



## THE SHOPPES AT WILDERNESS OAKS

US 281 at Wilderness Oaks, San Antonio, TX

**WEINGARTEN  
REALTY®**

View the Drone Property Tour [here](#).

Strategically located along San Antonio's primary north/south arterial, U.S. Highway 281, The Shoppes at Wilderness Oaks provides excellent traffic exposure and convenient access into the affluent and densely populated Stone Oak Community. Tuscany Heights Elementary is located directly behind the center, making the Shoppes at Wilderness Oaks a draw for both local and regional customers. Watch this video to learn more about U.S. Highway 281 improvements near this center.

**PROPERTY SIZE** 20,081 SQ. FT.

**LAT/LONG** 29.67348 N, -98.45277 W

**TRAFFIC COUNTS** US 281 & WILDERNESS OAKS - 49,104

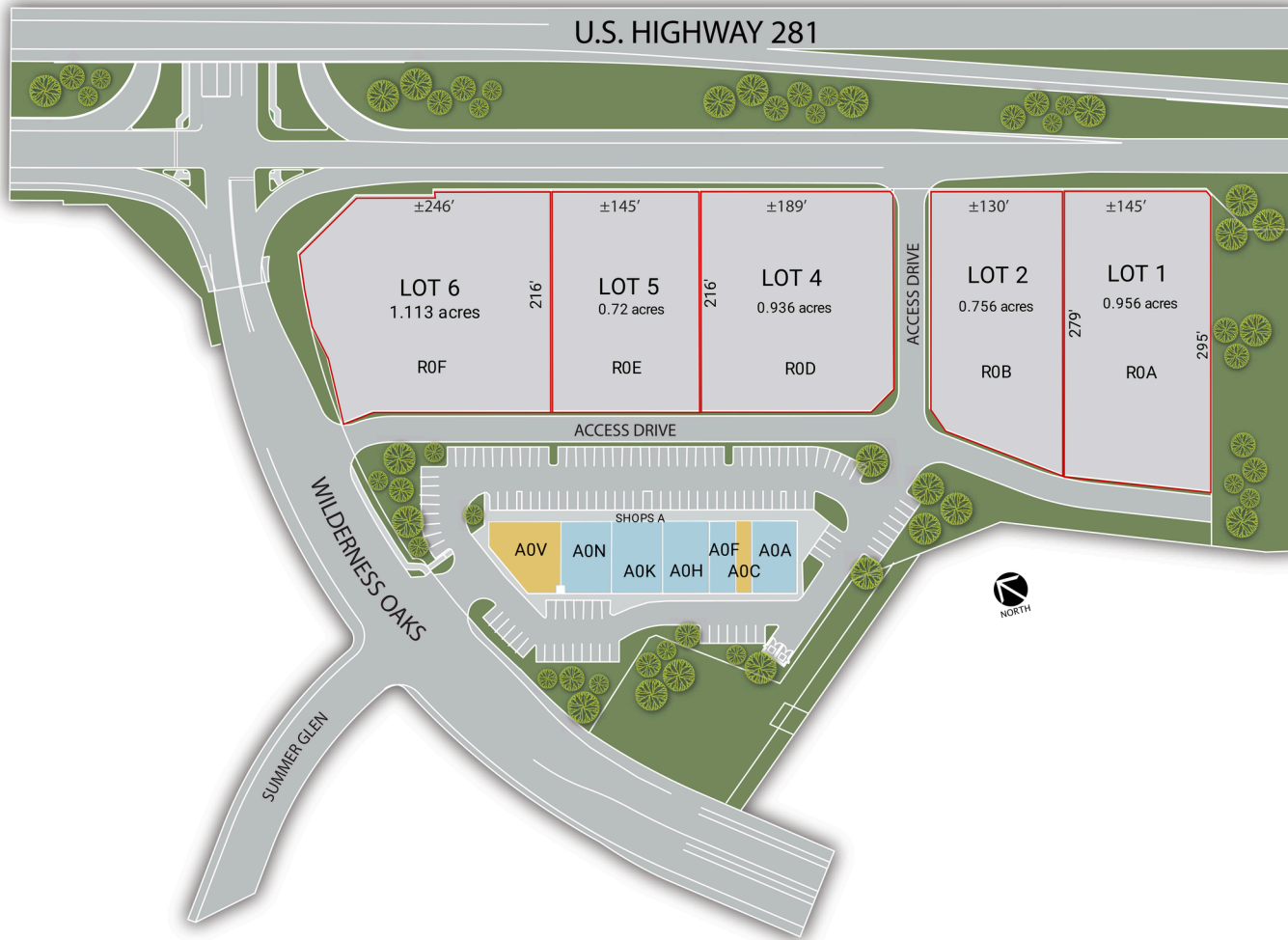
### CONTACT

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#### Anthony Blunsen

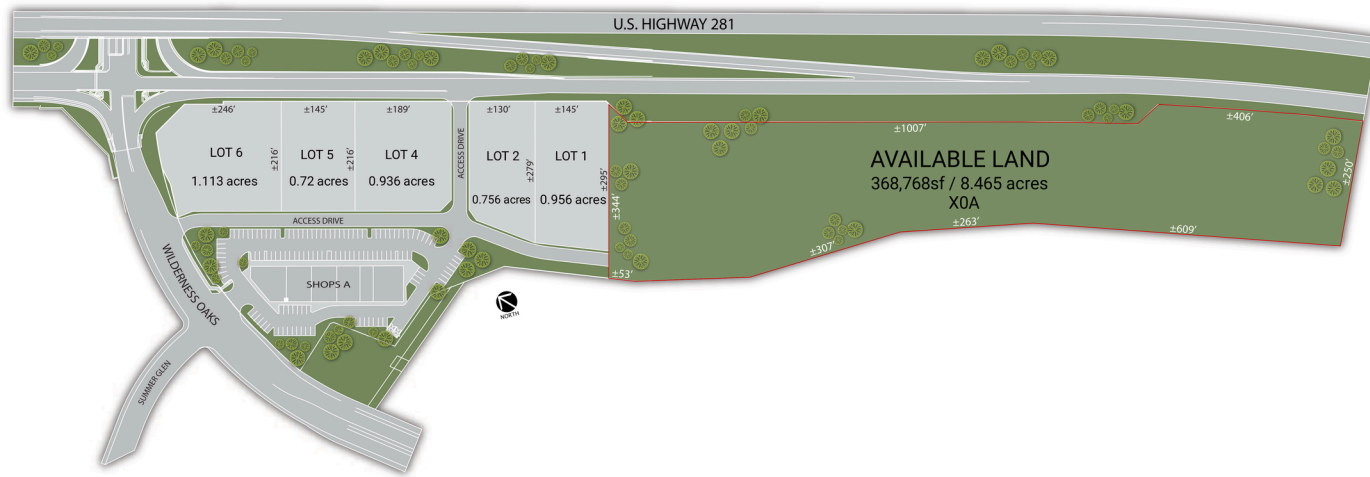
Property Manager  
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## TENANTS LIST

A0A	Texas Physical Therapy Specialists	4,091 SF
A0C	Available	1,091 SF
A0F	Hotworx	1,800 SF
A0H	Wilderness Oaks Family Dentistry	3,290 SF
A0K	Summer Glen Children's Dentistry & Orthodontics	3,500 SF
A0N	Melody Nails	3,000 SF
A0V	Available	4,449 SF
R0A	Available	41,648 SF
R0B	Available	32,940 SF
R0D	Available	40,794 SF
R0E	Available	31,401 SF
R0F	Available	48,495 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.



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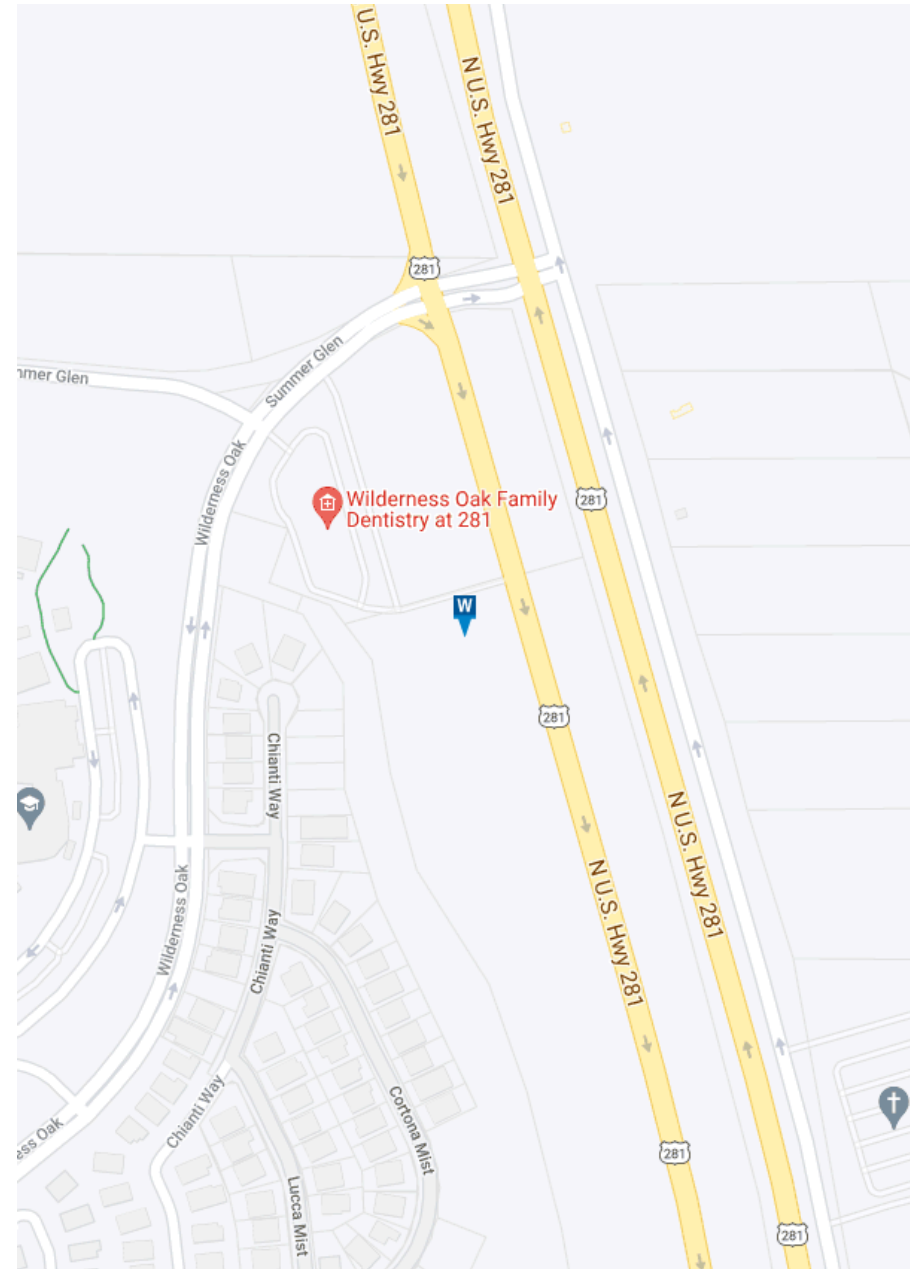
X0A	Available	368,768 SF
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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,305	34,880	67,039	132,117
Average Household Income	\$123,392	\$125,492	\$127,953	\$122,446
<b>Population Trends</b>				
2000 Population	309	1,896	8,165	29,552
2010 Population	5,265	23,425	47,097	93,855
2020 Population	7,305	34,880	67,039	132,117
2025 Population	8,469	41,466	78,156	152,347
Absolute Growth 2010 to 2020'	38.75%	48.9%	42.34%	40.77%
Projected Growth 2020 to 2025'	15.93%	18.88%	16.58%	15.31%
<b>Race &amp; Ethnicity</b>				
% White	54.94%	53.75%	55.54%	56.01%
% Black	5.49%	5.28%	4.95%	4.34%
% Asian	5.45%	5.33%	5.58%	5.63%
% Other	3.04%	3.16%	2.83%	2.7%
% Hispanic	31.09%	32.49%	31.09%	31.31%
<b>Income &amp; Education</b>				
Median Household Income	102,146	102,974	103,792	100,831
Average Household Income	\$123,392	\$125,492	\$127,953	\$122,446
% College Graduates	66.44%	63.7%	63.01%	61.96%
<b>Age</b>				
Median Age	34	35.1	36	37.2
% Age < 18	29.66%	29.11%	26.92%	25.46%
% Age 65 +	7.88%	8.58%	10.13%	11.72%
<b>Households &amp; Housing</b>				
Households	2,479	11,910	22,842	45,914
Average Household Size	2.95	2.93	2.93	2.87
Median Housing Value	\$390,474	\$371,102	\$367,776	\$356,551
% Owner Occupied Housing	63.13%	64.51%	67.35%	67.22%
% Renter Occupied Housing	31.77%	30.45%	27.58%	27.05%
% Vacant Housing	5.1%	5.04%	5.06%	5.73%
<b>Workplace &amp; Workers</b>				
Number of Businesses	36	382	877	2,692
% White Collar	80.08%	79.05%	79.2%	79.53%
% Blue Collar	19.92%	20.95%	20.8%	20.47%



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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.



## 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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Buyer/Tenant/Seller/Landlord Initials

Date