

# For Sale



**28.8± AC | THREE PROPERTIES WITH RARE LOOP 1604 FRONTAGE**

*Afton Oaks Boulevard | San Antonio, Texas*

# Afton Oaks Land

*Located between Stone Oak Pkwy & Hardy Oak Blvd*

## SIZE

**28.8± acres**

Tract 1: 15.71 acres

Tract 2: 6.51 acres

Tract 3: 6.58 acres

## ZONING

Site 1 is zoned C-2 ERZD (formerly B-2)

Sites 2 and 3 are zoned C-3 ERZD (formerly B-3)

## PRICE

Call Broker for Pricing

## FEATURES

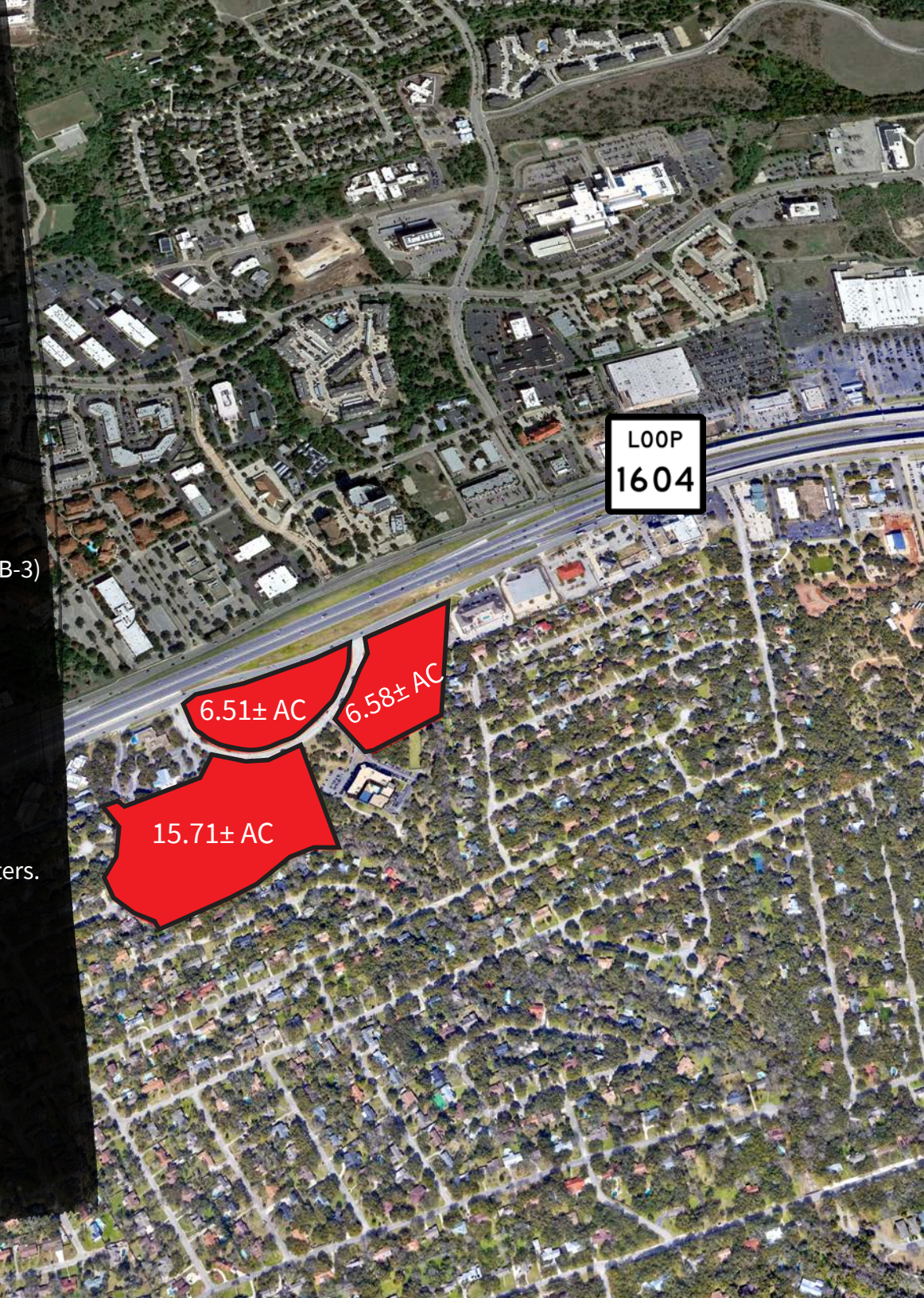
- Strong demographics & trade area
- Great visibility
- One of the few remaining Loop 1604 developable tracts between Hwy 281 & Bitters. Rd.
- Located in the path of growth
- Suitable for various different types of uses

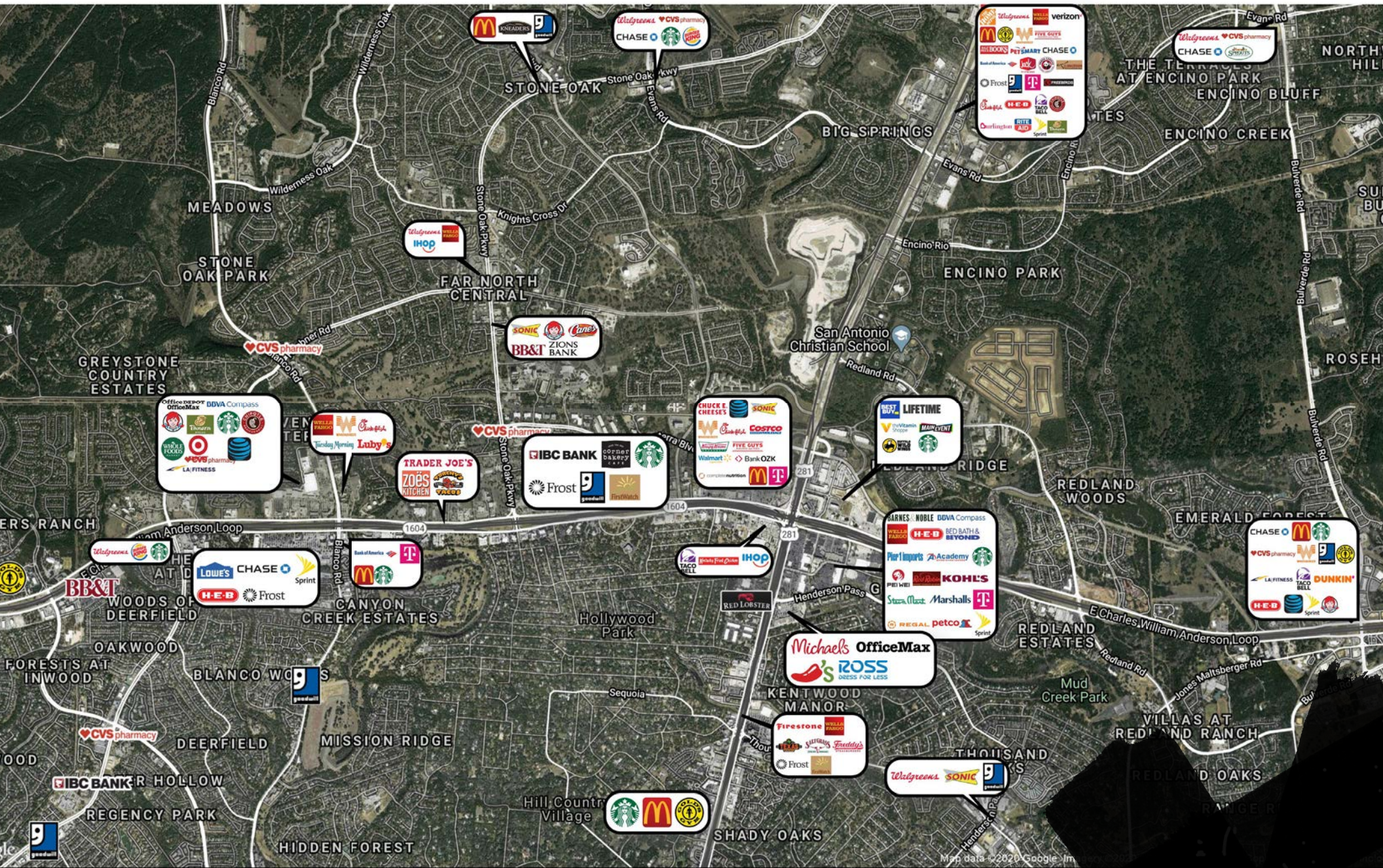
For more information, please contact:

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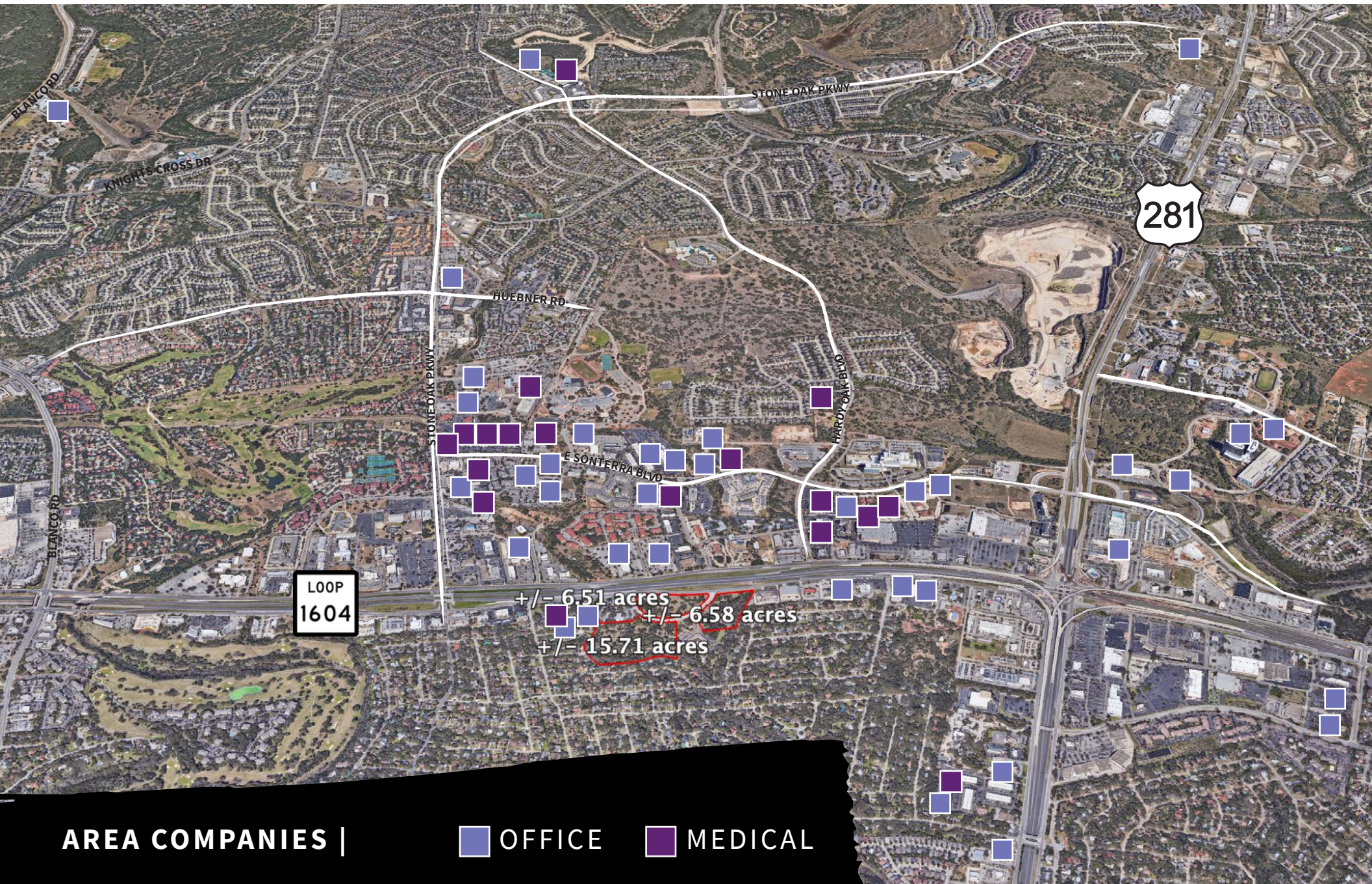
alcide.longoria@am.jll.com





AREA AMENITIES | MAJOR RETAILERS





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# Afton Oaks Land

## *Nearby Office tenants*

Abraxas Petroleum Corporation

AgroSolutions

Allstate

Bank of the Ozarks

BCFS Health And Human Services

Birth Center Stone Oak

Blackbrush Oil & Gas LP

Boral Industries

Business Financial Group

Capital Title of Texas

Concord Imaging of San Antonio Texas

Concord Property Corp

D.R. Horton

D.R. Horton

Denim Group Ltd

Eagle Applied Sciences, LLC

Edward Jones

Edward Jones

Envoy Mortgage

Envoy Mortgage

EOG Resources, Inc.

Epic Edge Software Consulting

Farm Bureau Bank FSB

First American Title Insurance Company

First American Title Insurance Company

Firstmark Credit Union

Healthlink Northcentral

Higginbotham & Associates

HomeBridge

iHeartMedia, Inc.

iHeartMedia, Inc.

Jensen Hughes

Jensen Hughes

Key Title Group

Landpoint

Landpoint

Lilis Energy, Inc.

Lincoln Financial Group

Marriot Worldwide Reservations Center

McMillin Texas Homes

Medpro Technologies

Microsoft Corporation

Millennium PetroCapital Corporation

Miner Corp

Miner Corp

National Oilwell Varco, Inc.

OrangeBox Investments

Pilgrim Mortgage LLC

Presidio, Inc

Project Control

Pulte Homes

Raven Drilling, LLC

ReactorNet

Redfin

RSM US

RSM US

San Antonio Surgical Assistants

Schlumberger

Schlumberger

Secopsa USA LLC

Sigma Solutions, Inc

Sigma Solutions, Inc

Silotech Group Inc

Skanska

Southcross Energy

Specpro Environmental Service

Speights Law Firm

Streamline Chemical

Supreme Lending

The Whiting-Turner Contracting  
Company

The Whiting-Turner Contracting  
Company

Ubeo Business Services

VenturePoint

Walthall Sachse & Pipes, Inc.

Wells Fargo Advisors

Wells Fargo Home Mortgage

Wells Fargo Home Mortgage

Weston Dean Custom Homes, LP

Willis of Texas

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## *Nearby Medical tenants*

5 Star Dental Group

7 to 7 Dental & Orthodontics

Advanced Allergy Asthma

Advanced Holistic Life Centre

Aesthetic Enhancement Cosmetic And Laser Center

Ageless Men's Health

Air Strip Technologies Inc

Alamo Plastic Surgery

Alpha Pediatrics, P.A.

Baptist Health Systems Baptist

Britton Orthodontics

Cardiology Partners of San Antonio

Ci Clinton Rheumatology PLLC

Dr. Charles Baldwin

Ear Institute of Texas

Elizabeth S. Harris MD

Everyone's ENT & Sinus Center

Greater Learning, LP

Heart & Vascular Institute of Texas

Hollywood Park Dental

Hollywood Park Dental

Interventional Pain Management

Jackson Orthopaedics

Kraus Capital Management, Inc.

M&S Imaging Center

Meeker Endodontics

Northeast OB/GYN Associates

Nuerology Center of SA

Paragon Infusion Care

Pediatric Orthopedic and Scoliosis Center

Perinatal & Fertility Specialists of San Antonio

Peripheral Vascular Associates PA

Peter M. Caldarola, DDS, PA

Plastic and Reconstructive Institute of Texas

Quest Diagnostics Incorporated

Remington Oaks Family Practice

Responsive Infectious Disease Solutions

RIVERWALK OB/GYN PLLC

San Antonio Diabetes & Endocrinology Consultants

San Antonio Gastroenterology Endoscopy Center

San Antonio Podiatry Associates

San Rafael Healthcare, Inc.

Sono Bello

Sonterra Dental Center

South Texas Chiropractic

South Texas Colorectal Center

South Texas Radiology Imaging Centers

South Texas Spinal Clinic, P.A

Stratton Sport & Spine

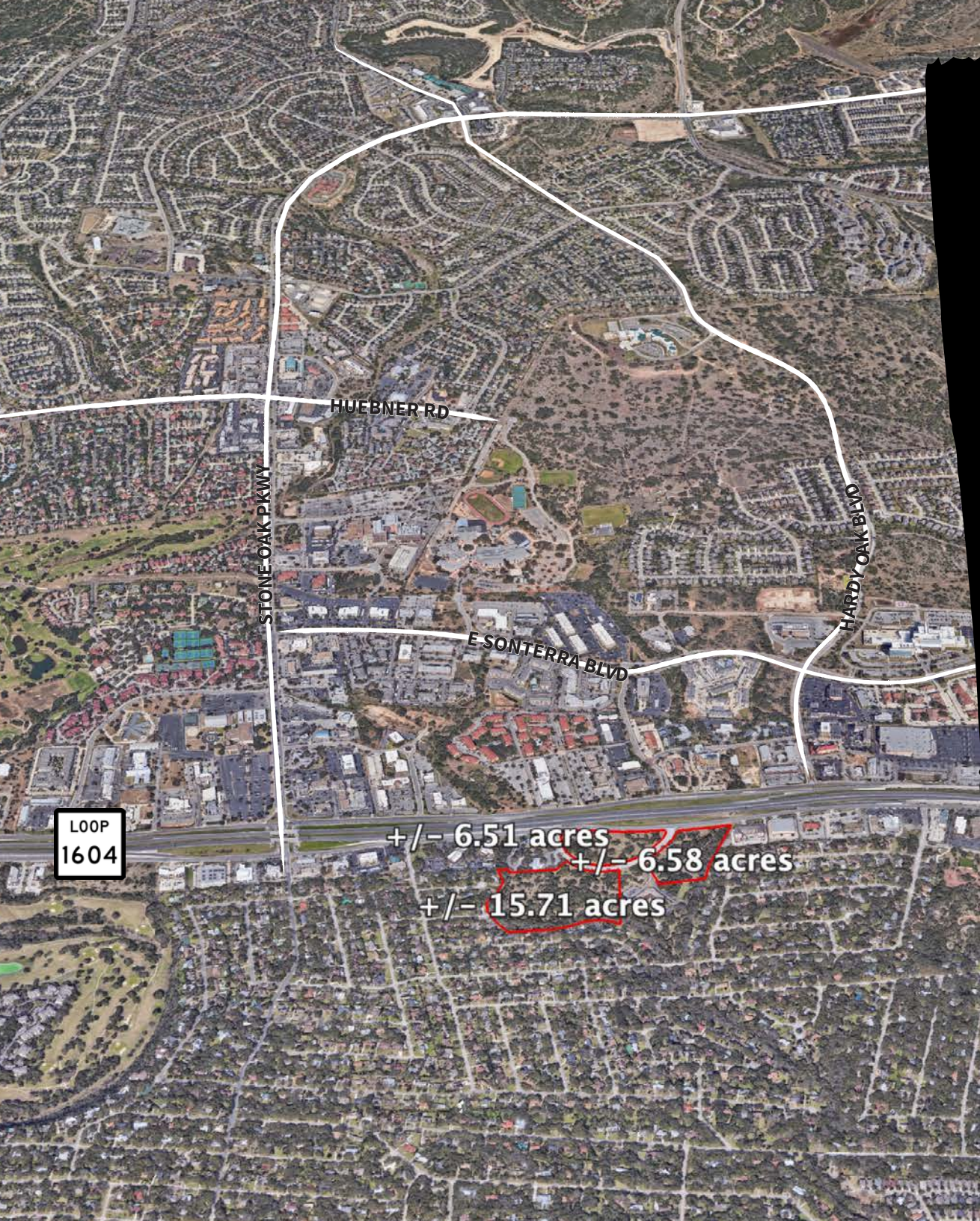
Tru Ortho PLLC

Women Partners in OB/GYN

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**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.*



11-2-2015

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Jones Lang LaSalle Brokerage, Inc.      **591 725**      **jan.lighty@am.jll.com**      **214-438-6100**

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name      License No.      Email      Phone

**Bradley Stone Selner**      **399206**      **brad.selner@am.jll.com**      **214-438-6169**

Designated Broker of Firm      License No.      Email      Phone

Licensed Supervisor of Sales Agent/  
Associate      License No.      Phone

**Alcide Longoria**      **524315**      **alcide.longoria@am.jll.com**      **210-293-6868**

Sales Agent/Associate's Name      License No.      Email      Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date