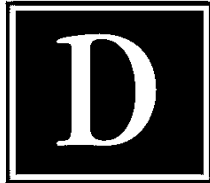


**21 +/- Acres
Commercial/MF
Corner Stone Oak Parkway
and Canyon Golf
San Antonio, Texas**



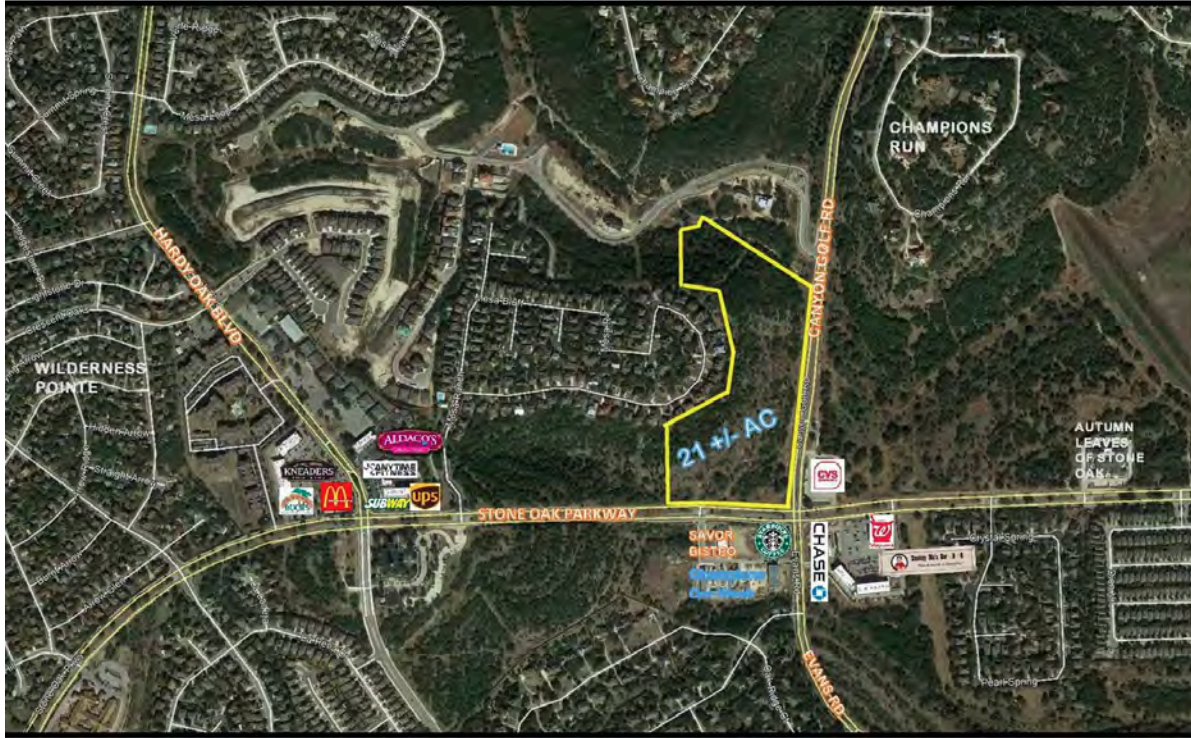
DRAKE COMMERCIAL GROUP

DEBORAH BAUER
TRAVIS BAUER

4630 N LOOP 1604 E, STE. 510
SAN ANTONIO, TEXAS 78249
T: 210.402.6363
F: 210.402.6767
www.drakecommercial.com

* 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.

21 +/- Acres | Commercial - MF
Stone Oak Parkway and Canyon Golf, San Antonio, Texas



NW corner of Stone Oak Parkway and Canyon Golf Road
Located in the dynamic Stone Oak area

- GREAT VISIBILITY
- +/- 632 LF frontage Stone Oak Parkway
- +/- 1158.7 LF frontage on Canyon Golf Road
- RETAIL - OFFICE - MF
- Approved plat
- NEISD
- Convenient to Highway 281 and Loop 1604
- Pricing upon request

Demographics a/o 2018	1 Mile	3 Mile	5 Mile
2018 Total Population	12,729	74,036	161,571
2018 Total Households	4,439	25,819	59,214
Median Household Income	\$107,060	\$106,804	\$101,085
Average Age	35.30	35.80	36.90

Source: CoStar

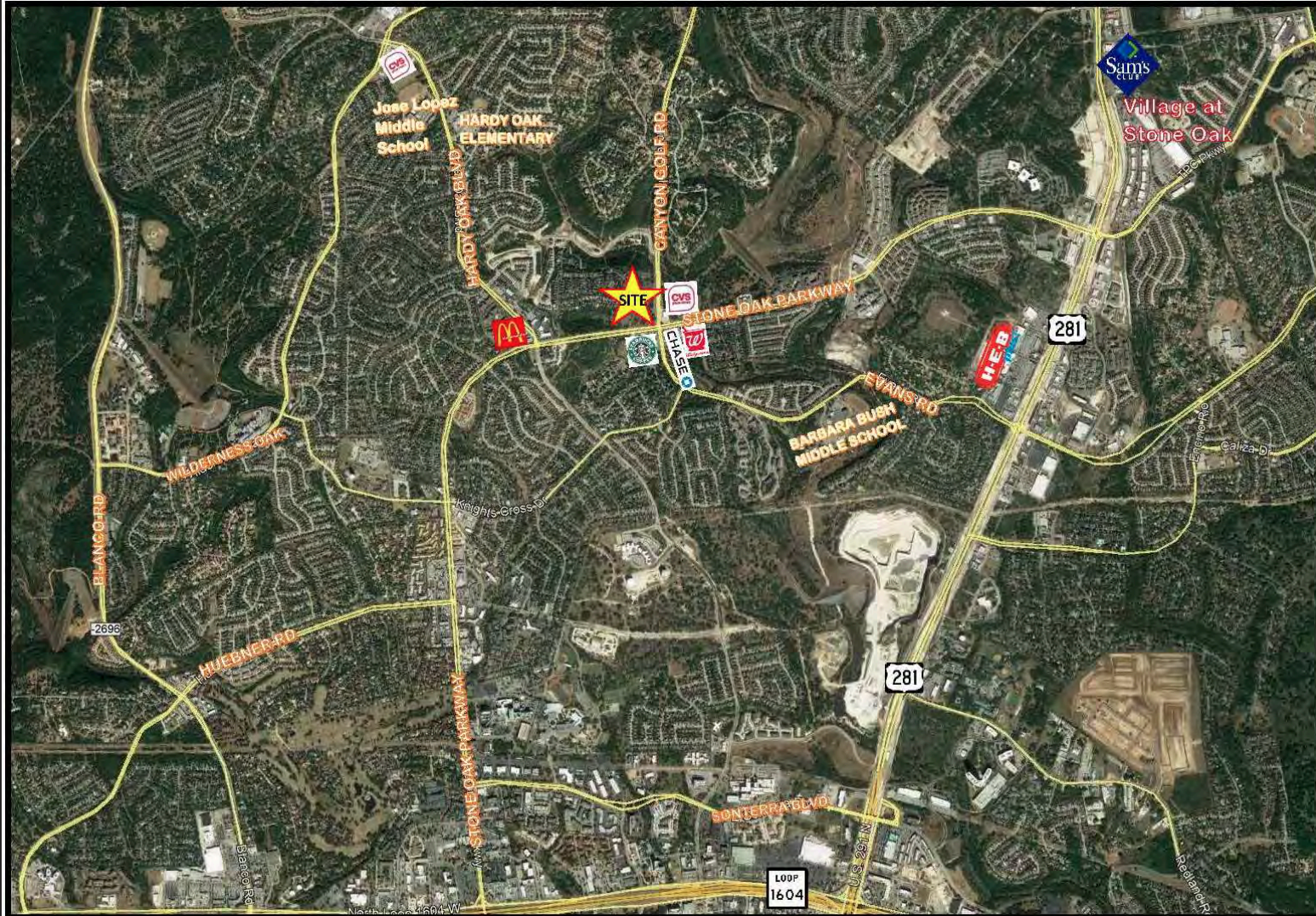


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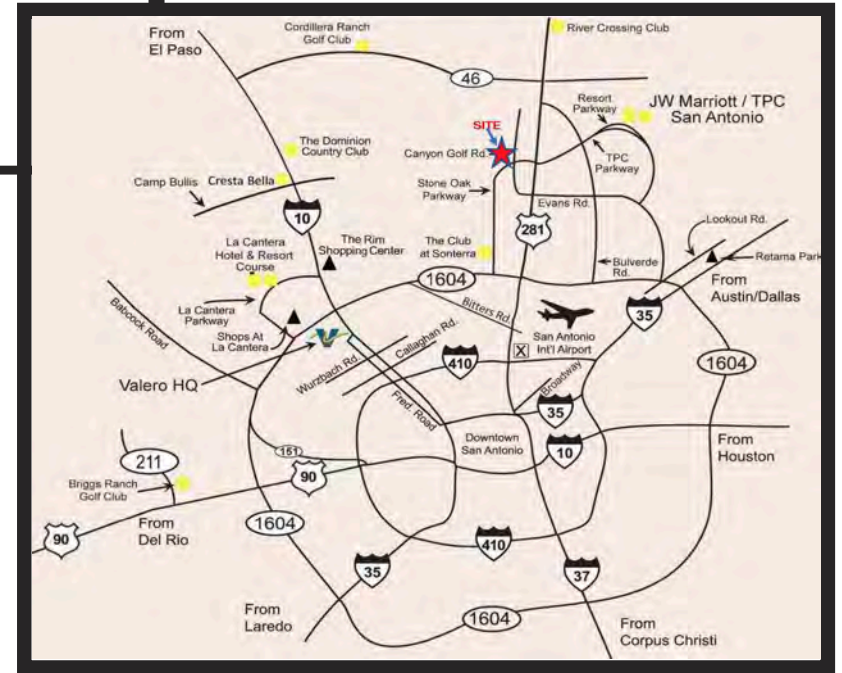
Stone Oak Parkway and Canyon Golf Road, San Antonio, Texas

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume
Canyon Golf Rd	Stone Oak Pkwy	0.10 S	16,070
Stone Oak Pkwy	Granite Spring	0.08 E	11,690
Evans Rd	Ridge Trce	0.05 S	15,090
Canyon Golf Rd	Champions	0.09 N	15,147
Stone Oak Pkwy	Mesa Ranch	0.04 E	19,450
Knights Cross Dr	Evans Rd	0.04 NE	4,901
Canyon Golf Rd	Champions	0.10 S	12,808
Hardy Oak Blvd	Stone Oak Pkwy	0.14 SE	17,208
Evans Rd	Knights Cross Dr	0.12 W	18,567
Stone Oak Pkwy	Las Lomas Blvd	0.11 SW	18,735

Year 2012

Source: CoStar

2017 TxDot Traffic Counts



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21 +/- Acres | Commercial - MF

Stone Oak Parkway and Canyon Golf, San Antonio, Texas

PLAT NO. 020387

UNIT 1 PLAT

CHANGES

1. CHANGES TO THE PLAT AS SHOWN ON THE ORIGINAL PLAT.

2. CHANGES TO THE PLAT AS SHOWN ON THE ORIGINAL PLAT.

3. CHANGES TO THE PLAT AS SHOWN ON THE ORIGINAL PLAT.

4. CHANGES TO THE PLAT AS SHOWN ON THE ORIGINAL PLAT.

5. CHANGES TO THE PLAT AS SHOWN ON THE ORIGINAL PLAT.

6. CHANGES TO THE PLAT AS SHOWN ON THE ORIGINAL PLAT.

7. CHANGES TO THE PLAT AS SHOWN ON THE ORIGINAL PLAT.

8. CHANGES TO THE PLAT AS SHOWN ON THE ORIGINAL PLAT.

9. CHANGES TO THE PLAT AS SHOWN ON THE ORIGINAL PLAT.

10. CHANGES TO THE PLAT AS SHOWN ON THE ORIGINAL PLAT.

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
1	100.00	30.00	30.00	100.00	100.00
2	100.00	30.00	30.00	100.00	100.00
3	100.00	30.00	30.00	100.00	100.00
4	100.00	30.00	30.00	100.00	100.00
5	100.00	30.00	30.00	100.00	100.00
6	100.00	30.00	30.00	100.00	100.00
7	100.00	30.00	30.00	100.00	100.00
8	100.00	30.00	30.00	100.00	100.00
9	100.00	30.00	30.00	100.00	100.00
10	100.00	30.00	30.00	100.00	100.00

GRAPHIC SCALE

1 inch = 100 ft.

LEGEND

- INDICATE IRON
- PROPOSED CONTAINERS
- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASE
- WALKING
- STREACH EASE
- DRAINAGE
- SEWER
- NEW CITY BLOCK
- SEWER IN PLAT PROVIDED BY BEAR COUNTY, TX
- SEAL PROPERTY RECORDS OF BEAR COUNTY, TX
- SEAL PROPERTY RECORDS OF REAL PROPERTY OF BEAR COUNTY, TX
- ENDING

NOTICE TO OWNER: OWNER SHALL PROVIDE SHARABLE CROSS ACCESS WITH ADJACENT LOTS AND 25'-0" ON 1/2".

NOTICE: THE CITY OF SAN ANTONIO HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCES AND THE TEXAS PLAT ACT.

DETECTION NOTE: NO BUILDING OR DRIVEWAY PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A DRAINAGE AND DETENTION STUDY HAS BEEN REVIEWED AND APPROVED BY THE ENGINEERING DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT, CITY OF SAN ANTONIO.

BASE RATE FOLLOWS: THE NUMBER OF EQUIPMENT CHANGES UNITS (EQUI) PAID FOR THIS SUBDIVISION SHALL BE THE EQUI TO BE PAID FOR THIS SYSTEM AS SHOWN ON THE PLAT NUMBER EQUITO BY THE DEVELOPMENT SERVICES DEPARTMENT.

STATE OF TEXAS: COUNTY OF BEXAR. THE CORNER OF THE LAND SHOWN ON THIS PLAT, IN PRESENCE OR THROUGH A DEED AUTHORIZED AGENT, BELONGS TO THE CITY OF SAN ANTONIO, TEXAS. EXCEPT AREAS DESIGNATED AS PRIVATE, FINISHED OR UNFINISHED ALLEYS, RIGHTS, EASEMENTS, TRAIL RIGHTS, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS: COUNTY OF BEXAR. I, **TRAVIS BAUER**, Notary Public, State of Texas, do hereby certify that the foregoing plat was filed in my office on this **26th** day of **February**, 2003, at **San Antonio, Texas**, and that the same is in accordance with the laws of this State.

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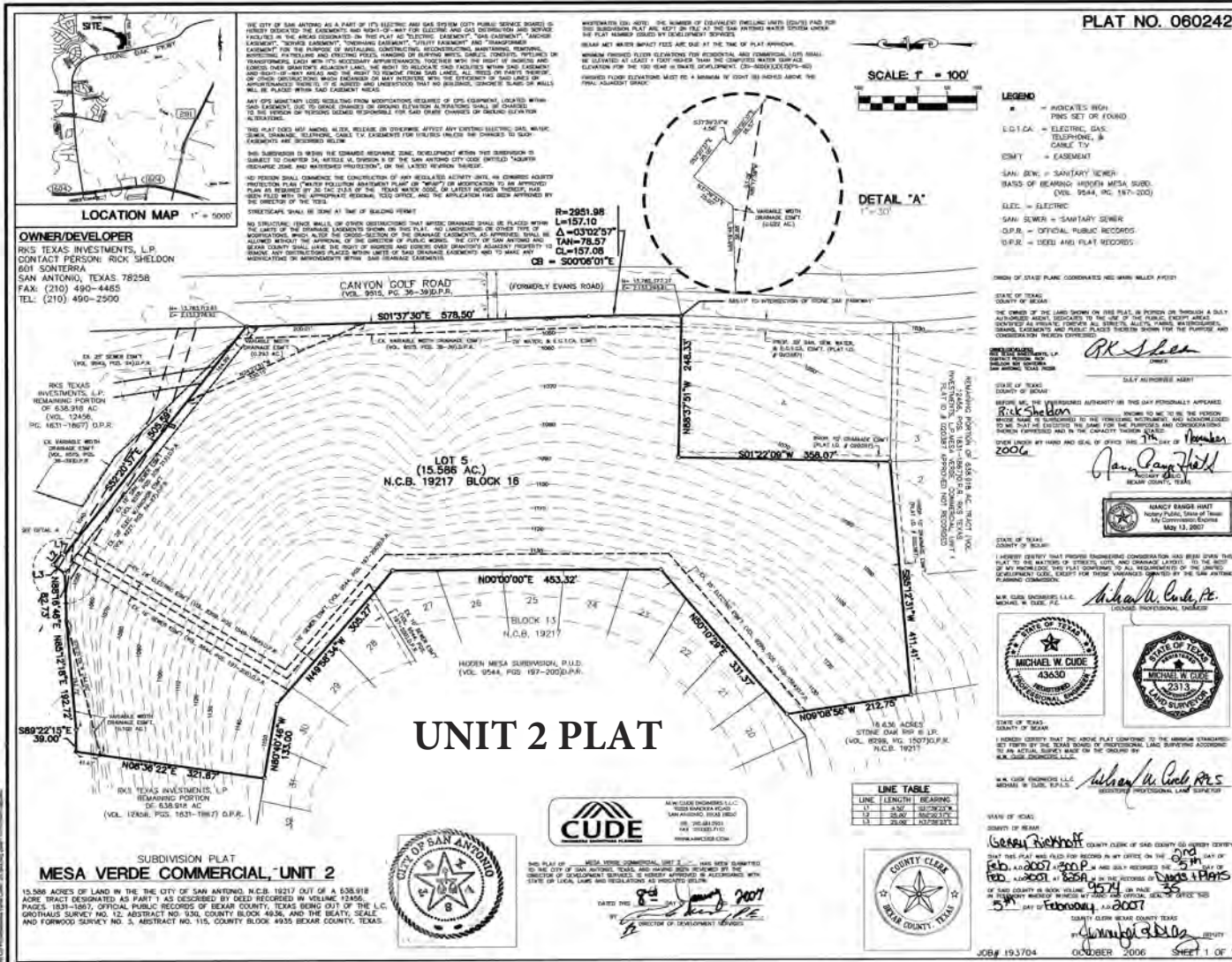
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21 +/- Acres | Commercial - MF

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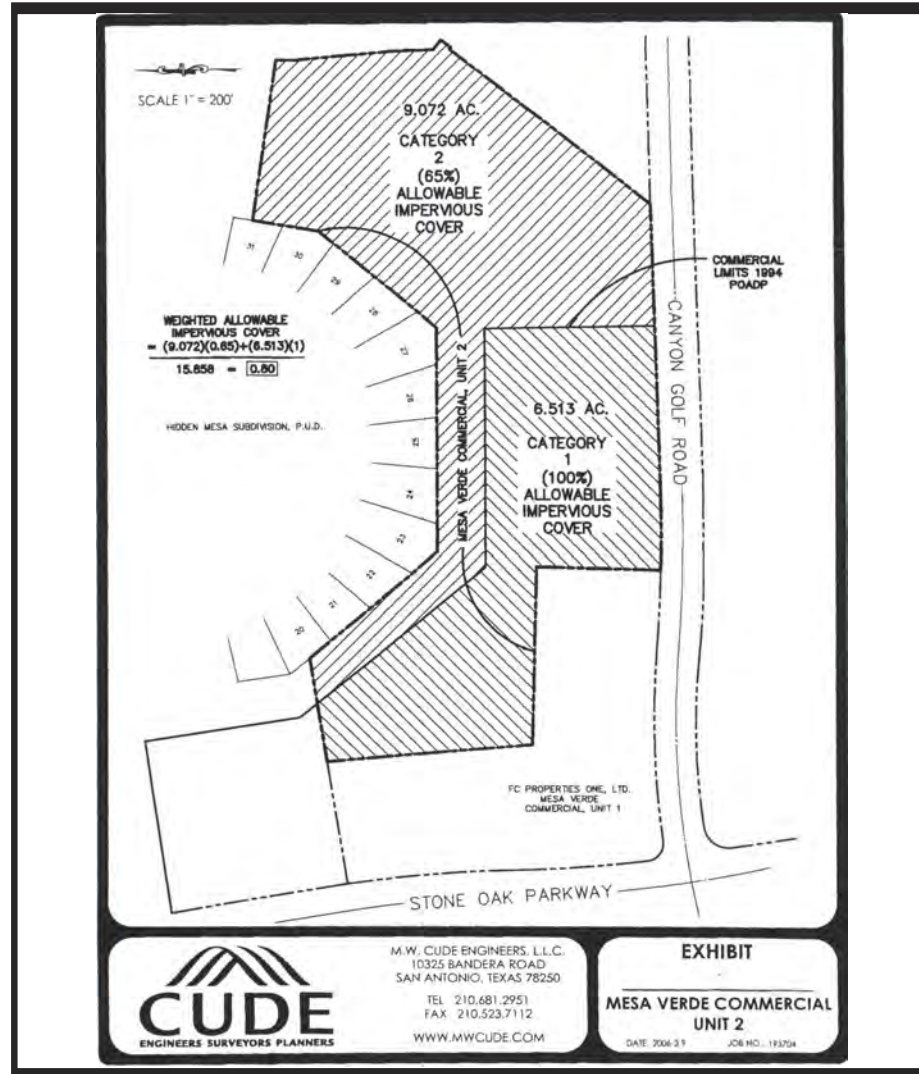


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Information About Brokerage Services

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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date