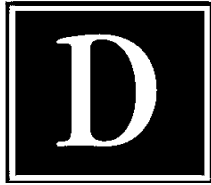


**19310 STONE OAK PARKWAY
OFFICE BUILDING
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

DEBORAH BAUER

19310 STONE OAK PKWY, STE. 201
SAN ANTONIO, TEXAS 78258

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.

19310 Stone Oak Parkway



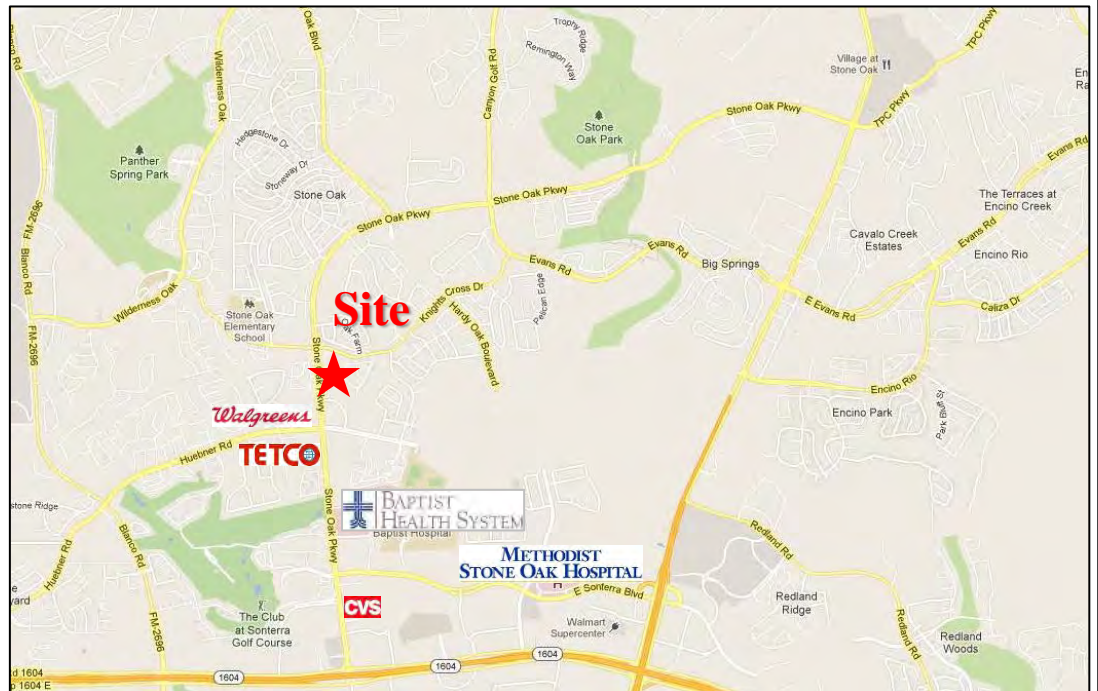
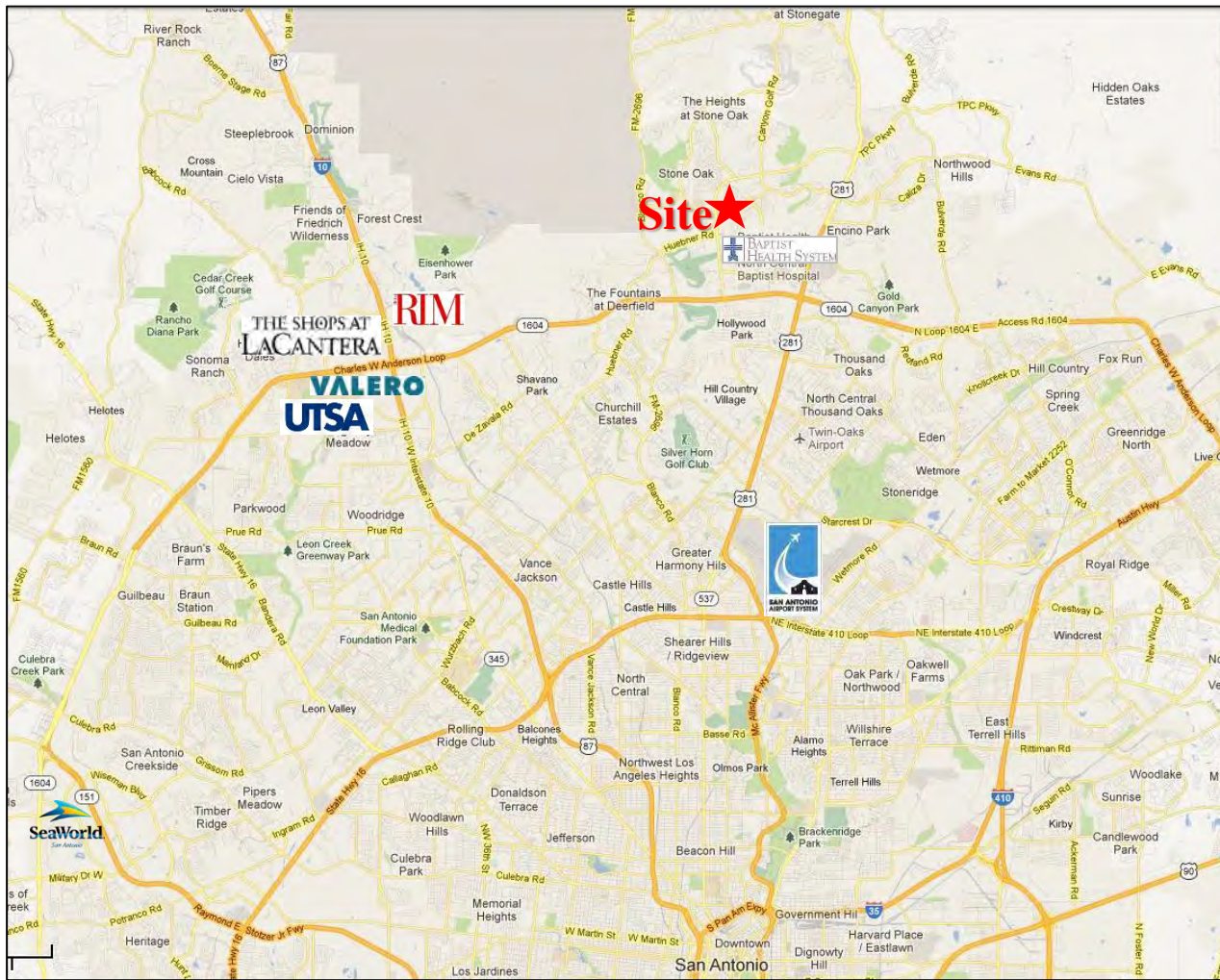
- Two story building approximately 6,259 sf located at the corner Stone Oak Parkway and Knights Cross
- Four rentable suites
- C2-ERZD
- Water and Sewer – SAWS
- Close to Medical and Retail - between 1604 and Hwy. 281
- Forbes ranks SA No. 13 in Forbes’ “Best Place for Business & Careers” list
- SA economy leading the way, ranks No. 3 in Texas, No. 11 in the nation

**For more information please contact Deborah Bauer or Travis Bauer
210.402.6363
info@drakecommercial.com**

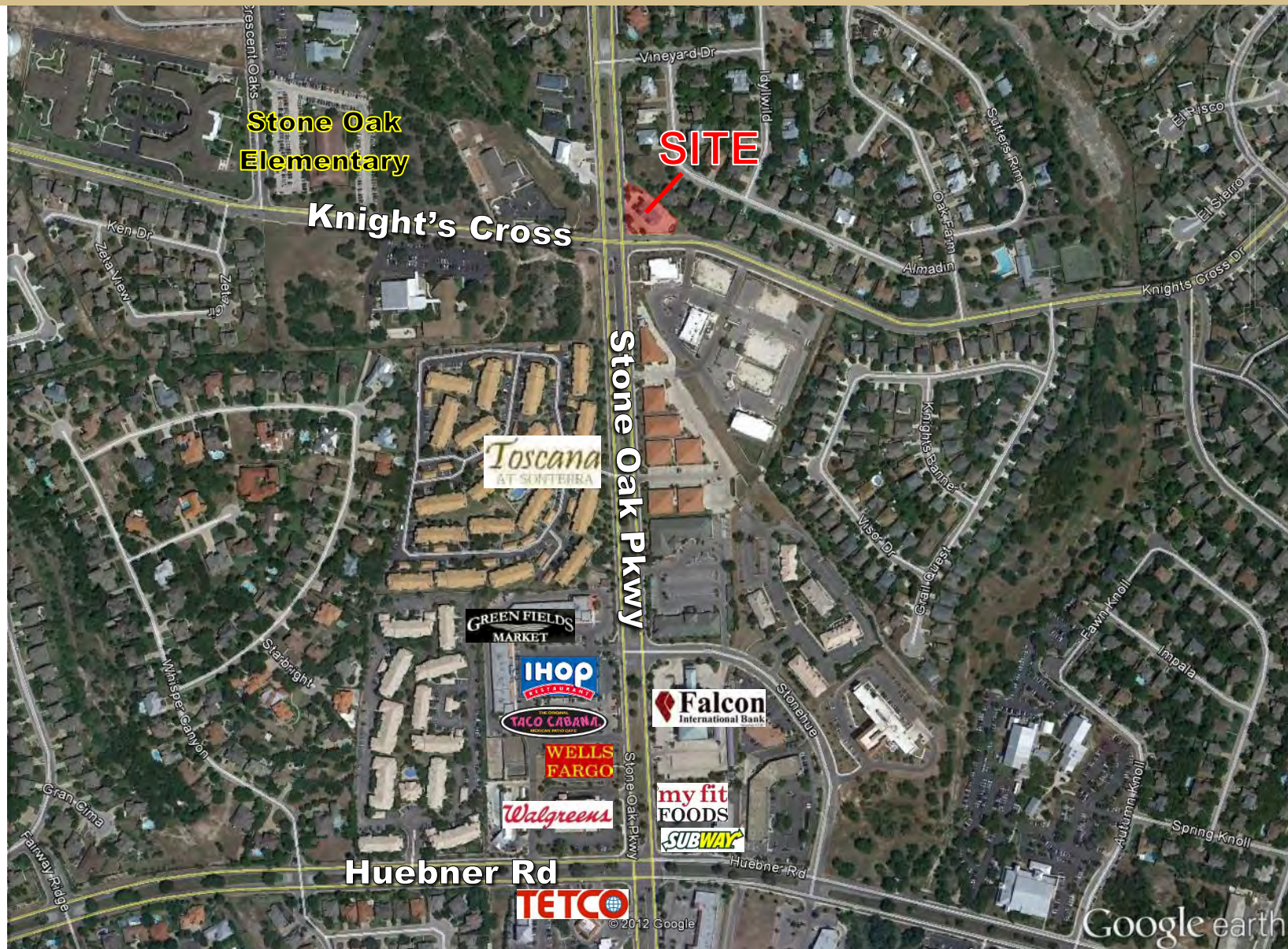


Drake Commercial Group

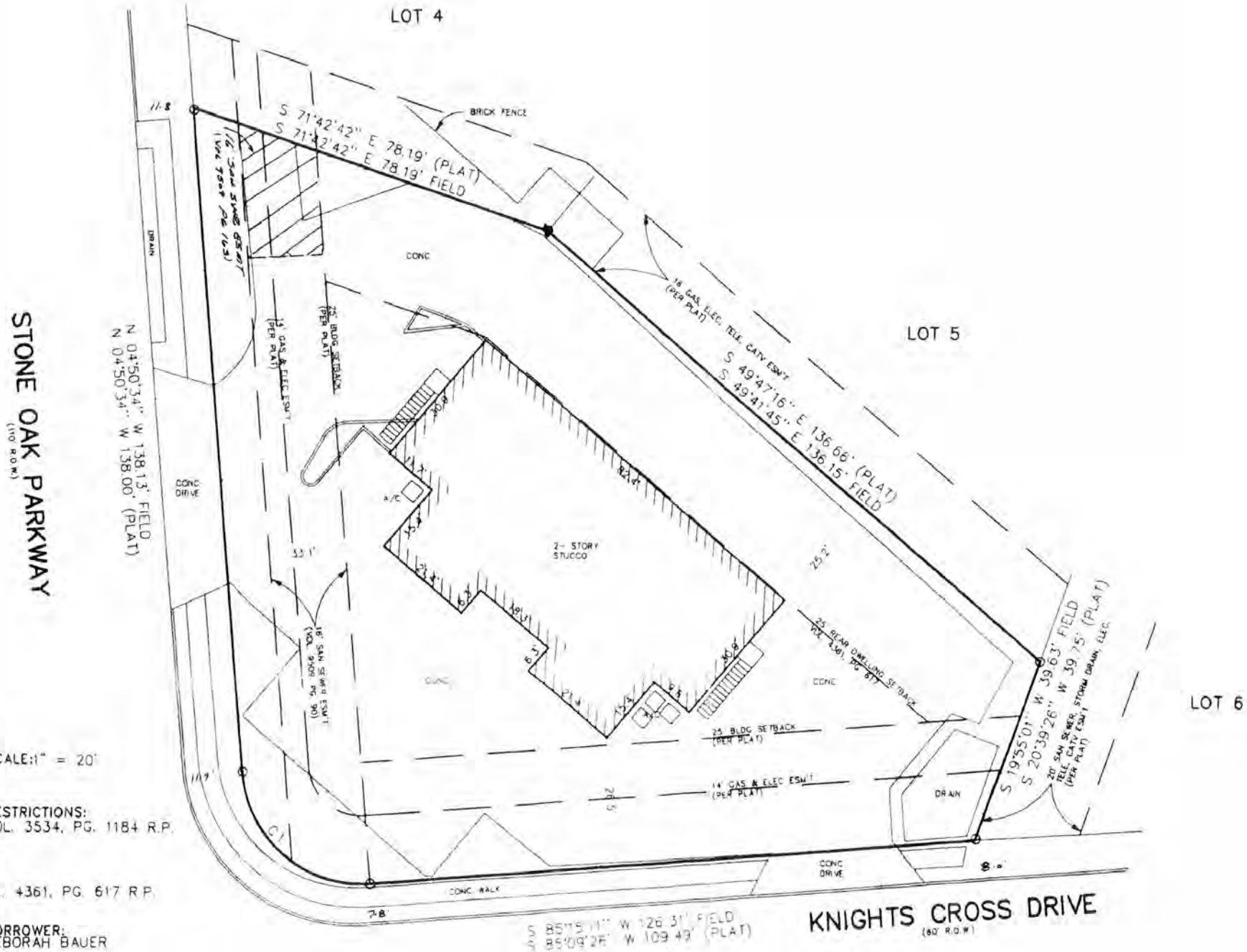
19310 Stone Oak Parkway
Suite 201
San Antonio, TX 78258



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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STONE OAK PARKWAY
(170 R.O.W.)

SCALE: 1" = 20'

RESTRICTIONS:
VOL. 3534, PG. 1184 R.P.

VOL. 4361, PG. 617 R.P.

BORROWER:
DEBORAH BAUER

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊗ "X" CUT ON CONC
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- EDGE OF PAVEMENT
- WOVEN WIRE FENCE

KNIGHTS CROSS DRIVE
(807 R.O.W.)

19310 STONE OAK PKWY

San Antonio, TX 78258
6,259 SF · Building For Sale

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	2,103	33,076	82,268
2015 Female Population	2,205	34,960	85,787
% 2015 Male Population	48.82%	48.62%	48.95%
% 2015 Female Population	51.18%	51.38%	51.05%
2015 Total Population: Adult	3,065	49,099	126,329
2015 Total Daytime Population	2,950	71,674	154,131
2015 Total Employees	584	34,959	68,991
2015 Total Population: Median Age	32	36	38
2015 Total Population: Adult Median Age	42	45	46
2015 Total population: Under 5 years	286	4,163	9,654
2015 Total population: 5 to 9 years	360	5,643	12,087
2015 Total population: 10 to 14 years	386	6,127	13,181
2015 Total population: 15 to 19 years	339	4,800	10,728
2015 Total population: 20 to 24 years	329	3,561	9,692
2015 Total population: 25 to 29 years	327	3,961	10,667
2015 Total population: 30 to 34 years	308	4,488	11,030
2015 Total population: 35 to 39 years	357	5,327	12,089
2015 Total population: 40 to 44 years	402	6,366	13,989
2015 Total population: 45 to 49 years	332	5,392	12,721
2015 Total population: 50 to 54 years	287	4,742	12,676
2015 Total population: 55 to 59 years	196	3,756	11,337
2015 Total population: 60 to 64 years	148	3,184	9,936
2015 Total population: 65 to 69 years	104	2,307	7,176
2015 Total population: 70 to 74 years	56	1,417	4,240
2015 Total population: 75 to 79 years	44	974	2,855
2015 Total population: 80 to 84 years	26	806	1,942
2015 Total population: 85 years and over	21	1,022	2,055
% 2015 Total population: Under 5 years	6.64%	6.12%	5.74%
% 2015 Total population: 5 to 9 years	8.36%	8.29%	7.19%
% 2015 Total population: 10 to 14 years	8.96%	9.01%	7.84%
% 2015 Total population: 15 to 19 years	7.87%	7.06%	6.38%
% 2015 Total population: 20 to 24 years	7.64%	5.23%	5.77%
% 2015 Total population: 25 to 29 years	7.59%	5.82%	6.35%
% 2015 Total population: 30 to 34 years	7.15%	6.60%	6.56%
% 2015 Total population: 35 to 39 years	8.29%	7.83%	7.19%
% 2015 Total population: 40 to 44 years	9.33%	9.36%	8.32%
% 2015 Total population: 45 to 49 years	7.71%	7.93%	7.57%
% 2015 Total population: 50 to 54 years	6.66%	6.97%	7.54%
% 2015 Total population: 55 to 59 years	4.55%	5.52%	6.75%
% 2015 Total population: 60 to 64 years	3.44%	4.68%	5.91%
% 2015 Total population: 65 to 69 years	2.41%	3.39%	4.27%
% 2015 Total population: 70 to 74 years	1.30%	2.08%	2.52%
% 2015 Total population: 75 to 79 years	1.02%	1.43%	1.70%
% 2015 Total population: 80 to 84 years	0.60%	1.18%	1.16%
% 2015 Total population: 85 years and over	0.49%	1.50%	1.22%
2015 White alone	3,343	55,540	139,689
2015 Black or African American alone	212	2,844	6,618
2015 American Indian and Alaska Native alone	15	214	685
2015 Asian alone	381	4,705	8,482
2015 Native Hawaiian and OPI alone	1	71	160

2015 Some Other Race alone	194	2,561	7,263
2015 Two or More Races alone	162	2,101	5,158
2015 Hispanic	1,691	20,937	51,713
2015 Not Hispanic	2,617	47,099	116,342
% 2015 White alone	77.60%	81.63%	83.12%
% 2015 Black or African American alone	4.92%	4.18%	3.94%
% 2015 American Indian and Alaska Native alone	0.35%	0.31%	0.41%
% 2015 Asian alone	8.84%	6.92%	5.05%
% 2015 Native Hawaiian and OPI alone	0.02%	0.10%	0.10%
% 2015 Some Other Race alone	4.50%	3.76%	4.32%
% 2015 Two or More Races alone	3.76%	3.09%	3.07%
% 2015 Hispanic	39.25%	30.77%	30.77%
% 2015 Not Hispanic	60.75%	69.23%	69.23%
2015 Not Hispanic: White alone	1,589	17,735	65,736
2015 Not Hispanic: Black or African American alone	34	522	2,034
2015 Not Hispanic: American Indian and Alaska Native alone	5	36	187
2015 Not Hispanic: Asian alone	47	555	1,935
2015 Not Hispanic: Native Hawaiian and OPI alone	3	17	54
2015 Not Hispanic: Some Other Race alone	2	31	109
2015 Not Hispanic: Two or More Races	25	248	1,018
% 2015 Not Hispanic: White alone	76.14%	78.29%	75.11%
% 2015 Not Hispanic: Black or African American alone	1.63%	2.30%	2.32%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.24%	0.16%	0.21%
% 2015 Not Hispanic: Asian alone	2.25%	2.45%	2.21%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.14%	0.08%	0.06%
% 2015 Not Hispanic: Some Other Race alone	0.10%	0.14%	0.12%
% 2015 Not Hispanic: Two or More Races	1.20%	1.09%	1.16%

Population Change

	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	4,308	68,036	168,055
2015 Households	1,499	23,983	63,087
Population Change 2010-2015	-24	9,649	20,532
Household Change 2010-2015	-46	2,820	6,285
% Population Change 2010-2015	-0.55%	16.53%	13.92%
% Household Change 2010-2015	-2.98%	13.33%	11.06%
Population Change 2000-2015	2,221	45,382	80,530
Household Change 2000-2015	802	15,959	29,910
% Population Change 2000 to 2015	106.42%	200.33%	92.01%
% Household Change 2000 to 2015	115.06%	198.89%	90.15%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	755	8,711	35,147
2015 Occupied Housing Units	697	8,024	33,174
2015 Owner Occupied Housing Units	571	6,542	24,591
2015 Renter Occupied Housing Units	126	1,482	8,583
2015 Vacant Housings Units	58	689	1,974
% 2015 Occupied Housing Units	92.32%	92.11%	94.39%
% 2015 Owner occupied housing units	81.92%	81.53%	74.13%
% 2015 Renter occupied housing units	18.08%	18.47%	25.87%
% 2000 Vacant housing units	7.68%	7.91%	5.62%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$91,956	\$99,564	\$86,613
2015 Household Income: Average	\$114,586	\$130,000	\$116,374

2015 Per Capita Income	\$39,871	\$46,065	\$43,840
2015 Household income: Less than \$10,000	41	579	1,581
2015 Household income: \$10,000 to \$14,999	29	424	1,308
2015 Household income: \$15,000 to \$19,999	27	464	1,675
2015 Household income: \$20,000 to \$24,999	63	592	1,740
2015 Household income: \$25,000 to \$29,999	39	505	1,893
2015 Household income: \$30,000 to \$34,999	49	690	1,899
2015 Household income: \$35,000 to \$39,999	15	447	1,858
2015 Household income: \$40,000 to \$44,999	88	1,112	2,651
2015 Household income: \$45,000 to \$49,999	72	911	2,472
2015 Household income: \$50,000 to \$59,999	88	1,546	4,687
2015 Household income: \$60,000 to \$74,999	151	2,322	6,275
2015 Household income: \$75,000 to \$99,999	129	2,442	7,544
2015 Household income: \$100,000 to \$124,999	228	3,036	7,415
2015 Household income: \$125,000 to \$149,999	130	1,989	5,454
2015 Household income: \$150,000 to \$199,999	191	3,139	6,928
2015 Household income: \$200,000 or more	159	3,785	7,707
% 2015 Household income: Less than \$10,000	2.74%	2.41%	2.51%
% 2015 Household income: \$10,000 to \$14,999	1.93%	1.77%	2.07%
% 2015 Household income: \$15,000 to \$19,999	1.80%	1.93%	2.66%
% 2015 Household income: \$20,000 to \$24,999	4.20%	2.47%	2.76%
% 2015 Household income: \$25,000 to \$29,999	2.60%	2.11%	3.00%
% 2015 Household income: \$30,000 to \$34,999	3.27%	2.88%	3.01%
% 2015 Household income: \$35,000 to \$39,999	1.00%	1.86%	2.95%
% 2015 Household income: \$40,000 to \$44,999	5.87%	4.64%	4.20%
% 2015 Household income: \$45,000 to \$49,999	4.80%	3.80%	3.92%
% 2015 Household income: \$50,000 to \$59,999	5.87%	6.45%	7.43%
% 2015 Household income: \$60,000 to \$74,999	10.07%	9.68%	9.95%
% 2015 Household income: \$75,000 to \$99,999	8.61%	10.18%	11.96%
% 2015 Household income: \$100,000 to \$124,999	15.21%	12.66%	11.75%
% 2015 Household income: \$125,000 to \$149,999	8.67%	8.29%	8.65%
% 2015 Household income: \$150,000 to \$199,999	12.74%	13.09%	10.98%
% 2015 Household income: \$200,000 or more	10.61%	15.78%	12.22%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$458,871	\$7,326,172	\$18,781,992
2015 Jewelry stores	\$177,758	\$2,970,920	\$7,457,689
2015 Mens clothing stores	\$550,960	\$8,957,397	\$22,910,594
2015 Shoe stores	\$558,224	\$9,033,281	\$23,124,296
2015 Womens clothing stores	\$925,952	\$15,271,006	\$39,093,430
2015 Automobile dealers	\$7,392,088	\$123,104,640	\$312,770,909
2015 Automotive parts and accessories stores	\$1,389,123	\$22,999,677	\$59,076,892
2015 Other motor vehicle dealers	\$178,053	\$2,974,916	\$7,784,019
2015 Tire dealers	\$617,719	\$10,233,549	\$26,293,697
2015 Hardware stores	\$31,066	\$525,621	\$1,336,772
2015 Home centers	\$300,266	\$5,217,572	\$13,265,890
2015 Nursery and garden centers	\$366,670	\$6,533,457	\$16,380,637
2015 Outdoor power equipment stores	\$156,525	\$2,662,952	\$6,862,039
2015 Paint andwallpaper stores	\$33,908	\$565,673	\$1,457,848
2015 Appliance, television, and other electronics stores	\$983,778	\$16,524,539	\$42,005,311
2015 Camera andphotographic supplies stores	\$81,512	\$1,355,430	\$3,393,617
2015 Computer andsoftware stores	\$2,531,732	\$41,433,713	\$107,005,763
2015 Beer, wine, and liquor stores	\$463,633	\$7,704,785	\$19,632,063
2015 Convenience stores	\$2,041,904	\$32,969,535	\$84,533,329
2015 Restaurant Expenditures	\$1,939,025	\$32,278,430	\$82,196,145
2015 Supermarkets and other grocery (except convenience) stores	\$7,190,091	\$117,227,384	\$302,845,098
2015 Furniture stores	\$709,193	\$11,866,074	\$30,034,075

2015 Home furnishings stores	\$2,351,225	\$39,383,765	\$100,863,978
2015 General merchandise stores	\$12,630,832	\$212,106,054	\$539,349,583
2015 Gasoline stations with convenience stores	\$6,262,664	\$101,762,579	\$262,389,049
2015 Other gasoline stations	\$4,456,296	\$72,544,705	\$187,556,212
2015 Department stores (excl leased depts)	\$12,453,074	\$209,135,134	\$531,891,894
2015 General merchandise stores	\$12,630,832	\$212,106,054	\$539,349,583
2015 Other health and personal care stores	\$493,709	\$8,264,573	\$21,006,347
2015 Pharmacies and drug stores	\$1,873,167	\$31,303,153	\$80,575,828
2015 Pet and pet supplies stores	\$501,778	\$8,320,561	\$21,530,615
2015 Book, periodical, and music stores	\$82,548	\$1,415,194	\$3,573,254
2015 Hobby, toy, and game stores	\$218,793	\$3,613,651	\$9,324,149
2015 Musical instrument and supplies stores	\$25,832	\$433,306	\$1,078,663
2015 Sewing, needlework, and piece goods stores	\$41,858	\$685,136	\$1,782,806
2015 Sporting goods stores	\$238,711	\$3,957,311	\$9,941,035
2015 Sewing, needlework, and piece goods stores	\$125,393	\$653,738	\$1,310,364
2015 Sporting goods stores	\$749,561	\$3,729,869	\$7,414,400



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.

Drake Commercial Group	442994	deborah@drakecommercial.com	210-402-6363
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Deborah Bauer	0277444	deborah@drakecommercial.com	210-402-6363
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