

SUBJECT

Blanco Rd & Huebner Rd

Land & Pad Sites For Sale

Offered by:
Kimberly S. Gatley



SilverHorn



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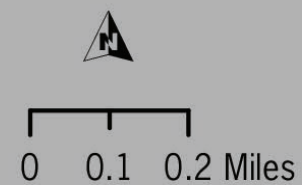
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Map Legend

- SITE
- Hospitals
- Public Park
- Golf Course



Benefits

Property Highlights

Address	19615 Blanco Rd, San Antonio, TX 78258
Location	SEC Huebner Rd & Blanco Rd
Property Details	13.715 Acres
Legal Description	NCB 16334 P-23 (.711) P-26A (9.9116), P-37 (4.986) P-38 (.1474)"GREYSTONE" ANNEXATN
Zoning	C-3
Utilities	Water & sewer provided by SAWS; electrical and gas service by CPS
Road Frontage	832' along Huebner Road; 744' along Blanco Road
Traffic Counts	Blanco Rd at Loop 1604; 34,593 AADT (2024) Loop 1604, west of Huebner Rd; 117,978 AADT (2024) <small>Source: TxDOT Statewide Planning Map Annual Average Daily Traffic</small>

Comments

- Corner tract with great access and visibility from adjacent thoroughfares
- Corner location offers easy and convenient ingress and egress
- At the "west gate" entry to the master planned development community of Stone Oak
- Accessible to Stone Oak without the related congestion
- High residential demand area in San Antonio with residential community prices range from \$300,000 to several million dollars
- Surrounded by numerous well established subdivisions including many prestigious executive residential areas
- Great shopping with all major retailers, recreation, and fitness centers located in close proximity
- Surrounding retailers include Target, HEB Plus, and Whole Foods within 1 mile
- Conveniently located between the South Texas and Stone Oak Medical Centers
- Quick accessibility to the Stone Oak Medical Center area
- Accessible to the South Texas Medical Center via Huebner Road
- Easy access back to Loop 1604 by either Blanco Rd or Huebner Rd
- Shortcut access back to US Hwy 281 via Blanco Rd/Bitters Rd
- Huebner Road sites highest and best uses include medical and office
- Potential office sites would provide potential hill country and cityscape views
- Blanco Road sites highest and best uses include retail, banking, and restaurants

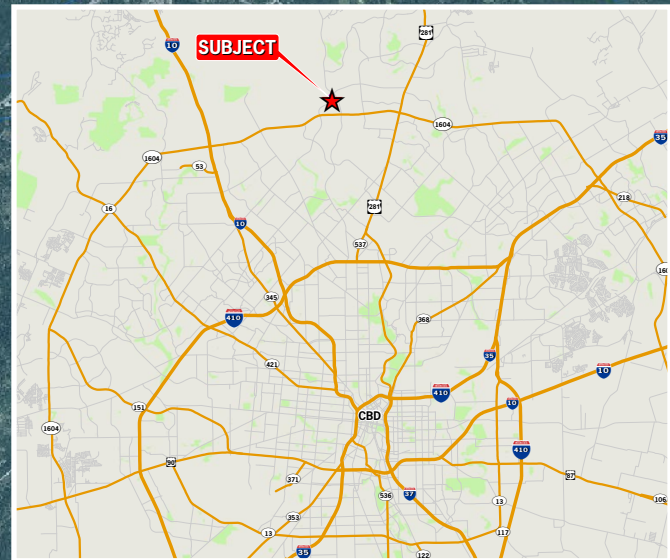
REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

- SITE
- Hospitals
- Major Employer Campus
- Public Park
- Golf Course
- Military Base

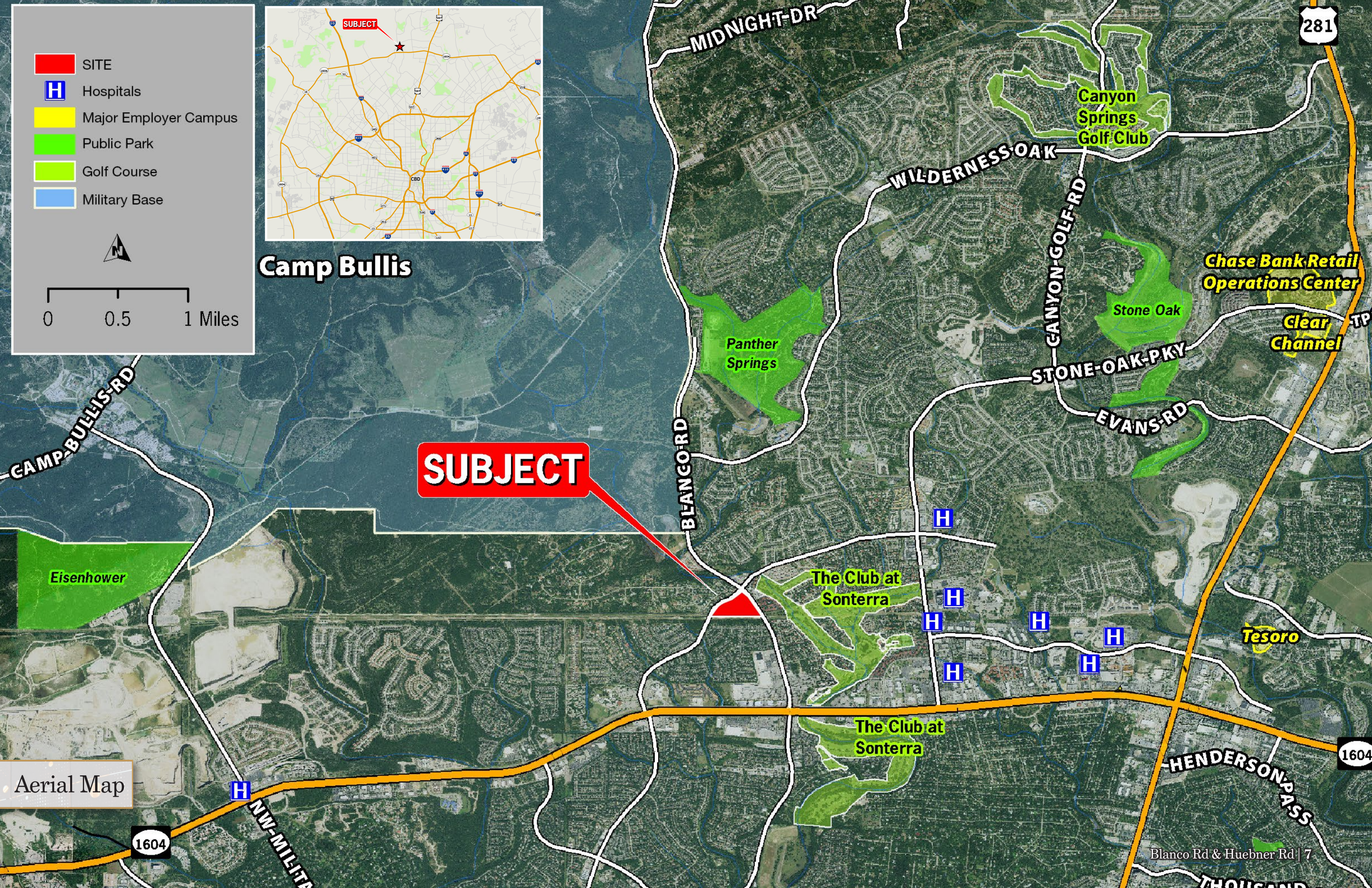


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Camp Bullis



SUBJECT



Aerial Map

Blanco Rd & Huebner Rd | 7

Availability & Rates



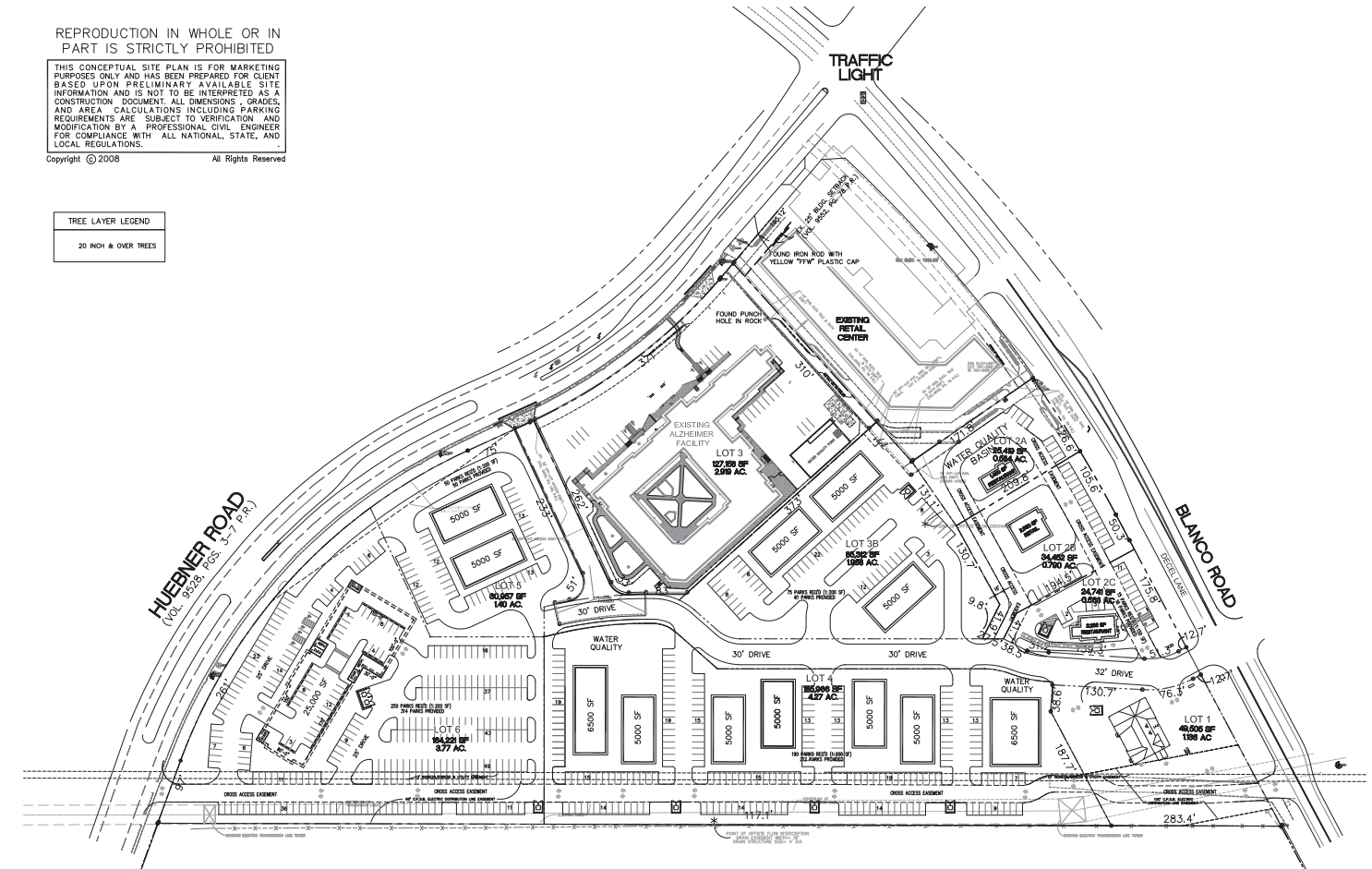
Note: Bulk purchase of lots 9, 10 & 11 - Call Broker

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.



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 THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION AND IS NOT TO BE INTERPRETED AS A CONSTRUCTION DOCUMENT. ALL DIMENSIONS, GRADES, AND AREA CALCULATIONS INCLUDING PARKING REQUIREMENTS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS.
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TREE LAYER LEGEND
 20 INCH & OVER TREES



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Demographics: 1-mile

Summary	Census 2020	2025	2030
Total Population	10,324	9,697	9,244
Total Households	4,073	3,998	3,893
Family Households	2,884	2,730	2,634
Average Household Size	2.49	2.38	2.32
Owner Occupied Housing Units	2,567	2,565	2,588
Renter Occupied Housing Units	1,506	1,433	1,306
Median Age	41.5	42.0	42.1

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	494	4.8%	453	4.7%	446	4.8%
5-9	670	6.5%	511	5.3%	455	4.9%
10-14	751	7.3%	642	6.6%	499	5.4%
15-19	793	7.7%	625	6.5%	547	5.9%
20-24	578	5.6%	658	6.8%	527	5.7%
25-29	494	4.8%	624	6.4%	709	7.7%
30-34	545	5.3%	528	5.4%	659	7.1%
35-39	627	6.1%	558	5.8%	543	5.9%
40-44	691	6.7%	611	6.3%	554	6.0%
45-49	784	7.6%	626	6.5%	560	6.1%
50-54	778	7.5%	706	7.3%	566	6.1%
55-59	721	7.0%	682	7.0%	621	6.7%
60-64	583	5.7%	616	6.3%	597	6.5%
65-69	513	5.0%	487	5.0%	530	5.7%
70-74	448	4.3%	422	4.3%	417	4.5%
75-79	334	3.2%	370	3.8%	362	3.9%
80-84	211	2.0%	285	2.9%	318	3.4%
Age 85+	309	3.0%	292	3.0%	335	3.6%
Median Household Income	\$106,378	-	\$119,182	-	-	-
Average Household Income	\$160,174	-	\$172,010	-	-	-
Per Capita Income	\$64,220	-	\$70,462	-	-	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,711	55.3%	5,122	52.8%	4,635	50.1%
Black Alone	443	4.3%	430	4.4%	410	4.4%
American Indian	50	0.5%	50	0.5%	49	0.5%
Asian Alone	916	8.9%	904	9.3%	896	9.7%
Pacific Islander	15	0.1%	15	0.1%	15	0.2%
Some Other Race	714	6.9%	711	7.3%	728	7.9%
Two or More Races	2,474	24.0%	2,466	25.4%	2,512	27.2%
Hispanic (Any Race)	3,726	36.1%	3,718	38.3%	3,823	41.4%

Demographics: 3-mile

Summary	Census 2020	2025	2030
Total Population	65,591	65,765	66,128
Total Households	24,979	25,837	26,522
Family Households	17,605	17,548	17,851
Average Household Size	2.60	2.52	2.47
Owner Occupied Housing Units	16,155	16,413	16,989
Renter Occupied Housing Units	8,824	9,424	9,533
Median Age	40.0	40.5	40.7

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	3,283	5.0%	3,217	4.9%	3,276	5.0%
5-9	4,260	6.5%	3,629	5.5%	3,398	5.1%
10-14	4,904	7.5%	4,303	6.5%	3,734	5.7%
15-19	4,850	7.4%	4,387	6.7%	3,956	6.0%
20-24	3,883	5.9%	4,288	6.5%	4,002	6.0%
25-29	3,728	5.7%	4,646	7.1%	5,018	7.6%
30-34	3,699	5.6%	4,150	6.3%	4,891	7.4%
35-39	4,214	6.4%	3,827	5.8%	4,251	6.4%
40-44	4,421	6.7%	4,281	6.5%	3,918	5.9%
45-49	4,860	7.4%	4,244	6.5%	4,211	6.4%
50-54	4,682	7.1%	4,643	7.1%	4,081	6.2%
55-59	4,349	6.6%	4,344	6.6%	4,255	6.4%
60-64	3,730	5.7%	3,895	5.9%	3,864	5.8%
65-69	3,257	5.0%	3,274	5.0%	3,492	5.3%
70-74	2,896	4.4%	2,836	4.3%	2,936	4.4%
75-79	1,908	2.9%	2,520	3.8%	2,595	3.9%
80-84	1,227	1.9%	1,671	2.5%	2,215	3.4%
Age 85+	1,439	2.2%	1,607	2.4%	2,034	3.1%
Median Household Income	\$117,668	-	\$129,150	-	-	-
Average Household Income	\$157,475	-	\$170,573	-	-	-
Per Capita Income	\$62,335	-	\$68,906	-	-	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,204	59.8%	37,589	57.2%	36,072	54.5%
Black Alone	2,726	4.2%	2,863	4.3%	2,886	4.4%
American Indian	351	0.5%	379	0.6%	395	0.6%
Asian Alone	4,599	7.0%	4,944	7.5%	5,192	7.8%
Pacific Islander	52	0.1%	56	0.1%	58	0.1%
Some Other Race	3,845	5.9%	4,095	6.2%	4,409	6.7%
Two or More Races	14,814	22.6%	15,839	24.1%	17,116	25.9%
Hispanic (Any Race)	22,596	34.5%	24,117	36.7%	26,246	39.7%

 Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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 Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographics: 5-mile

Summary	Census 2020	2025	2030
Total Population	176,257	178,762	179,519
Total Households	70,486	73,704	75,437
Family Households	46,969	47,311	48,064
Average Household Size	2.48	2.41	2.36
Owner Occupied Housing Units	42,225	43,346	45,011
Renter Occupied Housing Units	28,261	30,358	30,425
Median Age	39.4	40.0	40.6

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	8,807	5.0%	8,748	4.9%	8,768	4.9%
5-9	10,673	6.1%	9,621	5.4%	8,998	5.0%
10-14	12,194	6.9%	10,929	6.1%	9,936	5.5%
15-19	12,053	6.8%	11,323	6.3%	10,340	5.8%
20-24	11,128	6.3%	11,762	6.6%	11,626	6.5%
25-29	11,642	6.6%	12,976	7.3%	13,398	7.5%
30-34	11,324	6.4%	12,341	6.9%	12,997	7.2%
35-39	11,830	6.7%	11,568	6.5%	12,261	6.8%
40-44	11,713	6.7%	12,086	6.8%	11,718	6.5%
45-49	12,668	7.2%	11,520	6.4%	11,999	6.7%
50-54	11,816	6.7%	12,396	6.9%	11,219	6.3%
55-59	11,658	6.6%	11,125	6.2%	11,390	6.3%
60-64	10,324	5.9%	10,611	5.9%	9,954	5.5%
65-69	9,195	5.2%	9,238	5.2%	9,534	5.3%
70-74	7,938	4.5%	8,027	4.5%	8,220	4.6%
75-79	5,163	2.9%	6,804	3.8%	7,085	4.0%
80-84	3,133	1.8%	4,254	2.4%	5,612	3.1%
Age 85+	2,999	1.7%	3,435	1.9%	4,464	2.5%

Median Household Income	\$102,519	-	\$111,023	-
Average Household Income	\$139,741	-	\$151,579	-
Per Capita Income	\$57,906	-	\$64,017	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	103,230	58.6%	100,045	56.0%	95,787	53.4%
Black Alone	8,832	5.0%	9,404	5.3%	9,457	5.3%
American Indian	1,228	0.7%	1,317	0.7%	1,361	0.8%
Asian Alone	10,677	6.1%	11,709	6.5%	12,344	6.9%
Pacific Islander	249	0.1%	271	0.1%	283	0.2%
Some Other Race	12,061	6.8%	12,922	7.2%	13,883	7.7%
Two or More Races	39,979	22.7%	43,095	24.1%	46,405	25.9%
Hispanic (Any Race)	64,772	36.8%	69,571	38.9%	75,356	42.0%

San Antonio Market Overview

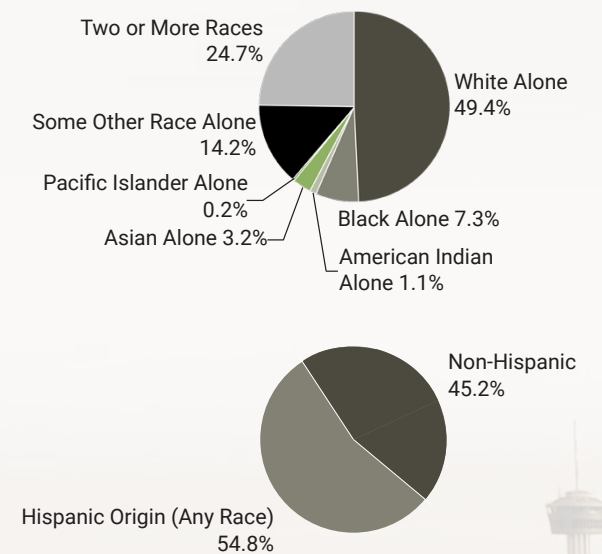
Largest U.S. Cities

- 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

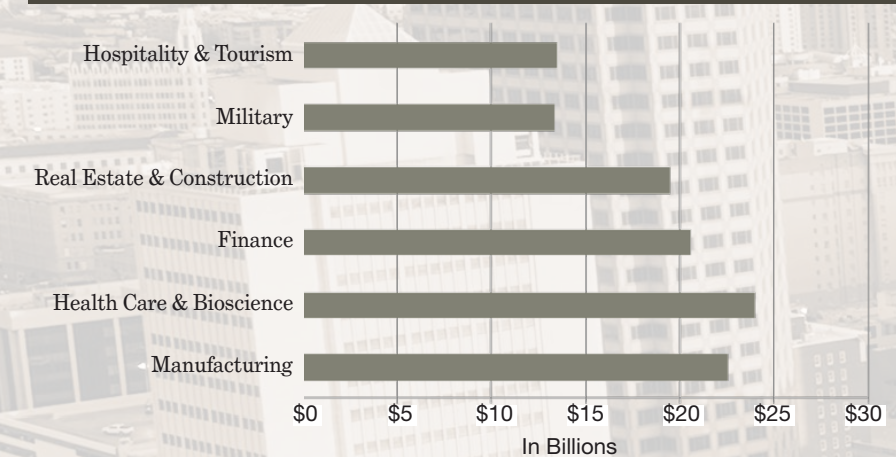


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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

Year	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	\$86,100
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



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kimberly Sue Gatley	652669	kgatley@reocsanantonio.com	(210) 524-1320
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2



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