



The Shops at Plaza Las Campanas

1846 N Loop 1604 W, San Antonio, Texas 78248

Retail Space for Lease



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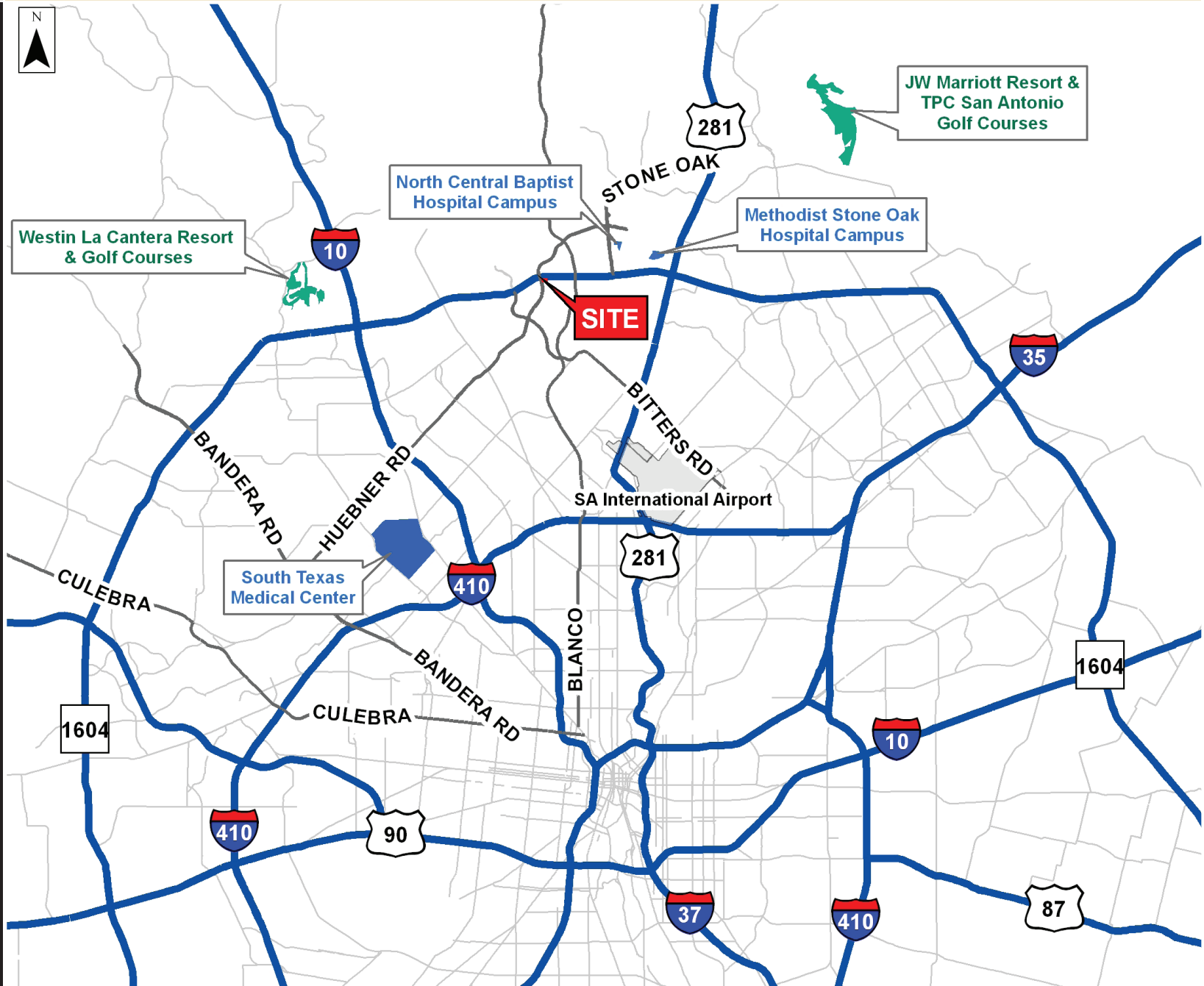
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City Location Map



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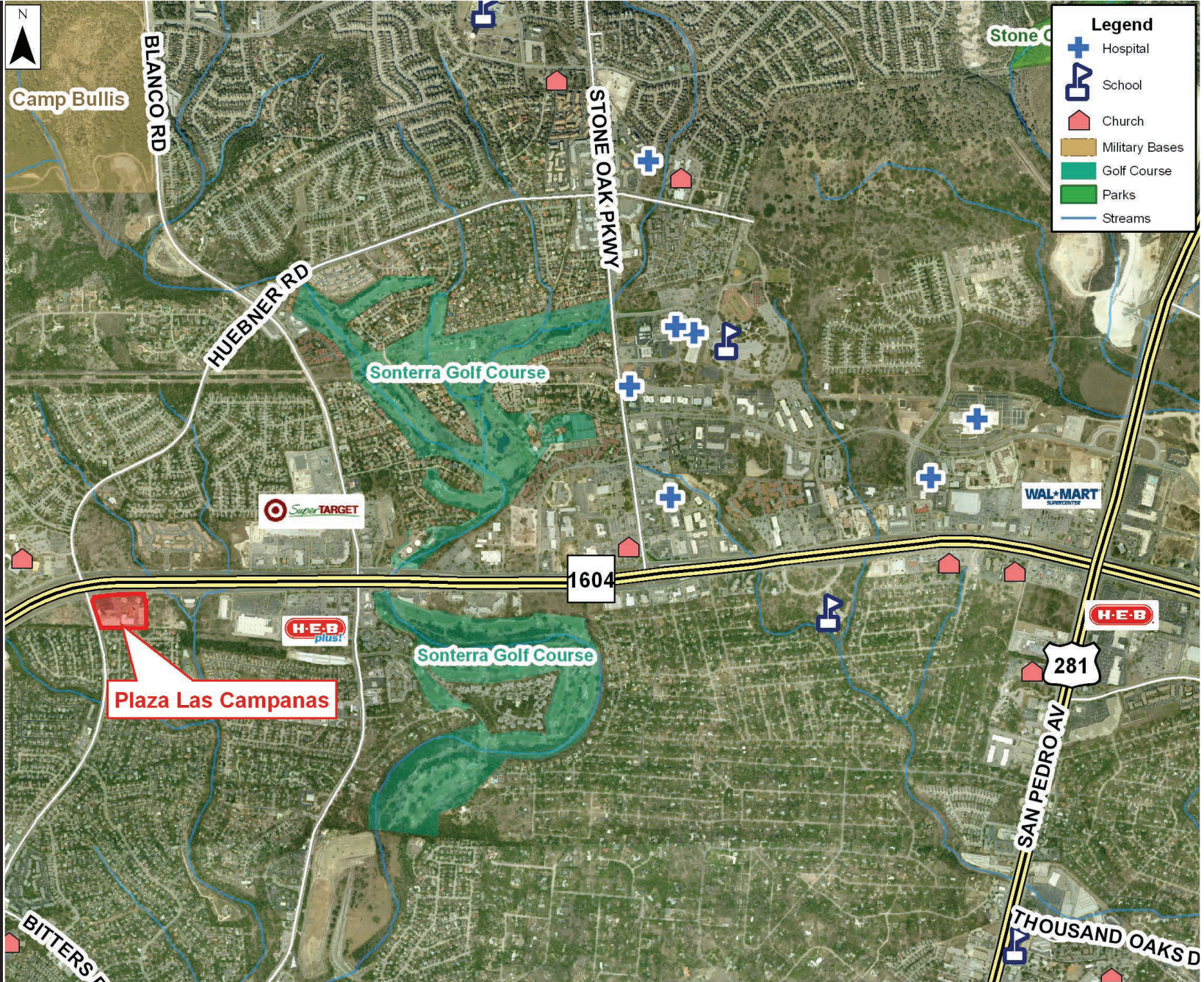
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Aerial Map



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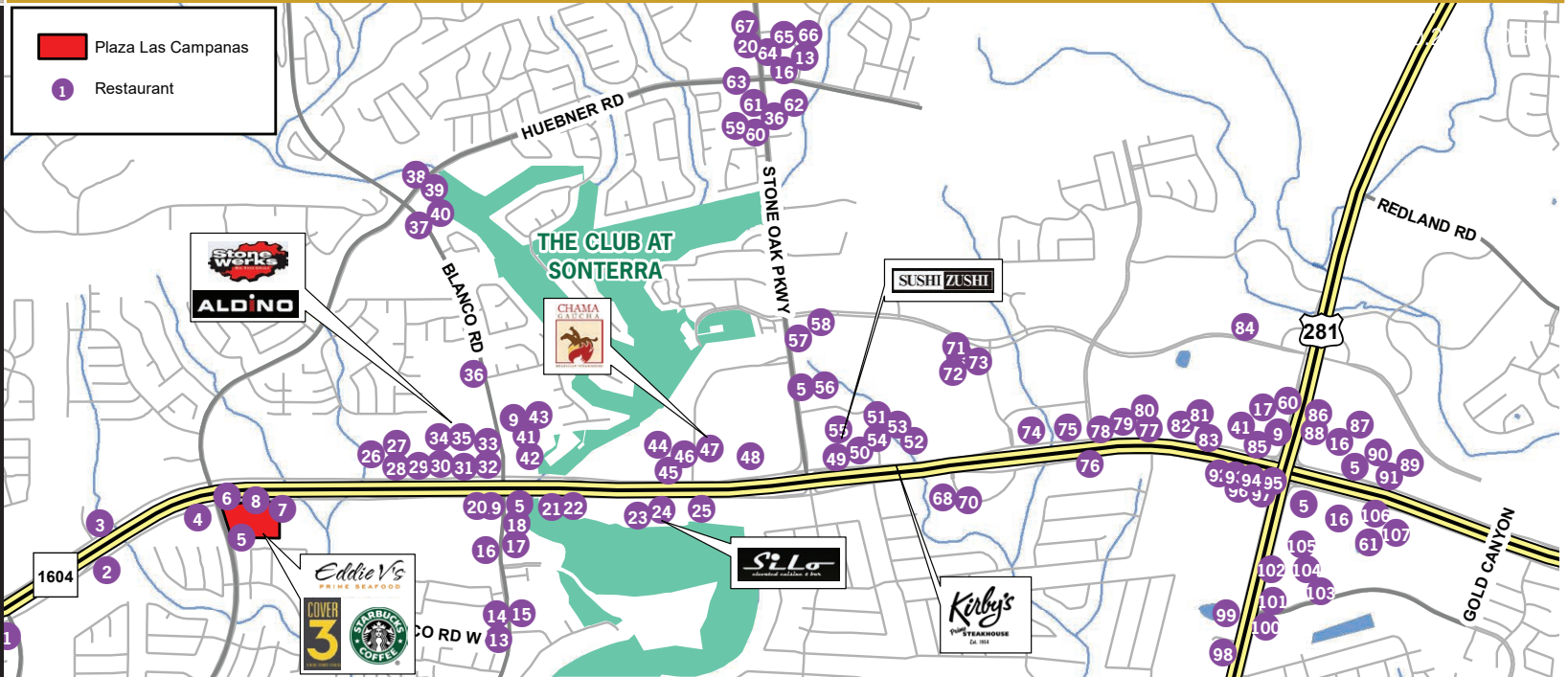
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Area Restaurants



- | | | | | |
|---------------------------------------|--|--|-----------------------------------|---------------------------|
| 1. Papa John's Pizza | 23. Costa Pacifica | 44. Michin Grill Kitchen & Tequila Bar | 65. India Taj Palace Restaurant | 89. Main Event |
| 2. Galpão Gaucho Brazilian Steakhouse | 24. SILO | 45. Zoës Kitchen | 66. 3 Amigos | 90. Sam's Boat |
| 3. Big'z Burger Joint | 25. Eggspectation | 46. Tarka Indian Kitchen | 67. Royal Pizza | 91. Genghis Grill |
| 4. Burger King | 26. MOD Pizza | 47. Chama Gaúcha Brazilian Steakhouse | 68. Clear Springs Cafe | 92. Schlotzsky's |
| 5. Starbucks | 27. J-Prime Steakhouse | 48. Buffalo Wings & Rings | 69. Kumori Sushi & Teppanyaki | 93. IHOP |
| 6. Edison Experiment | 28. Applebee's | 49. Sushi Zushi | 70. Little Woodrow's | 94. Taco Bell/KFC |
| 7. COVER 3 | 29. Pasha Mediterranean Grill | 50. Mellow Mushroom | 71. First Watch - Sonterra | 95. Laguna Madre |
| 8. Eddie V's Prime Seafood | 30. Panera Bread | 51. River City Seafood & Grill | 72. The Draft Station at Sonterra | 96. Tequila Mexican Grill |
| 9. Whataburger | 31. Aldo at The Vineyard | 52. Kirby's Steakhouse | 73. Auden's Kitchen | 97. Bill Miller |
| 10. The Melting Pot | 32. Chipotle | 53. Mickey Mantle's Steakhouse | 74. WOW Cafe | 98. China Harbor |
| 11. Bush's Chicken | 33. Stone Werks Big Rock Grille | 54. Toro Kitchen + Bar | 75. Gorditas DoÁ±a Tota | 99. Red Lobster |
| 12. El Bucanero | 34. Sushishima Japanese | 55. Halo Lounge and Club | 76. Hoppy Monk | 100. Chili's |
| 13. Pizza Hut | 35. Demo's Greek Food | 56. Taipei | 77. Smoothie King | 101. Chuy's |
| 14. Longhorn Cafe | 36. Wendy's | 57. Luciano Neighborhood Pizzeria | 78. Brick House Tavern & Tap | 102. La Madeleine |
| 15. El Jalisco Grill & Cantina | 37. Sake Cafe | 58. Delicious Tamales | 79. Krispy Kreme | 103. Fonda Argentina |
| 16. Subway | 38. El Taco Grill | 59. Cool Cafe | 80. Jason's Deli | 104. Zio's |
| 17. McDonald's | 39. Quarters Japanese & Korean Bbq | 60. Heavenly Pho Vietnamese | 81. Hon machi | 105. Fish City Grill |
| 18. Popeyes Louisiana Kitchen | 40. Heavenly Pho Vietnamese | 61. Firehouse Subs | 82. Five Guys Burgers & Fries | 106. Red Robin |
| 19. Jim's Restaurant | 41. Chick-fil-A | 62. Izakaya Nin | 83. Chuck E Cheese | 107. Pei Wei |
| 20. Taco Cabana | 42. Luby's | 63. Le Peep Cafe | 84. Perico's | |
| 21. Delice Chocolatier & Patisserie | 43. Wahkee Chinese Seafood Restaurant | 64. Little Caesar's | 85. Las Palapas | |
| 22. Houlihan's | | | 86. Cake Art | |
| | | | 87. Pho Nguyen Restaurant | |
| | | | 88. Buffalo Wild Wings | |

Highlight indicates high-end restaurant

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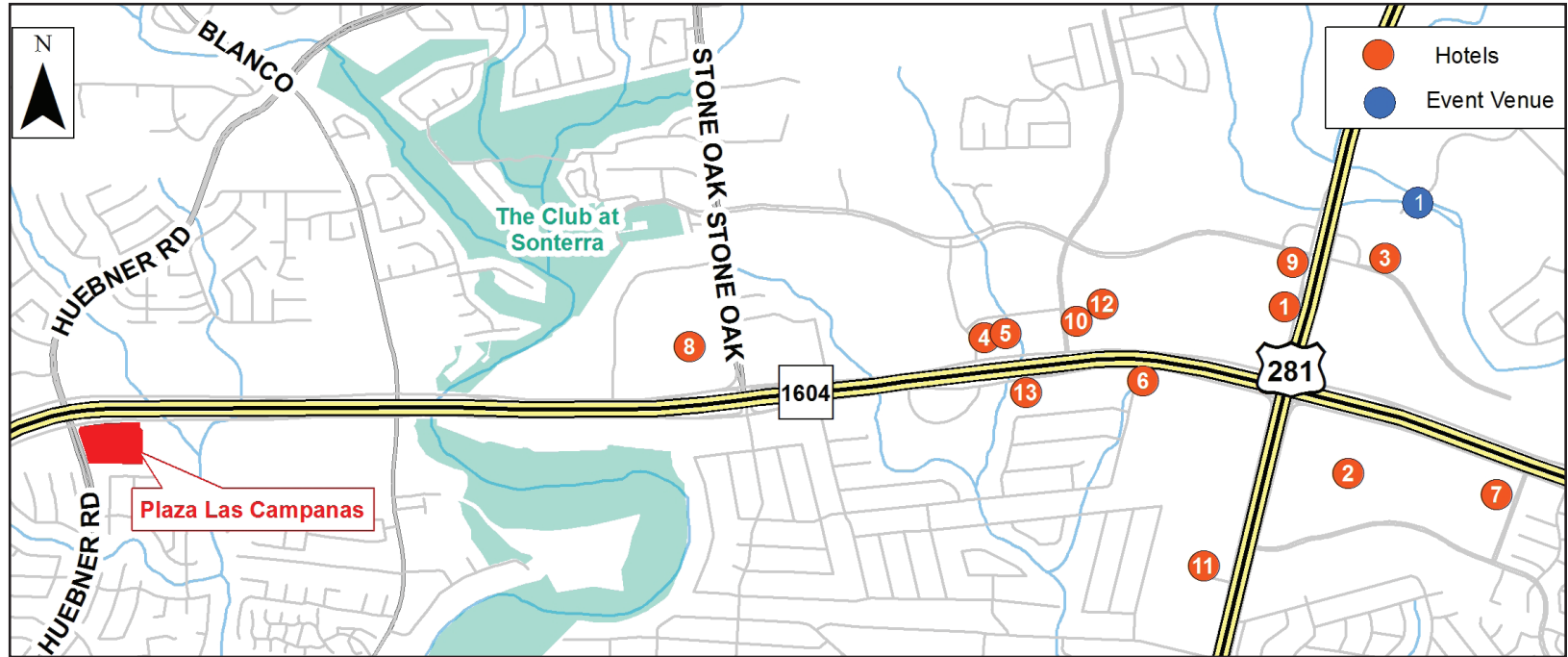
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Area Hotels & Resorts

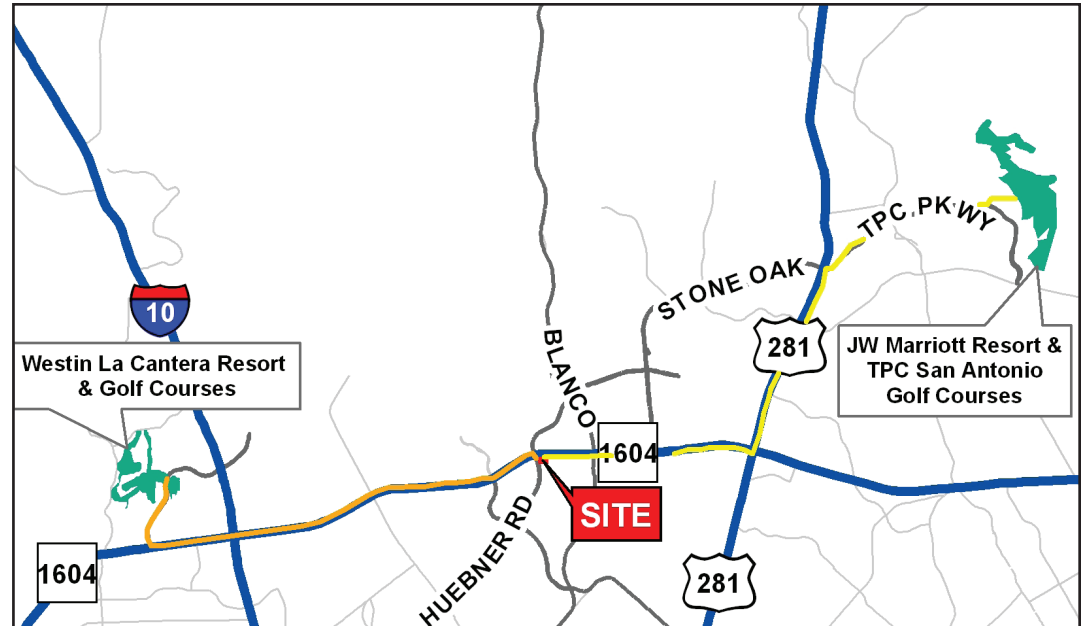


- 1. Best Western Hill Country Suites
- 2. Comfort Suites
- 3. Courtyard Marriott
- 4. Drury Inn & Suites
- 5. Drury Plaza Hotel
- 6. Fairfield Inn & Suites
- 7. Hampton Inn
- 8. Homewood Suites
- 9. Hyatt Place
- 10. La Quinta Inn & Suites
- 11. Quality Inn & Suites
- 12. Residence Inn Marriott
- 13. Staybridge Suites

- 1. Noah's Event Venue

Route from Brasserie Pavil to the Westin La Cantera Resort: 10 minutes or 6.87 miles.

Route from Brasserie Pavil to the JW Marriott Resort: 17 minutes or 9.85 miles.



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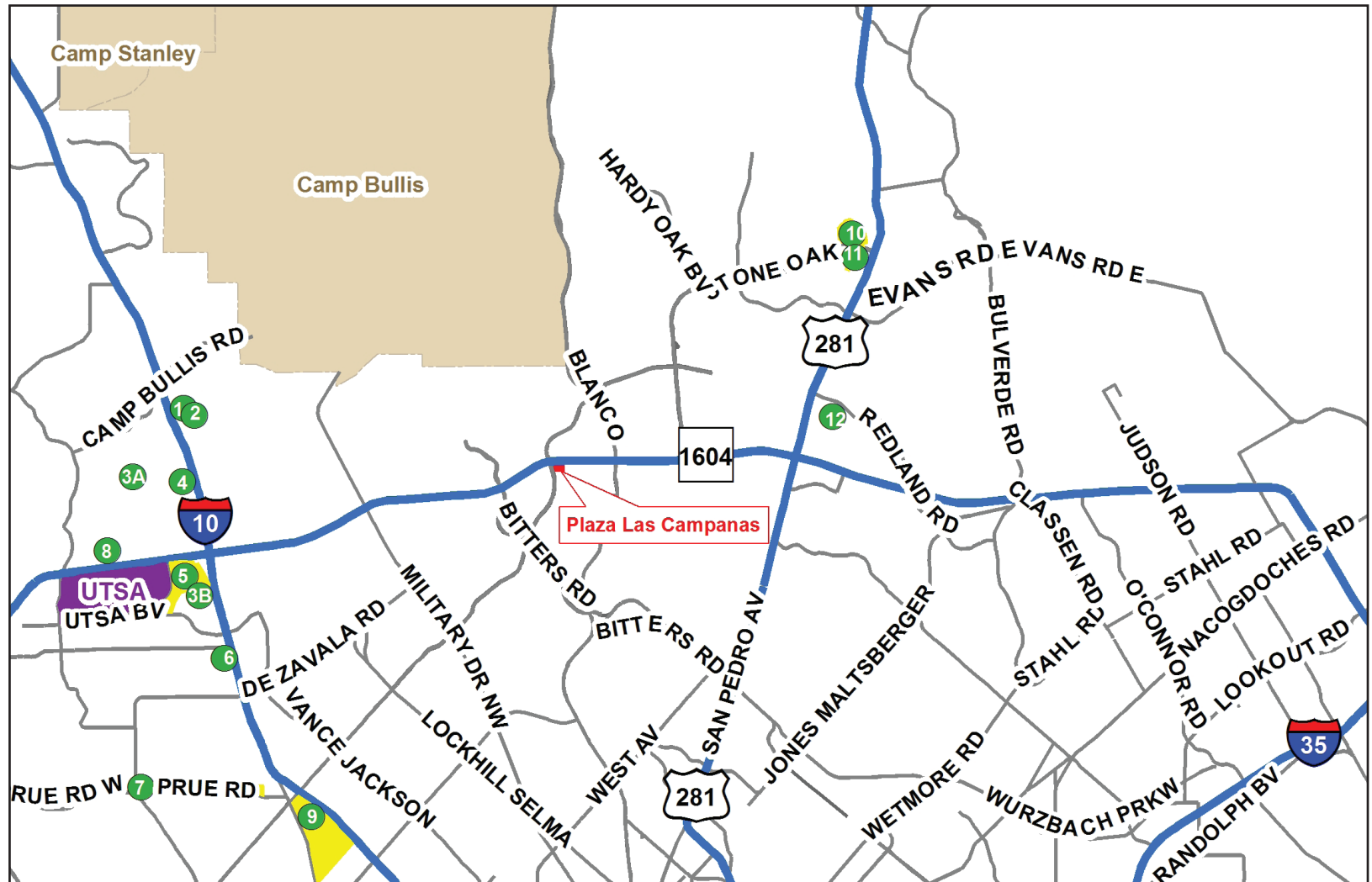
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Area Major Employers



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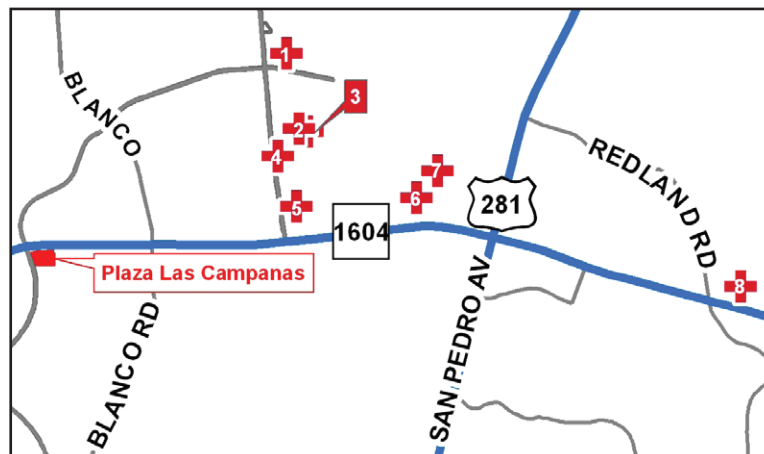
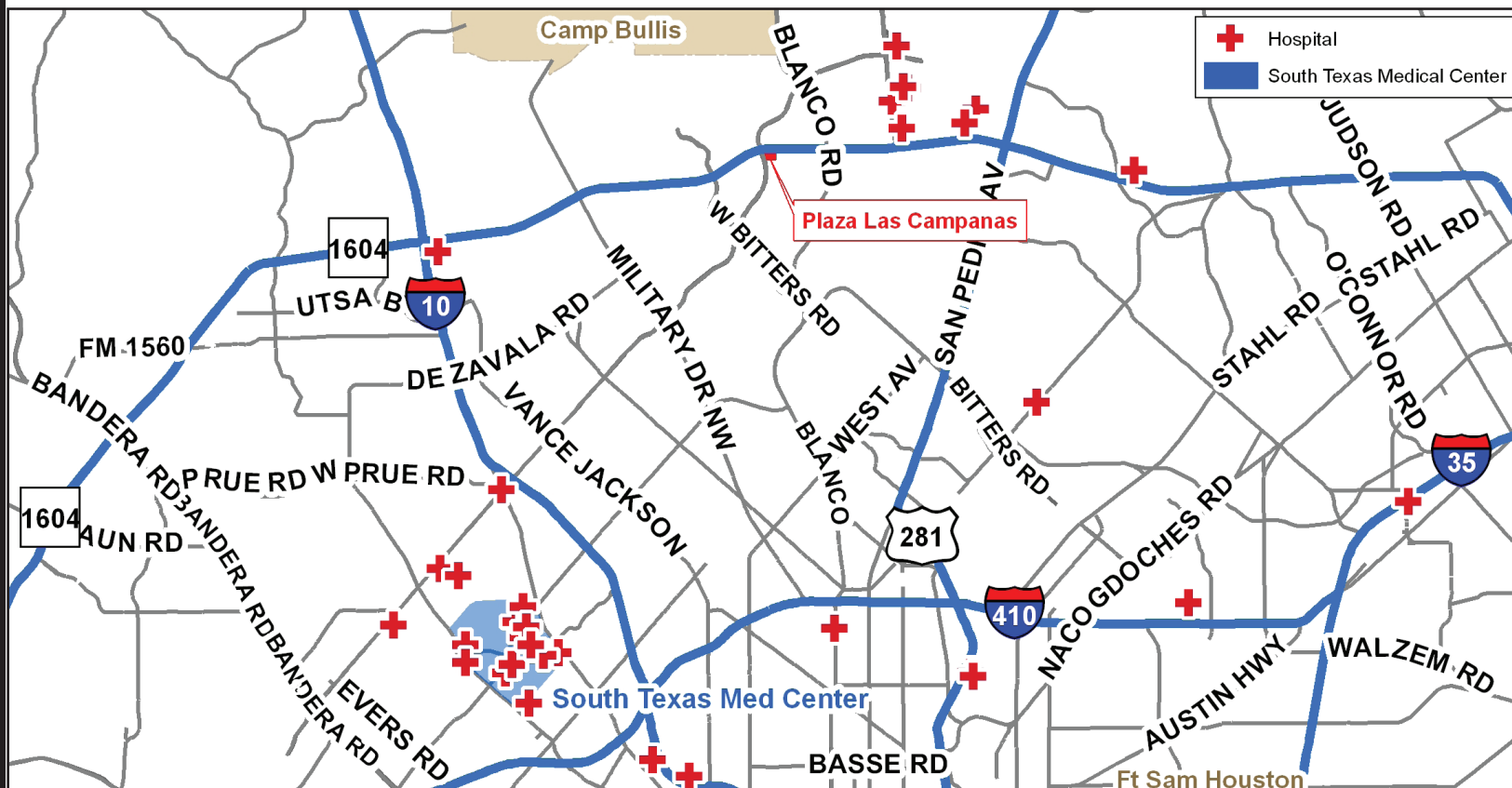
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- | | |
|---|---|
| 1. NuStar Energy - 1,600 employees | 7. Accenture - 500 employees |
| 2. Medtronic - 900 employees | 8. Harland Clarke - 3,100 employees |
| 3A & 3B Security Service Federal Credit Union - 1,087 employees | 9. USAA - 15,000 employees |
| 4. Six Flags Fiesta Texas - 3,000 employees | 10. JPMorgan Chase (Retail Operations Center) - 4,300 employees |
| 5. Valero Energy Corporation - 2,000 employees | 11. iHeart Radio - 2,800 employees |
| 6. Acelyt - 2,068 employees | 12. Tesoro - 800 employees |

Source: The 2010, 2011 & 2012 Book of Lists, The San Antonio Business Journal.
Number of employees represent those that are employed in San Antonio only.



Area Hospitals



1. Global Rehab Hospital
2. North Central Baptist Hospital
3. Physicians Ambulatory Surgery Center IV
4. Methodist Ambulatory Surgery Center North Central
5. San Antonio Kidney Disease Center
6. The Spine Hospital of South Texas
7. Methodist Stone Oak Hospital
8. Laurel Ridge Hospital

14 minute drive time (8.61 miles) to South Texas Medical Center via Huebner Rd/Babcock Rd.

6 minute drive time (2.95 miles) to North Central Baptist Hospital via Loop 1604/Stone Oak Pkwy.

7 minute drive time (3.61 miles) to Methodist Stone Oak Hospital via Loop 1604/Stone Oak Pkwy/E Sonterra Blvd

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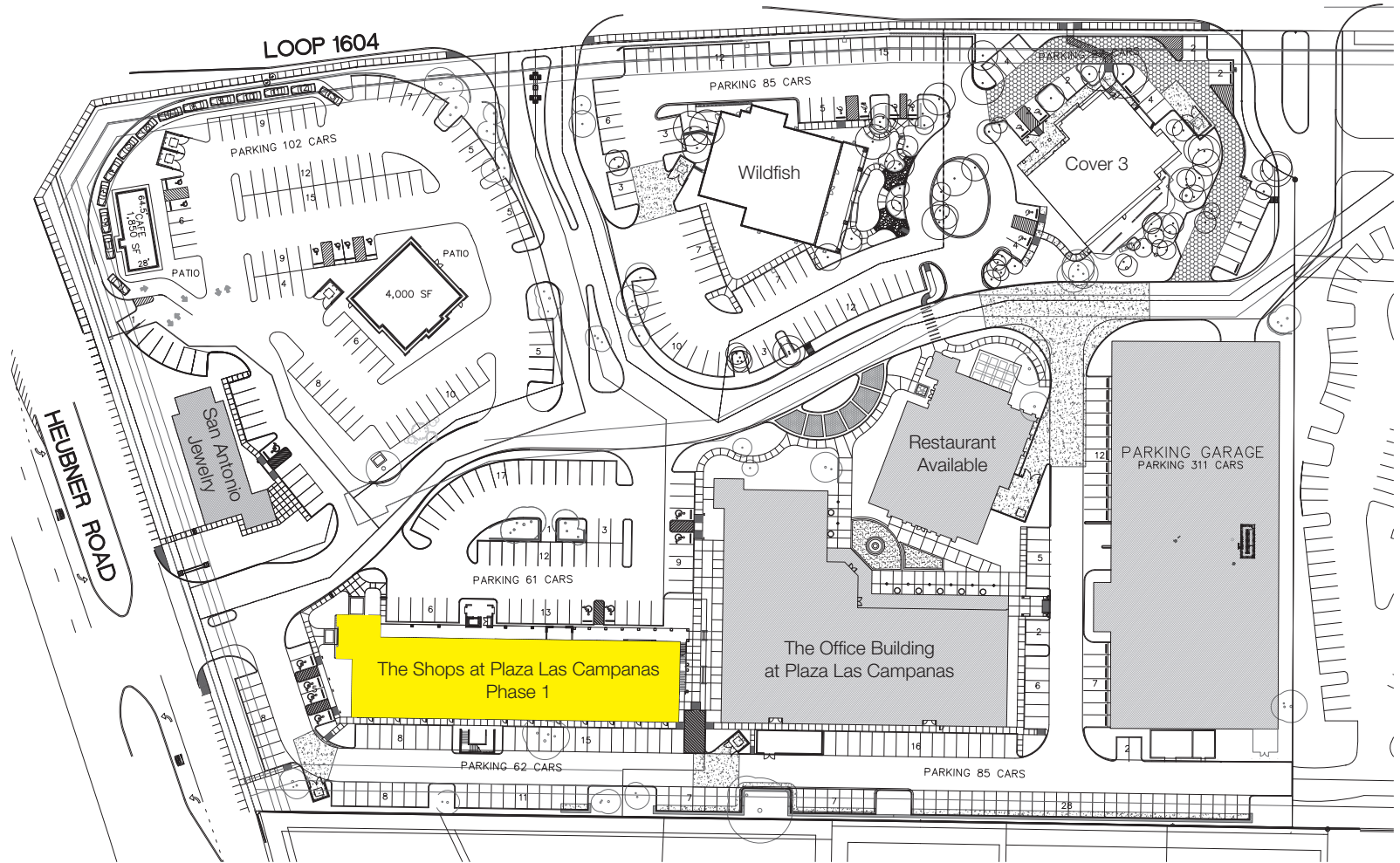
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Site Plan - Plaza Las Campanas



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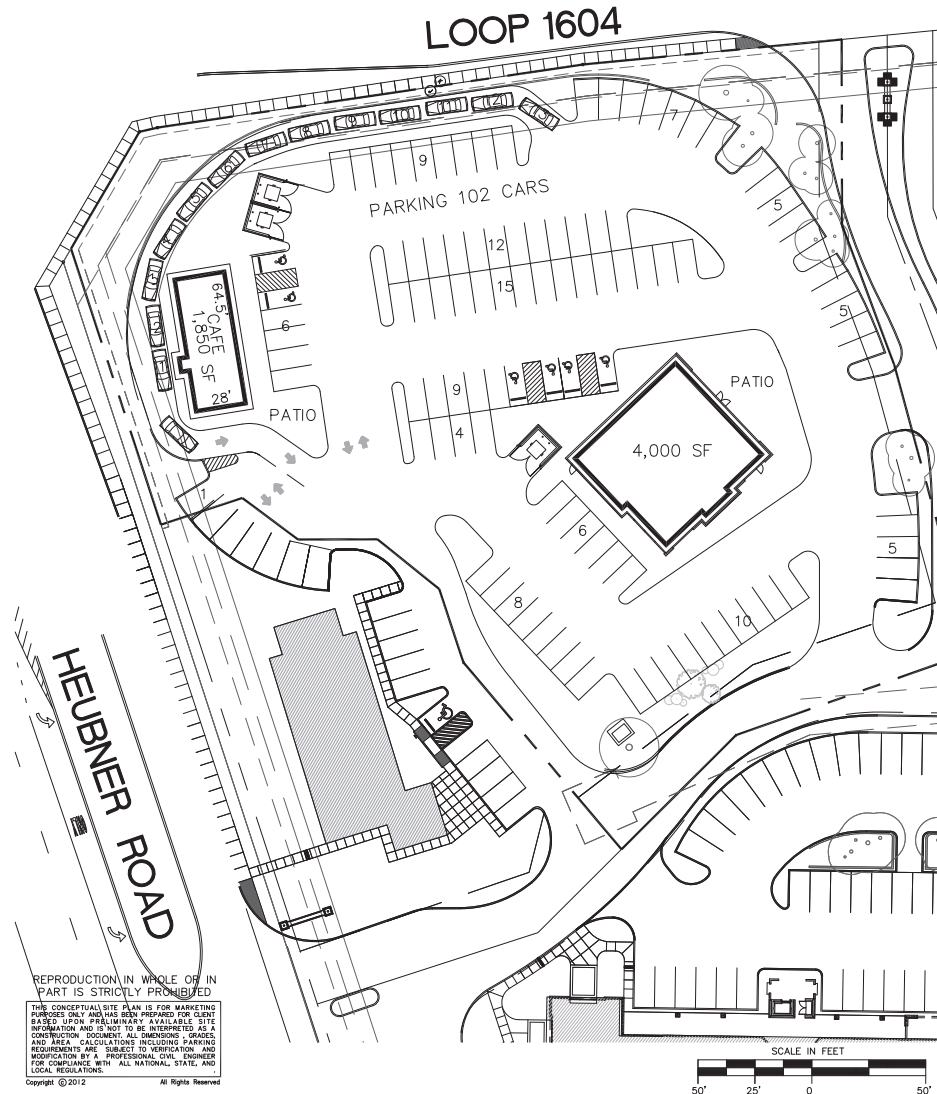
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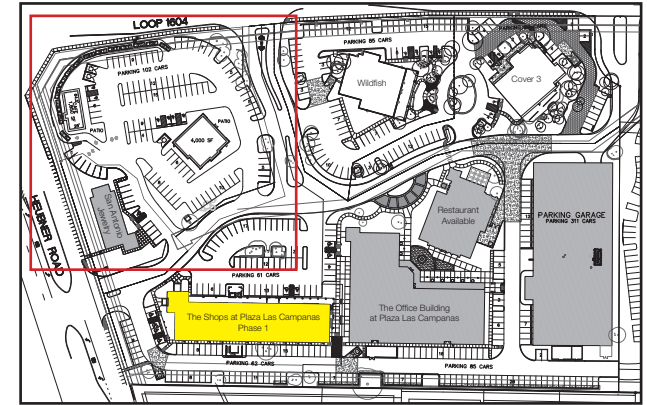
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Site Plan - Proposed Building D



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Proposed free-standing building

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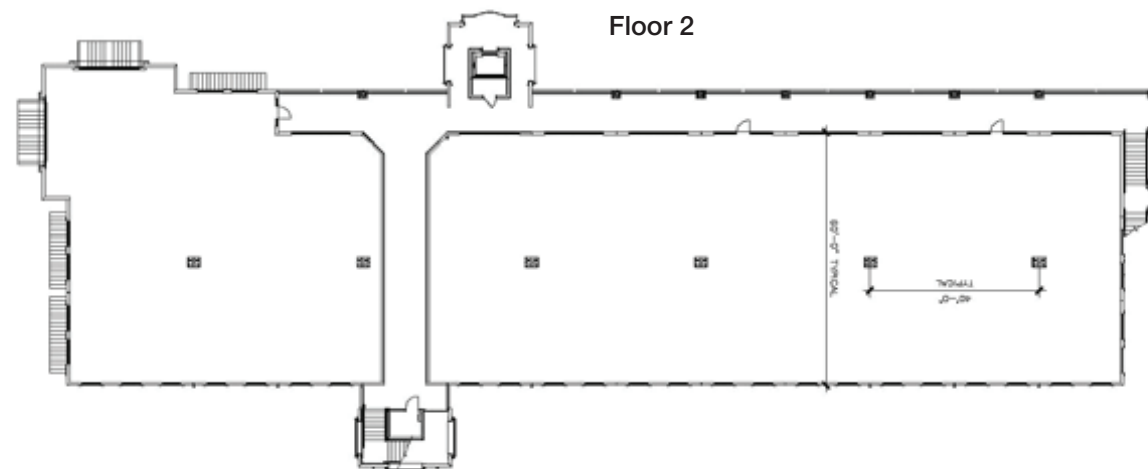
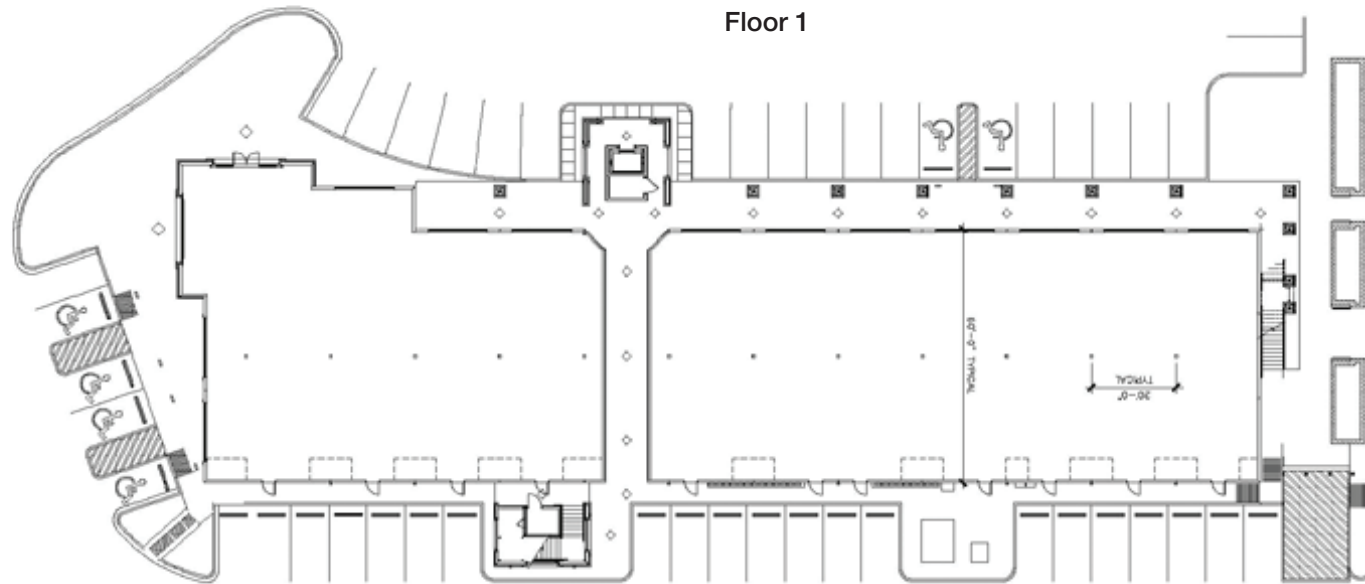
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Site Plan - Phase 1



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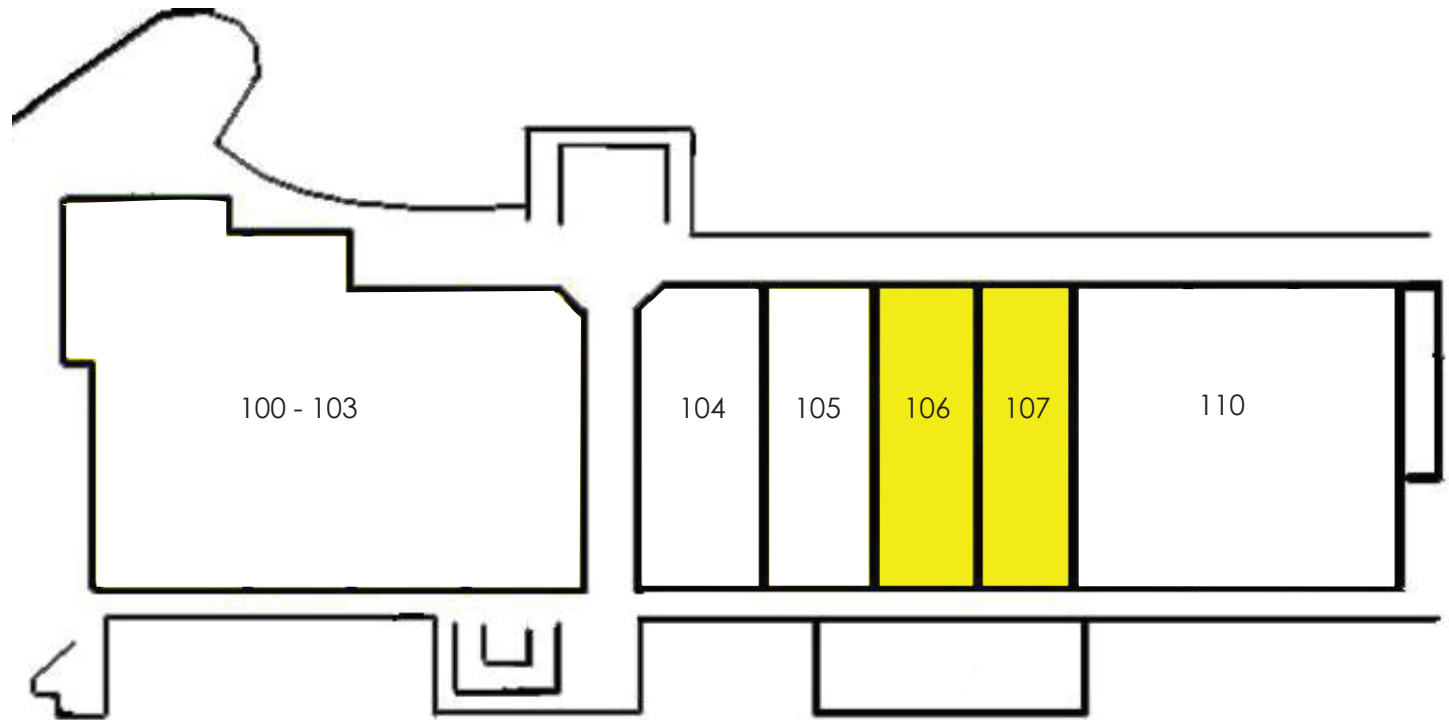
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Floor Plan - Phase 1, Floor 1



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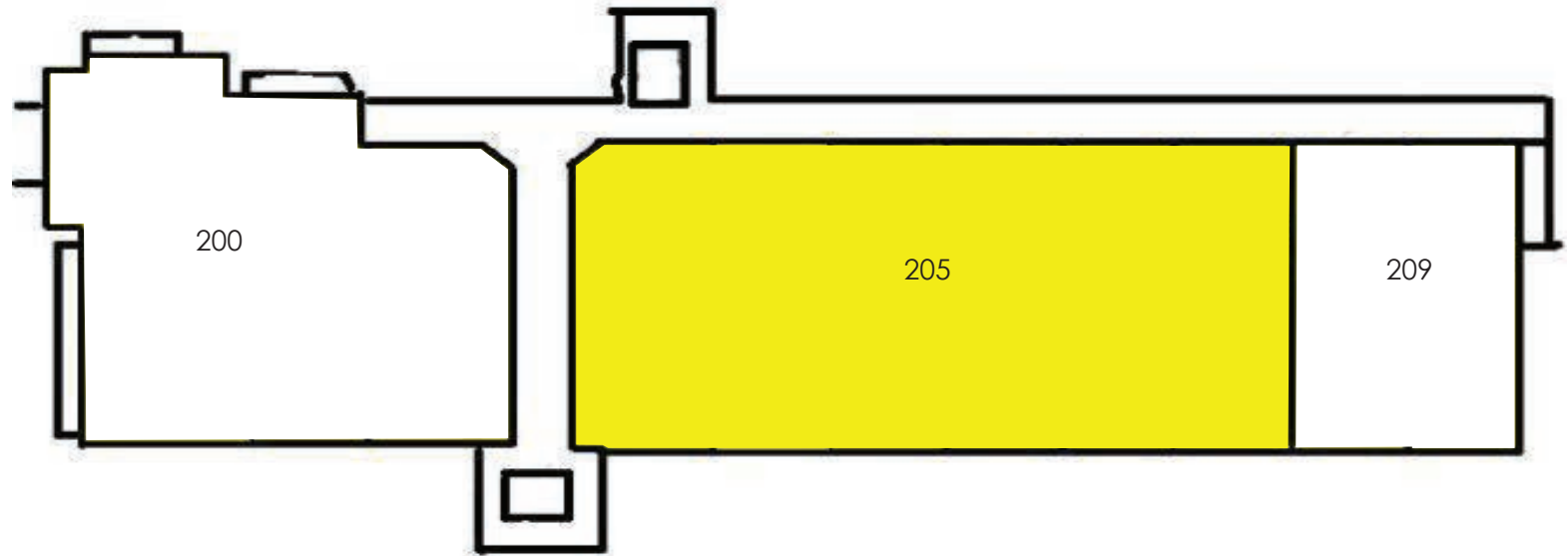
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<u>SUITE</u>	<u>TENANT</u>	<u>SQFT</u>
100	FIRST AMERICAN TITLE	
101	FIRST AMERICAN TITLE	
102	FIRST AMERICAN TITLE	
103	FIRST AMERICAN TITLE	
104	THE SHARD STUDIO	
105	VOGE BOUTIQUE	
106	AVAILABLE	1,200
107	AVAILABLE	1,200
110	THE EDISON EXPERIMENT	

 = AVAILABLE



Floor Plan - Phase 1, Floor 2



<u>SUITE</u>	<u>TENANT</u>	<u>SQFT</u>
200	Chesmar Homes	
205	AVAILABLE	7,064
209	Chesmar Homes	

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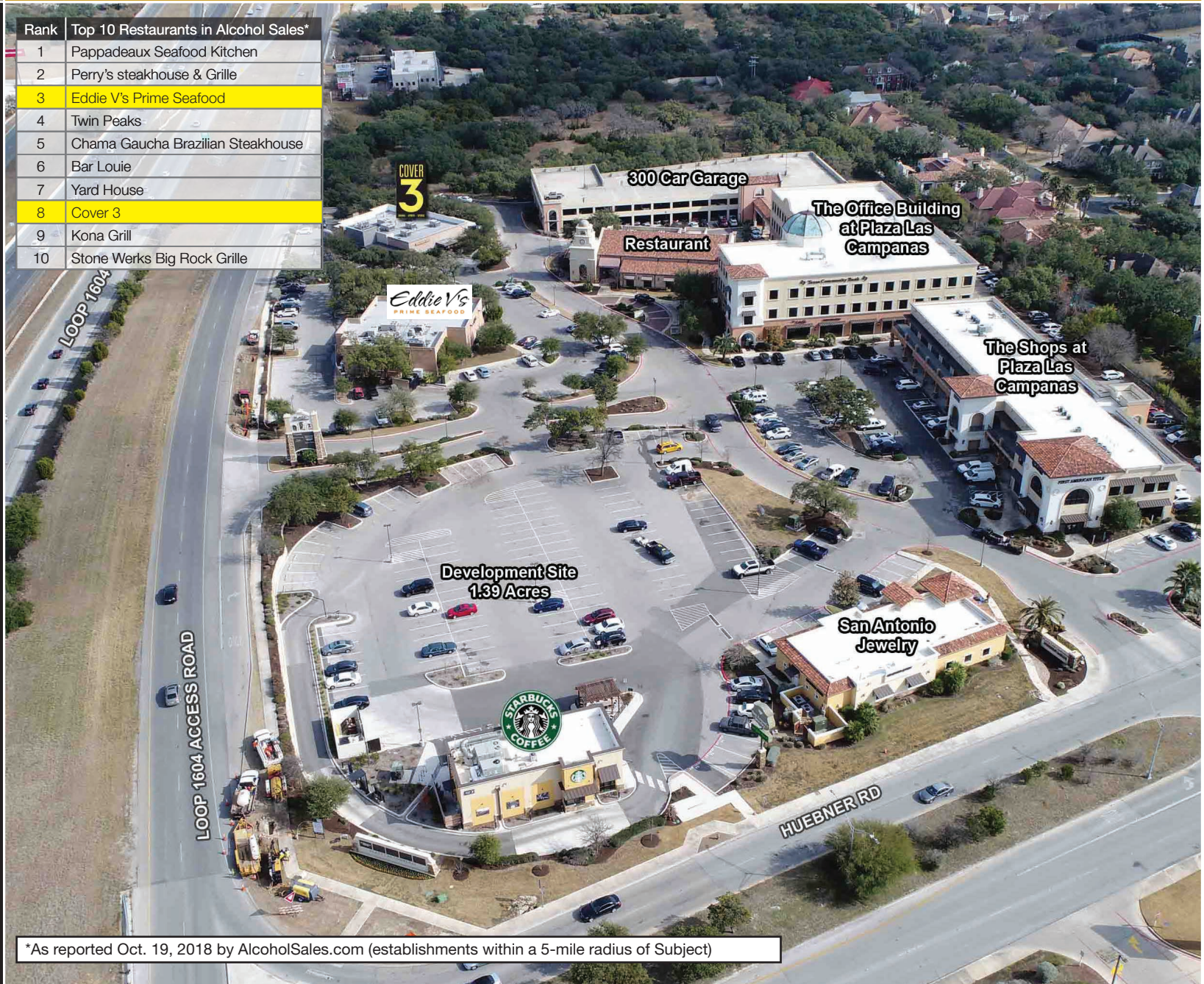
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Oblique Aerial Photo

Rank	Top 10 Restaurants in Alcohol Sales*
1	Pappadeaux Seafood Kitchen
2	Perry's steakhouse & Grille
3	Eddie V's Prime Seafood
4	Twin Peaks
5	Chama Gaucha Brazilian Steakhouse
6	Bar Louie
7	Yard House
8	Cover 3
9	Kona Grill
10	Stone Werks Big Rock Grille



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*As reported Oct. 19, 2018 by AlcoholSales.com (establishments within a 5-mile radius of Subject)



Photos



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Property Summary

Description

Plaza Las Campanas captures the flavor of a small Mexican village. With its courtyard intimate setting and Mexican colonial architecture, Plaza Las Campanas is an architectural landmark and a destination location in San Antonio.

This award winning 170,000 SF mixed-use project offers office, retail and fine dining for users in a unique environment in San Antonio's growing far north central suburban market.

Phase I

Location

1846 N. Loop 1604 West, San Antonio, TX 78248
SE corner of Loop 1604 and Huebner Road

Facility

- Attractive exterior design
- Second-story opportunities to create storefront office options for enhanced visibility of neighborhood professionals, such as dentists, orthodontists, travel agencies, insurance agents, etc.
- Ample surface parking with a 1:300 parking ratio

Size

- 30,446 gross square feet
- 1st floor retail - 3,888 sf available
- 2nd story storefront office - 2,824 sf available

Zoning

C-2 ERZD

Use

- High-end 1st floor retail
- 2nd story storefront office for medical professionals and neighborhood businesses

Plaza Las Campanas Tenants

- Starbucks
- The Oasis Salon & Spa Suites
- Texas Community Bank
- The Edison Experiment
- Flatrock Energy Advisors
- Southern Wealth Management
- Eagle Applied Sciences
- Sanchez Oil & Gas
- Higginbotham
- First American Title Insurance
- Voge Boutique
- Chesmar Homes
- San Antonio Jewelry
- Eddie V's Prime Seafood
- Cover 3

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Market Summary

Benefits

- Ample parking available including three level structured parking garage and overall 1:300 parking ratio
- Valet drop-off
- Full service retail bank on site
- Located at the epicenter of San Antonio's major growth
- Fountain/plaza adjacent to the office building
- Great location fronting Loop 1604
- Situated on the dynamic intersection of Huebner Road and North Loop 1604 West
- Located along Huebner Road, a major thoroughfare that connects an astounding number of gated residential communities and runs from the South Texas Medical Center into Stone Oak/PGA Village
- Accessible to the South Texas & Stone Oak Medical Center areas
- Unique location draws from Boerne, South Texas Medical Center and Stone Oak
- Home to two of the finest restaurants in San Antonio including Wildfish Seafood Grille and Cover 3
- Wildfish was recently acquired by Darden, the world's largest full-service restaurant company
- Use of "functional bells" and custom painted Mexican tiles throughout the project to express the theme of the development as "the location that resonates"
- Distinctive exterior pylon signage available
- Prestigious client base & unique tenant mix
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions

- Residential community prices range from \$300,000 to several million dollars
- Exceptional demographic profile
- Population has more than doubled within a 5-mile radius, more than tripled within a 3-mile radius and increased 551% within a 1-mile radius since 1990
- Near two of San Antonio's largest and strongest Texas Education Agency recognized school districts, with 17 elementary schools, 4 middle schools and 4 high schools
- Over 15 "mega" churches in the surrounding community
- Great shopping with all major retailers, recreation and fitness centers located in close proximity to the site
- Large selection of fine dining options as well as casual and fast food choices nearby
- San Antonio hospitality industry is supported by 40,000 hotel rooms
- There are 29,852 employers with over 360,700 employees within a ten mile radius
- Six major hospitals located within five miles; complimented by 20 medical office buildings
- Area golf courses include 8 existing facilities and the new PGA resort

Traffic Counts:

Loop 1604 & Huebner; 112,593 vpd (2014)

Source: TxDOT Statewide Planning Map

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Quote Sheet - Phase 1

Square Footage Available	Largest Available Area	7,064
	Largest Contiguous Area	7,064
	Smallest Available Space	1,200
	Smallest Divisible Area	1,200

Base Rental 1st Floor Retail
 \$26.50 - \$28.50 per square foot annually

2nd Floor Retail
 \$20.00 - \$22.00 per square foot annually

(Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)

First Month's Rental Due upon execution of lease document by Tenant

Triple Net Estimated at \$10.59 per square foot annually (at full occupancy)

Term Five (5) years to ten (10) (typical)

Improvements 1st Floor Retail: \$20.00 per square foot
 2nd Floor Retail: \$25.00 per square foot

Pylon Signage \$200 per month per panel (limited opportunities available)

Deposit Equal to one (1) month's Base Rental (typical)

Financial Information Required prior to submission of lease document by Landlord

Parking Ample surface parking available

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative(s).

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

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San Antonio Overview

Largest U.S. Cities

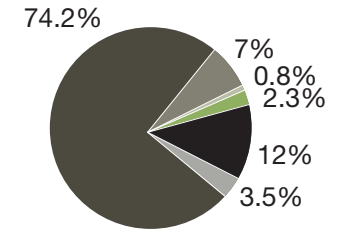
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

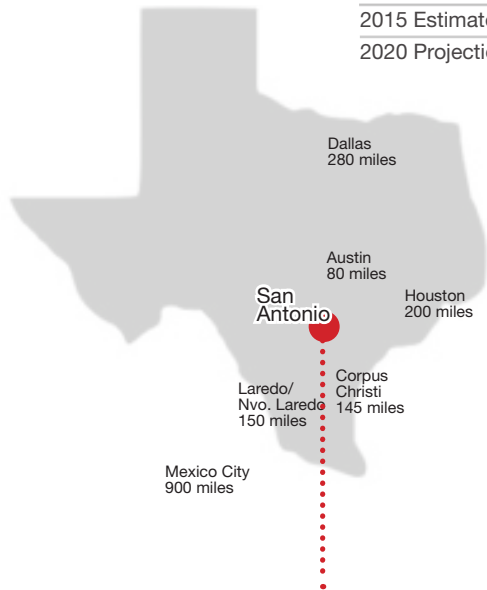
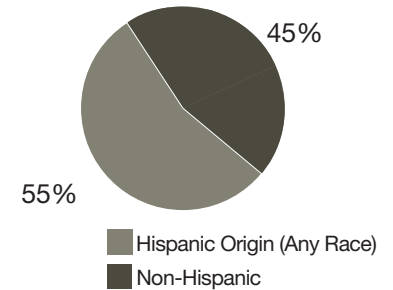
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2015 Estimate	2,318,052	34.8	829,834
2020 Projection	2,524,054	35.6	906,792

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2015 Estimate	\$72,664	\$52,913	\$26,383
2020 Projection	\$82,673	\$60,771	\$30,048

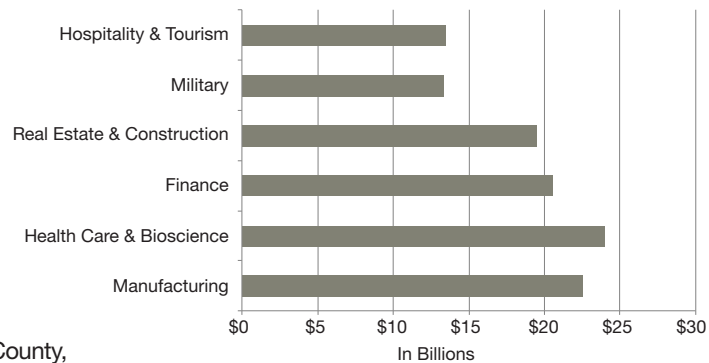
Ethnicity



- Black Alone
- American Indian Alone
- Asian Alone
- Some Other Race Alone
- Two or More Races
- White Alone



Major Industries



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	13
2	Tesoro Corp	77
3	USAA	122
4	CST Brands, Inc	277
5	iHeart Media	429
6	NuStar Energy	741

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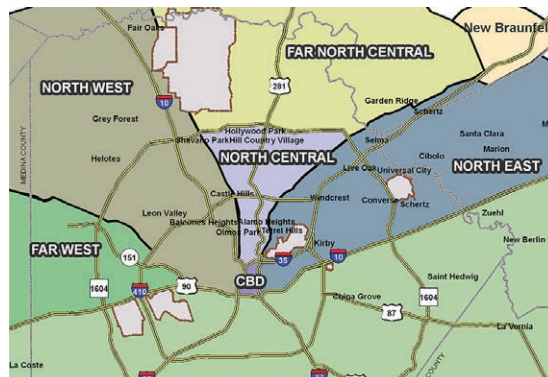
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Stone Oak Area Overview

- Situated in the rolling plains of the Texas Hill Country in the northern suburbs of San Antonio
- With a residential concentration of more than fifty subdivisions, Stone Oak is a vibrant, fully self-sustaining community which serves as the centerpiece of the sprawling Far North sector
- The Far North Central submarket was recently ranked #9 among the nation's Top 10 Busiest Multi-Family Submarkets, according to Property Management Insider
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Known for having some of the top schools and largest mega-churches in San Antonio
- Conveniently located near the crossroads of Loop 1604 & US 281 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center
- Served by a maturing medical hub anchored by North Central Baptist Hospital and Stone Oak Methodist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Tesoro Headquarters, NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Schlumberger, and other oil & gas companies
- Other major area employers include Clear Channel Media/iHeart Radio, CST Brands and Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
- Area recreational facilities include the newly opened Top Golf along with Six Flags Fiesta Texas, Sonterra Country Club, Lifetime Fitness, Gold's Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the fall semester 2015, there were more than 28,787 students enrolled at nearby UTSA
- REOC San Antonio tracks more than 5.3 million square feet of retail lease space in the Far North sector along with nearly 3.1 million square feet of multi-tenant office lease space in addition to roughly 1.2 million square feet of medical-only office space.

San Antonio Office Market Third Quarter 2017	# of Bldgs	Inventory (SF)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Direct Quarterly Net Absorption (SF)	YTD Direct Net Absorption (SF)	Average Quoted Rent	YTD Total SF Completed	Under Construction
Far North Central	68	3,112,621	379,598	12.2%	31,649	58,036	\$29.15	22,299	0
A	15	1,766,053	197,672	11.2%	49,106	71,156	\$30.74		
B	53	1,346,568	181,926	13.5%	(17,457)	(13,120)	\$26.82	22,299	



San Antonio Retail Market Third Quarter 2017	# of Bldgs	Inventory (SF)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Direct Quarterly Absorption	Direct YTD Absorption	Average Quoted Rental Rate	Under Construction
Far North Central	69	4,672,973	392,456	8.4%	(893)	9,789	\$23.29	23,091
Regional Ctr	0						N/A	
Community Ctr	12	1,502,000	115,874	7.7%	(2,533)	14,358	\$20.39	
Strip Ctr	24	412,549	36,574	8.9%	241	(11,764)	\$20.00	23,091
Neighborhood Ctr	28	1,032,435	146,578	14.2%	(4,845)	985	\$22.28	
Power Ctr	5	1,725,989	93,430	5.4%	6,244	6,210	\$25.33	

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Demographics: 1-Mile

Summary	Census 2010		2017		2022	
Population	10,233		11,027		11,711	
Households	3,989		4,250		4,493	
Families	2,819		2,944		3,083	
Average Household Size	2.57		2.59		2.61	
Owner Occupied Housing Units	2,888		2,921		3,060	
Renter Occupied Housing Units	1,101		1,328		1,433	
Median Age	39.5		40.1		39.2	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.21%		1.67%		0.83%	
Households	1.12%		1.63%		0.79%	
Families	0.93%		1.58%		0.71%	
Owner HHS	0.93%		1.58%		0.72%	
Median Household Income	1.25%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	121	2.8%	124	2.8%		
\$15,000 - \$24,999	94	2.2%	86	1.9%		
\$25,000 - \$34,999	127	3.0%	108	2.4%		
\$35,000 - \$49,999	191	4.5%	166	3.7%		
\$50,000 - \$74,999	514	12.1%	485	10.8%		
\$75,000 - \$99,999	494	11.6%	519	11.6%		
\$100,000 - \$149,999	823	19.4%	895	19.9%		
\$150,000 - \$199,999	629	14.8%	675	15.0%		
\$200,000+	1,256	29.6%	1,436	32.0%		
Median Household Income	\$131,206		\$139,632			
Average Household Income	\$175,863		\$192,428			
Per Capita Income	\$68,100		\$74,242			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	566	5.5%	561	5.1%	616	5.3%
5 - 9	796	7.8%	764	6.9%	761	6.5%
10 - 14	834	8.1%	851	7.7%	829	7.1%
15 - 19	716	7.0%	727	6.6%	739	6.3%
20 - 24	500	4.9%	628	5.7%	535	4.6%
25 - 34	1,036	10.1%	1,294	11.7%	1,716	14.7%
35 - 44	1,645	16.1%	1,473	13.4%	1,578	13.5%
45 - 54	1,818	17.8%	1,731	15.7%	1,644	14.0%
55 - 64	1,378	13.5%	1,513	13.7%	1,472	12.6%
65 - 74	609	6.0%	1,010	9.2%	1,173	10.0%
75 - 84	268	2.6%	363	3.3%	518	4.4%
85+	69	0.7%	112	1.0%	130	1.1%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,998	87.9%	9,440	85.6%	9,821	83.9%
Black Alone	255	2.5%	309	2.8%	351	3.0%
American Indian Alone	25	0.2%	28	0.3%	30	0.3%
Asian Alone	534	5.2%	724	6.6%	907	7.7%
Pacific Islander Alone	6	0.1%	7	0.1%	8	0.1%
Some Other Race Alone	196	1.9%	238	2.2%	262	2.2%
Two or More Races	219	2.1%	283	2.6%	332	2.8%
Hispanic Origin (Any Race)	2,339	22.9%	2,822	25.6%	3,236	27.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 3-Mile

Summary	Census 2010		2017		2022	
Population	61,306		66,534		71,254	
Households	24,359		26,168		27,990	
Families	16,729		17,839		18,957	
Average Household Size	2.50		2.53		2.53	
Owner Occupied Housing Units	16,622		17,139		18,226	
Renter Occupied Housing Units	7,737		9,029		9,765	
Median Age	38.6		39.9		39.7	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.38%		1.67%		0.83%	
Households	1.36%		1.63%		0.79%	
Families	1.22%		1.58%		0.71%	
Owner HHs	1.24%		1.58%		0.72%	
Median Household Income	1.38%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	746	2.9%	751	2.7%		
\$15,000 - \$24,999	1,070	4.1%	991	3.5%		
\$25,000 - \$34,999	1,149	4.4%	1,013	3.6%		
\$35,000 - \$49,999	2,166	8.3%	1,933	6.9%		
\$50,000 - \$74,999	3,489	13.3%	3,365	12.0%		
\$75,000 - \$99,999	3,132	12.0%	3,355	12.0%		
\$100,000 - \$149,999	5,239	20.0%	5,928	21.2%		
\$150,000 - \$199,999	3,736	14.3%	4,264	15.2%		
\$200,000+	5,440	20.8%	6,390	22.8%		
Median Household Income	\$109,090		\$116,820			
Average Household Income	\$147,927		\$163,805			
Per Capita Income	\$57,979		\$64,008			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,408	5.6%	3,431	5.2%	3,792	5.3%
5 - 9	4,402	7.2%	4,079	6.1%	4,159	5.8%
10 - 14	4,742	7.7%	4,719	7.1%	4,523	6.3%
15 - 19	4,162	6.8%	4,303	6.5%	4,264	6.0%
20 - 24	3,511	5.7%	3,833	5.8%	3,632	5.1%
25 - 34	7,244	11.8%	8,664	13.0%	10,368	14.6%
35 - 44	9,254	15.1%	8,915	13.4%	10,047	14.1%
45 - 54	9,929	16.2%	9,689	14.6%	9,419	13.2%
55 - 64	7,825	12.8%	9,105	13.7%	9,227	12.9%
65 - 74	3,897	6.4%	5,987	9.0%	7,131	10.0%
75 - 84	2,074	3.4%	2,648	4.0%	3,419	4.8%
85+	857	1.4%	1,162	1.7%	1,273	1.8%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,570	85.7%	55,531	83.5%	58,302	81.8%
Black Alone	1,780	2.9%	2,111	3.2%	2,396	3.4%
American Indian Alone	199	0.3%	231	0.3%	258	0.4%
Asian Alone	3,052	5.0%	4,114	6.2%	5,162	7.2%
Pacific Islander Alone	48	0.1%	58	0.1%	73	0.1%
Some Other Race Alone	2,080	3.4%	2,501	3.8%	2,750	3.9%
Two or More Races	1,578	2.6%	1,987	3.0%	2,312	3.2%
Hispanic Origin (Any Race)	17,290	28.2%	20,646	31.0%	23,623	33.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 5-Mile

Summary	Census 2010		2017		2022	
Population	167,652		188,468		203,045	
Households	70,727		78,716		84,636	
Families	44,283		48,697		52,015	
Average Household Size	2.36		2.39		2.39	
Owner Occupied Housing Units	40,985		43,071		45,952	
Renter Occupied Housing Units	29,742		35,645		38,684	
Median Age	37.1		37.8		37.9	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.50%		1.67%		0.83%	
Households	1.46%		1.63%		0.79%	
Families	1.33%		1.58%		0.71%	
Owner HHs	1.30%		1.58%		0.72%	
Median Household Income	2.19%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	3,988	5.1%	4,039	4.8%		
\$15,000 - \$24,999	4,976	6.3%	4,665	5.5%		
\$25,000 - \$34,999	5,868	7.5%	5,324	6.3%		
\$35,000 - \$49,999	8,629	11.0%	7,919	9.4%		
\$50,000 - \$74,999	12,635	16.1%	12,648	14.9%		
\$75,000 - \$99,999	9,613	12.2%	10,813	12.8%		
\$100,000 - \$149,999	14,178	18.0%	16,808	19.9%		
\$150,000 - \$199,999	8,172	10.4%	9,653	11.4%		
\$200,000+	10,658	13.5%	12,768	15.1%		
Median Household Income	\$82,033		\$91,431			
Average Household Income	\$116,479		\$130,295			
Per Capita Income	\$48,475		\$54,071			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,644	5.8%	10,095	5.4%	11,221	5.5%
5 - 9	10,820	6.5%	10,986	5.8%	11,332	5.6%
10 - 14	11,759	7.0%	11,888	6.3%	11,772	5.8%
15 - 19	10,826	6.5%	11,438	6.1%	11,243	5.5%
20 - 24	12,189	7.3%	13,234	7.0%	13,417	6.6%
25 - 34	23,688	14.1%	29,256	15.5%	33,752	16.6%
35 - 44	23,783	14.2%	25,397	13.5%	28,691	14.1%
45 - 54	25,543	15.2%	25,388	13.5%	24,841	12.2%
55 - 64	20,566	12.3%	23,764	12.6%	24,552	12.1%
65 - 74	10,936	6.5%	16,499	8.8%	19,144	9.4%
75 - 84	5,691	3.4%	7,463	4.0%	9,665	4.8%
85+	2,209	1.3%	3,061	1.6%	3,416	1.7%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	137,792	82.2%	150,505	79.9%	159,198	78.4%
Black Alone	6,933	4.1%	8,414	4.5%	9,498	4.7%
American Indian Alone	786	0.5%	925	0.5%	1,024	0.5%
Asian Alone	7,265	4.3%	10,159	5.4%	12,765	6.3%
Pacific Islander Alone	159	0.1%	212	0.1%	260	0.1%
Some Other Race Alone	9,624	5.7%	11,722	6.2%	12,757	6.3%
Two or More Races	5,093	3.0%	6,531	3.5%	7,543	3.7%
Hispanic Origin (Any Race)	56,434	33.7%	68,971	36.6%	78,483	38.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Information About Brokerage Services

11-2-2015

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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 Licensed Supervisor of Sales Agent/ License No. Email Phone
 Associate

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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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

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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;
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- 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.

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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.

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- 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.
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 - 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.

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Designated Broker of Firm	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Kimberly Sue Gatley</u>	<u>6522669</u>	<u>kgatley@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____	Date _____
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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov