



For Sublease

Property at a Glance

- 1,400 SF of highly visible retail space at Stone Oak Parkway and Hardy Oak Blvd in The Shops at Hardy Oak
- Traffic on Stone Oak Parkway over 21,500 vehicles per day
- Excellent access and exposure to Stone Oak Parkway and Hardy Oak Blvd
- Co-tenants in the retail center include Bahama Buck's, Mathnasium, One Price Cleaners, Iron Tribe Fitness, Thrifty Liquor and more

Demographics	1 mile	3 mile	5 mile
Estimated Population	12,648	68,243	162,920
Estimated Households	4,012	24,297	60,395
Avg. Household Income	\$122,725	\$123,994	\$122,779
Daytime Population	2,128	32,815	58,601

Year: 2020 | Esri

Traffic Counts	CPD
Stone Oak Parkway	21,594
Hardy Oak Boulevard	17,208

Year: 2015 | TxDOT

Jones Lang LaSalle Brokerage, Inc.

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**19903 Stone Oak Parkway
San Antonio, Texas 78258**

Size

1,400 SF

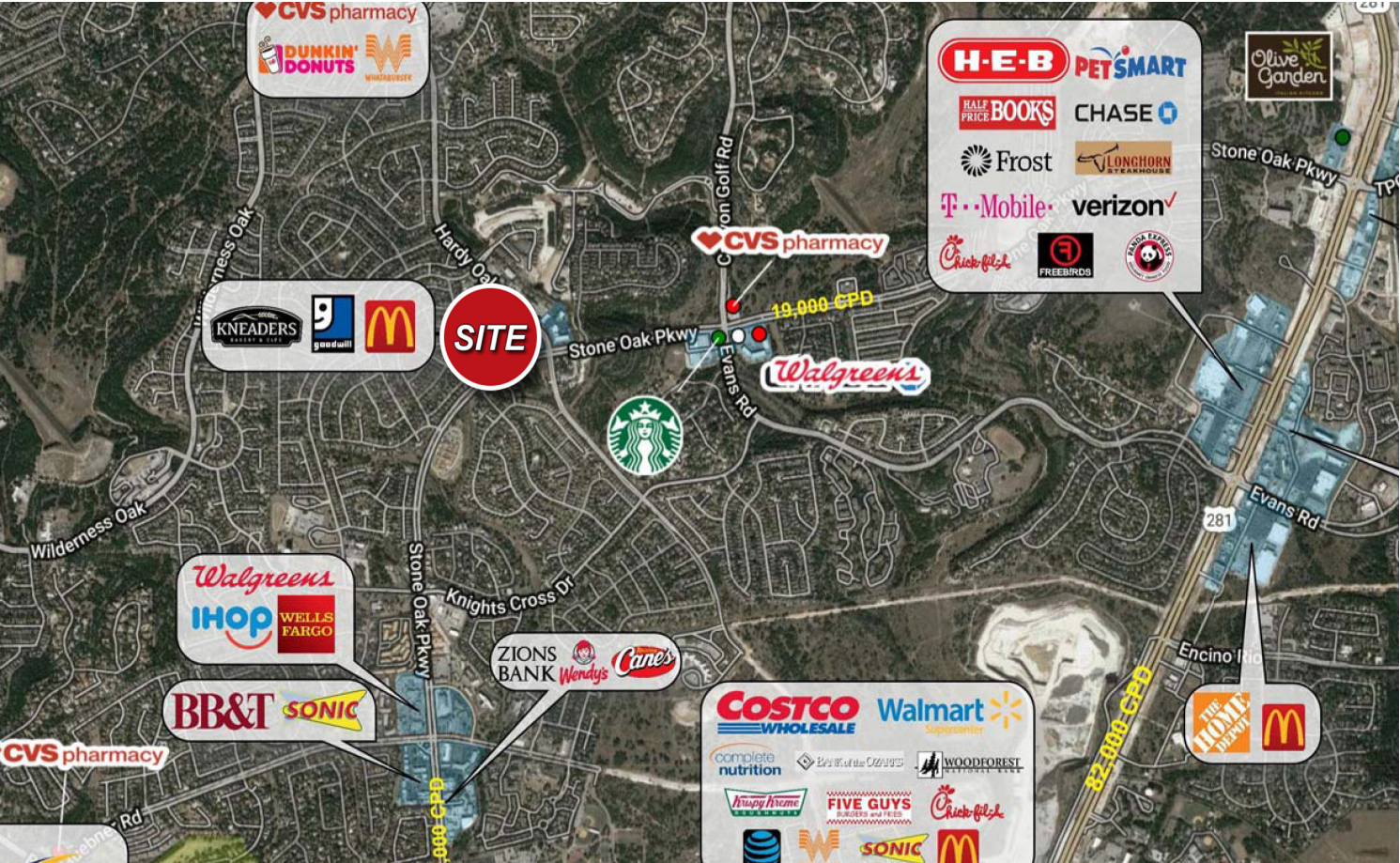
Term

Sublease expiration of October 31, 2022

Pricing

\$25.00 PSF NNN

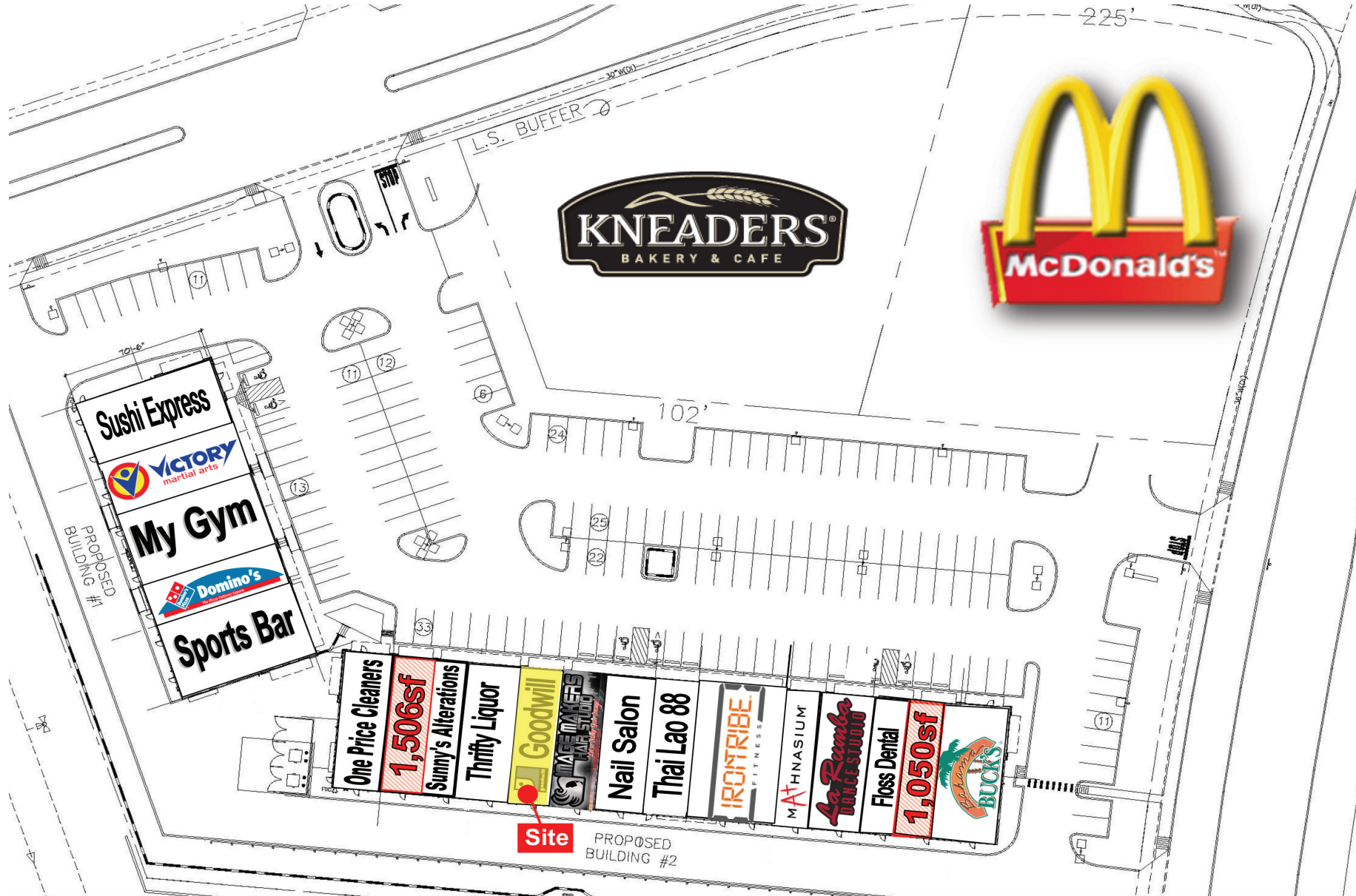




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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.

Site Plan



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JLL Demographic Summary

19903 Stone Oak Pkwy, San Antonio, Texas, 78258
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.64258
Longitude: -98.49105

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,977	18,589	66,715
2010 Total Population	12,304	54,721	134,920
2020 Total Population	12,648	68,243	162,838
2025 Total Population	13,710	75,377	175,539
2019-2024 Annual Rate	1.63%	2.01%	1.51%
Total Households	4,012	24,297	60,395
Data for all businesses in area			
Total Businesses:	258	2,852	5,584
Total Employees:	2,128	32,815	58,601
Total Residential Population:	12,648	68,243	162,838
Employee/Residential Population Ratio:	0:1	0:1	0:1
Labor Force By Occupation - White Collar	82.0%	81.4%	79.2%
Labor Force By Occupation - Blue Collar	6.5%	8.0%	9.0%
Median Age			
2020 Median Age	35.7	36.1	37.6
Median Household Income			
2020 Median Household Income	\$104,037	\$100,204	\$95,649
2025 Median Household Income	\$108,868	\$104,997	\$102,137
2019-2024 Annual Rate	0.91%	0.94%	1.32%
Average Household Income			
2020 Average Household Income	\$122,725	\$123,994	\$122,779
2025 Average Household Income	\$136,359	\$137,265	\$135,434
2019-2024 Annual Rate	2.13%	2.05%	1.98%
Per Capita Income			
2020 Per Capita Income	\$41,041	\$44,130	\$45,803
2025 Per Capita Income	\$45,703	\$48,945	\$50,486
2019-2024 Annual Rate	2.18%	2.09%	1.97%
2020 Population 25+ by Educational Attainment			
Total	8,276	45,059	109,845
Less than 9th Grade	2.1%	1.3%	1.4%
9th - 12th Grade, No Diploma	2.0%	2.1%	2.1%
High School Graduate	10.8%	9.5%	11.2%
GED/Alternative Credential	1.5%	1.6%	2.1%
Some College, No Degree	20.5%	19.3%	19.7%
Associate Degree	7.3%	7.5%	7.5%
Bachelor's Degree	34.0%	35.9%	32.9%
Graduate/Professional Degree	21.8%	22.8%	23.0%
2020 Population by Sex			
Males	6,153	33,194	79,439
Females	6,495	35,050	83,399
2020 Population by Race/Ethnicity			
Total	12,647	68,244	162,839
White Alone	76.6%	77.5%	79.0%
Black Alone	5.0%	5.1%	4.8%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	9.5%	8.5%	6.8%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	4.4%	4.7%	5.1%
Two or More Races	3.8%	3.7%	3.7%
Hispanic Origin	35.9%	35.0%	34.7%
Diversity Index	67.7	66.8	65.5

Source:

January 05, 2021



EQUAL HOUSING
OPPORTUNITY

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.

Guyla Sineni	181273	guyla.sineni@am.jll.com	210-839-2021
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____



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.



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Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Haag	561368	jonathan.haag@am.jll.com	210-839-2024
Sales Agent/Associate's Name	License No.	Email	Phone

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Date