



ENTITLED MULTIFAMILY DEVELOPMENT SITE

17.26 +/- Acres | Stone Oak Parkway | San Antonio, Texas 78258

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17.26+/- ACRES MULTIFAMILY SITE SAN ANTONIO, TX

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer developers and investors the opportunity to purchase a 17.26+/- acre entitled multifamily development Site located along Stone Oak Parkway in San Antonio, TX (the "Site") less than a mile west of U.S. Route 281 and approximately 3-miles north of Loop 1604. The Seller has a conceptual layout reflecting 420 units; this surface parked project has plans which are not yet complete. The Site is accessible via Stone Oak Parkway and is close to major retailers such as H-E-B, and major employers such as JP Morgan Chase. This exceptionally well-located and Site is a great opportunity to acquire a property where development quickly can commence at an attractive price of only **\$28,571 per developable unit**.

A 1% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	17.26+/- Acres
Location	Stone Oak Parkway, San Antonio, TX 78258 29.65136, -98.46406
Access	Available via Stone Oak Parkway
Utilities	Water and Sewer to the Site
Zoning	Zoned "MF-25 MLOD ERZD" Low Density Multi-Family Military Lighting Overlay Edwards Recharge Zone District.
Appraisal District Property ID's	1407549 (Bexar County)
School District	North East ISD (A Rating per Niche.com)

(1) Purchaser to verify all information during due diligence.

PRICING	
Asking Price	\$12,000,000
Asking Price Per Unit ⁽²⁾	\$28,571
Asking Price Per Square Foot	\$15.96

(2) Price per Unit is based on 420+/- developable units.

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 9,780
3-MILE | 90,546
5-MILE | 175,085

MEDIAN HOUSEHOLD INCOME



1-MILE | \$102,021
3-MILE | \$111,154
5-MILE | \$106,765

MEDIAN HOME VALUE



1-MILE | \$437,599
3-MILE | \$402,172
5-MILE | \$388,528

TAX INFORMATION	
Taxing Entity	Tax Rate
Bexar County Road and Flood	0.023668
San Antonio River Authority	0.017870
Alamo Community College	0.149150
University Health	0.276235
Bexar County	0.276331
City of San Antonio	0.541590
North East ISD	1.000700
Total Tax Rate	2.285544

* There will be a Stone Oak POA assessment that will need to be factored while analyzing.



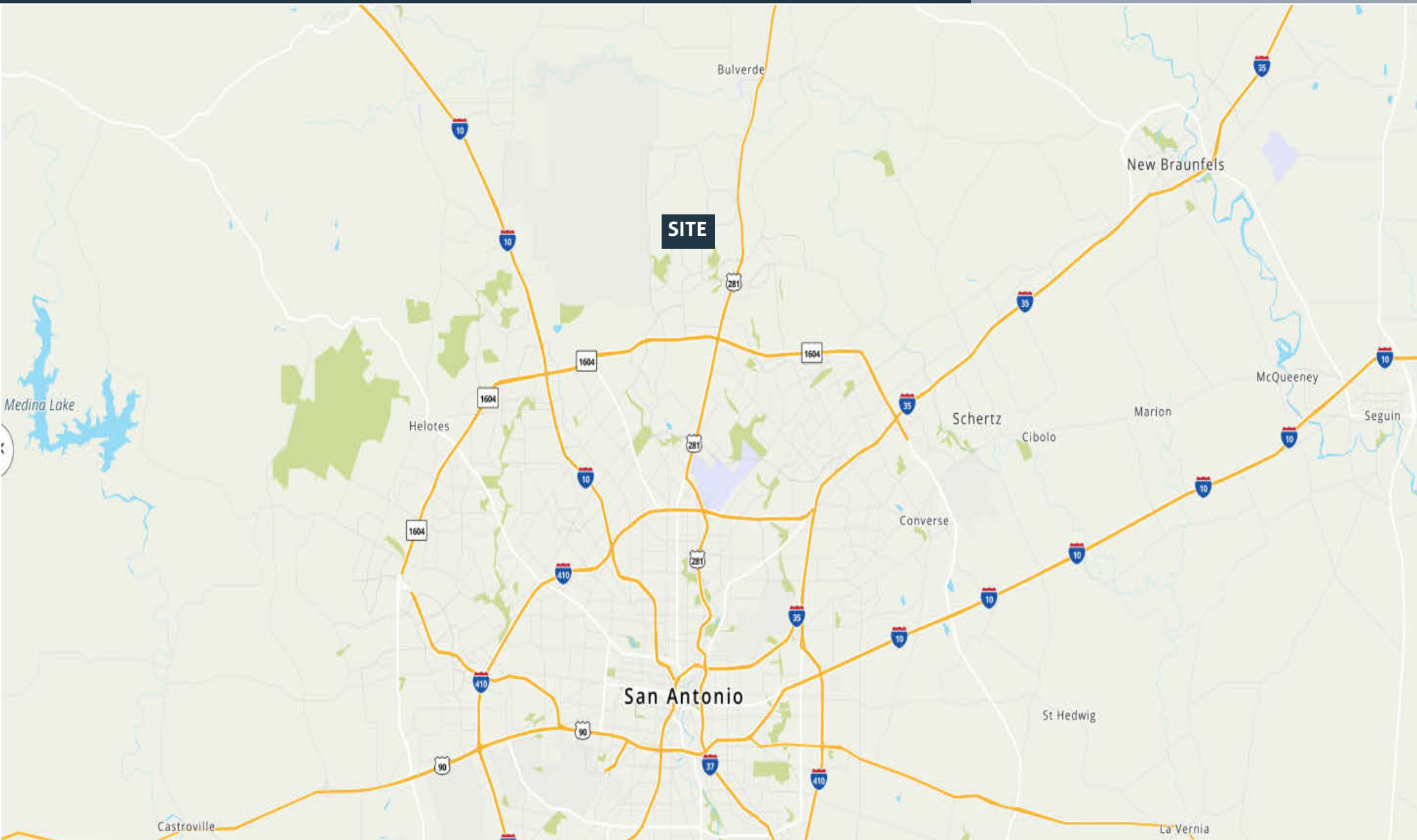
17.26+/- ACRES
MULTIFAMILY SITE
SAN ANTONIO, TX



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17.26 +/- ACRES
MULTIFAMILY SITE
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INVESTMENT HIGHLIGHTS



Strategic Location

- The 17.26+/- acre Site is strategically located along Stone Oak Parkway, less than a mile west of U.S. Route 281 and just three miles north of Loop 1604. This positioning offers seamless connectivity to the San Antonio-New Braunfels Metropolitan Statistical Area (MSA).
- The Site has proximity to major employers including the JP Morgan Chase San Antonio Corporate Center, which employs over 1,900 professionals..
- The Site falls within the highly acclaimed North East Independent School District (NEISD), which boasts an A-ranking on Niche.com. The attendance zone includes top-tier schools like Johnson High School, Tejada Middle School, and Canyon Ridge Elementary School, making the location ideal for families and future residents.



Zoning

- The property is zoned MF-25, MLOD, ERZD, which permits the development of up to 25 units per acre.
- *Purchasers are advised to perform their own due diligence regarding zoning regulations and potential unit counts.*



Population and Demographics

- San Antonio's population reached 2,703,999 by the end of 2023, a 5.27% increase from 2020, as reported by the U.S. Census Bureau. This growth reflects the city's rising prominence as a vibrant metropolitan center.
- Within a three-mile radius of the Site, the median household income averages \$111,154, according to Esri. This affluence highlights the area's strong consumer base and potential demand for quality housing.
- As one of the fastest-growing cities in the United States, San Antonio benefits from a culturally rich and economically diverse population, supporting sustained investment and continual demand.



Downtown San Antonio



Canyon Ridge Elementary School

SAN ANTONIO HIGHLIGHTS

- The San Antonio-New Braunfels MSA had an estimated 2022 Gross Metropolitan Product (GMP) of \$163 billion with the city's largest industry, Healthcare, generating an estimated \$42 billion in economic activity each year.
- A report by the Kenan Institute of Private Enterprises predicts the San Antonio-New Braunfels MSA's economy will be among the 15 fastest growing in the nation next year. San Antonio's gross domestic product is projected to grow 1.7 percent this year, the 11th-highest expected urban economic growth rate in the nation.
- According to the U.S. Census Bureau, between 2020 and 2023 the population of San Antonio grew from 2,568,526 to 2,703,999 a 5.27% increase, and between 2020 and 2022 median household income grew from \$60,477 to \$65,839, an 8.86% increase. San Antonio had the 3rd-largest numeric population increase in the United States with a population increase of 18,889 between July 2021 and July 2022. San Antonio also ranked the highest in the U.S. for numeric population growth from 2020 to 2021.
- According to the latest market statistics from Texas Realtors, the median home price in the San Antonio in October 2024 was \$280,000.

The Site is located within the San Antonio-New Braunfels Metropolitan Statistical Area. The San Antonio-New Braunfels MSA encompasses eight counties within Central Texas and the Site is located within Bexar County. The San Antonio-New Braunfels MSA has a population of 2.65 million making it the 3rd-largest metropolitan area in Texas and the 24th-largest in the U.S.



**GROSS METROPOLITAN
PRODUCT**
\$163 Billion



**SAN ANTONIO
POPULATION GROWTH**
5.27% (2020-2023)



**SAN ANTONIO
ESTIMATED POPULATION**
2.7 Million



San Antonio Riverwalk



The Alamo

ECONOMIC OVERVIEW

San Antonio, the largest city in Central Texas, serves as a dynamic economic and cultural hub for the region. The San Antonio-New Braunfels Metropolitan Statistical Area (MSA) boasts a thriving labor force of over 1.28 million individuals, supporting its status as a center for innovation, commerce, and healthcare excellence. The region is renowned for its robust medical infrastructure, featuring numerous world-class hospitals and medical centers, including Baptist Medical Center, the largest hospital in Texas. This positions San Antonio as a leader in healthcare services, attracting talent and patients from across the state and beyond. The Greater San Antonio area is also a significant business powerhouse, hosting over 400 corporate headquarters and major operational centers for global enterprises. Among the notable companies headquartered in the city are Valero Energy, a Fortune 500 energy company; USAA, a leading provider of financial services to military families; H-E-B, one of the largest privately held supermarket chains in the U.S.; and Visionworks, a prominent eyewear retailer. In addition to its thriving business and healthcare sectors, San Antonio benefits from its strategic location at the crossroads of key Texas markets, extensive transportation infrastructure, and a vibrant, diverse economy. These factors continue to attract investment, foster innovation, and enhance its reputation as a premier destination for businesses and residents alike.



SAN ANTONIO MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Joint Base San Antonio (JBSA)	67,350
H-E-B	20,000
USAA	18,300
Methodist Healthcare	11,000
Valero Energy Corporation	9,908
Vision Works	8,000
Toyota Motor Manufacturing	3,800
Accenture	2,000



AREA OVERVIEW

San Antonio, the second-most populous city in Texas and the seventh-largest in the United States, is one of the fastest-growing cities in the country. Known for its rich cultural heritage and vibrant economy, the "Greater San Antonio" area boasts a total estimated population of 2,703,999, with a consistent annual growth rate reflecting the city's increasing appeal. Within a 5-mile radius of the site, the population stands at 175,085, with a steady 1% year-over-year increase, signaling strong demand for housing and amenities in the area. The city offers an attractive and affordable housing market, with a median home price of \$280,000 as of October 2024. This affordability, combined with San Antonio's high quality of life, diverse employment opportunities, and excellent infrastructure, makes it a prime destination for families, professionals, and retirees alike. Additionally, the city's strategic location in Central Texas enhances its accessibility to major markets, further driving economic and population growth.

EDUCATION OVERVIEW

The Site is located within the prestigious North East Independent School District (NEISD), one of the most highly regarded school districts in Texas. NEISD is recognized for its commitment to academic excellence and extracurricular achievement, consistently earning accolades at both the regional and state levels. The district serves over 59,445 students across 75 schools, offering diverse educational programs and a strong support system for student success. The specific schools serving the site include Canyon Ridge Elementary School (0.31 miles southeast), Tejada Middle School (1.43 miles southwest), and Johnson High School (1.78 miles northwest). These schools are known for their exceptional academic performance, dedicated faculty, and comprehensive extracurricular programs, making the area particularly attractive to families. In addition to its K-12 offerings, San Antonio is home to several renowned higher education institutions, including the University of Texas at San Antonio (UTSA), Trinity University, and St. Mary's University. These institutions contribute to the city's educated workforce and foster a culture of innovation and lifelong learning, further enhancing the region's appeal.

Johnson High School



TRANSPORTATION



Air: The San Antonio International Airport located 8.47 miles south of the Site offers both domestic and international flights for both public and private use. In 2023, the San Antonio international Airport served over approximately 10.6 million passengers.



Highway: The Site is in the northern region of San Antonio with convenient access to many of the region's major thoroughfares. Less than a mile away west of the Site is U.S. Route 281 which provides straight access to downtown San Antonio. Just over 2.8 miles south is the Anderson Loop which encircles the San Antonio-New Braunfels MSA allowing for access to most of the Greater San Antonio area.



Public Transit: Alamo Regional Transit (ART) is managed by the Alamo Area Council of Governments (AACOG). ART's next-day pickup service offers transportation to various destinations such as medical appointments, work, school, shopping, and beyond. Fares begin at \$2 for trips within town limits and can go up to a maximum of \$12 for destinations outside the county.



San Antonio International Airport



Alamo Regional Transit

17.26+/- ACRES MULTIFAMILY SITE SAN ANTONIO, TX



	Year Built	No. of Units	Avg SF	Market Rent Rent/SF		Effective Rent Rent/SF		Occupancy
Tacara Stone Oak	2021	338	936	\$1,652	\$1.76	\$1,567	\$1.67	88%
The Abbey at Sonterra	2020	396	959	\$1,526	\$1.59	\$1,526	\$1.59	93%
Maddox Hills	2022	322	869	\$1,524	\$1.75	\$1,429	\$1.64	89%
Park at Stone Oak	2024	332	866	\$1,682	\$1.94	\$1,423	\$1.64	19%
Oro at Stone Oak	2020	375	919	\$1,439	\$1.57	\$1,409	\$1.53	90%
Total/Average:	2021	353	1,124	\$1,927	\$1.71	\$1,835	\$1.63	90%

*Park at Stone Oak excluded from average occupancy as it is in lease-up.

TACARA STONE OAK



22803 N US Hwy 281
San Antonio, TX 78258

Year Built: 2021
Number of Units: 338
Rentable Square Feet: 340,000
Average Unit Size: 936 SF
Physical Occupancy: 88%

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
1 BR / 1 BA	57	624	\$1,311	\$2.10	\$1,210	\$1.94
1 BR / 1 BA	18	712	\$1,404	\$1.97	\$1,404	\$1.97
1 BR / 1 BA	72	825	\$1,496	\$1.81	\$1,381	\$1.67
1 BR / 1 BA	18	866	\$1,483	\$1.71	\$1,369	\$1.58
1 BR / 1 BA	8	877	\$1,326	\$1.51	\$1,326	\$1.51
1 BR / 1 BA	4	888	\$1,599	\$1.80	\$1,599	\$1.80
1 BR / 1 BA	10	911	\$1,727	\$1.90	\$1,727	\$1.90
1 BR / 1 BA	10	923	\$1,325	\$1.44	\$1,325	\$1.44
1 BR / 1 BA	6	970	\$1,425	\$1.47	\$1,425	\$1.47
2 BR / 2 BA	18	999	\$1,738	\$1.74	\$1,738	\$1.74
2 BR / 2 BA	22	1,066	\$1,831	\$1.72	\$1,690	\$1.59
2 BR / 2 BA	45	1,139	\$1,910	\$1.68	\$1,763	\$1.55
2 BR / 2 BA	18	1,233	\$2,174	\$1.76	\$2,007	\$1.63
2 BR / 2 BA	10	1,299	\$1,900	\$1.46	\$1,900	\$1.46
2 BR / 2 BA	10	1,320	\$2,288	\$1.73	\$2,288	\$1.73
3 BR / 2 BA	12	1,437	\$2,452	\$1.71	\$2,452	\$1.71
Total / Averages:	338	936	\$1,652	\$1.76	\$1,567	\$1.67

Concessions

Up to 4 weeks free on select units.

THE ABBEY AT SONTERRA



20710 Huebner Road
San Antonio, TX 78258

Year Built: 2020
Number of Units: 396
Rentable Square Feet: 387,893
Average Unit Size: 959 SF
Physical Occupancy: 93%

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
1 BR / 1 BA	143	754	\$1,353	\$1.79	\$1,353	\$1.79
1 BR / 1 BA	20	785	\$1,346	\$1.71	\$1,346	\$1.71
1 BR / 1 BA	1	809	\$1,467	\$1.81	\$1,467	\$1.81
1 BR / 1 BA	2	833	\$1,547	\$1.86	\$1,547	\$1.86
2 BR / 2 BA	190	1,063	\$1,558	\$1.47	\$1,558	\$1.47
2 BR / 2 BA	4	1,243	\$1,710	\$1.38	\$1,710	\$1.38
3 BR / 2 BA	36	1,306	\$2,119	\$1.62	\$2,119	\$1.62
Total / Averages	396	959	\$1,526	\$1.59	\$1,526	\$1.59

Concessions

Currently no concessions are being offered.

MADDOX HILLS



17927 Overlook Loop
San Antonio, TX 78259

Year Built: 2022
Number of Units: 322
Rentable Square Feet: 279,940
Average Unit Size: 869 SF
Physical Occupancy: 89%

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
1 BR / 1 BA	21	528	\$1,075	\$2.04	\$1,064	\$2.02
1 BR / 1 BA	27	591	\$1,215	\$2.06	\$1,203	\$2.04
1 BR / 1 BA	41	642	\$1,256	\$1.96	\$1,243	\$1.94
1 BR / 1 BA	50	709	\$1,291	\$1.82	\$1,278	\$1.80
1 BR / 1 BA	24	770	\$1,425	\$1.85	\$1,411	\$1.83
1 BR / 1 BA	18	850	\$1,442	\$1.70	\$1,428	\$1.68
1 BR / 1 BA	18	903	\$1,595	\$1.77	\$1,579	\$1.75
2 BR / 2 BA	23	891	\$1,596	\$1.79	\$1,580	\$1.77
2 BR / 2 BA	29	990	\$1,661	\$1.68	\$1,644	\$1.66
2 BR / 2 BA	2	1,127	\$1,750	\$1.55	\$1,733	\$1.54
2 BR / 2 BA	18	1,131	\$1,847	\$1.63	\$1,829	\$1.62
2 BR / 2 BA	16	1,178	\$2,049	\$1.74	\$2,029	\$1.72
2 BR / 2 BA	1	1,228	\$1,908	\$1.55	\$1,888	\$1.54
2 BR / 2 BA	2	1,233	\$1,895	\$1.54	\$1,876	\$1.52
2 BR / 2 BA	6	1,398	\$2,204	\$1.58	\$2,182	\$1.56
2 BR / 2 BA	1	1,411	\$2,162	\$1.53	\$2,140	\$1.52
2 BR / 2 BA	1	1,504	\$2,175	\$1.45	\$2,153	\$1.43
2 BR / 2.5 BA	9	1,411	\$2,591	\$1.84	\$2,565	\$1.82
3 BR / 2 BA	10	1,258	\$2,177	\$1.73	\$2,155	\$1.71
3 BR / 2 BA	1	2,030	\$2,675	\$1.32	\$2,648	\$1.30
3 BR / 2.5 BA	4	2,030	\$2,812	\$1.39	\$2,783	\$1.37
Total / Averages	322	869	\$1,524	\$1.75	\$1,429	\$1.64

Concessions

1-month free.

PARK AT STONE OAK



20727 Stone Oak Parkway
San Antonio, TX 78258

Year Built: 2024
Number of Units: 332
Rentable Square Feet: 287,637
Average Unit Size: 866 SF
Physical Occupancy: 19%

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
Studio	21	620	\$1,373	\$2.21	\$1,162	\$1.87
1 BR / 1 BA	41	722	\$1,538	\$2.13	\$1,301	\$1.80
1 BR / 1 BA	57	765	\$1,543	\$2.02	\$1,306	\$1.71
1 BR / 1 BA	65	778	\$1,527	\$1.96	\$1,292	\$1.66
1 BR / 1 BA	32	880	\$1,739	\$1.98	\$1,471	\$1.67
2 BR / 2 BA	76	950	\$1,716	\$1.81	\$1,452	\$1.53
2 BR / 2 BA	24	1,170	\$2,140	\$1.83	\$1,811	\$1.55
3 BR / 2 BA	16	1,400	\$2,610	\$1.86	\$2,208	\$1.58
Total / Averages	332	866	\$1,682	\$1.94	\$1,423	\$1.64

Concessions

Up to 8 weeks free on all units.
Currently in lease-up.

ORO STONE OAK



1703 Evans Road
San Antonio, TX 78258

Year Built: 2020
Number of Units: 375
Rentable Square Feet: 344,791
Average Unit Size: 919 SF
Physical Occupancy: 90%

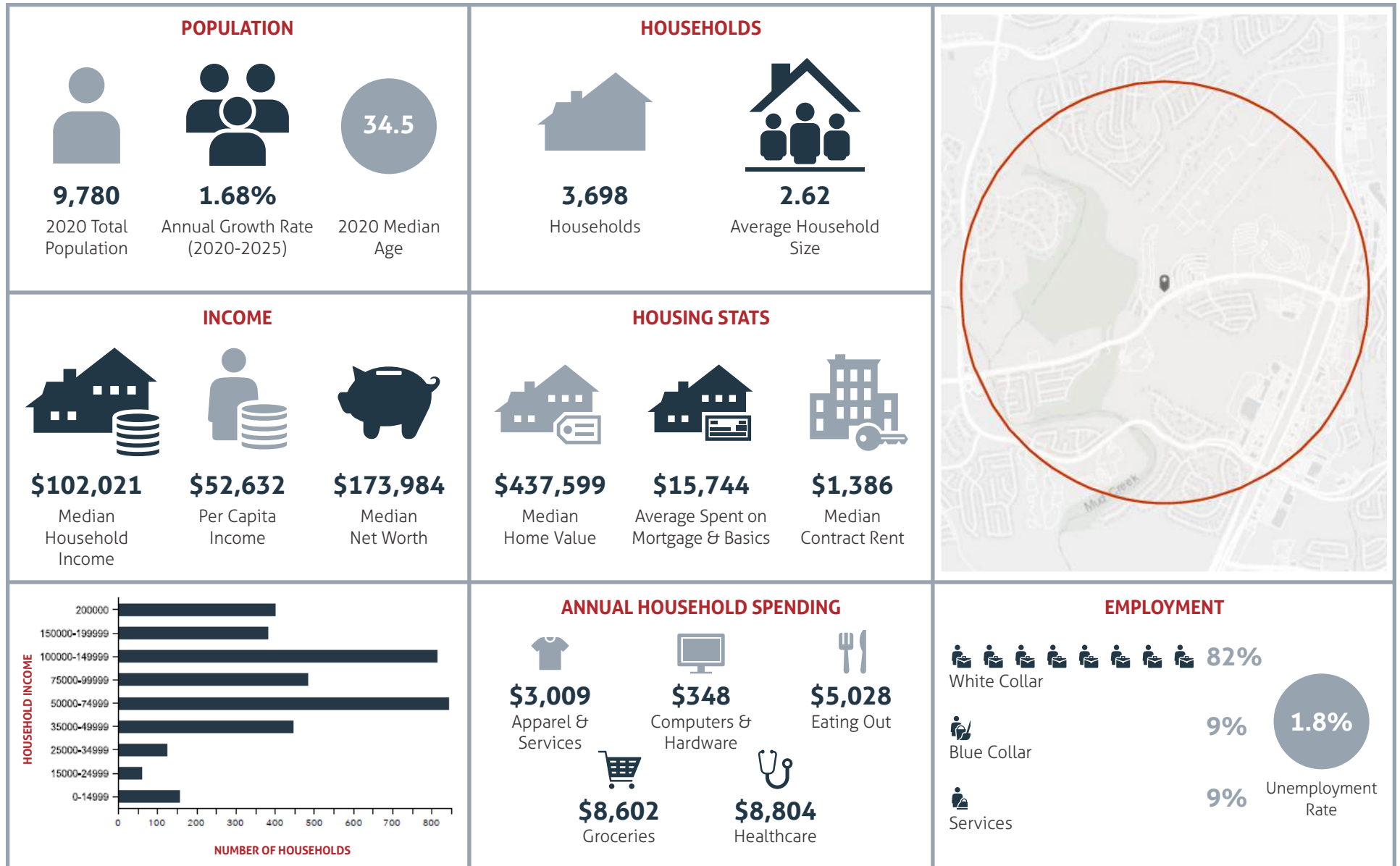
Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
1 BR / 1 BA	26	690	\$1,251	\$1.81	\$1,251	\$1.81
1 BR / 1 BA	16	703	\$1,241	\$1.77	\$1,241	\$1.77
1 BR / 1 BA	44	715	\$1,252	\$1.75	\$1,252	\$1.75
1 BR / 1 BA	12	728	\$1,259	\$1.73	\$1,259	\$1.73
1 BR / 1 BA	20	753	\$1,234	\$1.64	\$1,234	\$1.64
1 BR / 1 BA	18	761	\$1,248	\$1.64	\$1,248	\$1.64
1 BR / 1 BA	10	767	\$1,226	\$1.60	\$1,226	\$1.60
1 BR / 1 BA	18	775	\$1,270	\$1.64	\$1,270	\$1.64
1 BR / 1 BA	36	813	\$1,317	\$1.62	\$1,317	\$1.62
1 BR / 1 BA	44	873	\$1,431	\$1.64	\$1,431	\$1.64
2 BR / 2 BA	39	1,081	\$1,539	\$1.42	\$1,539	\$1.42
2 BR / 2 BA	23	1,102	\$1,564	\$1.42	\$1,564	\$1.42
2 BR / 2 BA	41	1,212	\$1,665	\$1.37	\$1,387	\$1.14
2 BR / 2 BA	6	1,280	\$1,822	\$1.42	\$1,822	\$1.42
3 BR / 2 BA	22	1,476	\$2,244	\$1.52	\$2,244	\$1.52
Total / Averages	375	919	\$1,439	\$1.57	\$1,409	\$1.53

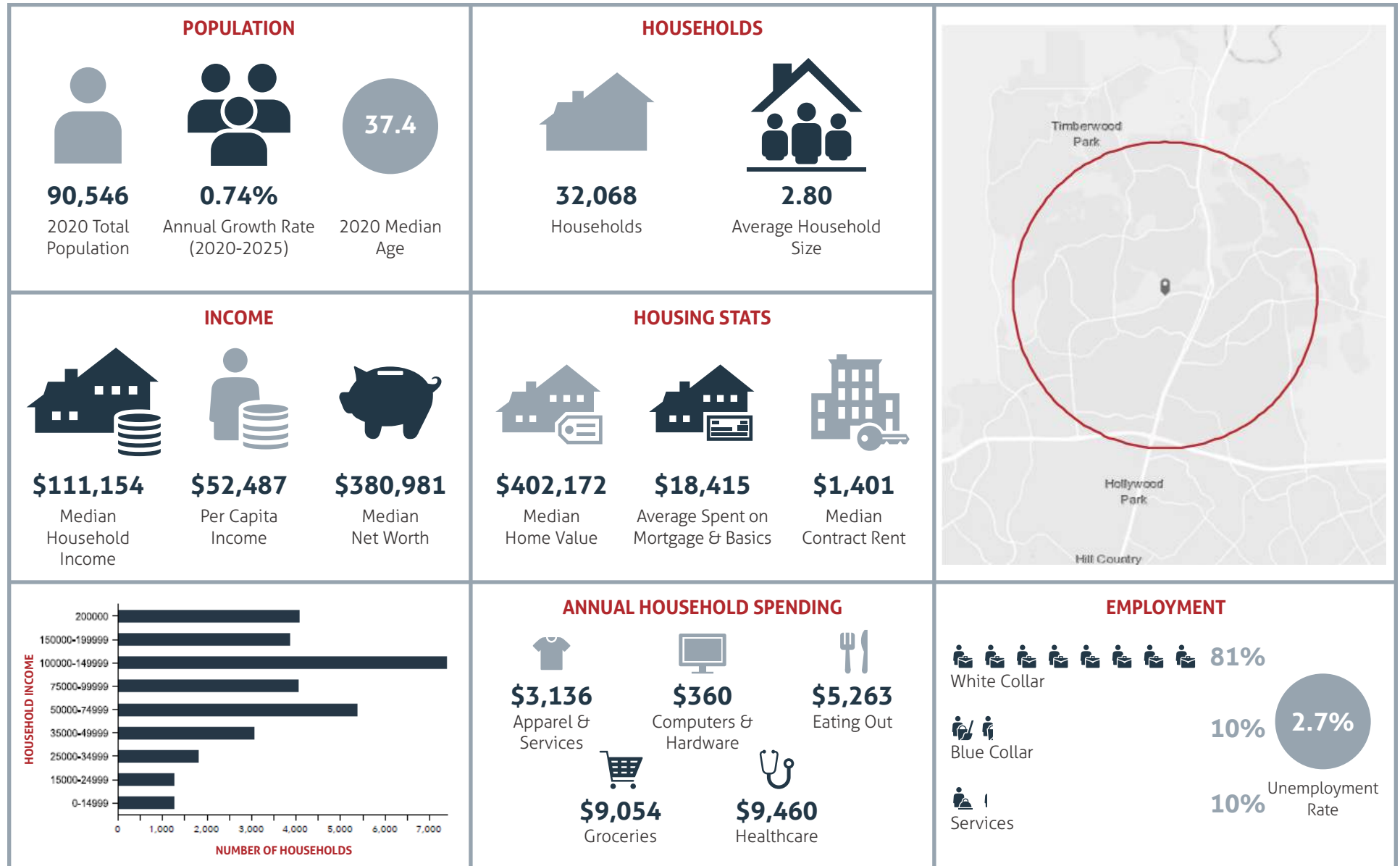
Concessions

2 Months Free on Select Units.

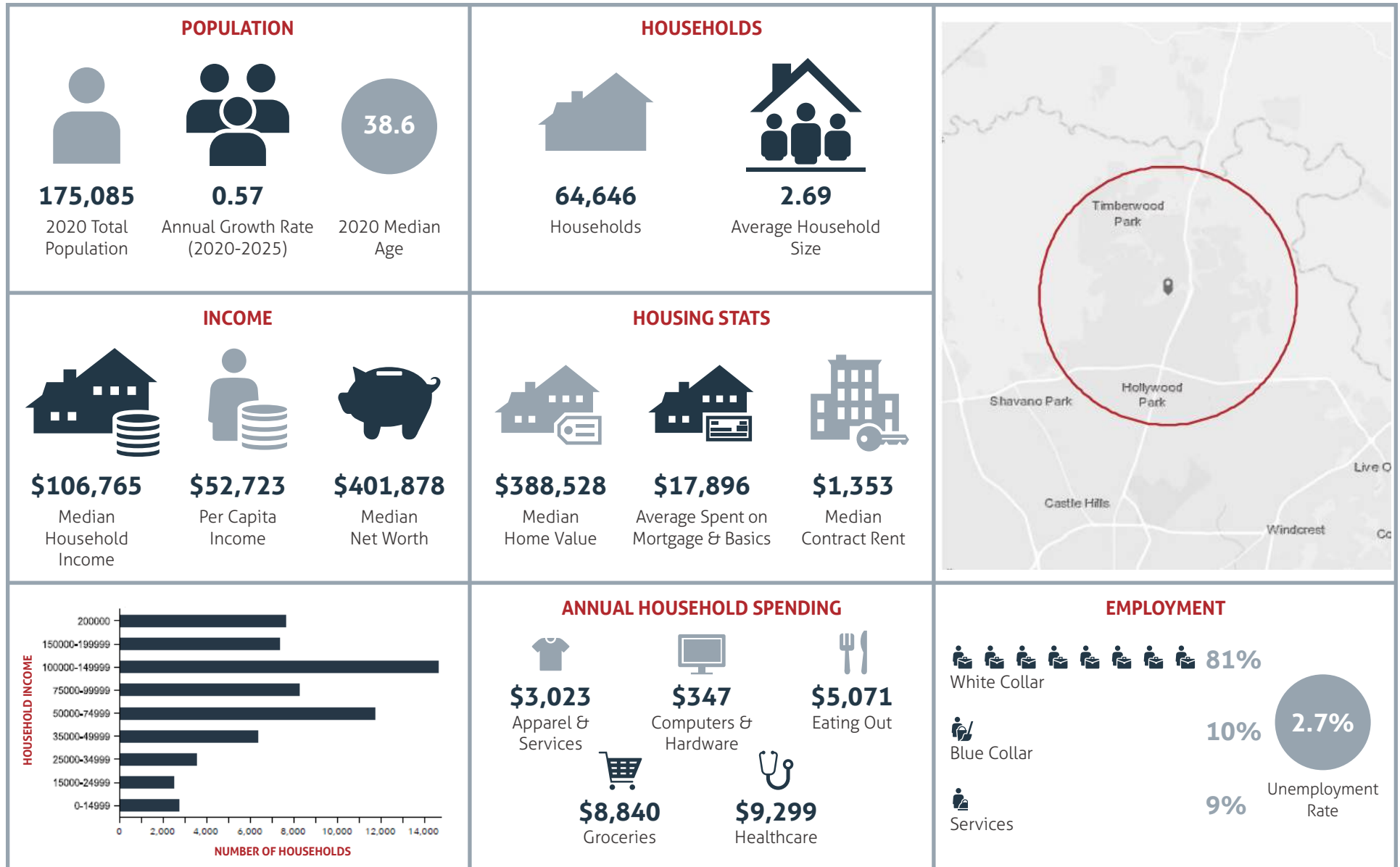
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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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