

# STONE RIDGE MARKET

20935 US HWY 281 N, SAN ANTONIO, TX 78258

SHOP <sup>COS.</sup>



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## PROJECT SCOPE

The center is convenient to densely populated, affluent residential neighborhoods, well-positioned on US-281 which has traffic counts of 89,000+ VPD. Stone Ridge is shadow-anchored by H-E-B Plus!, and the tenant mix includes Petsmart, Half Price Books, Burlington Coat Factory, Advance Auto and Phenix Salon Suites. This project is optimally located within the Stone Oak master planned community, which is continuing to add new residential and commercial development.

## DETAILS

- Availability:
  - Suite 1 2,744 SF- 2nd Gen Restaurant w/Drive Thru
  - Suite 3 1,200 SF
- GLA: 218,454 SF
- Please call Broker for pricing

## TRAFFIC COUNTS

- o HWY 281 N 89,730 VPD 23'
- o Evans Rd 18,680 VPD 23'

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	12,043	86,159	193,023
Avg. HH Income	\$123,046	\$134,787	\$135,071
Total Housing Units	4,819	31,246	71,329
Daytime Population	18,351	126,772	330,280
Medium Home Value	\$330,060	\$350,140	\$334,188



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US 281

001	AVAILABLE	2,744	021	The Lash Lounge	1,174	039	Sally Beauty Supply	1,200
002	Baskin Robbins	1,295	022	T-Mobile	4,105	040	Petsmart	27,546
003	AVAILABLE	1,200	023	Orange Theory Fitness	3,500	041	Frost Bank	4,546
004	Momentum Physical Therapy	3,180	024	Five Guys Burgers	3,013	042	Panda Express	2,500
005	Pur & Simple	3,814	025	Chick-Fil-A	4,770	043	Monarch Dental	3,000
008	Health TX Med Group	4,699	026	TJin's China Diner	2,200	044	Palm Beach Tan	3,000
009	Advance Auto	6,457	027	Chase Bank	4,416	045	Jersey Mike's Subs	1,847
010	Half Price Books	8,590	028	Twin Liquors	4,500	046	TasTea Boba	1,500
011	Great Clips	1,200	029	Fleet Feet	1,833	047	H&R Block	1,128
012	Hyatt Nail Bar	3,594	030	Cricket	1,300	048	Cava Mezze Grill	2,232
014	Stone Oak Mod Dentistry	3,400	031	Victory Martial Arts	2,600	049	Phenix Salon Suites	4,952
015	Music & Arts	2,509	032	Leslie's Pool Supplies	3,000	050	Mission Chiropractic	1,600
016	Stone Oak Mod Dentistry	1,701	033	Pure Barre	1,800	051	State Farm Insurance	1,012
017	Five Star Cleaners	1,200	034	Stretch Lab	1,600	052	Burlington	42,057
018	Little Spurs Pediatric Urgent Care	2,800	035	Texas State Optical	2,000	053	Lupe Tortilla	6,704
019	Crumb Cookies	1,630	036	Sushi Haya	4,000	054	Parry's Pizzeria & Taphouse	6,533
020	Freebirds World Burrito	2,600	037	IVX Health	1,918	057	Results Physiotherapy	2,767
			038	Skin Rejuvenation Clinique	2,120	059	Milkshake Factory	1,600

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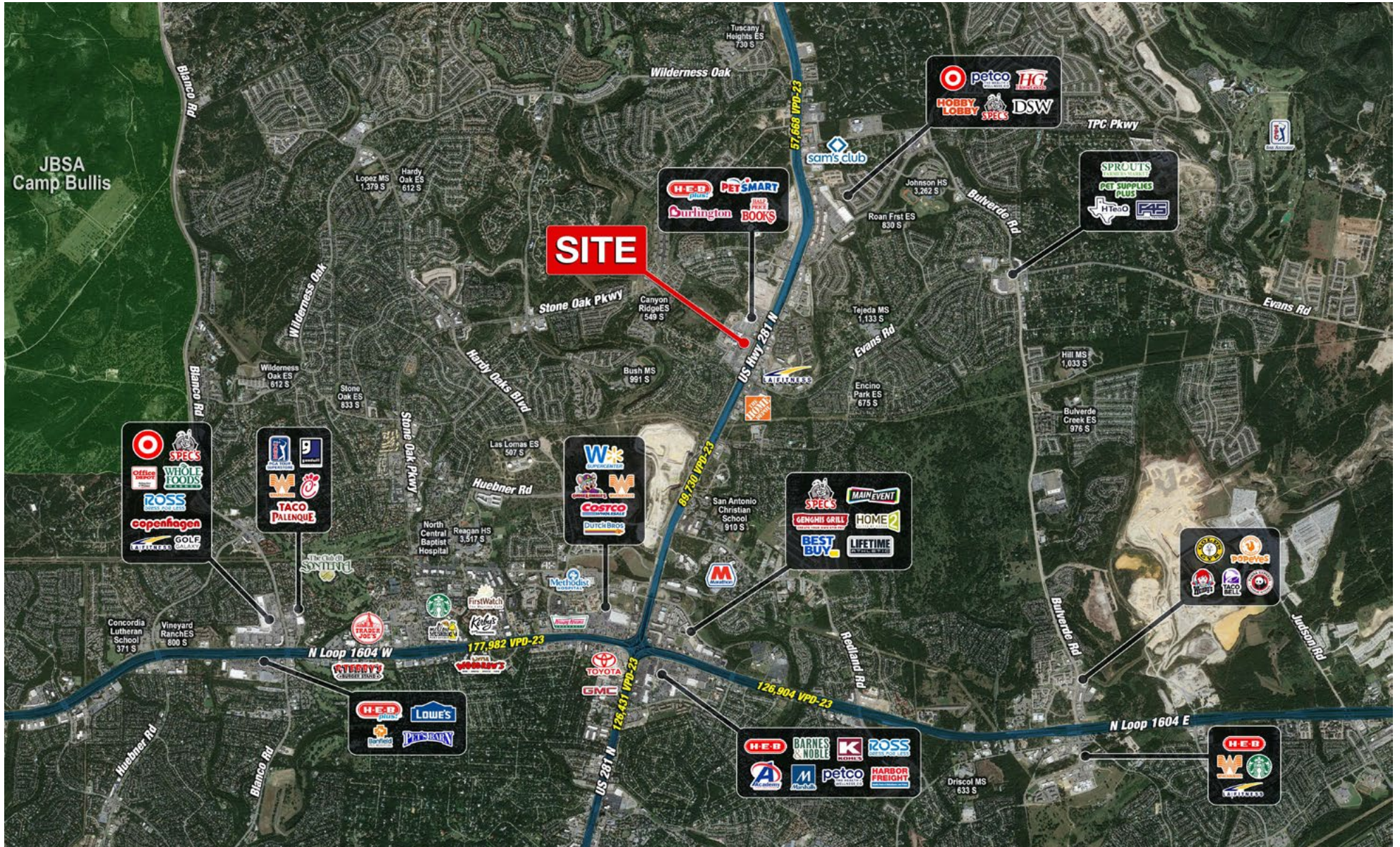
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# INFORMATION ABOUT BROKERAGE SERVICES



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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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