



Land for Sale or Build-to-Suit

North Central Baptist Hospital

Reagan High S

Rare availability along 1604 corridor

Terrace at Concord Plaza

Concord Commons

SITE

Concord Plaza

Spine Hospital

Stone Oak Plaza I & II

La Arcata

Twin Oaks I & II

1604



Tuscany Stone Land - 1.9831 ac.
18638 Tuscany Stone

Offered by:
Kimberly S. Gatley
Todd A. Gold, CCIM

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Tuscany Stone

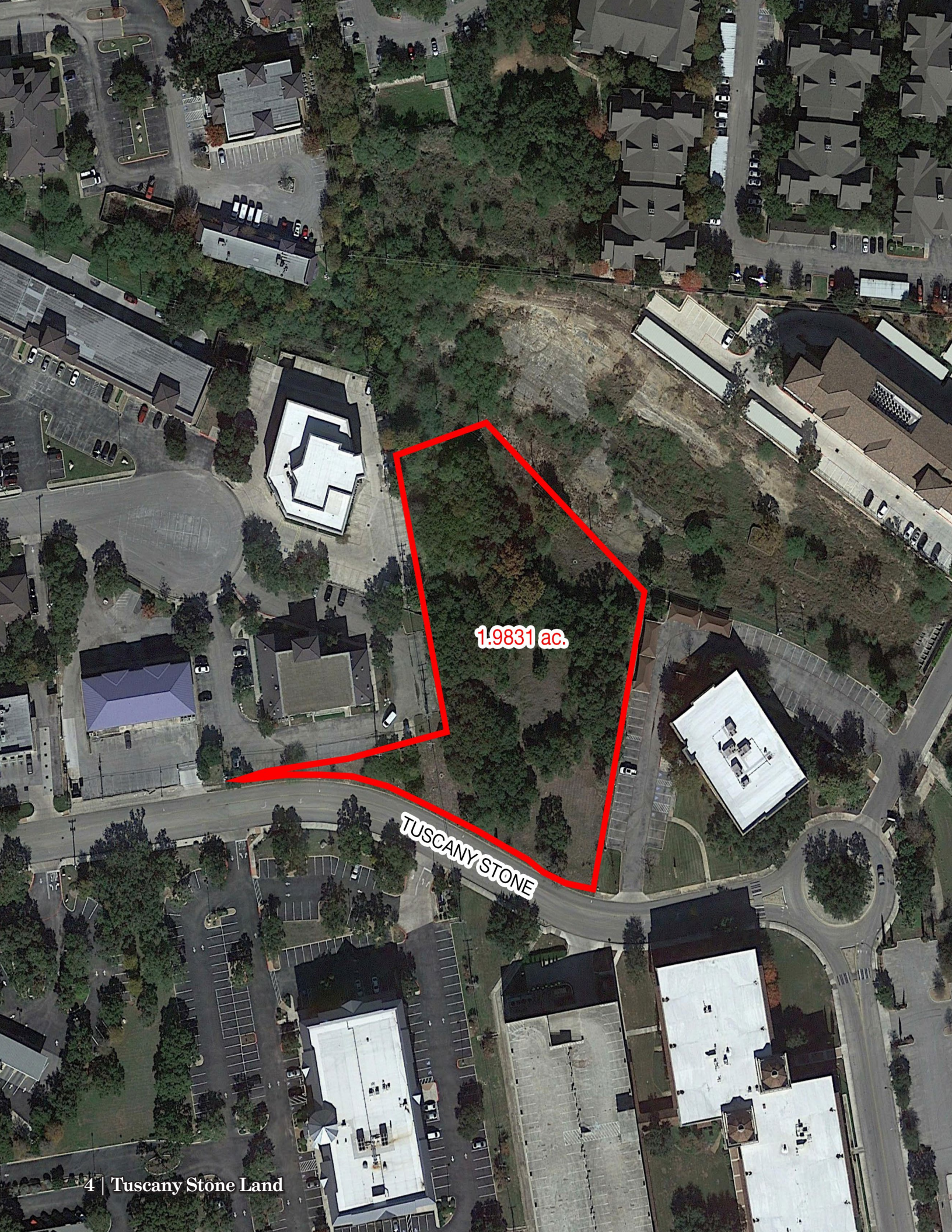
Stone Oak Pkwy

Tuscany

N Loop 1604 E

Tuscany Stone Land | 3

N Loop



1.9831 ac.

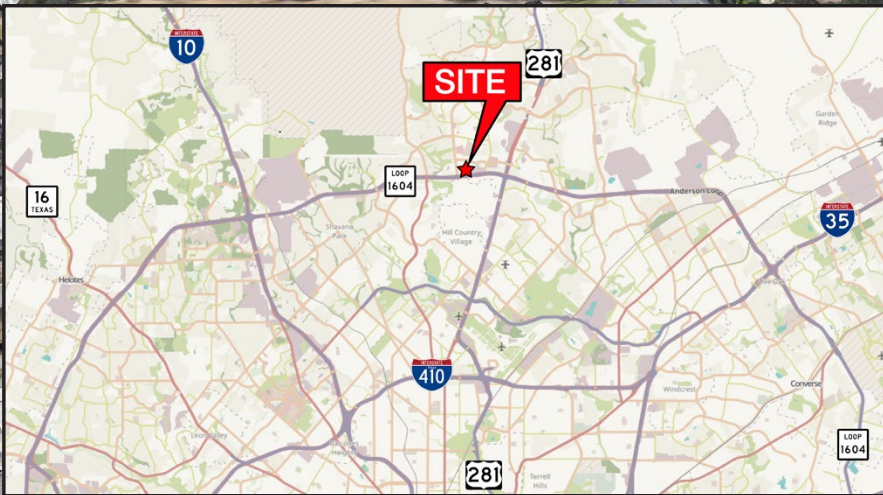
TUSCANY STONE

Property Summary

Address	18638 Tuscany Stone, San Antonio, TX 78258
Location	Stone Oak Pkwy & Tuscany Stone
Property Details	1.9831 Acres 86,386.52 SF
Utilities	Water, electric and sewer utilities exist in an easement or street ROW adjacent to the site
Storm Water	Water quality pond and detention is in place through property owner's association serving the property
Legal Description	NCB 17428 BLK 1 LOT 18
Zoning	C-3 ERZD
Road Frontage	137.24' along Tuscany Stone

Comments

- Situated near the dynamic intersection of Tuscany Stone and North Loop 1604 West
- Close proximity to the Stone Oak Medical Center Areas
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions
- Residential community prices range from \$300,000 to several million dollars
- Exceptional demographic profile
- Population has more than doubled within a 1, 3, and 5-mile radius since 1990
- Near two of San Antonio's largest and strongest Texas Education Agency recognized school districts, with 17 elementary schools, 4 middle schools and 4 high schools
- Over 15 "mega" churches in the surrounding community
- Great shopping with all major retailers, recreation and fitness centers located in close proximity to the site
- Large selection of fine dining options as well as casual and fast food choices nearby
- San Antonio hospitality industry is supported by 40,000 hotel rooms
- There are 29,852 employers with over 360,700 employees within a ten mile radius
- Six major hospitals located within five miles; complimented by 20 medical office buildings
- Area golf courses include 8 existing facilities and the new PGA resort



Access from Loop 1604 and Stone Oak Pkwy via Tuscany Stone

Oblique Aerial



SITE

La Arcata Office Building

La Arcata Retail Phase I

Tuscany Stone

TESLA
SUPERCHARGER SITE

La Arcata Retail Phase II

La Arcata Retail Phase III

**North Central
Baptist Hospital**

Reagan High School

**Terrace at
Concord Plaza**

**Concord
Commons**

SONTERRA BLVD

Concord Plaza

SITE

**Stone Oak
Plaza
I & II**

La Arcata

Twin Oaks I & II

1604

Traffic Counts

Loop 1604, east of Stone Oak Pkwy; 125,841 AADT (2022)

Loop 1604, near W. Bitters Rd; 116,008 AADT (2022)

Source: TxDOT TPP Statewide Annual Average Daily Traffic (AADT)

Aerial Map

HARDY OAK

Methodist Hospital

**CHRISTUS Children's
Hospital**

Spine Hospital

**COSTCO
WHOLESALE**

Walmart

**LIFETIME
FITNESS**

Legacy

281

Alamo Toyota

**Cavender Buick
GMC North**

Northwoods

H-E-B

Marshalls

Stein Mart

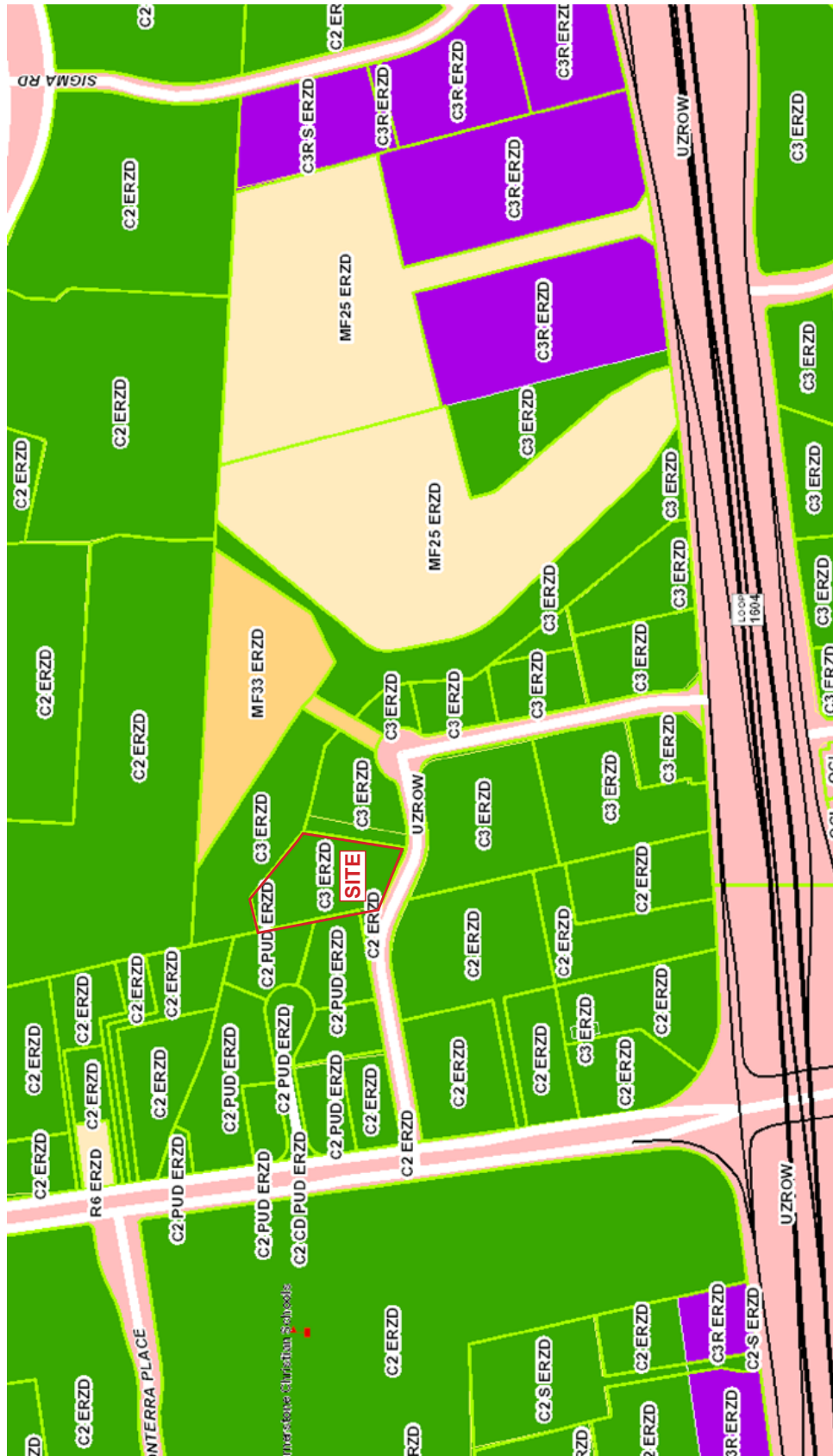
**BARNES & NOBLE
BOOKSELLERS**

**REGAL
CINEMAS**

IN PEDRO AV

HENDERSON PASS

Zoning Map



18638 Tuscany Stone

Zoning: C3 ERZD

Printed: Dec 28, 2015

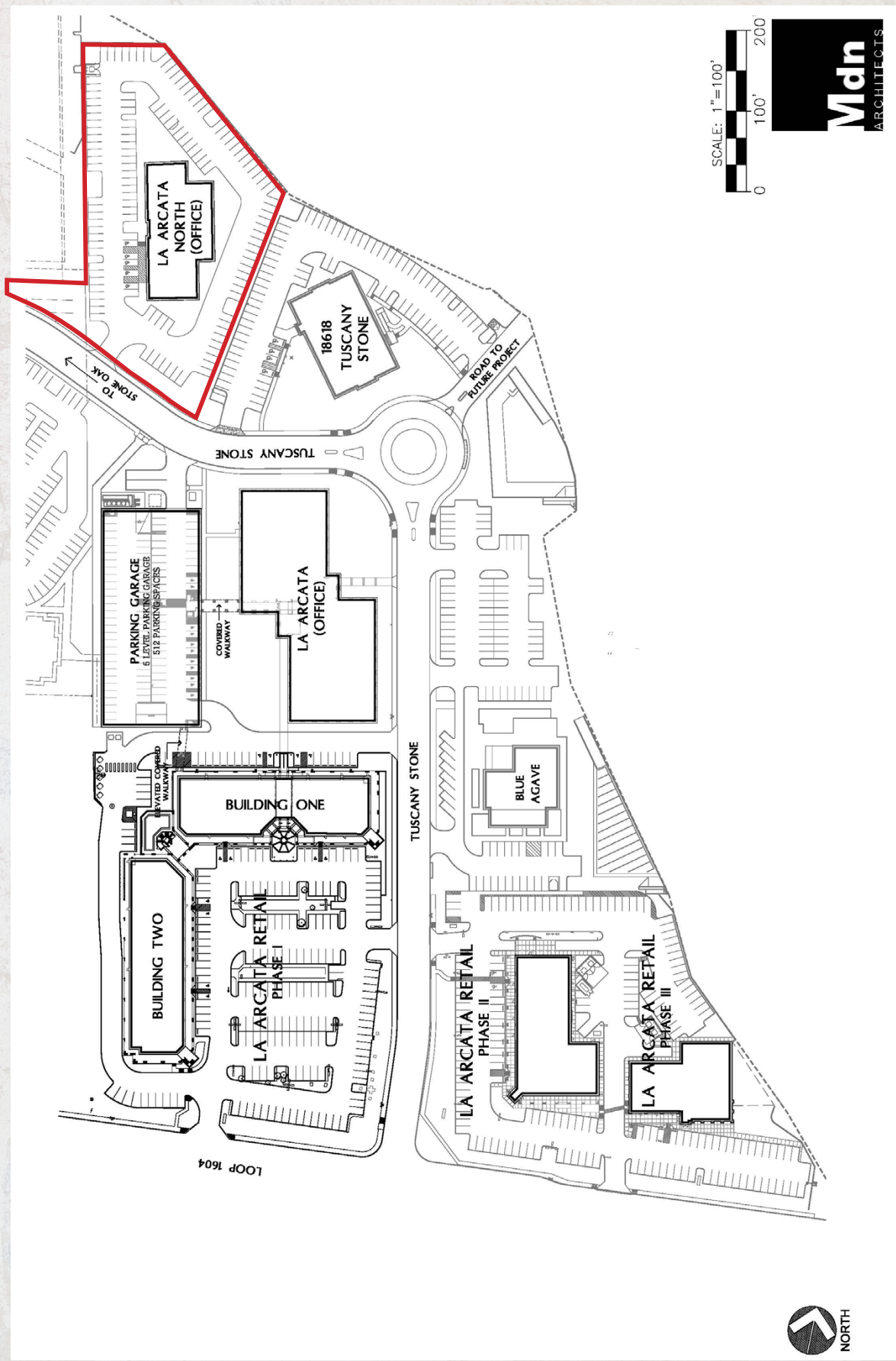
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Conceptual Office Building Plan



Conceptual Office Building



Quote Sheet

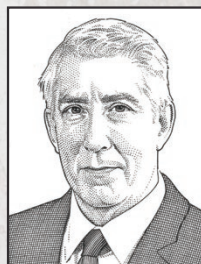
Sale Price	Contact Broker
Title Commitment	Delivered to Buyer within ten (10) days of contract Effective Date
Survey	Current survey delivered to Buyer within five (5) days of contract Effective Date
Feasibility Period	Ninety (90) days from the contract Effective Date
Closing	Thirty (30) days after the end of the Feasibility Period
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

Contacts



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San Antonio Market Overview

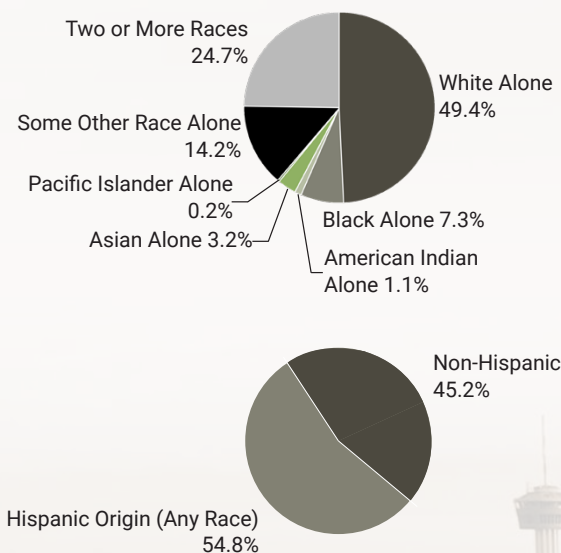
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio
- 8 San Diego
- 9 Dallas
- 10 San Jose

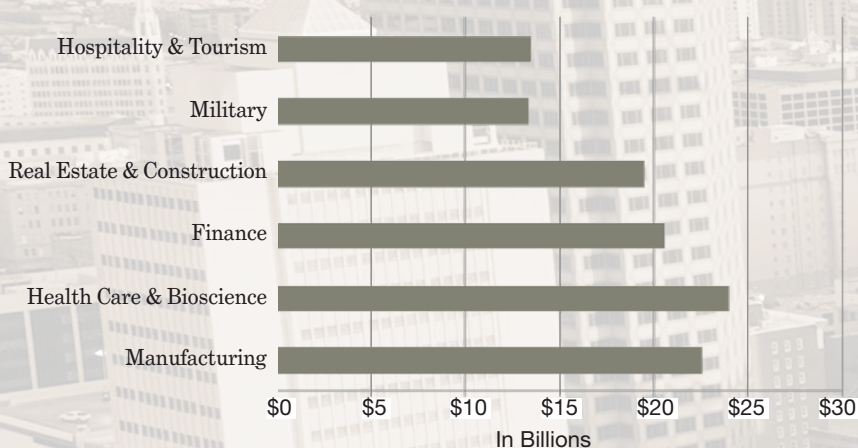


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

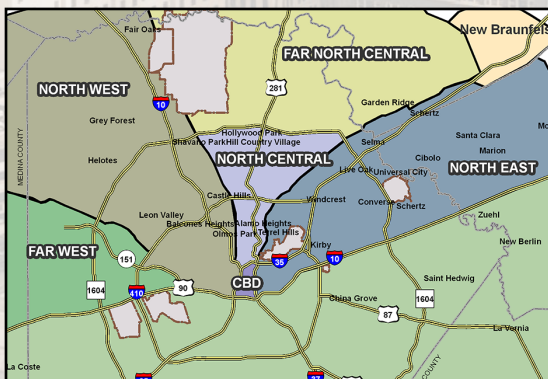
San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

Stone Oak Area Overview

- Situated in the rolling plains of the Texas Hill Country in the northern suburbs of San Antonio
- With a residential concentration of more than fifty subdivisions, Stone Oak is a vibrant, fully self-sustaining community which serves as the centerpiece of the sprawling Far North sector
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Known for having some of the top schools and largest mega-churches in San Antonio
- Conveniently located near the crossroads of Loop 1604 & US 281 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center
- Served by a maturing medical hub anchored by North Central Baptist Hospital and Stone Oak Methodist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Andeavor (formerly Tesoro) Headquarters, NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Schlumberger, and other oil & gas companies
- Other major area employers include Clear Channel Media/iHeart Radio and Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
- Area recreational facilities include Top Golf, iFly along with Six Flags Fiesta Texas, Sonterra Country Club, Lifetime Fitness, Gold’s Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the spring semester 2018, 28,675 students were enrolled at nearby UTSA, more than 1,600 from one year ago
- REOC San Antonio tracks more than 5.3 million square feet of retail lease space in the Far North sector along with nearly 3.1 million square feet of multi-tenant office lease space in addition to roughly 1.2 million square feet of medical-only office space



Demographics - 1 Mile

Summary	Census 2010		Census 2020		2024		2029			
Population	6,926		8,986		9,221		9,732			
Households	3,150		4,150		4,270		4,596			
Families	1,805		2,252		2,169		2,256			
Average Household Size	2.13		2.07		2.06		2.03			
Owner Occupied Housing Units	1,594		1,545		1,634		1,754			
Renter Occupied Housing Units	1,556		2,605		2,636		2,841			
Median Age	41.6		42.3		43.7		45.5			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			1.08%		1.09%		0.38%			
Households			1.48%		1.36%		0.64%			
Families			0.79%		1.26%		0.56%			
Owner HHs			1.43%		1.82%		0.97%			
Median Household Income			1.87%		2.65%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					177	4.1%	186	4.0%		
\$15,000 - \$24,999					270	6.3%	237	5.2%		
\$25,000 - \$34,999					263	6.2%	250	5.4%		
\$35,000 - \$49,999					480	11.2%	475	10.3%		
\$50,000 - \$74,999					587	13.7%	621	13.5%		
\$75,000 - \$99,999					524	12.3%	540	11.7%		
\$100,000 - \$149,999					791	18.5%	850	18.5%		
\$150,000 - \$199,999					492	11.5%	634	13.8%		
\$200,000+					686	16.1%	804	17.5%		
Median Household Income					\$90,603		\$99,380			
Average Household Income					\$128,649		\$141,173			
Per Capita Income					\$58,489		\$65,362			
Population by Age			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			309	4.5%	401	4.5%	400	4.3%	412	4.2%
5 - 9			353	5.1%	459	5.1%	424	4.6%	416	4.3%
10 - 14			433	6.3%	486	5.4%	467	5.1%	469	4.8%
15 - 19			441	6.4%	512	5.7%	463	5.0%	476	4.9%
20 - 24			435	6.3%	574	6.4%	485	5.3%	407	4.2%
25 - 34			924	13.3%	1,305	14.5%	1,419	15.4%	1,276	13.1%
35 - 44			873	12.6%	1,023	11.4%	1,083	11.7%	1,358	14.0%
45 - 54			965	13.9%	954	10.6%	950	10.3%	992	10.2%
55 - 64			827	11.9%	971	10.8%	907	9.8%	920	9.5%
65 - 74			515	7.4%	856	9.5%	873	9.5%	924	9.5%
75 - 84			470	6.8%	799	8.9%	989	10.7%	1,172	12.0%
85+			379	5.5%	645	7.2%	761	8.3%	910	9.4%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			5,825	84.1%	5,556	61.8%	5,546	60.1%	5,574	57.3%
Black Alone			226	3.3%	422	4.7%	442	4.8%	478	4.9%
American Indian Alone			14	0.2%	43	0.5%	45	0.5%	48	0.5%
Asian Alone			437	6.3%	472	5.3%	517	5.6%	586	6.0%
Pacific Islander Alone			6	0.1%	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone			260	3.8%	634	7.1%	665	7.2%	760	7.8%
Two or More Races			159	2.3%	1,853	20.6%	2,000	21.7%	2,281	23.4%
Hispanic Origin (Any Race)			1,884	27.2%	3,131	34.8%	3,361	36.4%	3,867	39.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics - 3 Mile

Summary	Census 2010		Census 2020		2024		2029	
Population	72,444		80,681		83,732		84,901	
Households	28,337		31,931		33,442		34,466	
Families	19,396		21,576		21,805		22,178	
Average Household Size	2.54		2.50		2.48		2.44	
Owner Occupied Housing Units	18,522		19,162		19,800		20,559	
Renter Occupied Housing Units	9,815		12,769		13,642		13,908	
Median Age	37.4		39.3		39.8		40.7	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.28%		1.09%		0.38%			
Households	0.61%		1.36%		0.64%			
Families	0.34%		1.26%		0.56%			
Owner HHs	0.76%		1.82%		0.97%			
Median Household Income	1.89%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			1,376	4.1%	1,270	3.7%		
\$15,000 - \$24,999			1,118	3.3%	875	2.5%		
\$25,000 - \$34,999			1,795	5.4%	1,532	4.4%		
\$35,000 - \$49,999			2,840	8.5%	2,515	7.3%		
\$50,000 - \$74,999			4,728	14.1%	4,640	13.5%		
\$75,000 - \$99,999			4,605	13.8%	4,561	13.2%		
\$100,000 - \$149,999			6,323	18.9%	6,095	17.7%		
\$150,000 - \$199,999			4,768	14.3%	5,748	16.7%		
\$200,000+			5,890	17.6%	7,231	21.0%		
Median Household Income			\$101,350		\$111,279			
Average Household Income			\$136,333		\$154,363			
Per Capita Income			\$54,418		\$62,578			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,173	5.8%	4,132	5.1%	4,300	5.1%	4,324	5.1%
5 - 9	5,204	7.2%	4,978	6.2%	4,691	5.6%	4,400	5.2%
10 - 14	5,792	8.0%	5,668	7.0%	5,256	6.3%	4,787	5.6%
15 - 19	5,053	7.0%	5,579	6.9%	5,395	6.4%	4,901	5.8%
20 - 24	4,285	5.9%	4,981	6.2%	5,262	6.3%	4,848	5.7%
25 - 34	9,156	12.6%	10,344	12.8%	11,650	13.9%	12,197	14.4%
35 - 44	11,098	15.3%	10,648	13.2%	11,296	13.5%	11,808	13.9%
45 - 54	11,504	15.9%	11,145	13.8%	11,218	13.4%	10,799	12.7%
55 - 64	8,505	11.7%	10,018	12.4%	10,043	12.0%	10,146	12.0%
65 - 74	4,285	5.9%	7,609	9.4%	7,840	9.4%	8,569	10.1%
75 - 84	2,303	3.2%	3,891	4.8%	4,818	5.8%	5,755	6.8%
85+	1,086	1.5%	1,688	2.1%	1,964	2.3%	2,367	2.8%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	60,468	83.5%	47,710	59.1%	47,622	56.9%	46,075	54.3%
Black Alone	2,707	3.7%	3,815	4.7%	4,149	5.0%	4,242	5.0%
American Indian Alone	270	0.4%	513	0.6%	560	0.7%	579	0.7%
Asian Alone	3,950	5.5%	5,167	6.4%	5,655	6.8%	5,984	7.0%
Pacific Islander Alone	72	0.1%	96	0.1%	103	0.1%	107	0.1%
Some Other Race Alone	2,943	4.1%	5,365	6.6%	5,897	7.0%	6,445	7.6%
Two or More Races	2,034	2.8%	18,016	22.3%	19,748	23.6%	21,470	25.3%
Hispanic Origin (Any Race)	21,283	29.4%	28,833	35.7%	31,683	37.8%	34,759	40.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics - 5 Mile

Summary	Census 2010		Census 2020		2024		2029	
Population	177,141		202,755		207,135		209,761	
Households	71,323		81,522		83,951		86,250	
Families	47,272		53,873		53,565		54,456	
Average Household Size	2.47		2.47		2.45		2.42	
Owner Occupied Housing Units	45,035		48,558		49,483		51,489	
Renter Occupied Housing Units	26,289		32,964		34,468		34,761	
Median Age	37.1		38.9		39.3		40.1	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.25%		1.09%		0.38%			
Households	0.54%		1.36%		0.64%			
Families	0.33%		1.26%		0.56%			
Owner HHs	0.80%		1.82%		0.97%			
Median Household Income	2.06%		2.65%		2.95%			
Households by Income			2024		2029			
	Number		Percent		Number		Percent	
<\$15,000	3,916		4.7%		3,606		4.2%	
\$15,000 - \$24,999	3,592		4.3%		2,784		3.2%	
\$25,000 - \$34,999	4,525		5.4%		3,890		4.5%	
\$35,000 - \$49,999	7,774		9.3%		6,833		7.9%	
\$50,000 - \$74,999	12,475		14.9%		12,216		14.2%	
\$75,000 - \$99,999	11,482		13.7%		11,564		13.4%	
\$100,000 - \$149,999	14,834		17.7%		14,763		17.1%	
\$150,000 - \$199,999	11,200		13.3%		13,569		15.7%	
\$200,000+	14,153		16.9%		17,025		19.7%	
Median Household Income	\$95,138				\$105,334			
Average Household Income	\$131,925				\$148,936			
Per Capita Income	\$53,601				\$61,388			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,528	5.9%	10,330	5.1%	10,521	5.1%	10,500	5.0%
5 - 9	12,265	6.9%	12,270	6.1%	11,487	5.5%	10,793	5.1%
10 - 14	13,392	7.6%	13,931	6.9%	12,800	6.2%	11,899	5.7%
15 - 19	11,794	6.7%	13,815	6.8%	13,026	6.3%	11,955	5.7%
20 - 24	11,037	6.2%	12,845	6.3%	13,886	6.7%	12,615	6.0%
25 - 34	23,949	13.5%	27,197	13.4%	29,852	14.4%	31,335	14.9%
35 - 44	26,828	15.1%	27,502	13.6%	28,543	13.8%	29,621	14.1%
45 - 54	27,893	15.7%	27,984	13.8%	27,919	13.5%	27,216	13.0%
55 - 64	21,578	12.2%	25,218	12.4%	24,580	11.9%	24,647	11.8%
65 - 74	10,609	6.0%	19,336	9.5%	19,636	9.5%	21,032	10.0%
75 - 84	5,280	3.0%	9,063	4.5%	11,170	5.4%	13,598	6.5%
85+	1,989	1.1%	3,262	1.6%	3,715	1.8%	4,550	2.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	145,938	82.4%	117,562	58.0%	115,424	55.7%	111,413	53.1%
Black Alone	7,584	4.3%	10,712	5.3%	11,296	5.5%	11,508	5.5%
American Indian Alone	817	0.5%	1,492	0.7%	1,611	0.8%	1,659	0.8%
Asian Alone	7,958	4.5%	11,976	5.9%	13,035	6.3%	13,932	6.6%
Pacific Islander Alone	186	0.1%	310	0.2%	333	0.2%	353	0.2%
Some Other Race Alone	9,275	5.2%	14,392	7.1%	15,478	7.5%	16,803	8.0%
Two or More Races	5,383	3.0%	46,310	22.8%	49,958	24.1%	54,092	25.8%
Hispanic Origin (Any Race)	56,592	31.9%	75,921	37.4%	81,875	39.5%	89,285	42.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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.

2-10-2025



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:
 - 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.

REOC General Partner, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	493853 License No.	alyles@reocsanantonio.com Email	(210) 524-4000 Phone
Andrew J. Lyles Designated Broker of Firm	720555 License No.	alyles@reocsanantonio.com Email	(210) 524-4000 Phone
Andrew J. Lyles Licensed Supervisor of Sales Agent/ Associate	720555 License No.	alyles@reocsanantonio.com Email	(210) 524-4000 Phone
Kimberly Sue Gatley Sales Agent/Associate's Name	652669 License No.	kgatley@reocsanantonio.com Email	(210) 524-1320 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.

2-10-2025



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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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