

REATA
REAL ESTATE

THE VILLAGE AT MARSHALL ROAD: RETAIL BUILDING

US 281 AND MARSHALL ROAD
SAN ANTONIO, TX

THOMAS TYNG / PRICE ONKEN

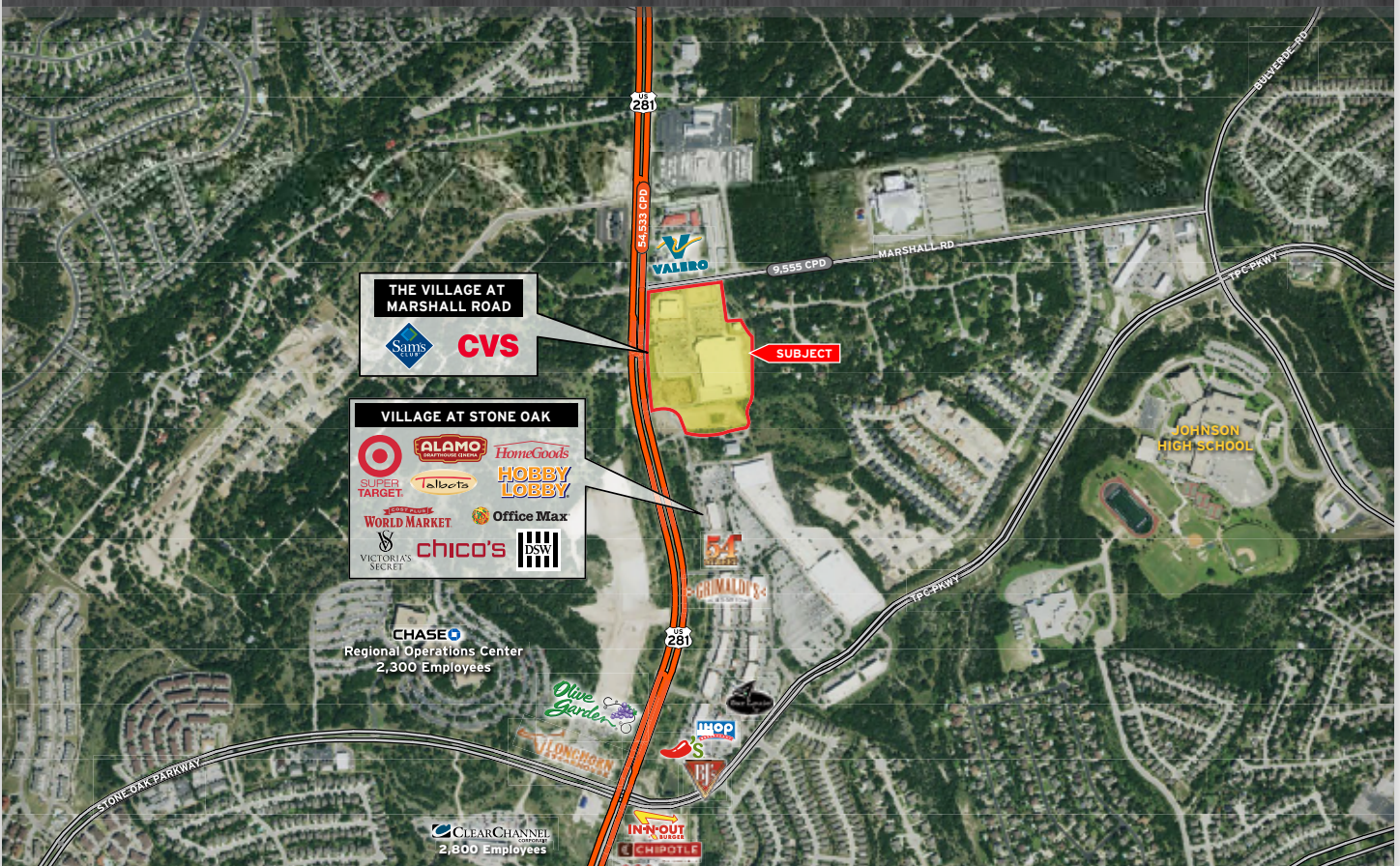


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PROPERTY HIGHLIGHTS

New retail building at the Village at Marshall Road. This building will be strategically positioned between Sam's Club, the development anchor, and CVS.

The Village at Marshall Road is well located in one of the fastest growing, higher income trade areas in far north San Antonio. It enjoys great access and exposure to US 281 and is well placed to draw traffic from powerful area retailers including Super Target, H-E-B Plus!, Home Goods, Hobby Lobby, Alamo Drafthouse, Cost Plus World Market and PetSmart.

LOCATION

SEC of US 281 and Marshall Road
San Antonio, TX

ANCHOR

Sam's Club

GLA

8,680 SF

SIZE AVAILABLE

1,200 SF – 5,680 SF

RENTAL RATE

Please contact Brokers for pricing.

TRIPLE NET CHARGES

CAM	\$ 2.65 PSF
Taxes	\$ 3.85 PSF
Insurance	\$ 0.27 PSF
TOTAL	\$6.77 PSF

FINISH OUT ALLOWANCE

Negotiable

TRAFFIC COUNTS

US 281	54,533 CPD
Marshall Road, East of US 281	9,555 CPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Projected Population	3,302	71,113	143,613
2017 Estimated Population	3,007	65,032	131,140
Historic Growth 2000–2017	79.5%	30.4%	12.4%
Average Household Income	\$132,261	\$131,928	\$121,787

CONTACTS

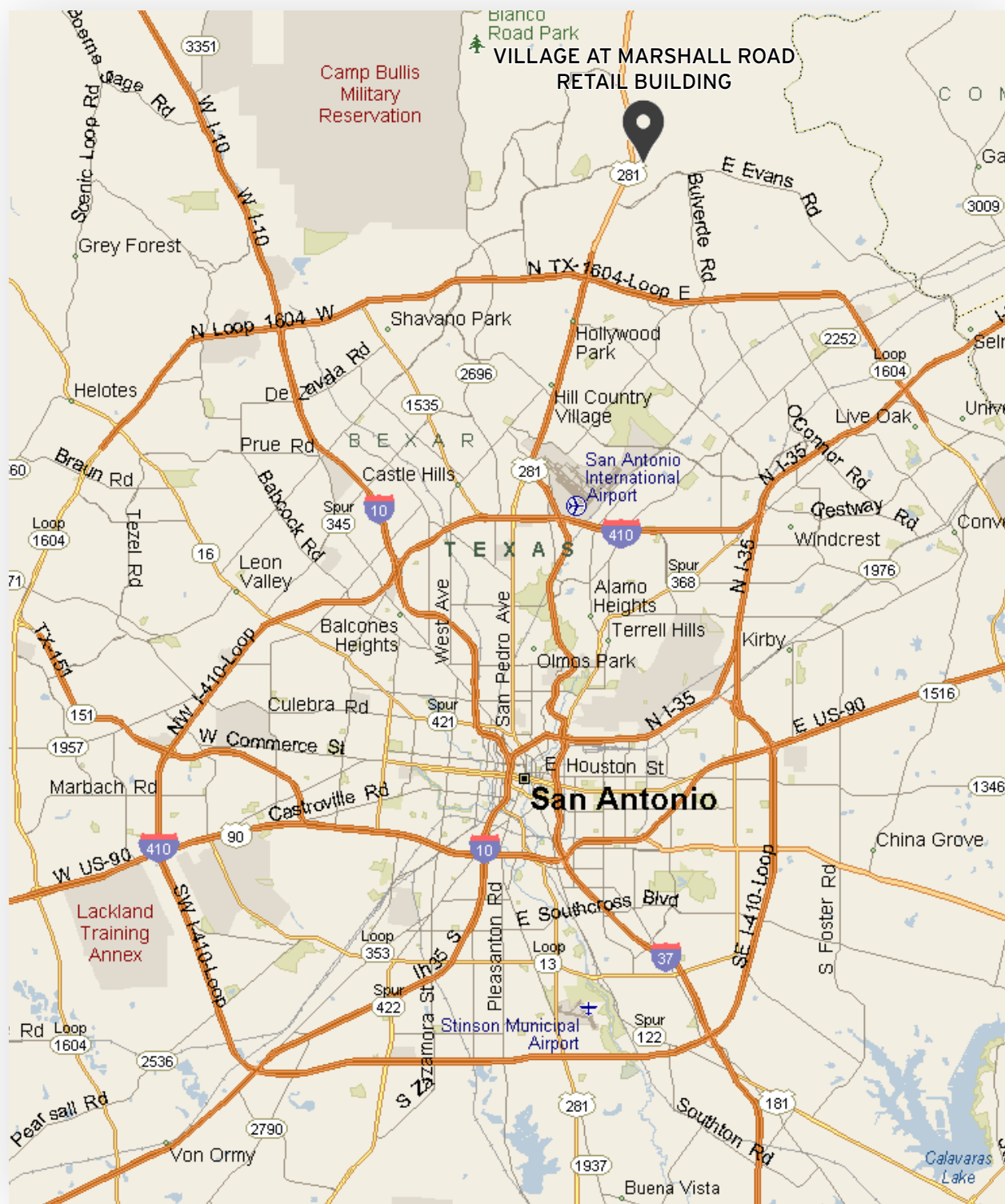
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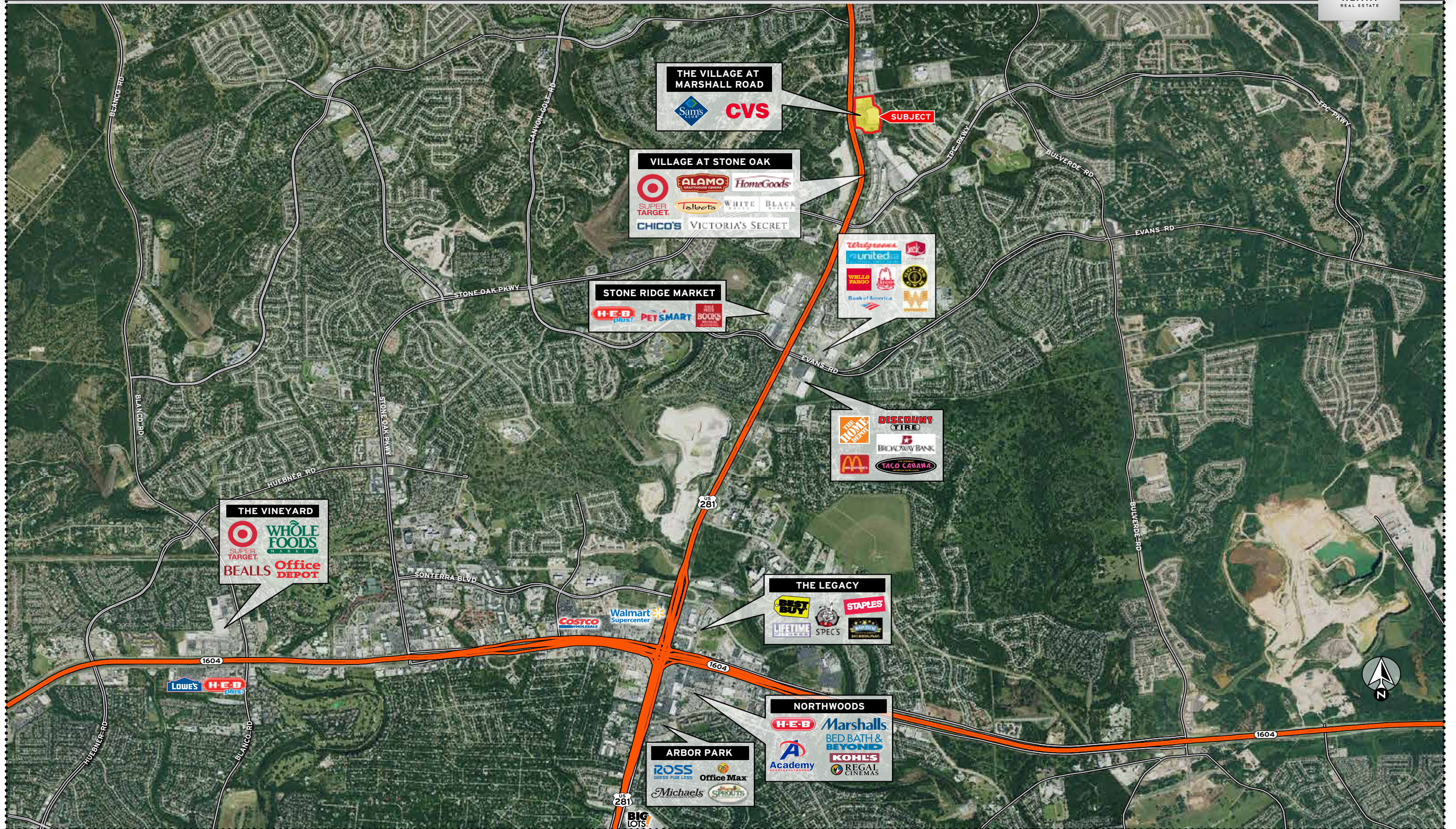
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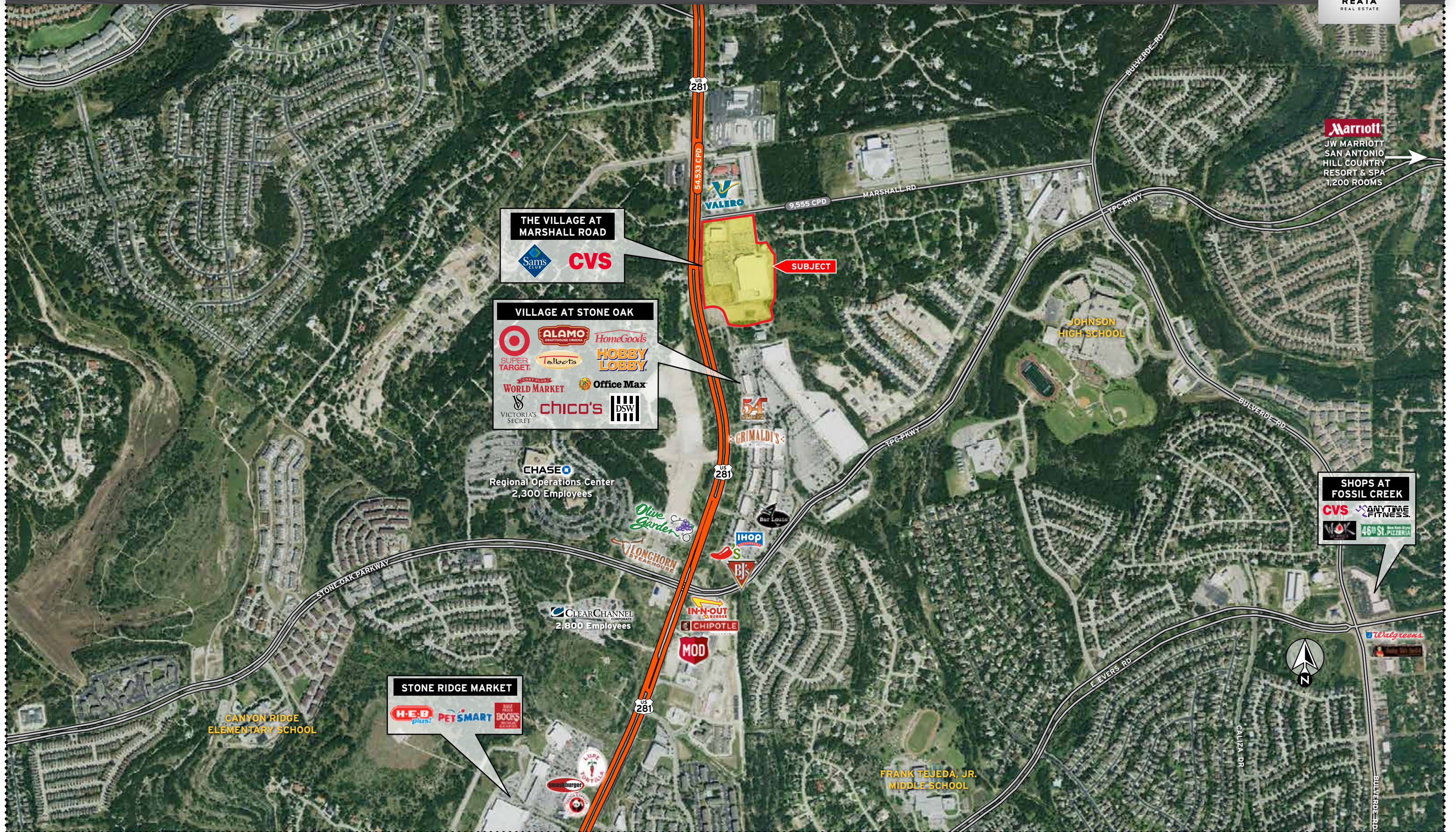
MAP



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THE VILLAGE AT MARSHALL ROAD
Sams Club
CVS

VILLAGE AT STONE OAK
Target
ALAMO DRAFTHOUSE CINEMA
HomeGoods
SUPER TARGET
Talbots
HOBBY LOBBY
WORLD MARKET
Office Max
VICTORIA'S SECRET
chico's
DSW

CHASE
Regional Operations Center
2,300 Employees

STONE RIDGE MARKET
H-E-B plus!
PETSMART
BOOKS

Marriott
JW MARRIOTT
SAN ANTONIO
HILL COUNTRY
RESORT & SPA
1,200 ROOMS

SHOPS AT FOSSIL CREEK
CVS
ANYTIME FITNESS
46th St. PIZZERIA



SUBJECT

Sam's CLUB

CVS

SUPER TARGET

HOBBY LOBBY

HomeGoods

PETCO

ALAMO DRAFTHOUSE CINEMA

ULTA

VICTORIA'S SECRET

LOFT

Freemart

Justice

Chili's

RETAIL 1,293 ACRES

1,638 ACRES

8905 ACRES

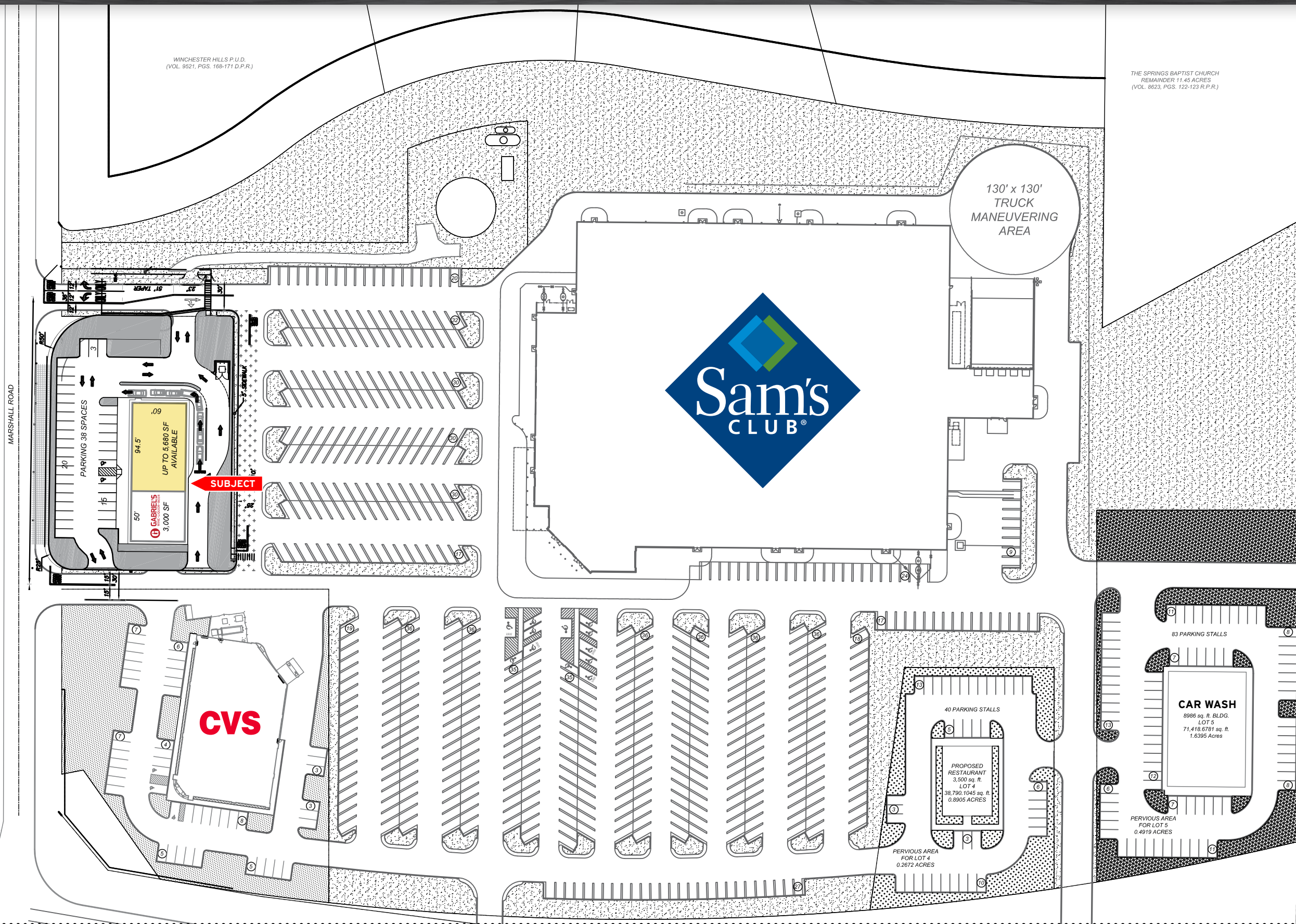
US 281 N

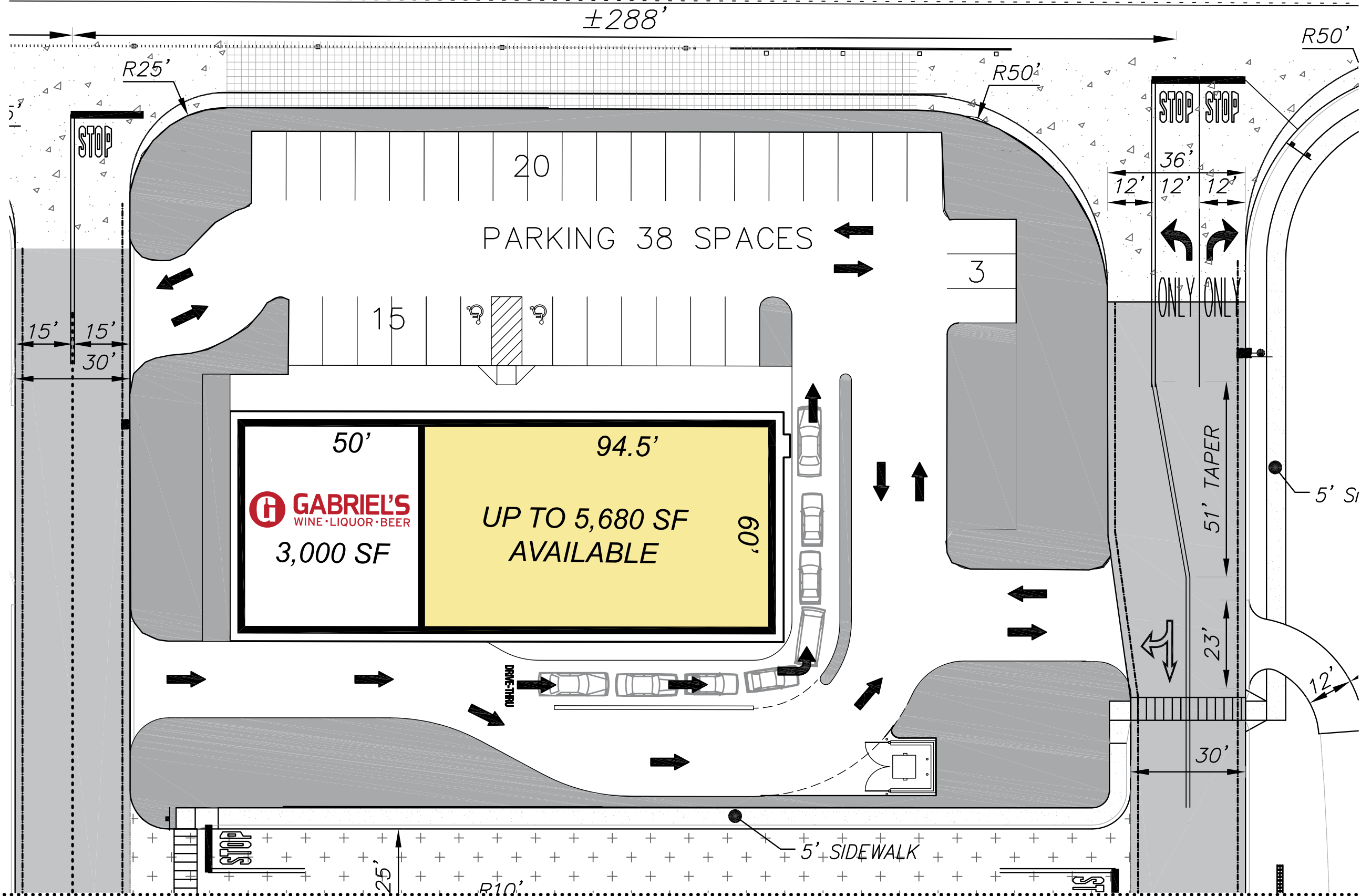
SITE PLANS

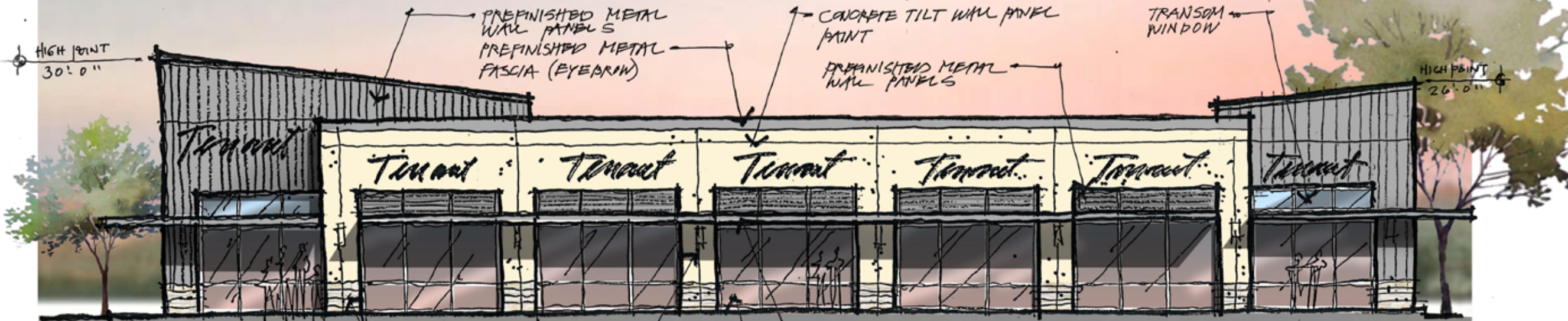
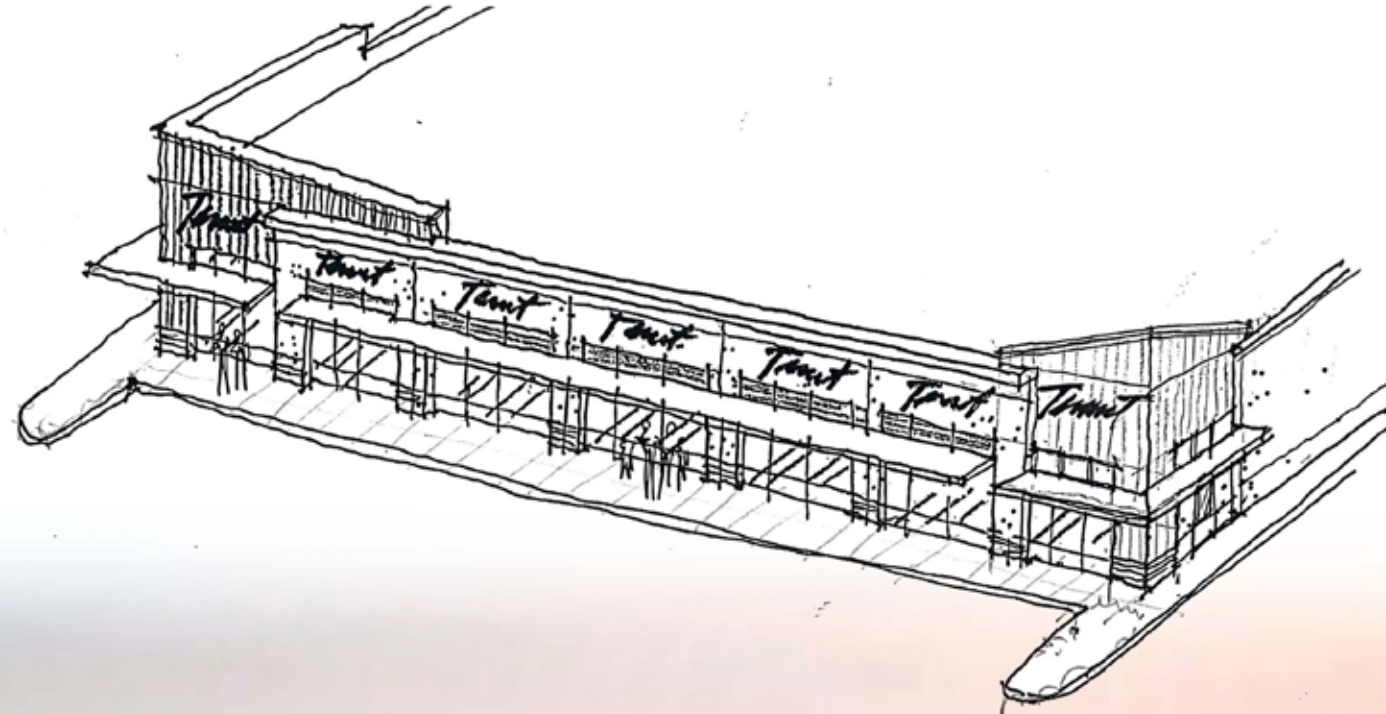


WINCHESTER HILLS P.U.D.
(VOL. 9521, PGS. 168-171 D.P.R.)

THE SPRINGS BAPTIST CHURCH
REMAINDER 11.45 ACRES
(VOL. 8623, PGS. 122-123 R.P.R.)







HIGH POINT 30'-0"

HIGH POINT 26'-0"

PREFINISHED METAL WALL PANELS
PREFINISHED METAL FASCIA (EYEBROW)

CONCRETE TILT WALL PANEL PAINT
PREFINISHED METAL WALL PANELS

TRANSOM WINDOW

DECORATIVE WALL SCANCES
NATURAL STONE MANSUOT

CANOPY: PREFINISHED METAL OVER STEEL FRAMING
ALUM. & GLASS STOREFRONT SYSTEM

ELEVATION No. 2 OPTION A
MARSHALL ROAD DEVELOPMENT
MILAM REALESTATE CAPITAL. DATE: 03/17/17. JOB No. 2017014



DEMOGRAPHICS



REATA
REAL ESTATE

23560 US-281

San Antonio, TX 78259

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2017 Estimated Population	3,007	65,032	131,140
	2022 Projected Population	3,302	71,113	143,613
	2010 Census Population	2,469	53,406	108,883
	2000 Census Population	207	10,556	42,089
	Projected Annual Growth 2017 to 2022	2.0%	1.9%	1.9%
	Historical Annual Growth 2000 to 2017	79.5%	30.4%	12.4%
HOUSEHOLDS	2017 Estimated Households	992	21,547	45,131
	2022 Projected Households	1,049	22,756	47,650
	2010 Census Households	859	18,282	38,853
	2000 Census Households	70	3,500	14,896
	Projected Annual Growth 2017 to 2022	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2017	78.0%	30.3%	11.9%
AGE	2017 Est. Population Under 10 Years	16.4%	15.7%	14.7%
	2017 Est. Population 10 to 19 Years	14.7%	15.0%	14.6%
	2017 Est. Population 20 to 29 Years	13.6%	12.1%	12.7%
	2017 Est. Population 30 to 44 Years	25.5%	25.3%	23.9%
	2017 Est. Population 45 to 59 Years	17.2%	18.1%	19.0%
	2017 Est. Population 60 to 74 Years	9.6%	10.5%	11.5%
	2017 Est. Population 75 Years or Over	2.9%	3.3%	3.8%
	2017 Est. Median Age	32.2	33.6	34.6
MARITAL STATUS & GENDER	2017 Est. Male Population	49.9%	49.5%	49.4%
	2017 Est. Female Population	50.1%	50.5%	50.6%
	2017 Est. Never Married	31.6%	26.7%	27.4%
	2017 Est. Now Married	55.8%	59.6%	56.7%
	2017 Est. Separated or Divorced	9.3%	10.4%	12.1%
	2017 Est. Widowed	3.4%	3.2%	3.7%
INCOME	2017 Est. HH Income \$200,000 or More	18.9%	17.2%	14.6%
	2017 Est. HH Income \$150,000 to \$199,999	12.5%	14.0%	13.1%
	2017 Est. HH Income \$100,000 to \$149,999	21.2%	24.1%	23.3%
	2017 Est. HH Income \$75,000 to \$99,999	14.1%	13.7%	13.4%
	2017 Est. HH Income \$50,000 to \$74,999	17.6%	14.1%	15.0%
	2017 Est. HH Income \$35,000 to \$49,999	6.9%	7.8%	9.2%
	2017 Est. HH Income \$25,000 to \$34,999	5.2%	4.5%	5.1%
	2017 Est. HH Income \$15,000 to \$24,999	2.6%	2.6%	3.4%
	2017 Est. HH Income Under \$15,000	1.1%	2.0%	2.8%
	2017 Est. Average Household Income	\$132,261	\$131,928	\$121,787
	2017 Est. Median Household Income	\$110,967	\$113,412	\$104,528
	2017 Est. Per Capita Income	\$43,631	\$43,733	\$41,944
	2017 Est. Total Businesses	133	1,149	4,349
2017 Est. Total Employees	2,199	12,641	45,813	

DEMOGRAPHICS



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23560 US-281

San Antonio, TX 78259

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2017 Est. White	76.9%	77.7%	78.7%
	2017 Est. Black	6.5%	6.3%	5.9%
	2017 Est. Asian or Pacific Islander	7.2%	7.0%	6.3%
	2017 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
	2017 Est. Other Races	9.0%	8.6%	8.7%
HISPANIC	2017 Est. Hispanic Population	1,046	21,892	45,233
	2017 Est. Hispanic Population	34.8%	33.7%	34.5%
	2022 Proj. Hispanic Population	36.4%	35.4%	36.2%
	2010 Hispanic Population	30.8%	29.9%	30.4%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	1,890	41,591	85,110
	2017 Est. Elementary (Grade Level 0 to 8)	1.5%	1.8%	1.6%
	2017 Est. Some High School (Grade Level 9 to 11)	1.6%	2.2%	2.1%
	2017 Est. High School Graduate	13.5%	13.2%	13.6%
	2017 Est. Some College	18.5%	18.3%	20.0%
	2017 Est. Associate Degree Only	10.6%	9.8%	9.1%
	2017 Est. Bachelor Degree Only	34.7%	34.4%	34.3%
	2017 Est. Graduate Degree	19.6%	20.3%	19.3%
HOUSING	2017 Est. Total Housing Units	1,015	22,094	46,389
	2017 Est. Owner-Occupied	66.5%	67.6%	66.6%
	2017 Est. Renter-Occupied	31.3%	30.0%	30.7%
	2017 Est. Vacant Housing	2.2%	2.5%	2.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.2%	1.3%	1.3%
	2010 Homes Built 2000 to 2004	79.5%	68.4%	54.2%
	2010 Homes Built 1990 to 1999	10.2%	16.4%	25.2%
	2010 Homes Built 1980 to 1989	3.3%	10.0%	13.0%
	2010 Homes Built 1970 to 1979	2.0%	2.3%	4.8%
	2010 Homes Built 1960 to 1969	0.7%	1.1%	2.0%
	2010 Homes Built 1950 to 1959	1.6%	1.6%	1.8%
	2010 Homes Built Before 1949	1.1%	1.5%	1.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.4%	0.3%
	2010 Home Value \$500,000 to \$999,999	8.3%	8.6%	6.8%
	2010 Home Value \$400,000 to \$499,999	7.9%	7.5%	6.6%
	2010 Home Value \$300,000 to \$399,999	21.5%	16.2%	16.0%
	2010 Home Value \$200,000 to \$299,999	40.2%	38.0%	38.5%
	2010 Home Value \$150,000 to \$199,999	15.1%	22.0%	21.8%
	2010 Home Value \$100,000 to \$149,999	7.4%	8.2%	8.7%
	2010 Home Value \$50,000 to \$99,999	6.6%	6.4%	6.5%
	2010 Home Value \$25,000 to \$49,999	1.2%	1.5%	1.4%
	2010 Home Value Under \$25,000	2.5%	2.2%	1.8%
	2010 Median Home Value	\$260,078	\$248,841	\$242,196
	2010 Median Rent	\$1,480	\$1,148	\$1,046

DEMOGRAPHICS



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23560 US-281

San Antonio, TX 78259

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	2,217	48,277	99,392
	2017 Est. Civilian Employed	68.6%	67.7%	67.5%
	2017 Est. Civilian Unemployed	1.6%	1.6%	1.6%
	2017 Est. in Armed Forces	2.3%	1.3%	0.9%
	2017 Est. not in Labor Force	27.4%	29.4%	30.0%
	2017 Labor Force Males	49.2%	48.7%	48.7%
	2017 Labor Force Females	50.8%	51.3%	51.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,648	33,282	66,997
	2010 Mgmt, Business, & Financial Operations	27.2%	24.3%	23.2%
	2010 Professional, Related	25.2%	26.8%	26.9%
	2010 Service	12.1%	12.8%	13.2%
	2010 Sales, Office	27.3%	26.0%	26.0%
	2010 Farming, Fishing, Forestry	-	-	0.1%
	2010 Construction, Extraction, Maintenance	4.6%	5.0%	5.3%
	2010 Production, Transport, Material Moving	3.6%	4.9%	5.4%
	2010 White Collar Workers	79.6%	77.2%	76.0%
	2010 Blue Collar Workers	20.4%	22.8%	24.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.5%	82.8%	82.5%
	2010 Drive to Work in Carpool	5.5%	6.4%	6.8%
	2010 Travel to Work by Public Transportation	0.5%	0.9%	0.9%
	2010 Drive to Work on Motorcycle	0.4%	0.2%	0.1%
	2010 Walk or Bicycle to Work	0.7%	0.7%	0.9%
	2010 Other Means	0.6%	0.9%	0.9%
	2010 Work at Home	9.8%	8.2%	7.9%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	11.0%	13.3%	16.1%
	2010 Travel to Work in 15 to 29 Minutes	47.4%	41.8%	41.9%
	2010 Travel to Work in 30 to 59 Minutes	42.1%	42.8%	42.5%
	2010 Travel to Work in 60 Minutes or More	8.9%	8.4%	7.7%
	2010 Average Travel Time to Work	27.2	27.6	27.1
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$86.2 M	\$1.87 B	\$3.67 B
	2017 Est. Apparel	\$3.08 M	\$66.4 M	\$130 M
	2017 Est. Contributions, Gifts	\$6.90 M	\$150 M	\$289 M
	2017 Est. Education, Reading	\$3.98 M	\$86.9 M	\$167 M
	2017 Est. Entertainment	\$4.94 M	\$107 M	\$210 M
	2017 Est. Food, Beverages, Tobacco	\$12.5 M	\$271 M	\$536 M
	2017 Est. Furnishings, Equipment	\$3.12 M	\$67.7 M	\$133 M
	2017 Est. Health Care, Insurance	\$6.99 M	\$151 M	\$301 M
	2017 Est. Household Operations, Shelter, Utilities	\$26.6 M	\$576 M	\$1.13 B
	2017 Est. Miscellaneous Expenses	\$1.20 M	\$26.0 M	\$51.7 M
	2017 Est. Personal Care	\$1.11 M	\$24.0 M	\$47.2 M
2017 Est. Transportation	\$15.8 M	\$340 M	\$674 M	

AGENCY DISCLOSURE



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov

IABS 1-0 02/16/16

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Buyer/Tenant/Seller/Landlord Initials

Date