

High-end Office Space for Lease



La Arcata Office Building

18615 Tuscany Stone, San Antonio, TX 78258

Offered by:
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Todd A. Gold, CCIM



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Market Summary

- Located at the epicenter of San Antonio's major growth
- Great location fronting Loop 1604
- Situated on the dynamic intersection of Tuscany Stone and North Loop 1604 West
- Accessible to the South Texas & Stone Oak Medical Center areas
- Unique location draws from Boerne, South Texas Medical Center and Stone Oak
- Prestigious client base & unique tenant mix
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions
- Residential community prices range from \$500,000 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

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Property Summary

Description

With style and architecture reminiscent of a Tuscan village, La Arcata combines an old world charm with state of the art construction and amenities. This mixed-use development offers a variety of retail shops, storefront offices and restaurants. Located at the entrance of Stone Oak, La Arcata offers great exposure to one of the most affluent areas in San Antonio.

Location

NE corner of Loop 1604 and Tuscany Stone

Facility

- Attractive exterior and interior design
- Distinctive landmark architecture
- Parking ratio 1:250

Size

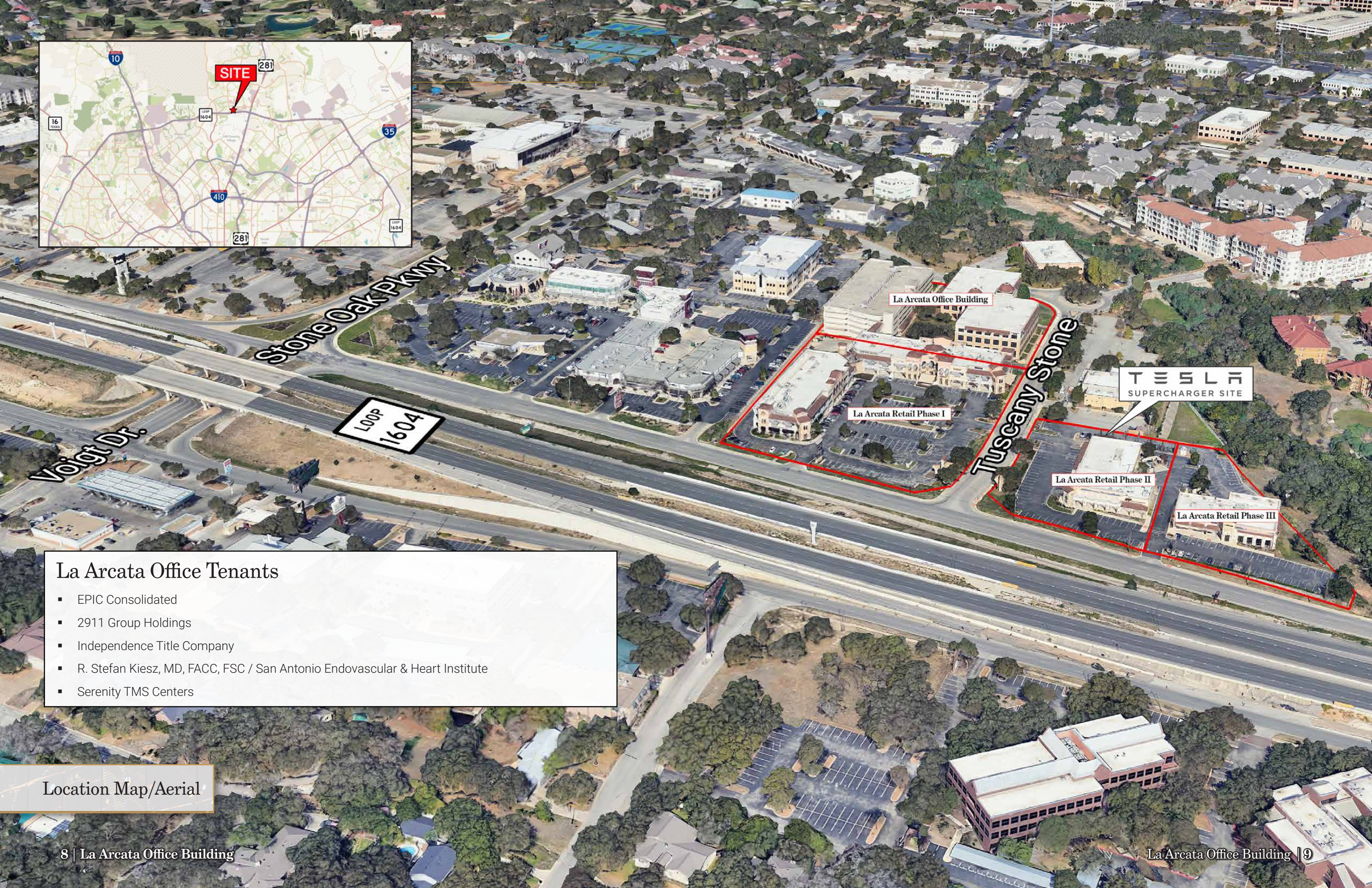
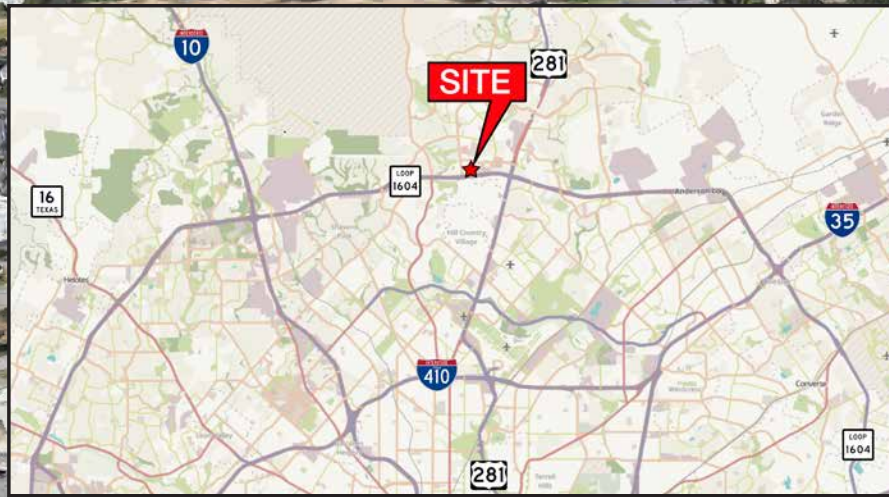
- 3-story office building
- 97,718 Total Square Feet
- Part of La Arcata Office & Retail development containing nearly 190,000 square feet of retail, office and fine dining

Zoning

- The site is currently zoned Commercial (C-3) with the following overlays: Loop 1604 Corridor & MLOD – Camp Bullis

La Arcata Office Building Tenants

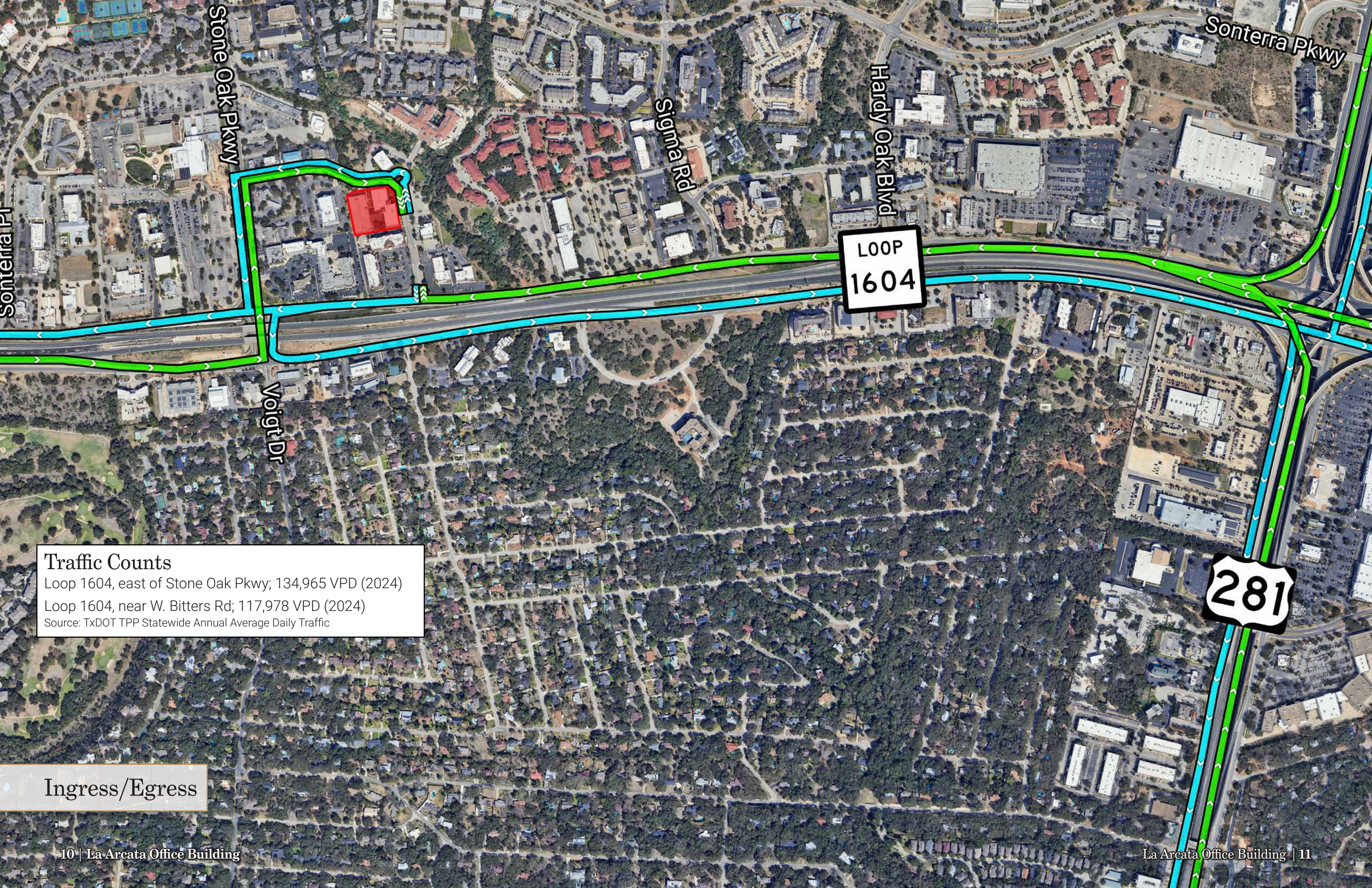
- EPIC Consolidated
- 2911 Group Holdings
- Independence Title Company
- R. Stefan Kiesz, MD, FACC, FSC / San Antonio Endovascular & Heart Institute
- Serenity TMS Centers



La Arcata Office Tenants

- EPIC Consolidated
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Location Map/Aerial



Traffic Counts

Loop 1604, east of Stone Oak Pkwy; 134,965 VPD (2024)

Loop 1604, near W. Bitters Rd; 117,978 VPD (2024)

Source: TxDOT TPP Statewide Annual Average Daily Traffic

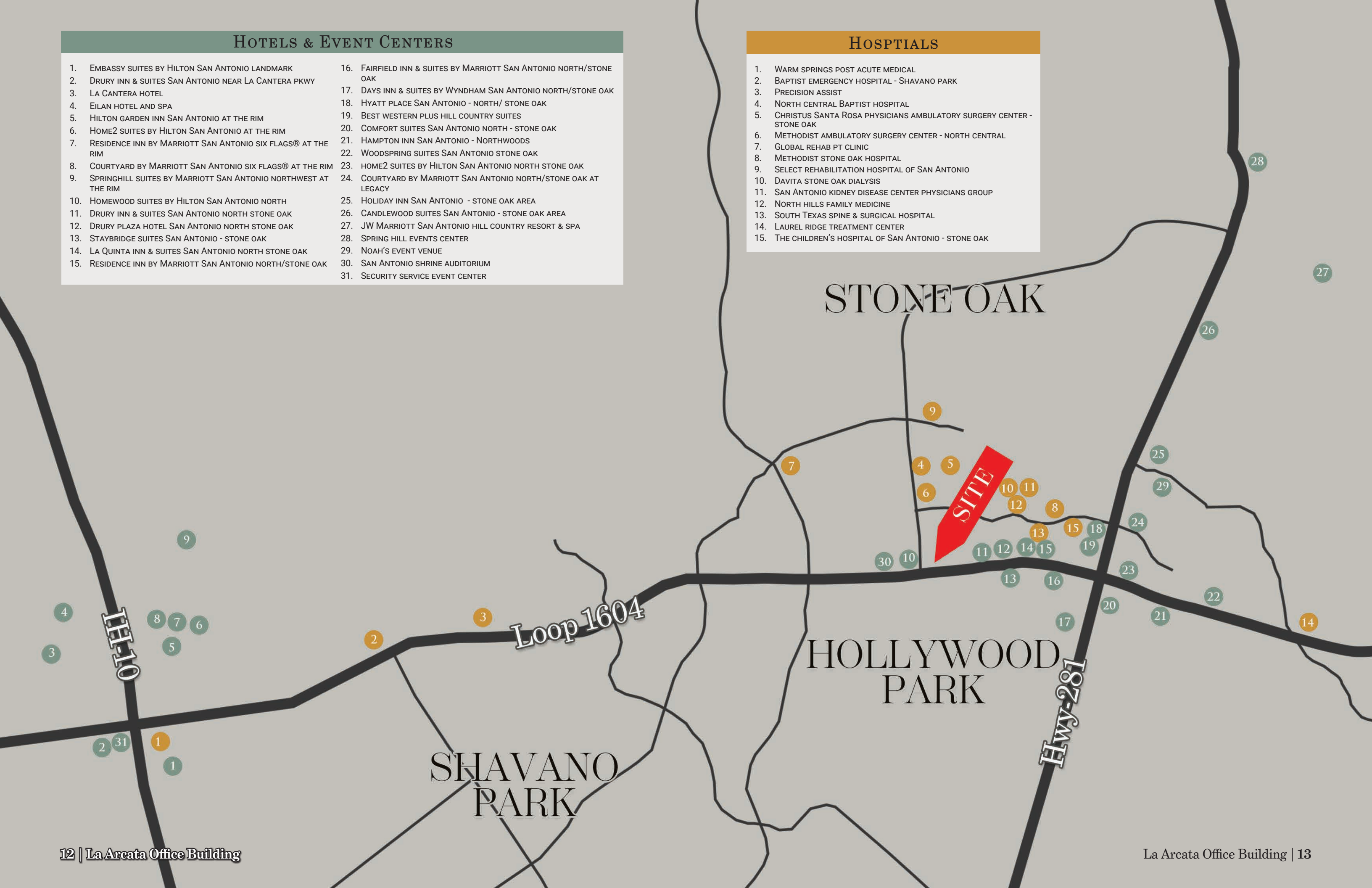
Ingress/Egress

HOTELS & EVENT CENTERS

- | | |
|---|--|
| 1. EMBASSY SUITES BY HILTON SAN ANTONIO LANDMARK | 16. FAIRFIELD INN & SUITES BY MARRIOTT SAN ANTONIO NORTH/STONE OAK |
| 2. DRURY INN & SUITES SAN ANTONIO NEAR LA CANTERA PKWY | 17. DAYS INN & SUITES BY WYNDHAM SAN ANTONIO NORTH/STONE OAK |
| 3. LA CANTERA HOTEL | 18. HYATT PLACE SAN ANTONIO - NORTH/ STONE OAK |
| 4. EILAN HOTEL AND SPA | 19. BEST WESTERN PLUS HILL COUNTRY SUITES |
| 5. HILTON GARDEN INN SAN ANTONIO AT THE RIM | 20. COMFORT SUITES SAN ANTONIO NORTH - STONE OAK |
| 6. HOME2 SUITES BY HILTON SAN ANTONIO AT THE RIM | 21. HAMPTON INN SAN ANTONIO - NORTHWOODS |
| 7. RESIDENCE INN BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM | 22. WOODSPRING SUITES SAN ANTONIO STONE OAK |
| 8. COURTYARD BY MARRIOTT SAN ANTONIO SIX FLAGS® AT THE RIM | 23. HOME2 SUITES BY HILTON SAN ANTONIO NORTH STONE OAK |
| 9. SPRINGHILL SUITES BY MARRIOTT SAN ANTONIO NORTHWEST AT THE RIM | 24. COURTYARD BY MARRIOTT SAN ANTONIO NORTH/STONE OAK AT LEGACY |
| 10. HOMEWOOD SUITES BY HILTON SAN ANTONIO NORTH | 25. HOLIDAY INN SAN ANTONIO - STONE OAK AREA |
| 11. DRURY INN & SUITES SAN ANTONIO NORTH STONE OAK | 26. CANDLEWOOD SUITES SAN ANTONIO - STONE OAK AREA |
| 12. DRURY PLAZA HOTEL SAN ANTONIO NORTH STONE OAK | 27. JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT & SPA |
| 13. STAYBRIDGE SUITES SAN ANTONIO - STONE OAK | 28. SPRING HILL EVENTS CENTER |
| 14. LA QUINTA INN & SUITES SAN ANTONIO NORTH STONE OAK | 29. NOAH'S EVENT VENUE |
| 15. RESIDENCE INN BY MARRIOTT SAN ANTONIO NORTH/STONE OAK | 30. SAN ANTONIO SHRINE AUDITORIUM |
| | 31. SECURITY SERVICE EVENT CENTER |

HOSPITALS

1. WARM SPRINGS POST ACUTE MEDICAL
2. BAPTIST EMERGENCY HOSPITAL - SHAVANO PARK
3. PRECISION ASSIST
4. NORTH CENTRAL BAPTIST HOSPITAL
5. CHRISTUS SANTA ROSA PHYSICIANS AMBULATORY SURGERY CENTER - STONE OAK
6. METHODIST AMBULATORY SURGERY CENTER - NORTH CENTRAL
7. GLOBAL REHAB PT CLINIC
8. METHODIST STONE OAK HOSPITAL
9. SELECT REHABILITATION HOSPITAL OF SAN ANTONIO
10. DAVITA STONE OAK DIALYSIS
11. SAN ANTONIO KIDNEY DISEASE CENTER PHYSICIANS GROUP
12. NORTH HILLS FAMILY MEDICINE
13. SOUTH TEXAS SPINE & SURGICAL HOSPITAL
14. LAUREL RIDGE TREATMENT CENTER
15. THE CHILDREN'S HOSPITAL OF SAN ANTONIO - STONE OAK



RESTAURANTS

- | | | | |
|--|---------------------------------------|---------------------------------------|------------------------------------|
| 1. RED LOBSTER | 30. PIZZA HUT | 57. CHAMA GAUCHA BRAZILIAN STEAKHOUSE | 84. DELICIOUS TAMALES |
| 2. LONGHORN STEAKHOUSE | 31. MOD PIZZA | 58. TARKA INDIAN KITCHEN | 85. TORO KITCHEN + BAR |
| 3. OLIVE GARDEN | 32. J-PRIME STEAKHOUSE | 59. TORCHY'S TACOS | 86. KIRBY'S STEAKHOUSE |
| 4. BOB'S CHOP HOUSE | 33. SNOOZE AN A.M. EATERY | 60. JERUSALEM GRILL | 87. LITTLE WOODROWS STONE OAK |
| 5. PIATTI | 34. PASHA MEDITERRANEAN GRILL | 61. SONIC DRIVE-IN | 88. THE HOPPY MONK |
| 6. PAPPADAEUX'S | 35. PANERA BREAD | 62. RAISING CANE'S CHICKEN FINGERS | 89. FIRST WATCH - SONTERRA |
| 7. CHUY'S | 36. ALDINO THE VINEYARD | 63. SUSHI SEVEN | 90. KUMORI SUSHI & TEPPANYAKI |
| 8. CHEDDAR'S | 37. WHICH WHICH | 64. LI'S SICHUAN RESTAURANT | 91. JASON'S DELI |
| 9. CAR-B-CUTIE SMOKEHOUSE | 38. CHIPOTLE | 65. THAI CHILI CUISINE | 92. SMASHIN' CRAB |
| 10. RUTHS CHRIS | 39. STONE WERKS BIG ROCK GRILLE | 66. VIDA MIA | 93. EMBERS WOOD FIRE KITCHEN & TAP |
| 11. BUSH'S CHICKEN | 40. DEMO'S GREEK FOOD | 67. TRILOGY PIZZA | 94. GORDITAS DONA TOTA |
| 12. FREDDY'S FROZEN CUSTARD | 41. SUSHISHIMA JAPANESE RESTAURANT | 68. TACO CABANA | 95. KRISPY KREME DOUGHNUTS |
| 13. WILLIE'S GRILL & ICEHOUSE | 42. WENDY'S | 69. IHOP | 96. FIVE GUYS |
| 14. SCUZZI'S ITALIAN RESTAURANT | 43. SAKE CAFE | 70. MILANO ITALIAN GRILL | 97. CHIK-FIL-A |
| 15. MCALISTER'S DELI | 44. EL TACO GRILL | 71. L TACO STONE OAK | 98. WHATABURGER |
| 16. PAESANOS 1604 | 45. HEAVENLY PHO VIETNAMESE CUISINE | 72. LITTLE CAESER'S PIZZA | 99. SONIC DRIVE-IN |
| 17. THAI HUT | 46. POPEYE'S LOUISIANA KITCHEN | 73. PIZZA HUT | 100. MCDONALD'S |
| 18. PAPA JOHN'S PIZZA | 47. MCDONALD'S | 74. JERSEY MIKE'S SUBS | 101. BUFFALO WILD WINGS |
| 19. CHIN'S GARDEN | 48. LUBY'S | 75. WENDY'S | 102. PERICO'S RESTAURANT |
| 20. SUBWAY | 49. CHICK-FIL-A | 76. LUCIANO NEIGHBORHOOD PIZZERIA | 103. SUBWAY RESTAURANTS |
| 21. BIG'Z BURGER JOINT | 50. WHATABURGER | 77. TAIPEI RESTAURANT | 104. LAS PALAPAS |
| 22. GALPÃO GAUCHO BRAZILIAN STEAKHOUSE | 51. WAHKEE CHINESE SEAFOOD RESTAURANT | 78. MARIOLI MEXICAN CUISINE | 105. RED ROBIN GOURMET BURGERS |
| 23. BURGER KING | 52. TACO BLVD | 79. CORNER BAKERY CAFÉ | 106. PEI WEI |
| 24. EDDIE V'S PRIME SEAFOOD | 53. SILO | 80. SUSHI ZUSHI | 107. FISH CITY GRILL |
| 25. COVER 3 SAN ANTONIO | 54. COSTA PACIFICA | 81. MELLOW MUSHROOM | 108. ZIO'S ITALIAN KITCHEN |
| 26. TACO CABANA | 55. EGGSPECTATION | 82. LE PEEP | 109. CHUY'S |
| 27. JIM'S RESTAURANT | 56. ZOE'S KITCHEN | 83. THUNDERCLOUD SUBS | 110. CHILI'S GRILL & BAR |
| 28. THE LONGHORN CAFE | | | 111. SIZZLING WOK |
| 29. EL JALISCO GRILL & CANTINA | | | |

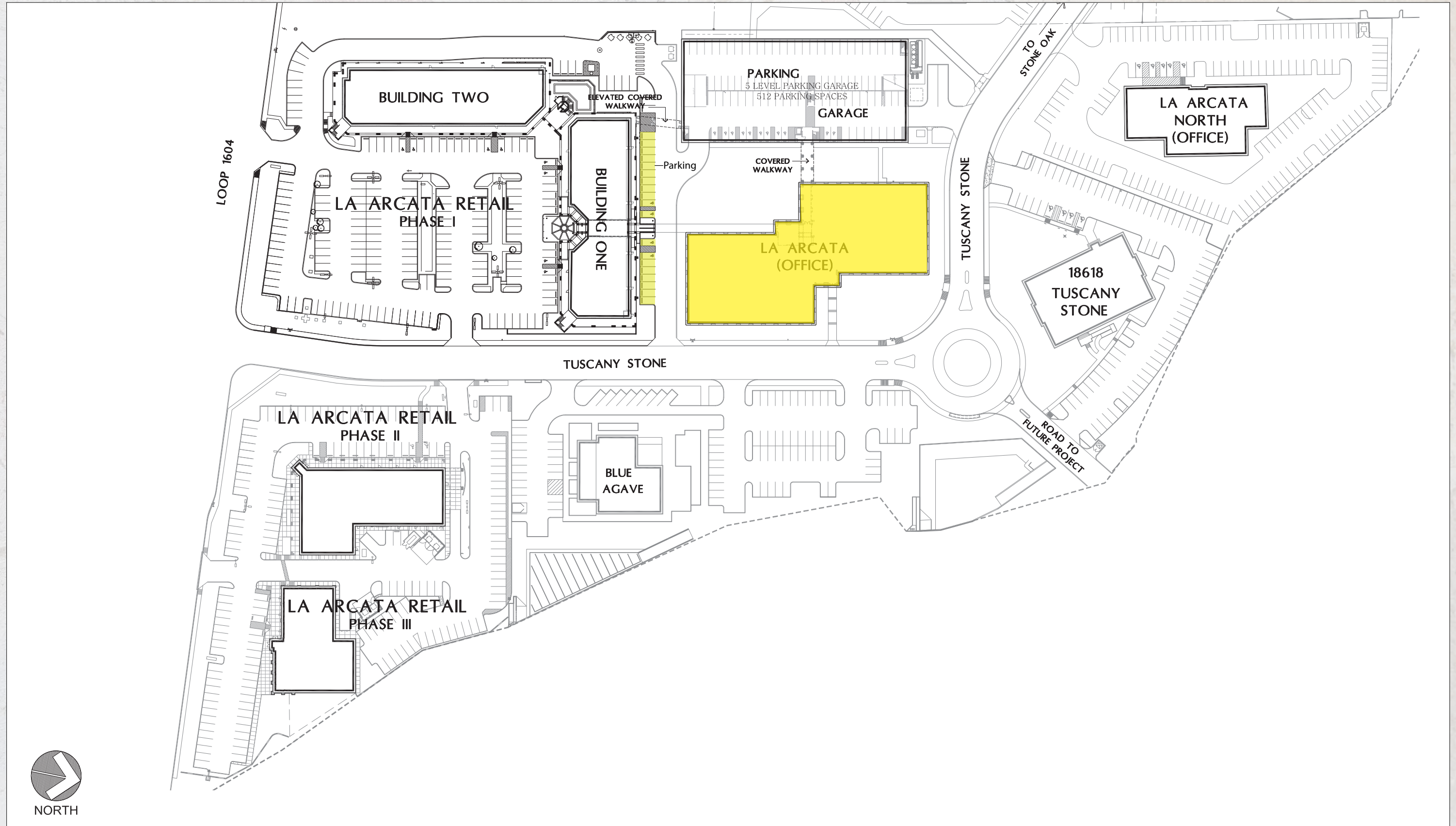




Quote Sheet

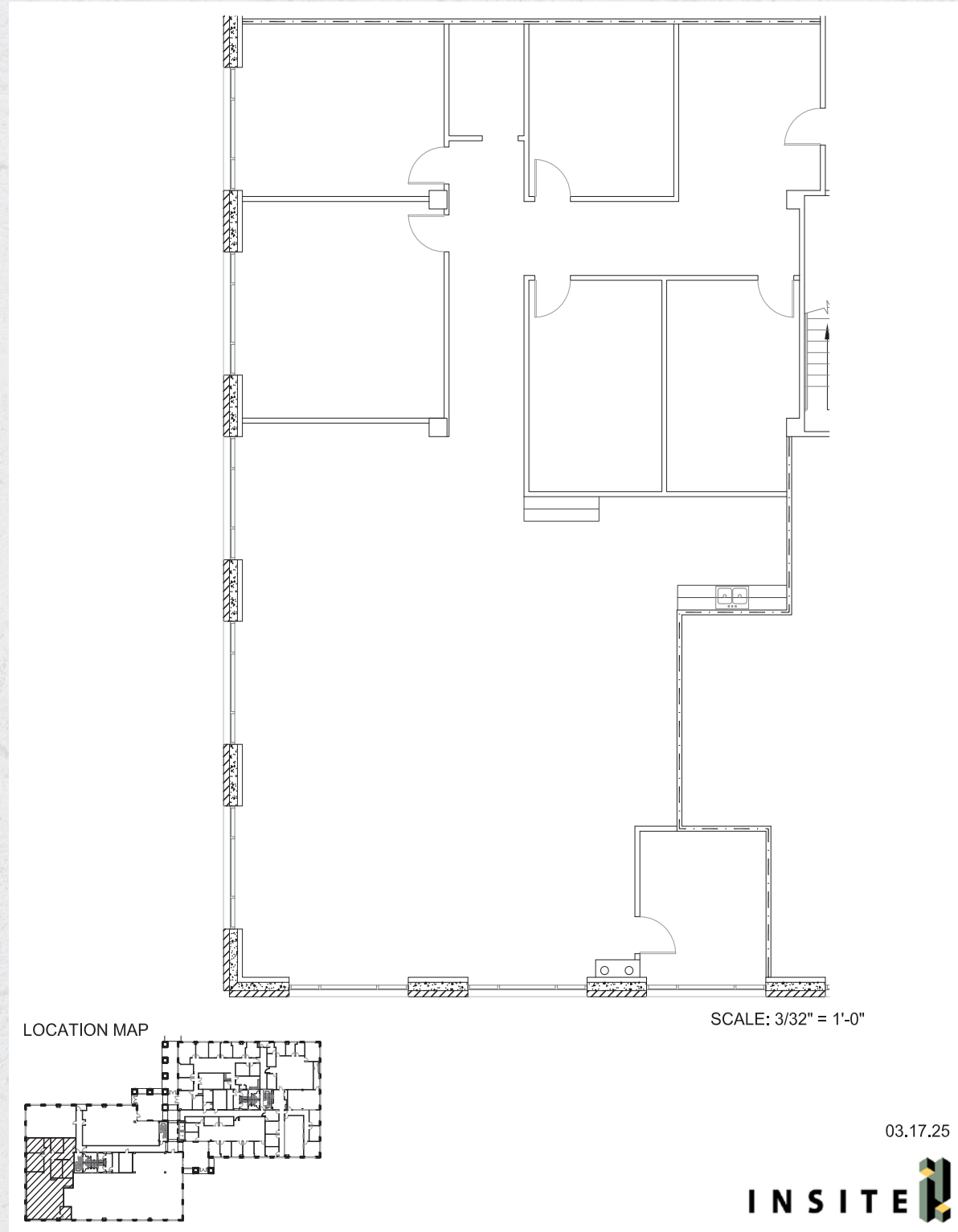
Spaces Available	Suite 180	4,102
	Suite 235	1,689 (Available 9/1/26)
	Suite 245	6,413
	Suite 255	6,782
	Suite 275	3,174
	Suite 350	14,812
	<small>(Note: All above figures in Rentable Square Feet)</small>	
Note	Potential to provide up to 30,000 SF contiguous	
Base Rental	\$27.00 per rentable square foot, Triple Net (with \$0.50 annual increases) <small>(Note: 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)</small>	
First Month's Rental	Due upon execution of lease document by Tenant	
Term	Three (3) years to ten (10)	
Improvements	Negotiable	
Pylon Signage	\$100 per month	
Deposit	Equal to one (1) month's Base Rental	
Financial Information	Required prior to submission of lease document by Landlord	
Parking	1:250 per rentable square foot parking ratio (All structured parking)	
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative(s).	

Site Plan - La Arcata Development



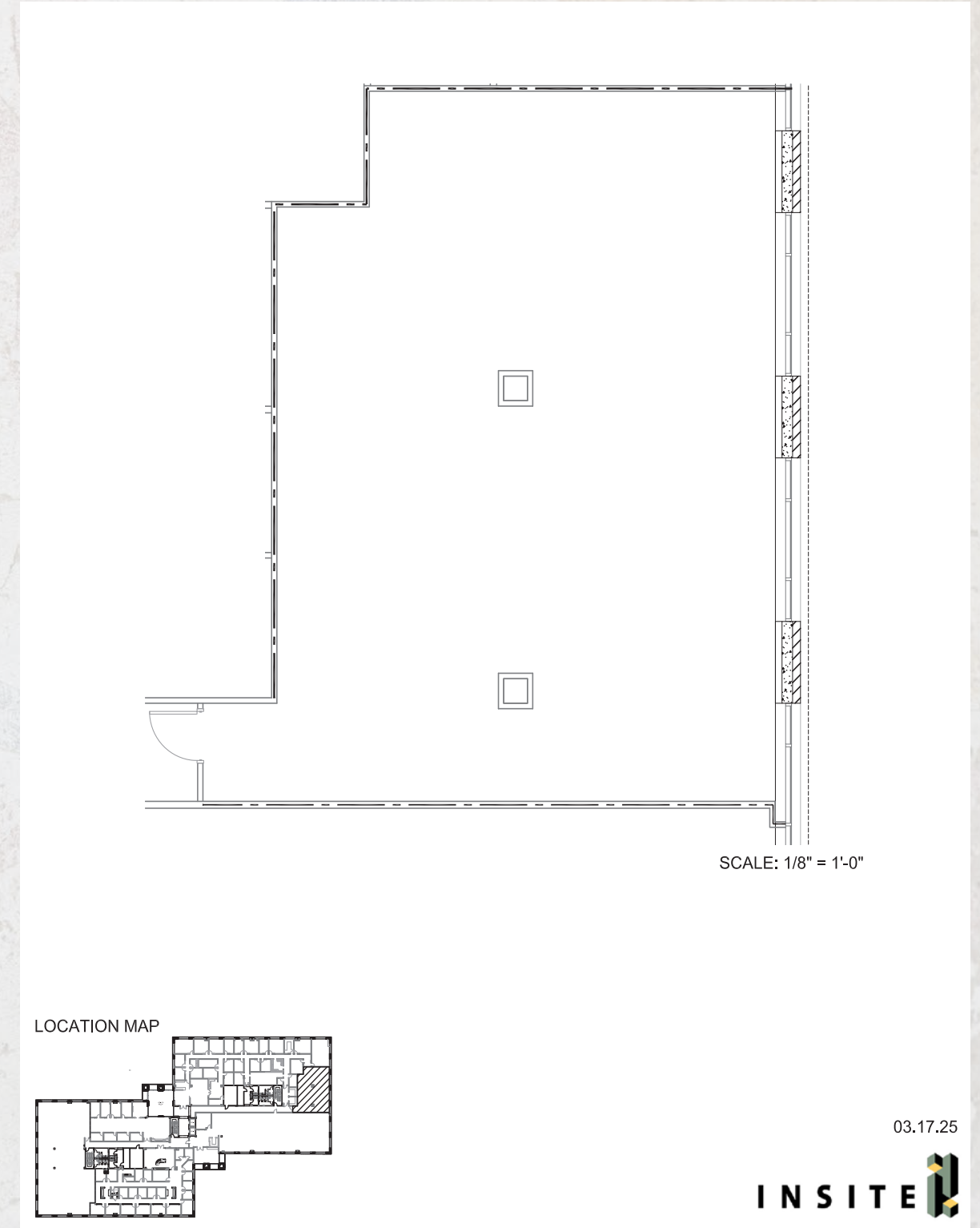
Floor Plan - Suite 180

4,102 RSF



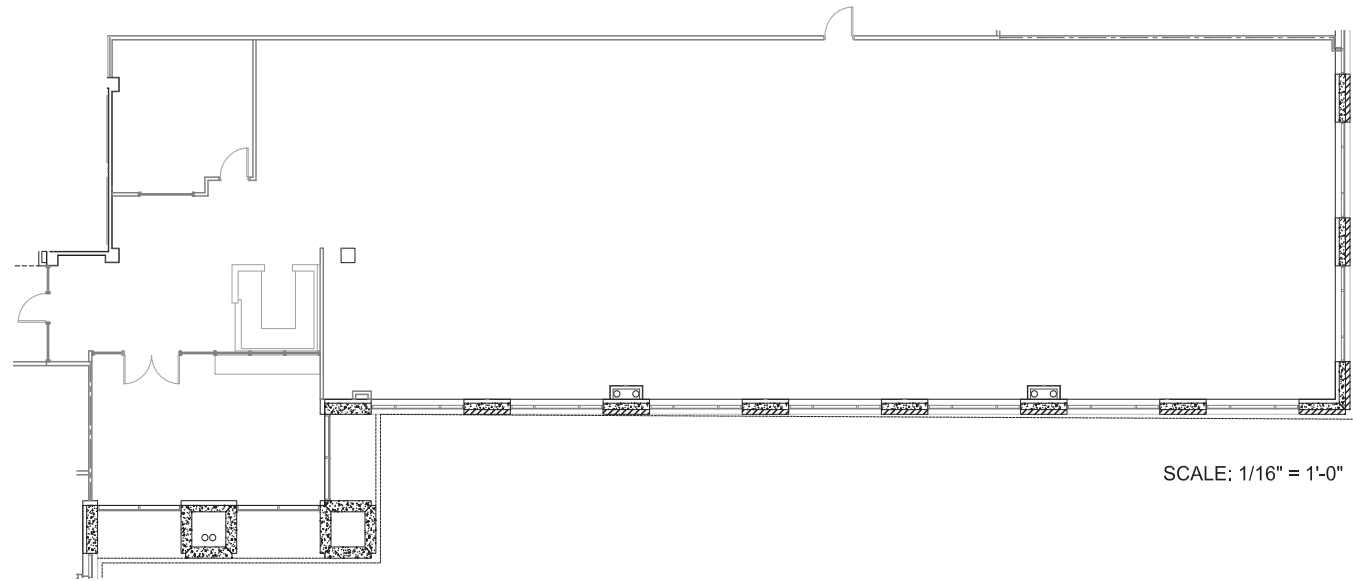
Floor Plan - Suite 235

1,689 RSF



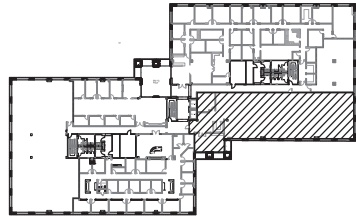
Floor Plan - Suite 245

6,413 RSF



SCALE: 1/16" = 1'-0"

LOCATION MAP

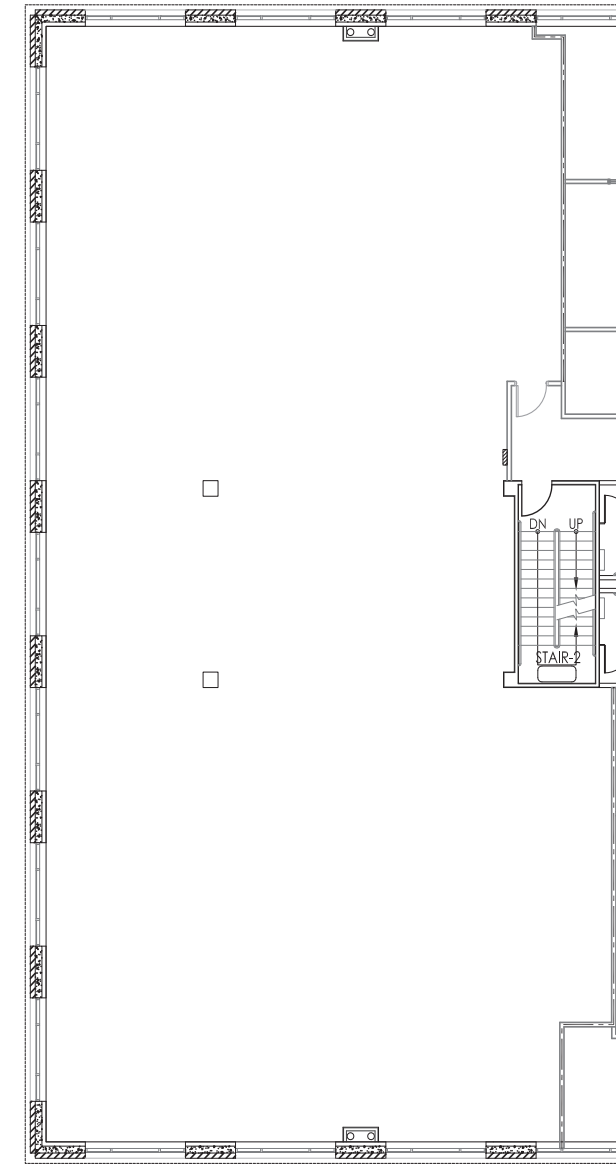


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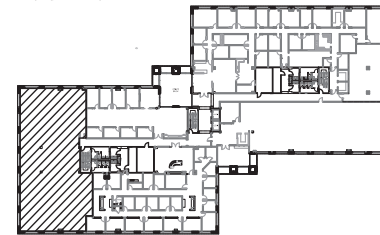
Floor Plan - Suite 255

6,782 RSF



SCALE: 1/6" = 1'-0"

LOCATION MAP

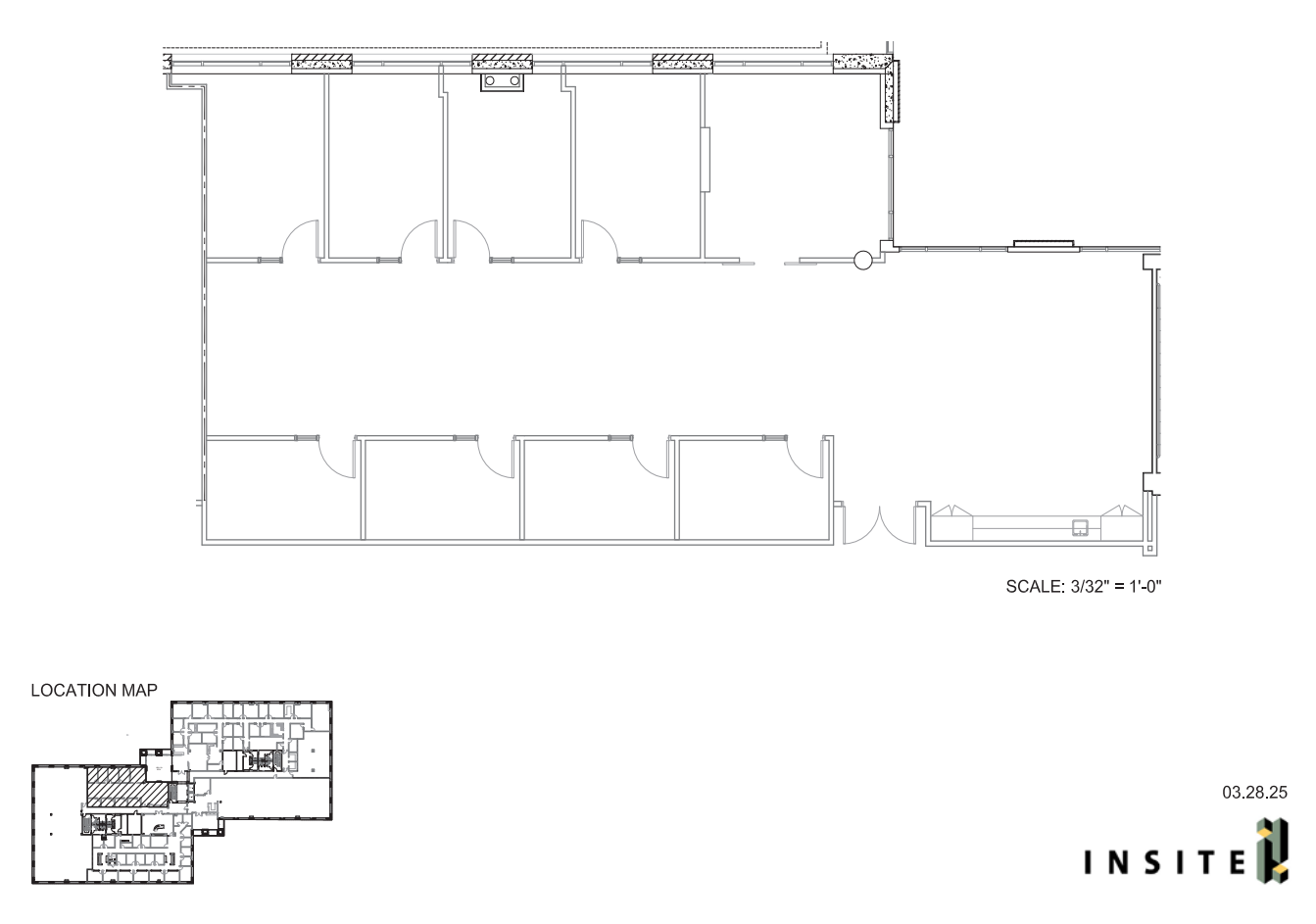


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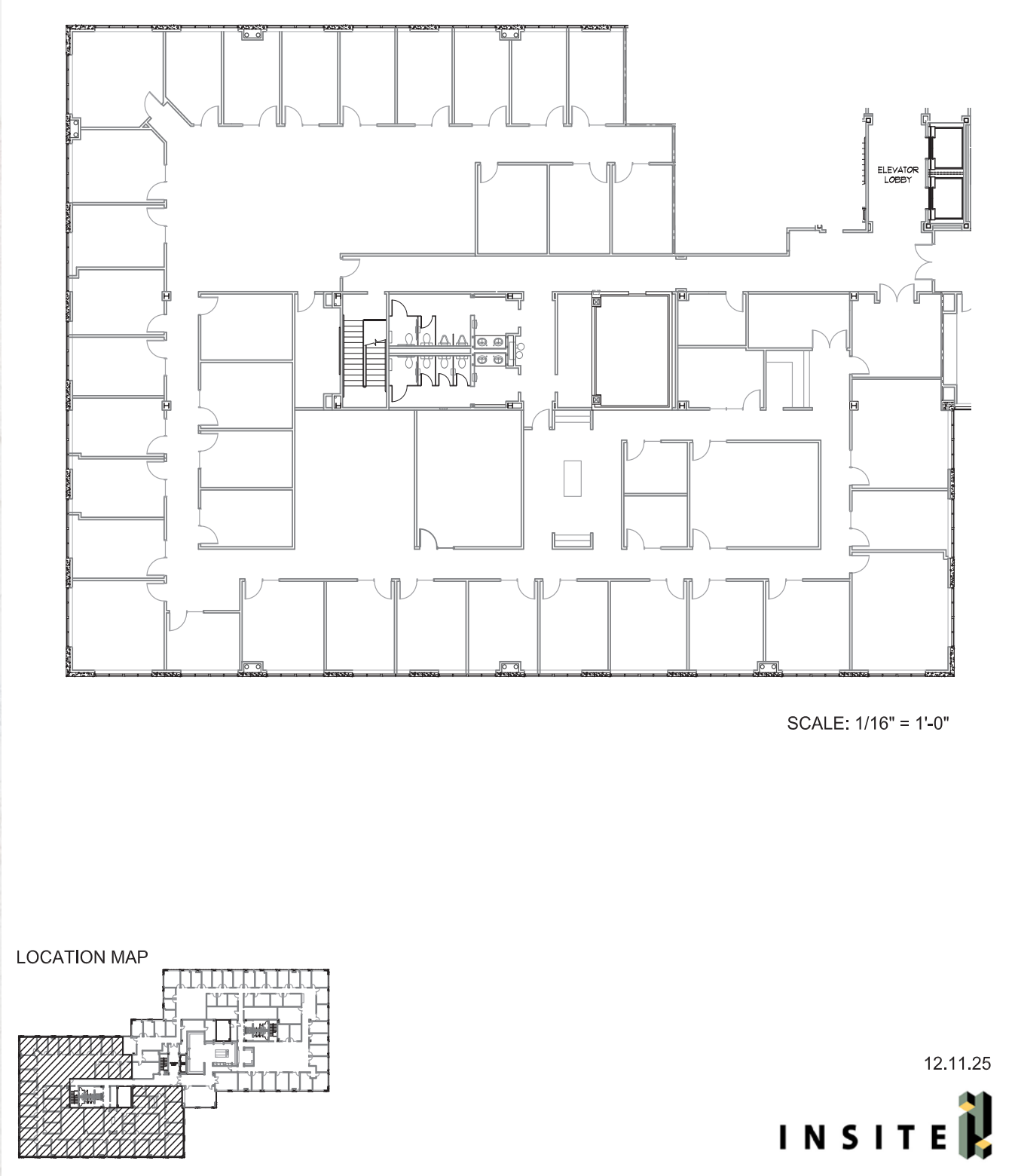
Floor Plan - Suite 275

3,174 RSF



Floor Plan - Suite 350

14,812 RSF



Demographics - 1 Mile

Summary	Census 2010	Census 2020	2025	2030				
Population	5,813	7,785	7,513	7,195				
Households	2,666	3,634	3,576	3,485				
Families	1,566	2,057	1,920	1,845				
Average Household Size	2.14	2.08	2.04	2.00				
Owner Occupied Housing Units	1,367	1,413	1,432	1,464				
Renter Occupied Housing Units	1,299	2,221	2,144	2,020				
Median Age	40.4	39.7	40.4	41.7				
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	-0.86%	1.10%	0.42%					
Households	-0.51%	1.41%	0.64%					
Families	-0.79%	1.31%	0.54%					
Owner HHs	0.44%	1.80%	0.91%					
Median Household Income	2.04%	2.27%	2.53%					
Households by Income	2025		2030					
	Number	Percent	Number	Percent				
<\$15,000	113	3.2%	108	3.1%				
\$15,000 - \$24,999	162	4.5%	133	3.8%				
\$25,000 - \$34,999	227	6.3%	193	5.5%				
\$35,000 - \$49,999	336	9.4%	293	8.4%				
\$50,000 - \$74,999	704	19.7%	665	19.1%				
\$75,000 - \$99,999	342	9.6%	326	9.4%				
\$100,000 - \$149,999	657	18.4%	641	18.4%				
\$150,000 - \$199,999	293	8.2%	300	8.6%				
\$200,000+	742	20.7%	828	23.8%				
Median Household Income	\$91,737		\$101,473					
Average Household Income	\$138,108		\$147,746					
Per Capita Income	\$65,044		\$70,861					
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	244	4.2%	364	4.7%	337	4.5%	319	4.4%
5 - 9	282	4.9%	410	5.3%	355	4.7%	315	4.4%
10 - 14	362	6.2%	424	5.4%	405	5.4%	353	4.9%
15 - 19	399	6.9%	432	5.5%	398	5.3%	383	5.3%
20 - 24	409	7.0%	541	6.9%	477	6.3%	433	6.0%
25 - 34	847	14.6%	1,255	16.1%	1,234	16.4%	1,124	15.6%
35 - 44	720	12.4%	964	12.4%	981	13.1%	986	13.7%
45 - 54	869	14.9%	869	11.2%	823	11.0%	791	11.0%
55 - 64	778	13.4%	912	11.7%	806	10.7%	746	10.4%
65 - 74	483	8.3%	753	9.7%	736	9.8%	710	9.9%
75 - 84	292	5.0%	535	6.9%	638	8.5%	673	9.4%
85+	129	2.2%	325	4.2%	323	4.3%	360	5.0%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,918	84.6%	4,789	61.5%	4,465	59.4%	4,114	57.2%
Black Alone	188	3.2%	354	4.5%	348	4.6%	330	4.6%
American Indian Alone	15	0.3%	41	0.5%	42	0.6%	41	0.6%
Asian Alone	341	5.9%	365	4.7%	370	4.9%	363	5.0%
Pacific Islander Alone	5	0.1%	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	233	4.0%	598	7.7%	607	8.1%	621	8.6%
Two or More Races	113	1.9%	1,631	21.0%	1,675	22.3%	1,720	23.9%
Hispanic Origin (Any Race)	1,661	28.6%	2,816	36.2%	2,881	38.3%	2,982	41.4%

Data Note: Income is expressed in current dollars.
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics - 3 Mile

Summary	Census 2010	Census 2020	2025	2030				
Population	75,744	83,761	84,223	84,086				
Households	30,436	34,035	35,348	36,096				
Families	20,358	22,618	22,554	22,770				
Average Household Size	2.47	2.44	2.36	2.31				
Owner Occupied Housing Units	19,453	20,066	20,639	21,467				
Renter Occupied Housing Units	10,983	13,969	14,709	14,629				
Median Age	37.8	39.7	40.4	41.1				
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	-0.03%	1.10%	0.42%					
Households	0.42%	1.41%	0.64%					
Families	0.19%	1.31%	0.54%					
Owner HHs	0.79%	1.80%	0.91%					
Median Household Income	1.77%	2.27%	2.53%					
Households by Income	2025		2030					
	Number	Percent	Number	Percent				
<\$15,000	1,354	3.8%	1,268	3.5%				
\$15,000 - \$24,999	1,015	2.9%	862	2.4%				
\$25,000 - \$34,999	1,916	5.4%	1,651	4.6%				
\$35,000 - \$49,999	3,150	8.9%	2,874	8.0%				
\$50,000 - \$74,999	5,268	14.9%	5,047	14.0%				
\$75,000 - \$99,999	4,515	12.8%	4,381	12.1%				
\$100,000 - \$149,999	6,791	19.2%	6,726	18.6%				
\$150,000 - \$199,999	4,032	11.4%	4,364	12.1%				
\$200,000+	7,307	20.7%	8,923	24.7%				
Median Household Income	\$102,455		\$111,855					
Average Household Income	\$140,034		\$152,067					
Per Capita Income	\$58,541		\$64,981					
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,245	5.6%	4,209	5.0%	4,136	4.9%	4,133	4.9%
5 - 9	5,201	6.9%	5,009	6.0%	4,540	5.4%	4,241	5.0%
10 - 14	5,813	7.7%	5,674	6.8%	5,055	6.0%	4,586	5.5%
15 - 19	5,200	6.9%	5,567	6.6%	5,187	6.2%	4,623	5.5%
20 - 24	4,692	6.2%	5,226	6.2%	5,179	6.1%	4,903	5.8%
25 - 34	9,665	12.8%	10,987	13.1%	12,029	14.3%	12,332	14.7%
35 - 44	11,234	14.8%	10,963	13.1%	11,148	13.2%	11,520	13.7%
45 - 54	12,062	15.9%	11,328	13.5%	10,800	12.8%	10,361	12.3%
55 - 64	9,290	12.3%	10,620	12.7%	10,317	12.2%	9,885	11.8%
65 - 74	4,688	6.2%	8,285	9.9%	8,282	9.8%	8,600	10.2%
75 - 84	2,504	3.3%	4,163	5.0%	5,564	6.6%	6,380	7.6%
85+	1,151	1.5%	1,729	2.1%	1,987	2.4%	2,521	3.0%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	63,585	83.9%	50,209	59.9%	48,489	57.6%	46,295	55.1%
Black Alone	2,725	3.6%	3,813	4.6%	3,990	4.7%	3,991	4.7%
American Indian Alone	274	0.4%	538	0.6%	574	0.7%	591	0.7%
Asian Alone	3,862	5.1%	4,830	5.8%	5,186	6.2%	5,395	6.4%
Pacific Islander Alone	72	0.1%	99	0.1%	104	0.1%	107	0.1%
Some Other Race Alone	3,136	4.1%	5,581	6.7%	5,938	7.1%	6,365	7.6%
Two or More Races	2,089	2.8%	18,691	22.3%	19,942	23.7%	21,343	25.4%
Hispanic Origin (Any Race)	22,228	29.3%	29,967	35.8%	31,944	37.9%	34,495	41.0%

Data Note: Income is expressed in current dollars.
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics - 5 Mile

Summary	Census 2010	Census 2020	2025	2030				
Population	179,597	204,443	207,150	208,365				
Households	72,647	82,700	86,542	88,857				
Families	47,845	54,287	54,653	55,700				
Average Household Size	2.46	2.46	2.38	2.33				
Owner Occupied Housing Units	45,333	48,708	50,000	52,084				
Renter Occupied Housing Units	27,313	33,992	36,542	36,774				
Median Age	37.1	38.9	39.7	40.5				
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	0.12%	1.10%	0.42%					
Households	0.53%	1.41%	0.64%					
Families	0.38%	1.31%	0.54%					
Owner HHS	0.82%	1.80%	0.91%					
Median Household Income	1.62%	2.27%	2.53%					
Households by Income	2025		2030					
	Number	Percent	Number	Percent				
<\$15,000	3,820	4.4%	3,561	4.0%				
\$15,000 - \$24,999	2,996	3.5%	2,542	2.9%				
\$25,000 - \$34,999	4,985	5.8%	4,263	4.8%				
\$35,000 - \$49,999	8,371	9.7%	7,649	8.6%				
\$50,000 - \$74,999	13,115	15.2%	13,053	14.7%				
\$75,000 - \$99,999	10,387	12.0%	10,287	11.6%				
\$100,000 - \$149,999	17,152	19.8%	17,274	19.4%				
\$150,000 - \$199,999	9,441	10.9%	10,283	11.6%				
\$200,000+	16,275	18.8%	19,946	22.4%				
Median Household Income	\$98,764		\$107,012					
Average Household Income	\$133,715		\$145,071					
Per Capita Income	\$55,968		\$61,956					
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,681	5.9%	10,437	5.1%	10,293	5.0%	10,274	4.9%
5 - 9	12,329	6.9%	12,331	6.0%	11,283	5.4%	10,522	5.0%
10 - 14	13,485	7.5%	13,912	6.8%	12,545	6.1%	11,593	5.6%
15 - 19	11,947	6.7%	13,787	6.7%	12,939	6.2%	11,930	5.7%
20 - 24	11,398	6.3%	13,009	6.4%	13,563	6.5%	13,473	6.5%
25 - 34	24,433	13.6%	27,689	13.5%	29,821	14.4%	30,422	14.6%
35 - 44	26,903	15.0%	27,624	13.5%	28,165	13.6%	28,716	13.8%
45 - 54	28,191	15.7%	28,004	13.7%	27,445	13.2%	27,192	13.1%
55 - 64	21,881	12.2%	25,445	12.4%	25,010	12.1%	24,467	11.7%
65 - 74	10,840	6.0%	19,576	9.6%	19,887	9.6%	20,503	9.8%
75 - 84	5,449	3.0%	9,232	4.5%	12,362	6.0%	14,388	6.9%
85+	2,063	1.1%	3,397	1.7%	3,837	1.9%	4,884	2.3%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	147,713	82.2%	118,284	57.9%	114,607	55.3%	109,946	52.8%
Black Alone	7,668	4.3%	10,702	5.2%	11,335	5.5%	11,407	5.5%
American Indian Alone	844	0.5%	1,532	0.7%	1,630	0.8%	1,680	0.8%
Asian Alone	7,969	4.4%	11,972	5.9%	13,137	6.3%	13,909	6.7%
Pacific Islander Alone	187	0.1%	313	0.2%	341	0.2%	357	0.2%
Some Other Race Alone	9,753	5.4%	14,806	7.2%	15,771	7.6%	16,911	8.1%
Two or More Races	5,463	3.0%	46,834	22.9%	50,330	24.3%	54,155	26.0%
Hispanic Origin (Any Race)	58,273	32.4%	77,528	37.9%	82,910	40.0%	89,661	43.0%

Data Note: Income is expressed in current dollars.

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

San Antonio Market Overview

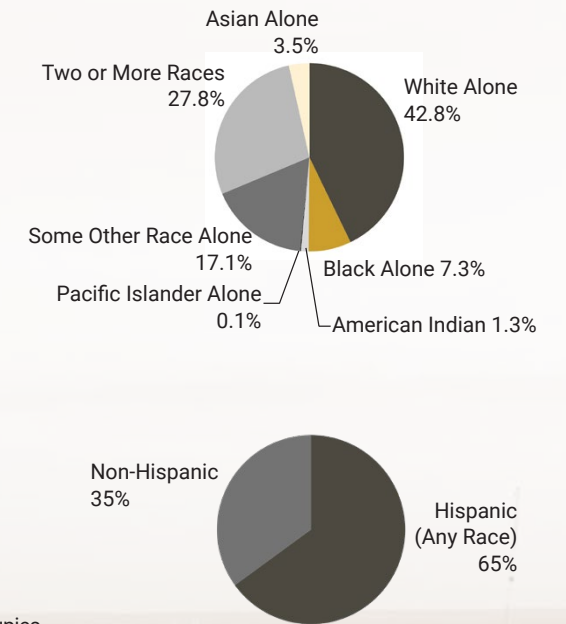
Largest U.S. Cities

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

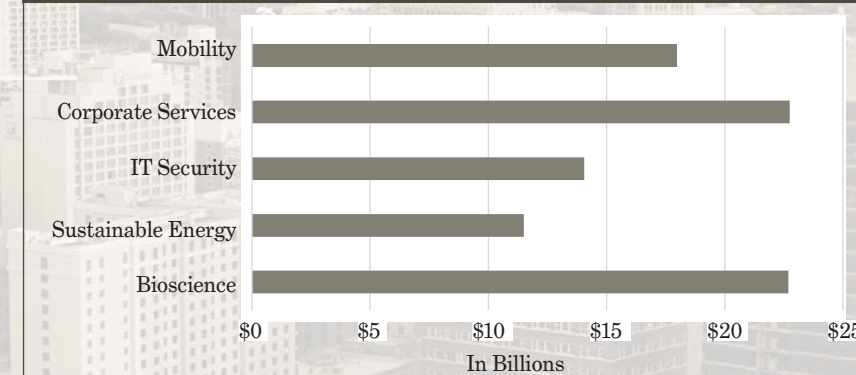


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2025 Forecast

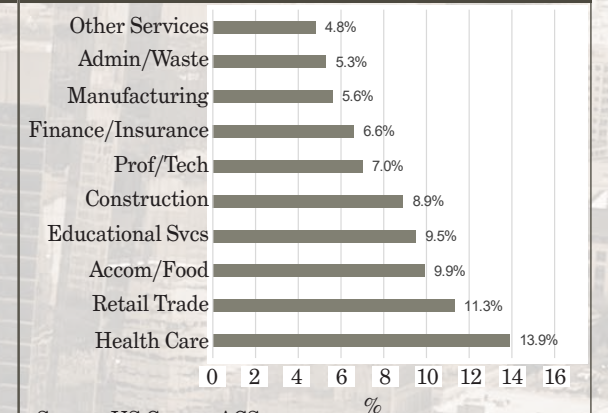


Industry Clusters by GDP



Source: City of San Antonio Open Data Dec. 15, 2025

Labor Force by Industry (Top Ten)



Source: US Census ACS

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2020 Census	1,434,395	34.9	538,191	—	—	—
2025 Estimate	1,450,229	35.9	566,012	\$88,746	\$65,316	\$34,767
2030 Projection	1,472,091	37.1	588,682	\$96,616	\$71,692	\$38,765

Sources: U.S. Census Bureau 2020, ESRI forecasts for 2025 & 2030

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



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.

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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
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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11-03-2025



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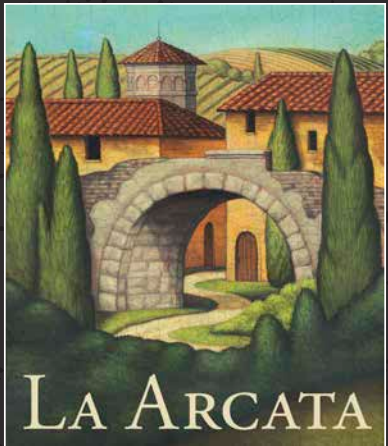
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Todd Alan Gold	366305	tgold@reocsanantonio.com	(210) 524-1309
Name of Sales Agent/Associate	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date



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