



19480 BLANCO ROAD

Stone Oak Development
Opportunity

4.72-acre Investment

San Antonio, TX 78258



CONFIDENTIAL MEMORANDUM AND DISCLAIMER

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

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INVESTMENT SUMMARY

Development Opportunity in the Heart of Stone Oak

Unlock the potential of one of North Central San Antonio's most desirable development sites. 19480 Blanco Road offers a rare opportunity to build within the affluent and fast-growing Stone Oak corridor—where elevated topography, strong demographics, and established infrastructure converge.

This 4.72-acre site sits atop a gentle rise, offering panoramic views and excellent visibility and ideally positioned. The flexible commercial zoning allows for a wide range of uses, including multi-family, medical, office, or retail, providing developers with multiple paths to value creation.

This parcel is moments from US 281 and Loop 1604, surrounded by thriving residential neighborhoods, established retail centers, and essential services. It is strategically located in a high-demand trade area that continues to attract investment, families, and businesses alike.



INVESTMENT HIGHLIGHTS



Prime Suburban Infill Opportunity

One of the last remaining large parcels in Stone Oak, one of San Antonio's most affluent and sought-after neighborhoods.



Flexible Zoning

Ideal for a variety of development paths, including multifamily, medical, retail, office, or a mixed-use concept.



Strategic North Central Location

Minutes from US 281 and Loop 1604, offering exceptional connectivity to San Antonio's major commercial corridors and employment hubs.



Surrounded by Demand Drivers

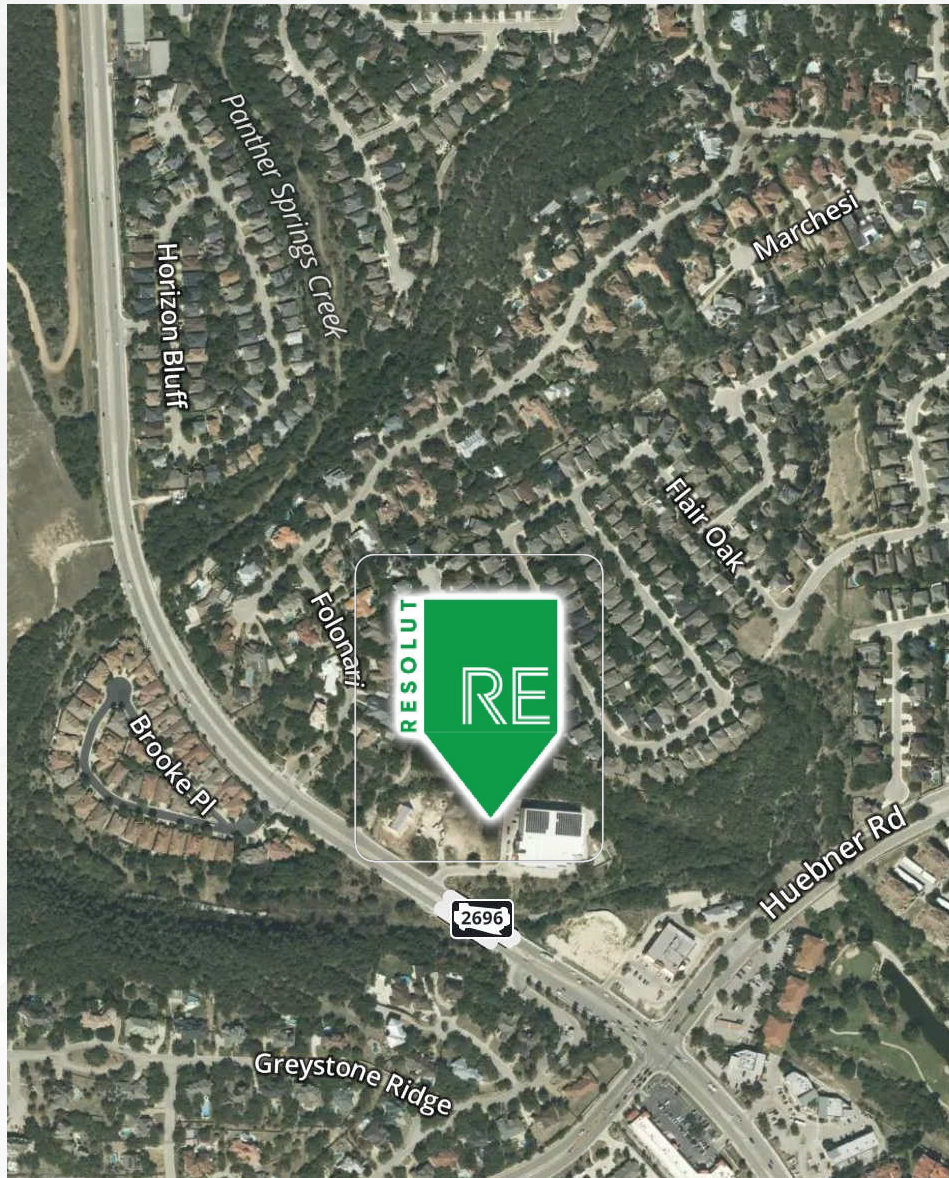
Situated in a dense trade area near top-tier retail centers, healthcare campuses, national tenants, and high-income residential communities.



Legacy Ownership

Privately held for decades – a rare opportunity to secure a site with deep roots and untapped potential in a mature submarket.

OVERVIEW



PROPERTY OVERVIEW

19480 Blanco Road represents a rare, shovel-ready 4.72-acre development opportunity located in San Antonio's prestigious Stone Oak corridor. Elevated topography provides panoramic views and excellent visibility, while the flexible commercial zoning accommodates a wide range of uses including multifamily, retail, medical, office, or mixed-use.

This site offers excellent development potential. It is surrounded by thriving residential neighborhoods, retail centers, and essential services—making it ideal for developers seeking to capitalize on strong demographics and long-term growth in North Central San Antonio.

LOCATION OVERVIEW

Strategically located at the intersection of Blanco Road and Huebner Road, this parcel benefits from direct access to Loop 1604 and US 281, two of San Antonio's primary commercial corridors. The Stone Oak submarket is known for its affluence, stability, and desirability, with high barriers to entry and sustained population growth.

The area is home to a concentration of top-tier hospitals, national retailers, and corporate campuses, generating consistent daily traffic. Its reputation as one of the city's most sought-after neighborhoods makes this location uniquely positioned for long-term success, whether for residential, healthcare, or commercial development.

PROPERTY HIGHLIGHTS



±4.72 Acres of Prime Stone Oak Land

Rare development site with flexible commercial zoning for multifamily, retail, office, or medical use.



Strategic Visibility & Access

Located near the hard-corner of Blanco Road and Huebner Road, just minutes from Loop 1604 and US 281, with strong drive-by visibility in one of San Antonio's top-performing corridors.



Ready for Development with Value-Add Potential

Legacy-owned parcel with panoramic topography and a variety of development options. Ideal for mixed-use integration with premium surrounding demographics.



Ample Traffic & Local Amenities

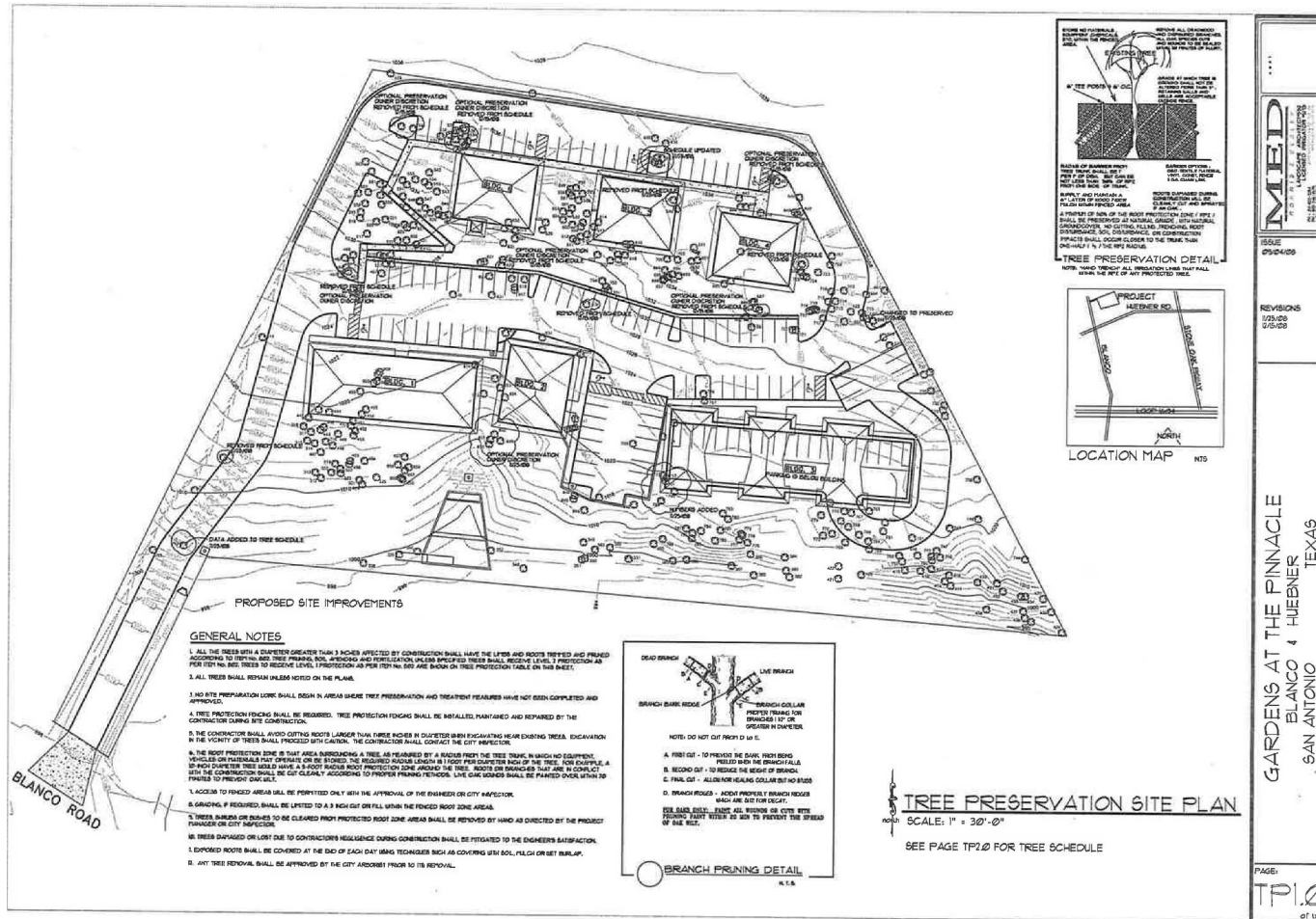
Nestled in a dense trade area near high-income neighborhoods, established retail centers, and medical campuses—generating steady traffic and demand from both residential and commercial bases.

AREA TRAFFIC GENERATORS

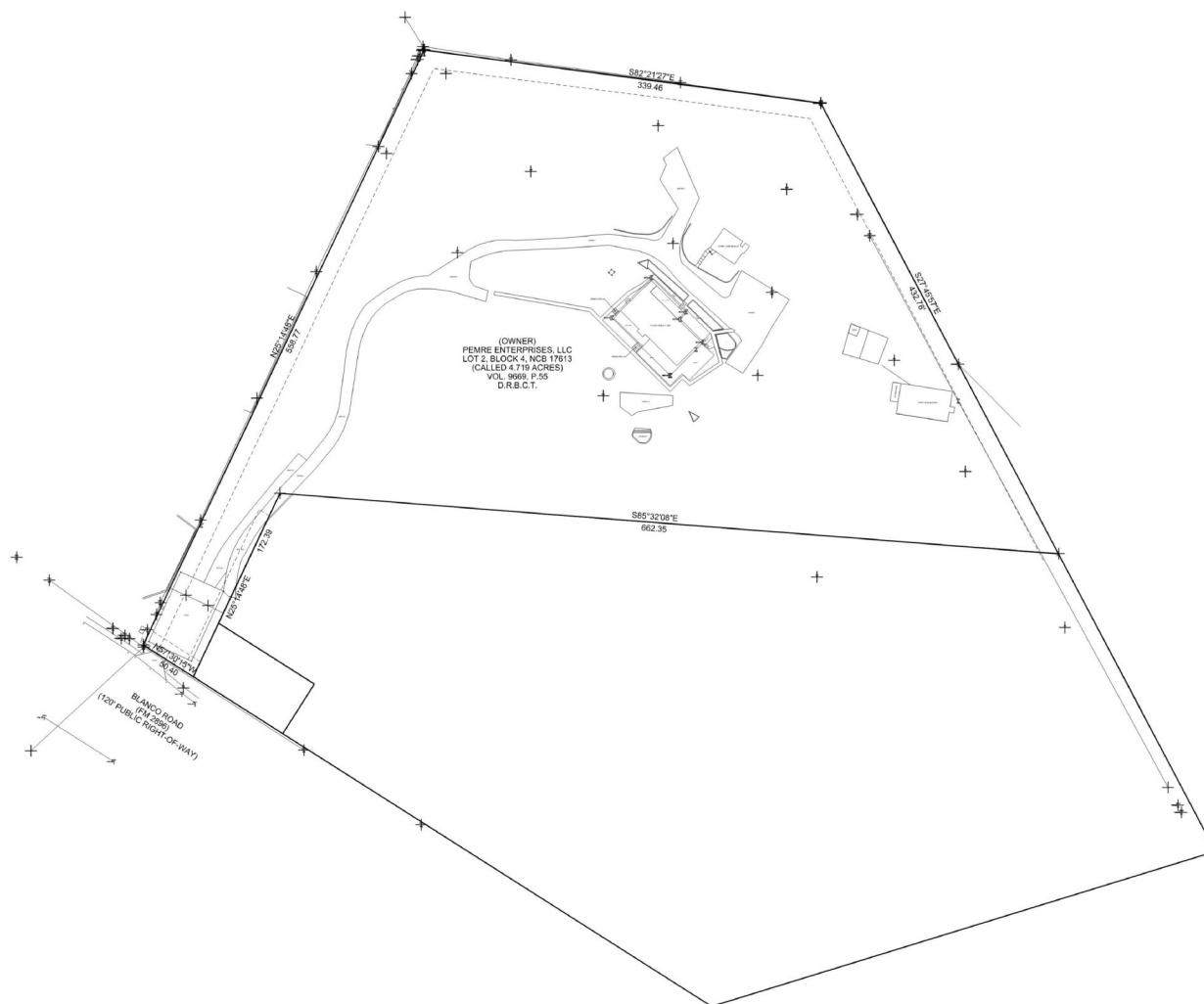




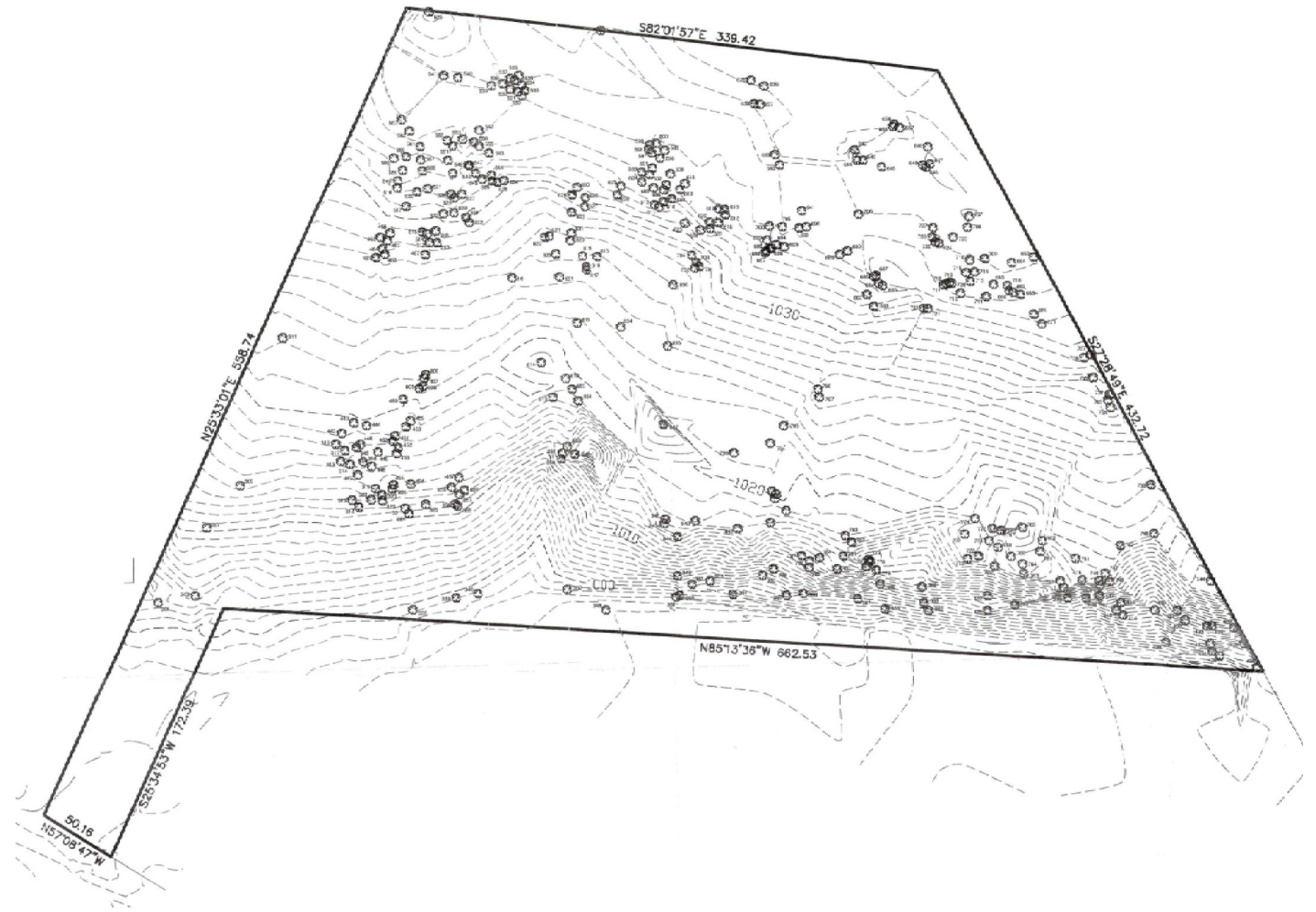
GARDEN OFFICES CONCEPT DRAWING



SURVEY 2018



TOPO MAP



SAN ANTONIO, TEXAS

Situated in San Antonio's prestigious Stone Oak corridor, 19480 Blanco Road is anchored by one of the city's strongest demographic and commercial bases. The Stone Oak neighborhood in North Central San Antonio is home to over 47,000 residents within a 3-mile radius, with a median household income exceeding \$117,000—more than 50% above the metro average. The area has experienced steady growth fueled by demand for upscale housing, healthcare access, and regional amenities. Stone Oak has developed a reputation for its safe neighborhoods, high-performing schools, and executive-level residents, making it one of the most desirable investment zones in the metro.

Transportation access and commuter connectivity are key value drivers. The site is located less than 1.5 miles from Loop 1604 and just under 3 miles from US 281, two of San Antonio's most important traffic corridors. Blanco Road itself sees daily traffic counts in excess of 28,000 vehicles per day, providing strong frontage visibility and access for both residents and commercial users. While the area is suburban, the walkability score is 58 (moderate), supported by new infrastructure, sidewalks, and proximity to nearby retail centers including Stone Ridge Market and Village at Stone Oak.

The trade area is rich in institutional demand drivers and national anchors. Within a 2-mile radius, tenants and visitors benefit from proximity to major employment and service hubs including Methodist Hospital Stone Oak (242 beds), North Central Baptist Hospital, and the H-E-B Plus regional flagship. Other nearby employers include Tesoro/Marathon Petroleum HQ, Security Service Federal Credit Union HQ, and regional offices for Wells Fargo, Chase, and Frost Bank. Retail amenities include Target, Petco, HomeGoods, LA Fitness, Starbucks, Chick-fil-A, and Santikos Entertainment, while the surrounding area also offers elite private schools, golf clubs, and luxury residential developments.

MARKET KEY POINTS



Affluent Demographics

Located in one of San Antonio's wealthiest submarkets with a **median household income exceeding \$117,000** within a 3-mile radius and strong population growth.



Proximity to Major Employers

Surrounded by institutional anchors including **Methodist Hospital Stone Oak**, **North Central Baptist Hospital**, and headquarters for **SSFCU**, **Tesoro/Marathon Petroleum**, and **H-E-B**.



Robust Retail and Lifestyle Infrastructure

Adjacent to major shopping and dining destinations such as **Village at Stone Oak**, **Stone Ridge Market**, **Target**, **HomeGoods**, **LA Fitness**, and **Santikos Entertainment**.



Strategic Transportation Access

Immediate connectivity to **Loop 1604** and **US 281**, San Antonio's primary transportation corridors, with **28,000+ VPD** on Blanco Road.



Walkable, Amenity-Rich Environment

Moderate **Walk Score of 58**, supported by sidewalks, trails, and nearby schools, medical facilities, and restaurants—all within a **1–2 mile radius**.



High Growth Submarket with Limited Supply

Stone Oak offers **strong demand** and **limited large-parcel inventory**, making this site a rare infill opportunity with long-term upside for commercial or residential development.



AMENITIES MAP



DEMOGRAPHICS (3-MILE)



TOTAL POPULATION
135,440



AVG HH INCOME
\$113,400



TOTAL EMPLOYEES
125,000+



TOTAL BUSINESSES
7,800+



2026 PROJECTED POPULATION
145,000



TRAFFIC COUNT BLANCO ROAD
28,300 CPD



TOTAL OCCUPIED HOUSING UNITS
49,680



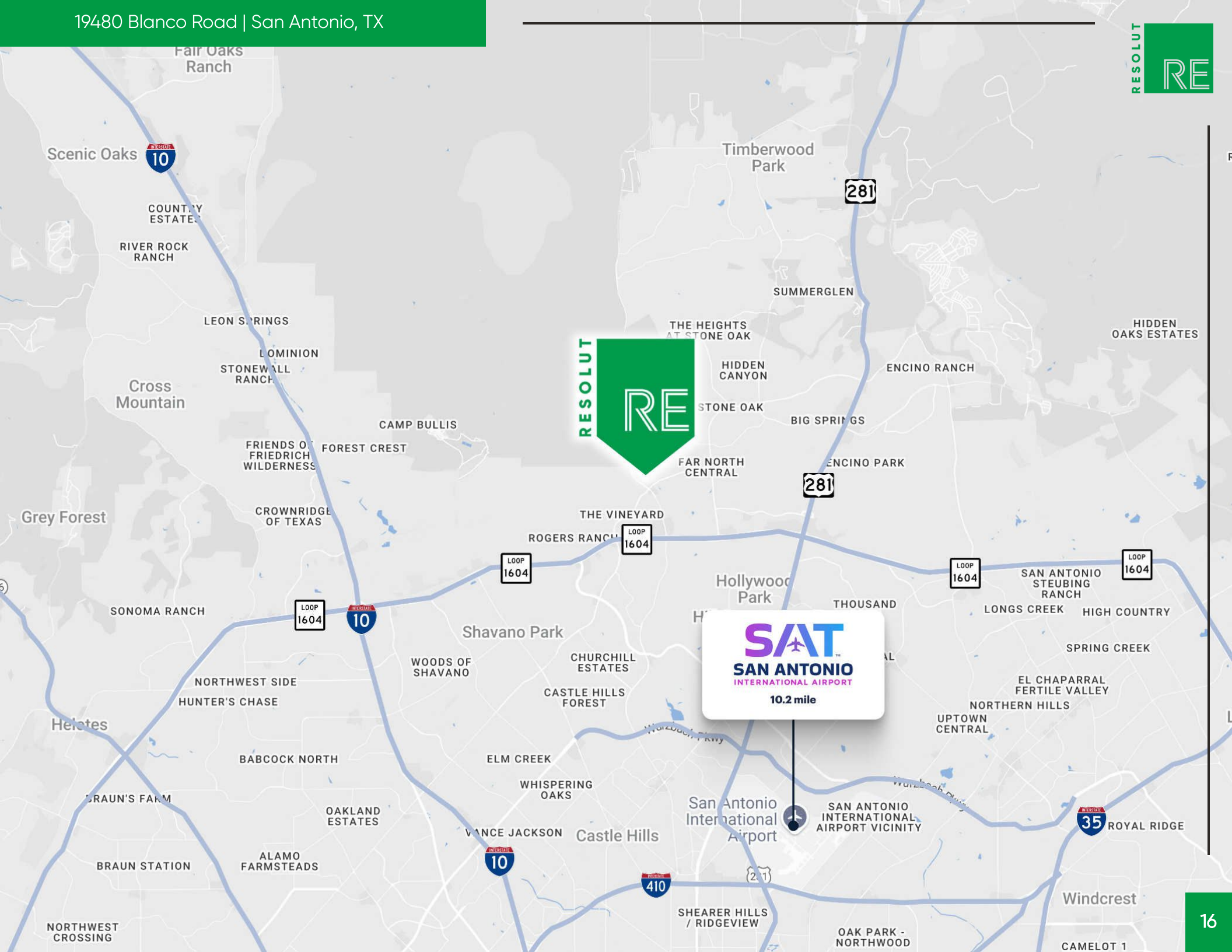
TRAFFIC COUNT – LOOP 1604
180,000 CPD

MAJOR EMPLOYERS



The area surrounding 19480 Blanco Rd, San Antonio, TX, is anchored by a diverse range of major employers spanning insurance, healthcare, education, energy, and financial services. Key institutions such as USAA—one of the region's largest private employers—Valero, and Security Service Federal Credit Union contribute to a substantial workforce in the financial services and energy sectors. The University of Texas Health Science Center at San Antonio (UT Health San Antonio), along with the Audie L. Murphy Memorial Veterans Hospital, provide significant employment in healthcare and medical research, while the University of Texas at San Antonio (UTSA) supports both education and innovation-driven job growth. ADP's presence signals ongoing demand in business services and technology. The proximity to Loop 1604 and US Highway 281 offers efficient connectivity to San Antonio's broader economic hubs, supporting both commuting and business activity. Overall, with stable employment from a combination of well-established corporations and prominent public-sector institutions, the local economy demonstrates strong resilience and long-term demand drivers for residential and commercial properties.

Company	Industry	Employees	Distance
USAA	Financial Services / Insurance	5,000	7.8 mi
University of Texas Health Science Center at San Antonio (UT Health San Antonio)	Healthcare / Higher Education / Research	4,500	9.9 mi
Audie L. Murphy Memorial Veterans Hospital	Healthcare / Hospital	3,000	10.7 mi
University of Texas at San Antonio (UTSA)	Higher Education / University	2,500	19.2 mi
Valero	Energy / Oil & Gas Headquarters	1,600	8.6 mi
Security Service Federal Credit Union	Financial Services / Credit Union Headquarters	800	6.2 mi
ADP	Business Services / Payroll Processing	500	3.5 mi





Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

11-2-2015

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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:
 - 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.

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