



19480 BLANCO ROAD

19480 BLANCO ROAD, SAN ANTONIO, TX 78258

Features

- 4.72 acres in north central San Antonio
- Located on Blanco Road just north of Huebner Road
- Zoned C-2 but has a grandfathered zoning of MF-33
- Well positioned to serve the dense Stone Oak population

FOR SALE

TOTAL SF: 205,603
TOTAL ACRES: 4.72
SALES PRICE: \$1,700,000

Traffic Counts

Blanco Rd North of Huebner Rd	18,698 VPD
Blanco Rd South of Huebner Rd	32,177 VPD
Huebner Rd East of Blanco Rd	14,700 VPD
Huebner Rd West of Blanco Rd	13,167 VPD

Demographics YEAR: 2023

	1 MILE	3 MILE	5 MILE
Total Population	9,695	67,834	174,589
Total Households	3,556	25,745	69,631
Average Hh Income	\$170,820	\$167,475	\$150,915

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 Associate
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Area Retailers & Businesses



IT
S
IN.

THE OAKS AT SONTERRA
UNIT 4B
(9556/182-183)

LOT 68
LOT 69
LOT 70
LOT 71

12' GAS, ELECTRIC, TELEPHONE AND CATV EASEMENT (9556/182-183)

S82°08'32"E
339.61'

14' GAS, ELECTRIC, TELEPHONE AND CATV EASEMENT

N=1774906
E=2122703

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

THE PRINCKE BLOSSOMERY
PLANNED UNIT DEVELOPMENT
BLOCK 10, N.C.B. 17613
(9823/85-71)

LOT 128

LOT 129

LOT 128

LOT 129

LOT 128

LOT 129

LOT 128

LOT 129

LOT 128

LOT 129

LOT 128

LOT 129

LOT 128

LOT 129

LOT 128

LOT 129

LOT 128

LOT 129

LOT 128

LOT 129

LOT 128

LOT 129

LOT 2
BLOCK 4, NCB 17613
4.719 ACRES

N85°16'20"W
662.71'

14' GAS, ELECTRIC, TELEPHONE
AND CATV EASEMENT

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REMAINDER OF 10.2653 ACRE TRACT
JCM ENTREPRENEURS
(12246/2353)

Public Storage

LOT 200, BLOCK 17
OPEN SPACE &
DRAINAGE EASEMENT
(9590/12-13)



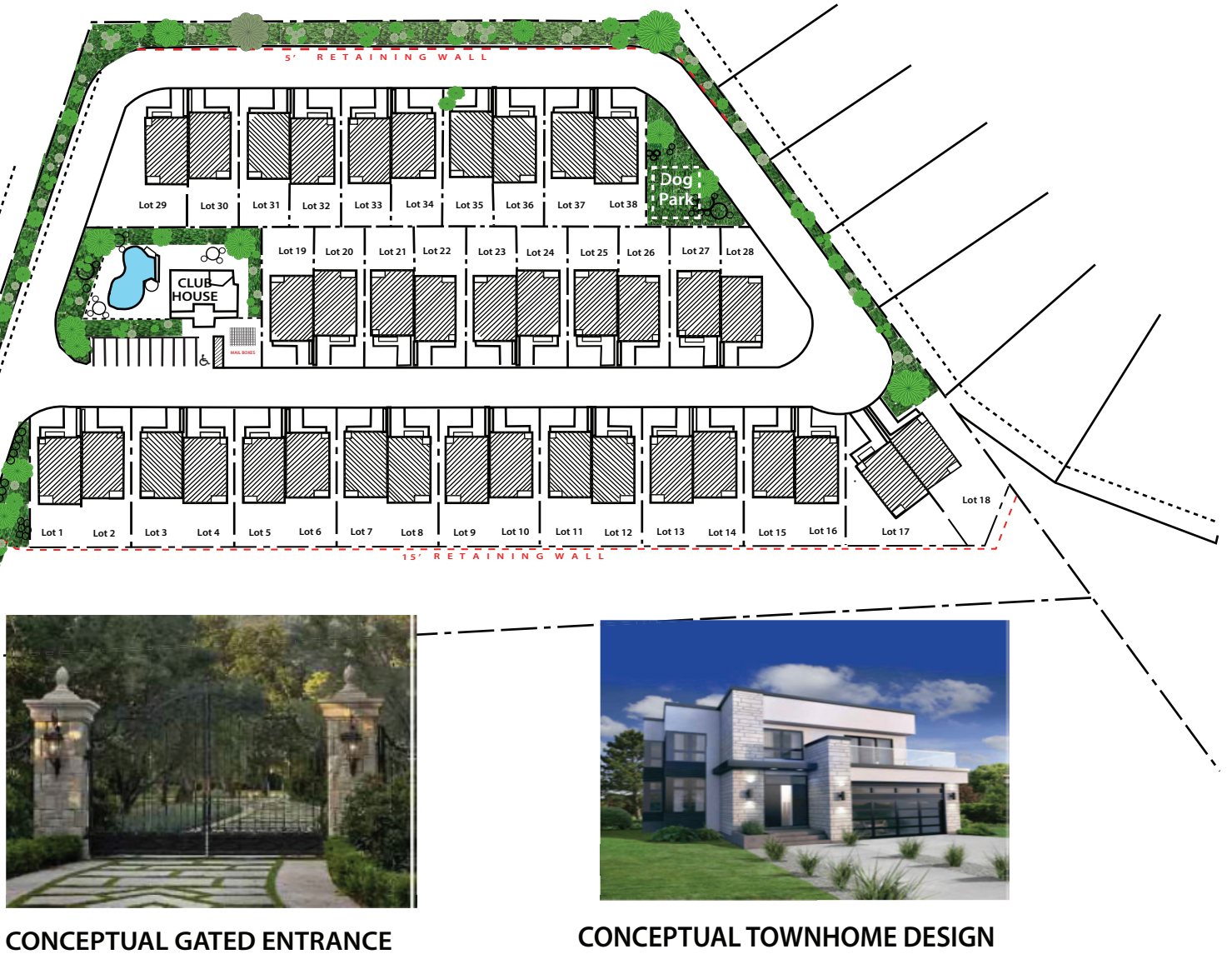
LOT 200, BLOCK 17
OPEN SPACE &
DRAINAGE EASEMENT
(9590/12-13)

BLANCO ROAD
(FM 2696)

Conceptual Multi-Family Site Plan



CONCEPTUAL CLUB HOUSE DESIGN



CONCEPTUAL GATED ENTRANCE

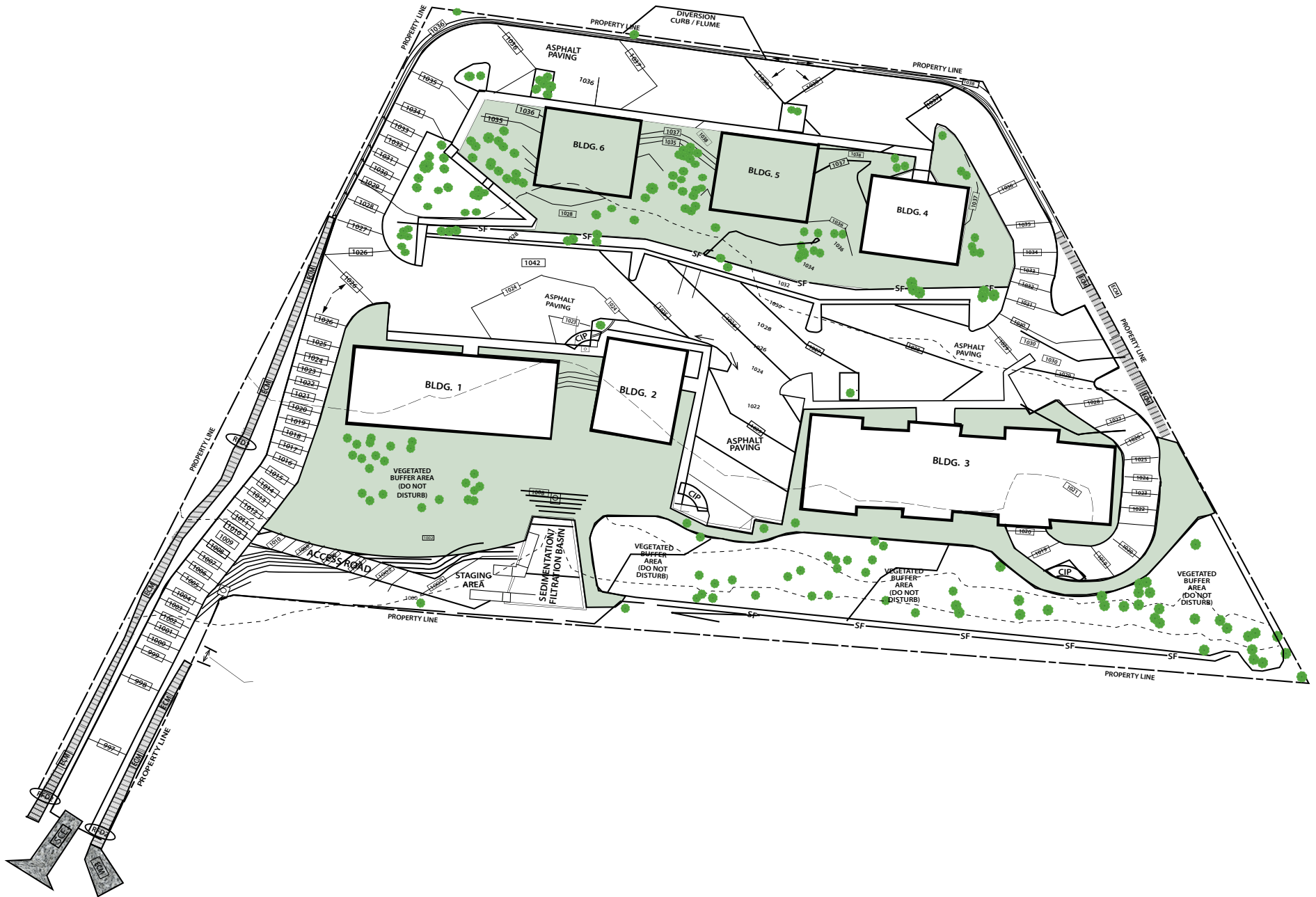


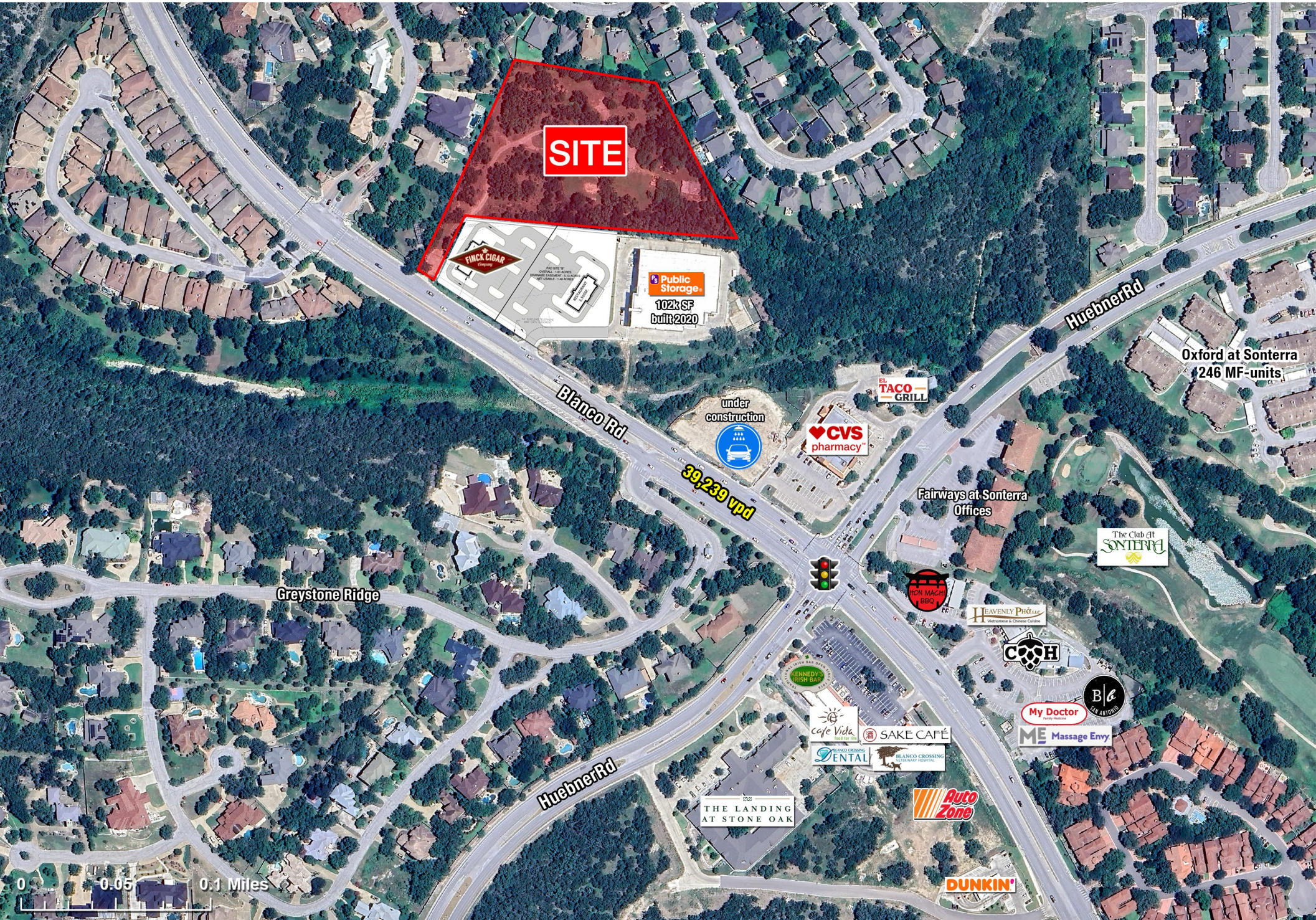
CONCEPTUAL TOWNHOME DESIGN



BLANCO RD.

Conceptual Garden Office Site Plan





SITE

FINCA CIGAR
Company

Public Storage

102k SF
built 2020

under construction



EL TACO GRILL

CVS
pharmacy

Oxford at Sonterra

1246 MF-units

Blanco Rd.

Huebner Rd

39,239 vpd

Fairways at Sonterra
Offices

Greystone Ridge

The Club at
SONTERRA



IRON MASH
BBQ

HEAVENLY PHOTOS
Vietnamese & Chinese Cuisine

COOH

B6
SAN ANTONIO

My Doctor
PHYSICIAN

ME Massage Envy

cafe Vida

SAKE CAFE

MENTAL

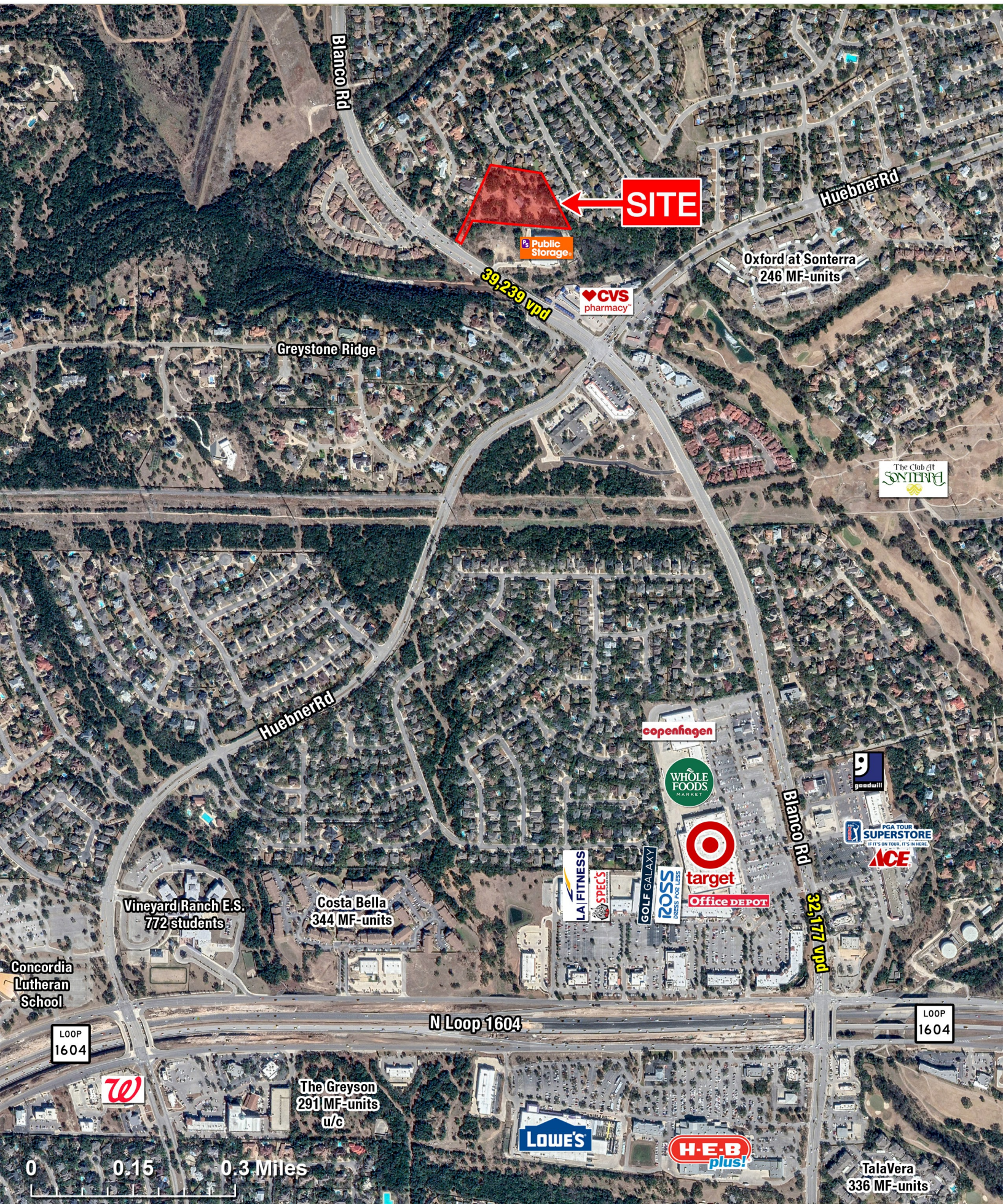
BLANCO CROSSING
ULTIMATE SOLUTIONS

THE LANDING
AT STONE OAK

Auto
Zone

DUNKIN'

0 0.05 0.1 Miles



SITE

Public Storage

CVS pharmacy

Oxford at Sonterra
246 MF-units

The Club at
SONTERRA

copenfagen

WHOLE FOODS
MARKET

target

Office DEPOT

goodwill

PGA TOUR
SUPERSTORE
IF IT'S ON TOUR, IT'S IN HERE

ACE

LA FITNESS

SPECS

GOLF GALAXY

ROSS
DRESS FOR
LESS

Vineyard Ranch E.S.
772 students

Costa Bella
344 MF-units

Concordia
Lutheran
School

N Loop 1604

LOOP
1604

W

The Greyson
291 MF-units
u/c

LOWE'S

H-E-B
plus!

TalaVera
336 MF-units

0 0.15 0.3 Miles

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 on 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 listening 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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Sales Agent/Associate's Name

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Email

210-581-8226

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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