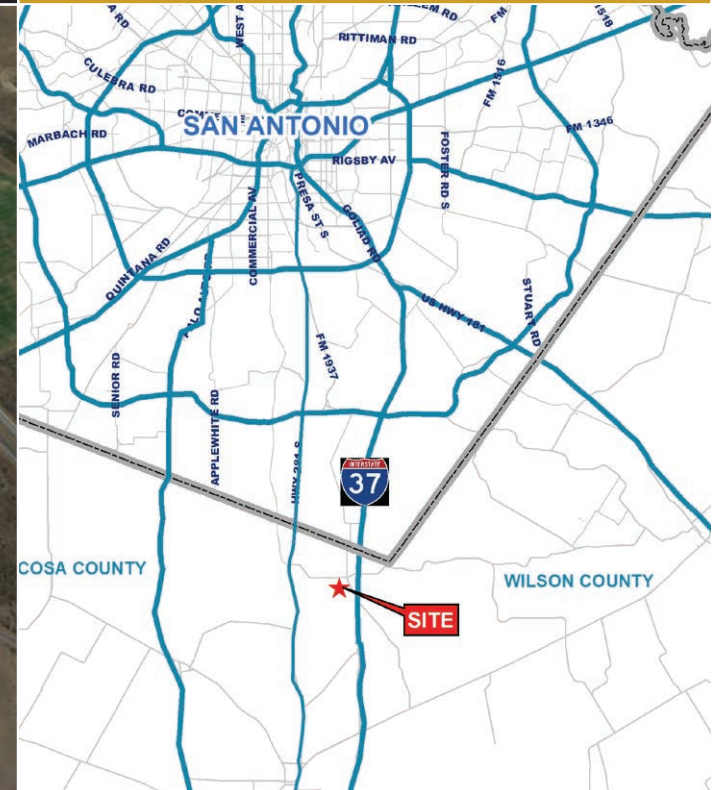
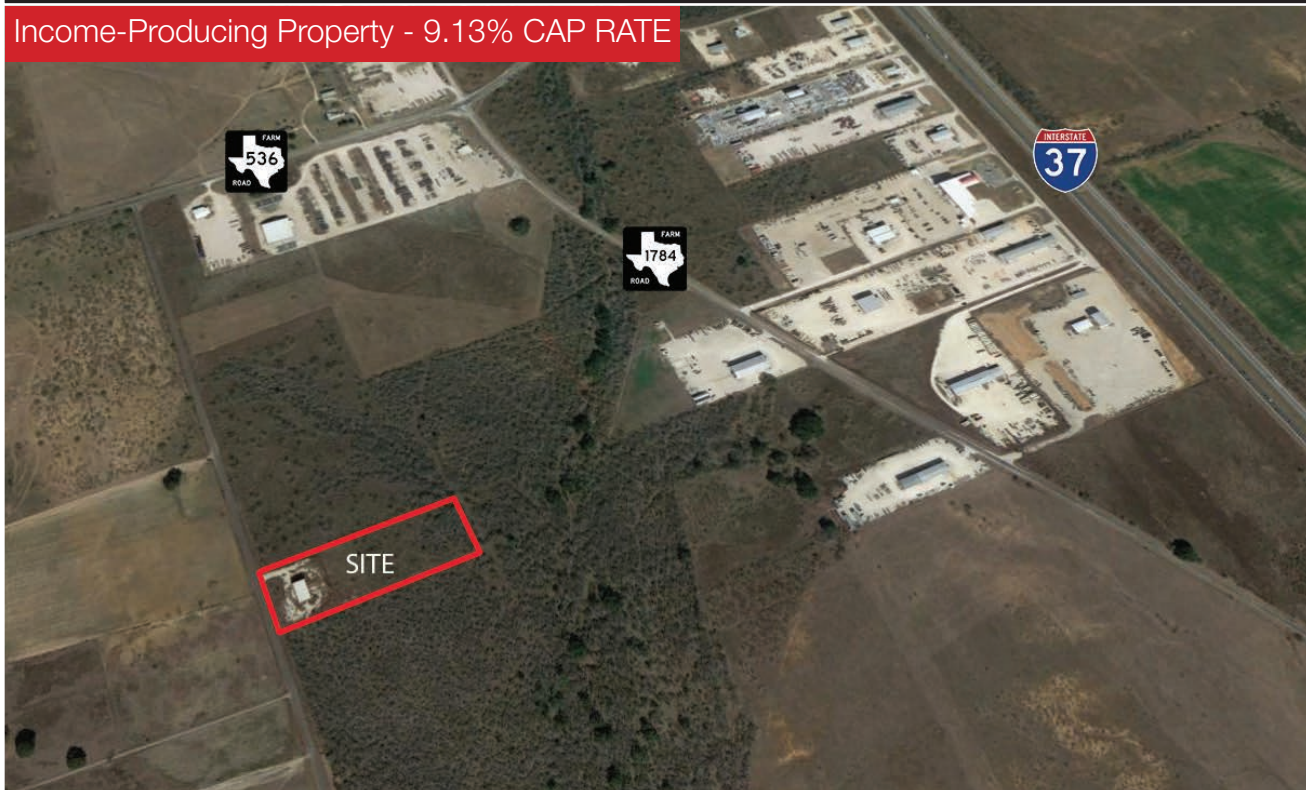


# 493 Old Adams Lane

Old Adams Road, Atascosa County

Eagle Ford Office/Warehouse  
For Sale

Income-Producing Property - 9.13% CAP RATE



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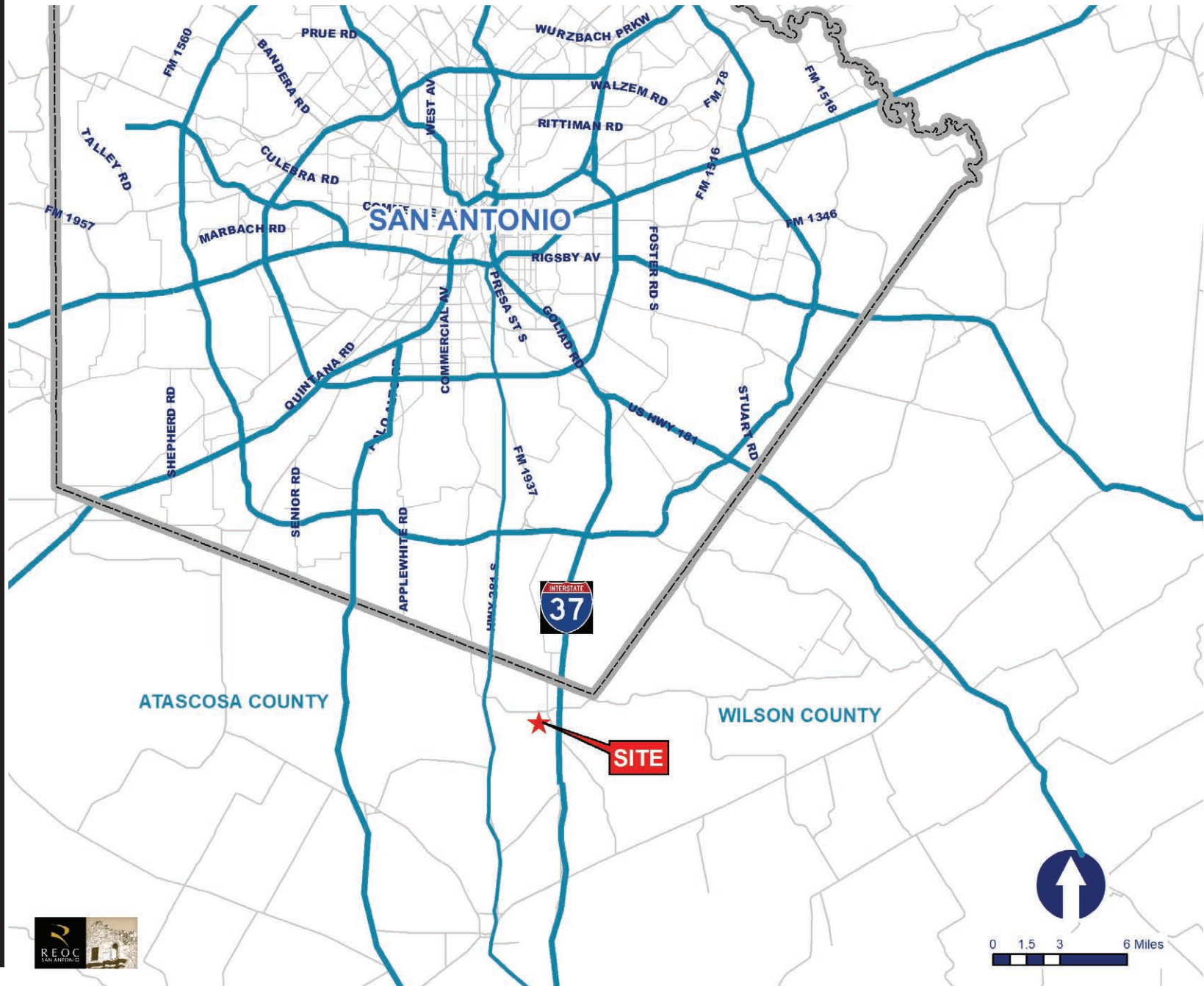
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# City Location Map



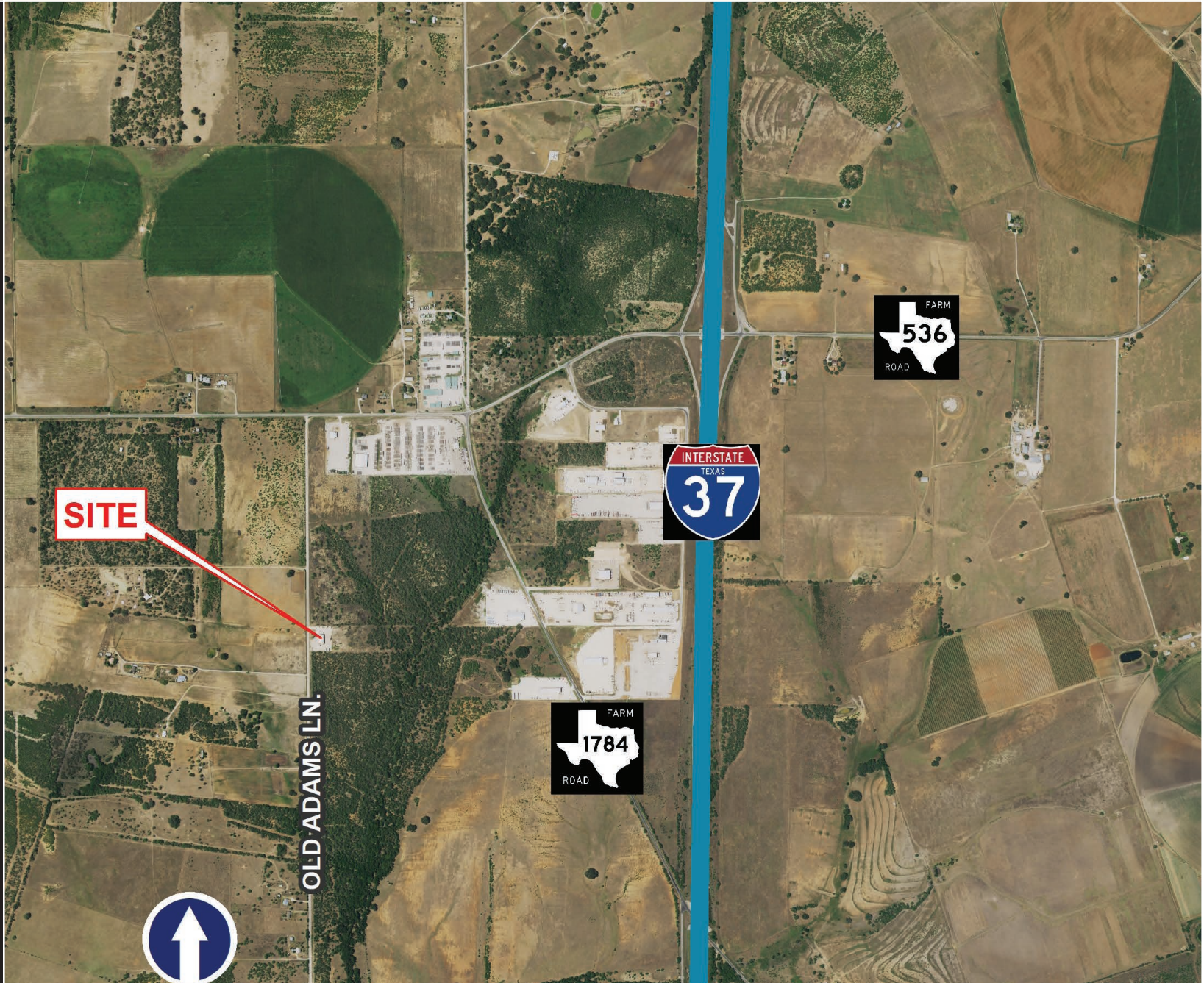
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# Aerial Map



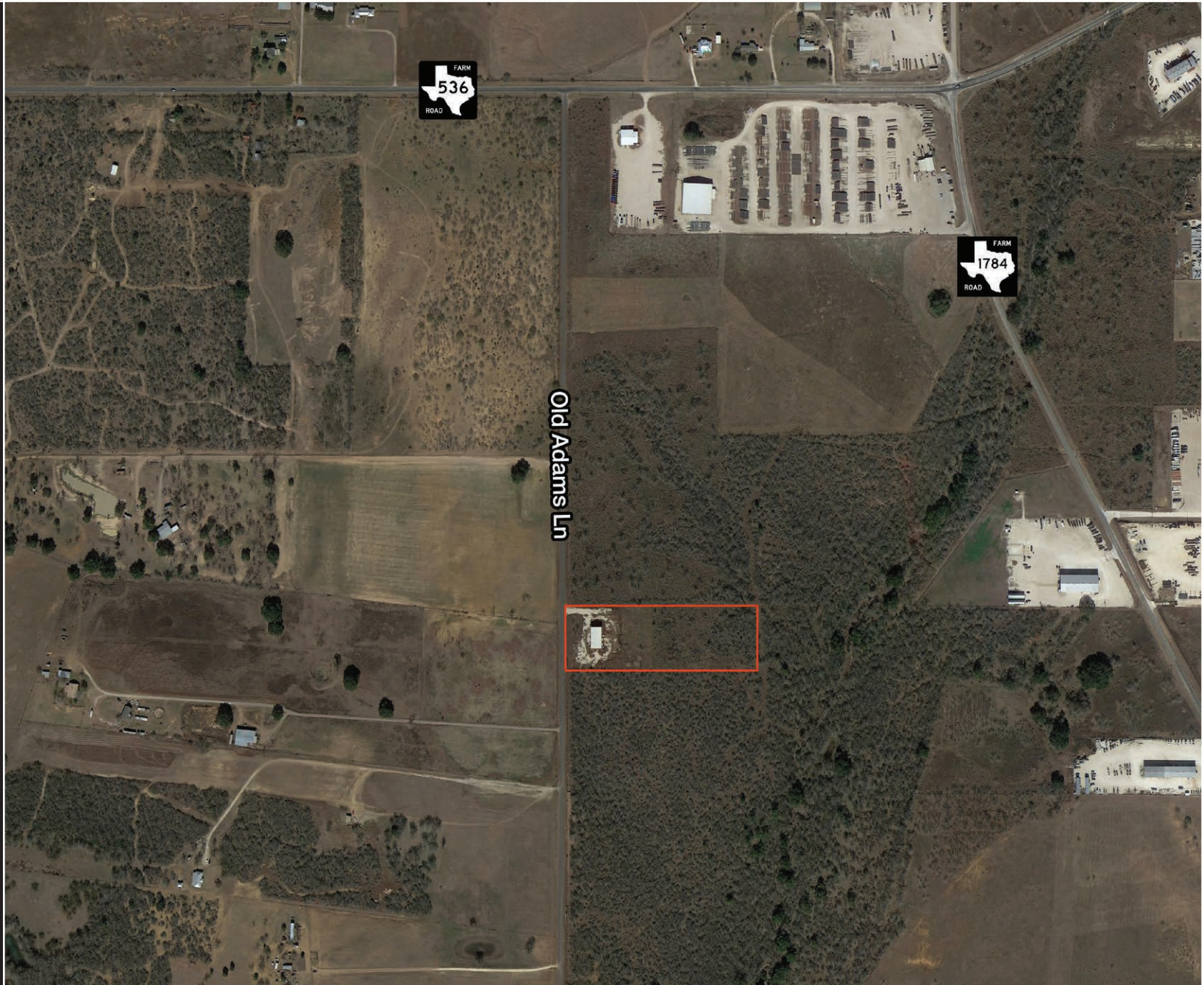
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# Site Aerial



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# Oblique Aerial Photo



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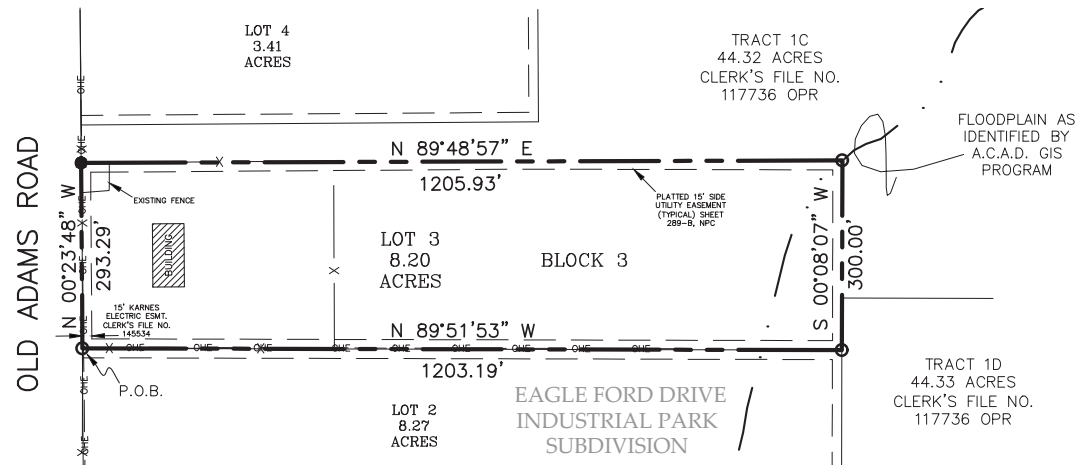
**210 524 4000**



# Survey

## PLAT OF SURVEY

OF  
LOT 3, BLOCK 3, OF THE EAGLE FORD DRIVE INDUSTRIAL PARK SUBDIVISION,  
ATASCOSA COUNTY, TEXAS



1" = 200'

BEARINGS ON THIS PLAT  
ARE DETERMINED FROM  
GNSS OBSERVATION,  
TEXAS COORDINATE  
SYSTEM, NAD 83, TAKEN  
AT TIME OF SURVEY

Prepared for:  
Cadjew Properties, LLC

REFERENCES:

PLAT: Sheet 289-B, NPC, PR

### LEGEND

● Set 5/8 inch steel rod monument with  
cap stamped Rakowitz Engineering  
& Surveying

○ Found steel rod monument

--- Boundary line

--- Adjoiner

--- X --- Existing fence

--- OHE --- OHE --- Overhead line

--- Easement



I, Walt F. Rakowitz, being a Registered  
Professional Land Surveyor, registered in  
the State of Texas, do hereby certify that  
this plat was prepared from an actual  
survey done by me or under my direct  
supervision, and that to the best of my  
knowledge and belief it is a true and  
correct representation of said survey.

*Walt F Rakowitz*



Date of survey: September 28, 2016  
Job No. 16-1265

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# Property Summary

Address	493 Old Adams Lane, Pleasanton, TX 78064
Location	Old Adams Ln., South of Spur 536
Property Details	5,000 SF office building 8.2 Acres
Legal Description	EAGLE FORD DR INDUSTRIAL PARK BLK 3 LOT 3 8.2
Year Built	2003
Road Frontage	300.3 on Old Adams Ln.

## Property Summary

Eagleford 5,000 SF office/warehouse on 8.2 acres. There is approximately 450 SF office and the balance warehouse. There is an approximate 1.75 acres fenced yard and is partially road based. However, weeds have taken over. Property is about 2 minutes from IH-37 and 13.7 miles North of Pleasanton, 26 miles South of San Antonio CBD and 5.5 miles from Jourdanon.

## Comments

- NEW 3-year lease in place
- Very well positioned in the shale play
- Easy Access to IH-37
- Gated entry into yard
- Fenced yard
- 4 RV Hookups
- 5 14' x 16' Doors
- Approximately 18' clear height
- Electricity, Water Well

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# Quote Sheet

Sale Price \$850,000

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

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Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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 sale 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.



# Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	0		0		0	
Households	0		0		0	
Families	0		0		0	
Average Household Size	0.00		0.00		0.00	
Owner Occupied Housing Units	0		0		0	
Renter Occupied Housing Units	0		0		0	
Median Age	0.0		0.0		0.0	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	0.00%		1.65%		0.83%	
Households	0.00%		1.62%		0.79%	
Families	0.00%		1.58%		0.71%	
Owner HHs	0.00%		2.09%		1.16%	
Median Household Income	0.00%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	0	0.0%	0	0.0%		
\$15,000 - \$24,999	0	0.0%	0	0.0%		
\$25,000 - \$34,999	0	0.0%	0	0.0%		
\$35,000 - \$49,999	0	0.0%	0	0.0%		
\$50,000 - \$74,999	0	0.0%	0	0.0%		
\$75,000 - \$99,999	0	0.0%	0	0.0%		
\$100,000 - \$149,999	0	0.0%	0	0.0%		
\$150,000 - \$199,999	0	0.0%	0	0.0%		
\$200,000+	0	0.0%	0	0.0%		
Median Household Income	\$0		\$0			
Average Household Income	\$0		\$0			
Per Capita Income	\$0		\$0			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	0	0.0%	0	0.0%	0	0.0%
5 - 9	0	0.0%	0	0.0%	0	0.0%
10 - 14	0	0.0%	0	0.0%	0	0.0%
15 - 19	0	0.0%	0	0.0%	0	0.0%
20 - 24	0	0.0%	0	0.0%	0	0.0%
25 - 34	0	0.0%	0	0.0%	0	0.0%
35 - 44	0	0.0%	0	0.0%	0	0.0%
45 - 54	0	0.0%	0	0.0%	0	0.0%
55 - 64	0	0.0%	0	0.0%	0	0.0%
65 - 74	0	0.0%	0	0.0%	0	0.0%
75 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	0	0.0%	0	0.0%	0	0.0%
Black Alone	0	0.0%	0	0.0%	0	0.0%
American Indian Alone	0	0.0%	0	0.0%	0	0.0%
Asian Alone	0	0.0%	0	0.0%	0	0.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	0	0.0%	0	0.0%	0	0.0%
Two or More Races	0	0.0%	0	0.0%	0	0.0%
Hispanic Origin (Any Race)	0	0.0%	0	0.0%	0	0.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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# Demographics: 3-Mile

Summary	Census 2010		2018		2023	
Population	1,741		1,865		1,948	
Households	590		631		659	
Families	463		492		513	
Average Household Size	2.95		2.95		2.95	
Owner Occupied Housing Units	489		508		537	
Renter Occupied Housing Units	101		123		123	
Median Age	35.9		36.0		37.1	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	0.87%		1.65%		0.83%	
Households	0.87%		1.62%		0.79%	
Families	0.84%		1.58%		0.71%	
Owner HHs	1.12%		2.09%		1.16%	
Median Household Income	1.52%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	55	8.7%	46	7.0%		
\$15,000 - \$24,999	49	7.8%	43	6.5%		
\$25,000 - \$34,999	58	9.2%	54	8.2%		
\$35,000 - \$49,999	118	18.7%	116	17.6%		
\$50,000 - \$74,999	164	26.0%	168	25.5%		
\$75,000 - \$99,999	75	11.9%	84	12.7%		
\$100,000 - \$149,999	67	10.6%	87	13.2%		
\$150,000 - \$199,999	20	3.2%	26	3.9%		
\$200,000+	25	4.0%	35	5.3%		
Median Household Income	\$53,554		\$57,763			
Average Household Income	\$70,802		\$81,614			
Per Capita Income	\$23,466		\$27,004			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	134	7.7%	139	7.5%	141	7.2%
5 - 9	155	8.9%	142	7.6%	147	7.5%
10 - 14	143	8.2%	147	7.9%	155	8.0%
15 - 19	133	7.6%	130	7.0%	144	7.4%
20 - 24	92	5.3%	112	6.0%	108	5.5%
25 - 34	193	11.1%	241	12.9%	230	11.8%
35 - 44	217	12.5%	214	11.5%	235	12.1%
45 - 54	251	14.4%	224	12.0%	223	11.4%
55 - 64	218	12.5%	246	13.2%	240	12.3%
65 - 74	131	7.5%	179	9.6%	209	10.7%
75 - 84	58	3.3%	73	3.9%	96	4.9%
85+	15	0.9%	18	1.0%	21	1.1%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,448	83.1%	1,520	81.5%	1,588	81.6%
Black Alone	11	0.6%	16	0.9%	20	1.0%
American Indian Alone	14	0.8%	22	1.2%	28	1.4%
Asian Alone	3	0.2%	4	0.2%	5	0.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	220	12.6%	248	13.3%	247	12.7%
Two or More Races	46	2.6%	56	3.0%	59	3.0%
Hispanic Origin (Any Race)	1,089	62.6%	1,225	65.7%	1,322	67.9%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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# Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	7,498		8,267		8,830	
Households	2,374		2,609		2,781	
Families	1,873		2,045		2,174	
Average Household Size	3.16		3.17		3.17	
Owner Occupied Housing Units	1,963		2,095		2,264	
Renter Occupied Housing Units	411		514		518	
Median Age	34.3		34.9		36.0	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.33%		1.65%		0.83%	
Households	1.29%		1.62%		0.79%	
Families	1.23%		1.58%		0.71%	
Owner HHs	1.56%		2.09%		1.16%	
Median Household Income	1.51%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	347	13.3%	297	10.7%		
\$15,000 - \$24,999	245	9.4%	218	7.8%		
\$25,000 - \$34,999	195	7.5%	185	6.7%		
\$35,000 - \$49,999	431	16.5%	431	15.5%		
\$50,000 - \$74,999	709	27.2%	765	27.5%		
\$75,000 - \$99,999	301	11.5%	351	12.6%		
\$100,000 - \$149,999	217	8.3%	299	10.8%		
\$150,000 - \$199,999	68	2.6%	95	3.4%		
\$200,000+	96	3.7%	140	5.0%		
Median Household Income	\$51,860		\$55,891			
Average Household Income	\$65,608		\$76,747			
Per Capita Income	\$20,712		\$24,182			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	565	7.5%	612	7.4%	639	7.2%
5 - 9	644	8.6%	599	7.2%	650	7.4%
10 - 14	656	8.7%	610	7.4%	652	7.4%
15 - 19	634	8.5%	583	7.1%	609	6.9%
20 - 24	444	5.9%	583	7.1%	536	6.1%
25 - 34	865	11.5%	1,157	14.0%	1,214	13.8%
35 - 44	953	12.7%	948	11.5%	1,055	12.0%
45 - 54	1,113	14.8%	1,002	12.1%	1,007	11.4%
55 - 64	905	12.1%	1,100	13.3%	1,085	12.3%
65 - 74	463	6.2%	736	8.9%	930	10.5%
75 - 84	208	2.8%	270	3.3%	369	4.2%
85+	48	0.6%	64	0.8%	82	0.9%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,096	81.3%	6,592	79.7%	7,040	79.7%
Black Alone	96	1.3%	125	1.5%	150	1.7%
American Indian Alone	50	0.7%	68	0.8%	80	0.9%
Asian Alone	28	0.4%	36	0.4%	44	0.5%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	1,013	13.5%	1,188	14.4%	1,234	14.0%
Two or More Races	214	2.9%	257	3.1%	280	3.2%
Hispanic Origin (Any Race)	5,101	68.0%	5,916	71.6%	6,508	73.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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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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Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Christopher Michael Morse</b>	<b>629643</b>	<b>mmorse@reocsanantonio.com</b>	<b>N/A</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

### Regulated by the Texas Real Estate Commission

TAR 2501

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Blake Bonner

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