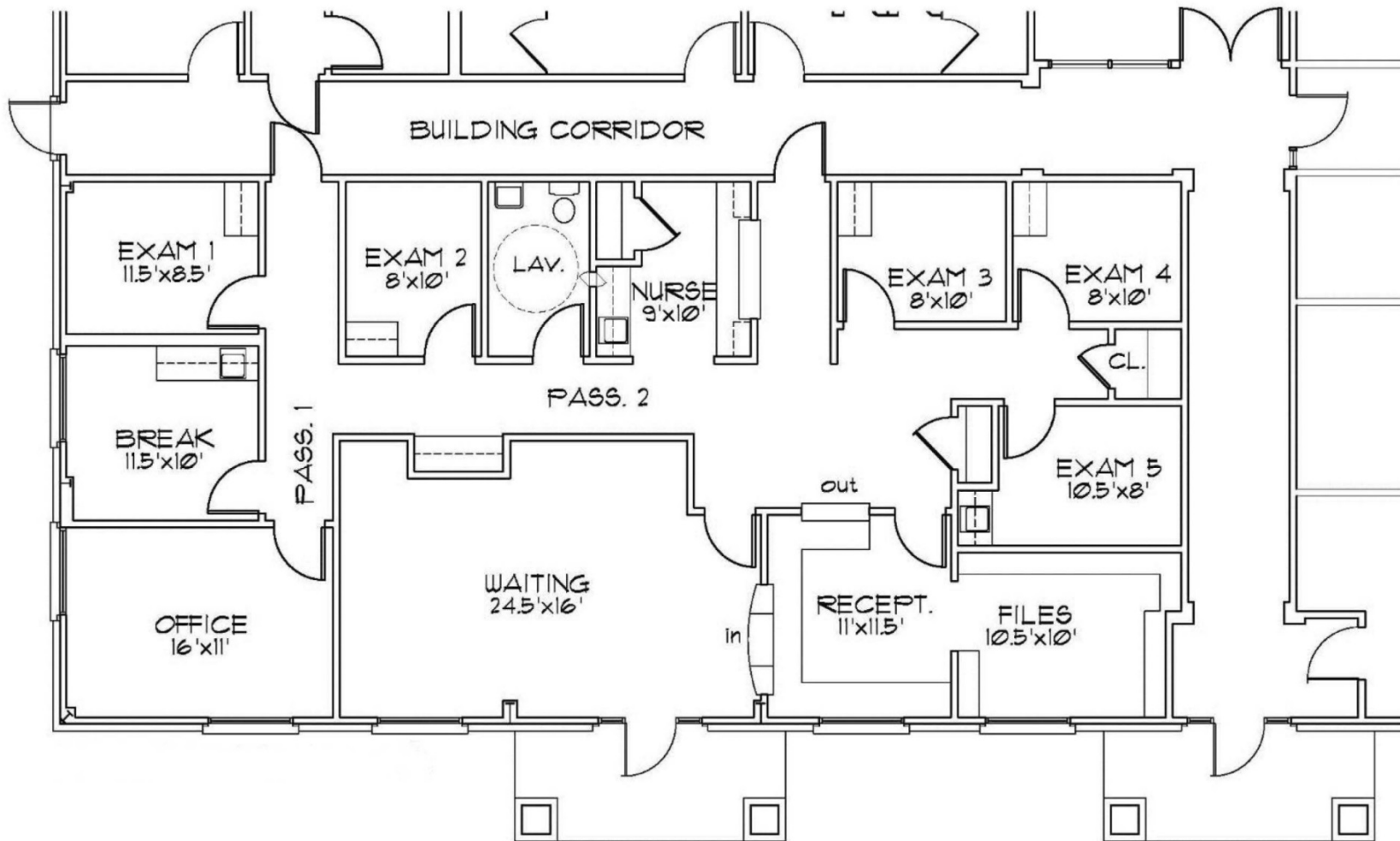
# **D** Drake Commercial Group

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SPACE AVAILABLE FOR LEASE



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# Demographics

drakecommercial.com

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	496	6,389	21,529
2000 Occupied Housing Units	438	6,061	20,303
2000 Owner Occupied Housing Units	390	5,421	15,502
2000 Renter Occupied Housing Units	48	640	4,801
2000 Vacant Housings Units	59	332	1,229
% 2000 Occupied Housing Units	88.31%	94.87%	94.31%
% 2000 Owner occupied housing units	89.04%	89.44%	76.35%
% 2000 Renter occupied housing units	10.96%	10.56%	23.65%
% 2000 Vacant housing units	11.90%	5.20%	5.71%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Household Income: Median	\$120,512	\$102,322	\$95,618
2013 Household Income: Average	\$123,374	\$113,957	\$109,526
2013 Per Capita Income	\$40,345	\$37,944	\$38,763
2013 Household income: Less than \$10,000	31	384	873
2013 Household income: \$10,000 to \$14,999	93	604	1,210
2013 Household income: \$15,000 to \$19,999	18	482	1,199
2013 Household income: \$20,000 to \$24,999	41	594	1,164
2013 Household income: \$25,000 to \$29,999	22	552	1,051
2013 Household income: \$30,000 to \$34,999	21	469	1,104
2013 Household income: \$35,000 to \$39,999	18	512	1,361
2013 Household income: \$40,000 to \$44,999	153	957	1,761
2013 Household income: \$45,000 to \$49,999	87	1,128	1,979
2013 Household income: \$50,000 to \$59,999	269	1,522	3,184
2013 Household income: \$60,000 to \$74,999	244	1,856	3,867
2013 Household income: \$75,000 to \$99,999	243	3,637	7,071
2013 Household income: \$100,000 to \$124,999	234	3,406	6,020
2013 Household income: \$125,000 to \$149,999	467	2,768	4,602
2013 Household income: \$150,000 to \$199,999	475	3,856	6,824
2013 Household income: \$200,000 or more	448	3,300	5,900
% 2013 Household income: Less than \$10,000	1.08%	1.48%	1.78%
% 2013 Household income: \$10,000 to \$14,999	3.25%	2.32%	2.46%
% 2013 Household income: \$15,000 to \$19,999	0.63%	1.85%	2.44%
% 2013 Household income: \$20,000 to \$24,999	1.43%	2.28%	2.37%
% 2013 Household income: \$25,000 to \$29,999	0.77%	2.12%	2.14%

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# Demographics

drakecommercial.com

Income	1-mi.	3-mi.	5-mi.
% 2013 Household income: \$30,000 to \$34,999	0.73%	1.80%	2.25%
% 2013 Household income: \$35,000 to \$39,999	0.63%	1.97%	2.77%
% 2013 Household income: \$40,000 to \$44,999	5.34%	3.68%	3.58%
% 2013 Household income: \$45,000 to \$49,999	3.04%	4.33%	4.02%
% 2013 Household income: \$50,000 to \$59,999	9.39%	5.85%	6.48%
% 2013 Household income: \$60,000 to \$74,999	8.52%	7.13%	7.86%
% 2013 Household income: \$75,000 to \$99,999	8.48%	13.97%	14.38%
% 2013 Household income: \$100,000 to \$124,999	8.17%	13.09%	12.24%
% 2013 Household income: \$125,000 to \$149,999	16.31%	10.64%	9.36%
% 2013 Household income: \$150,000 to \$199,999	16.59%	14.82%	13.88%
% 2013 Household income: \$200,000 or more	15.64%	12.68%	12.00%

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**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K