



West Loop 410 - 3.79 ac.

Between Citizens Parkway and Fredericksburg Rd

Land for Sale



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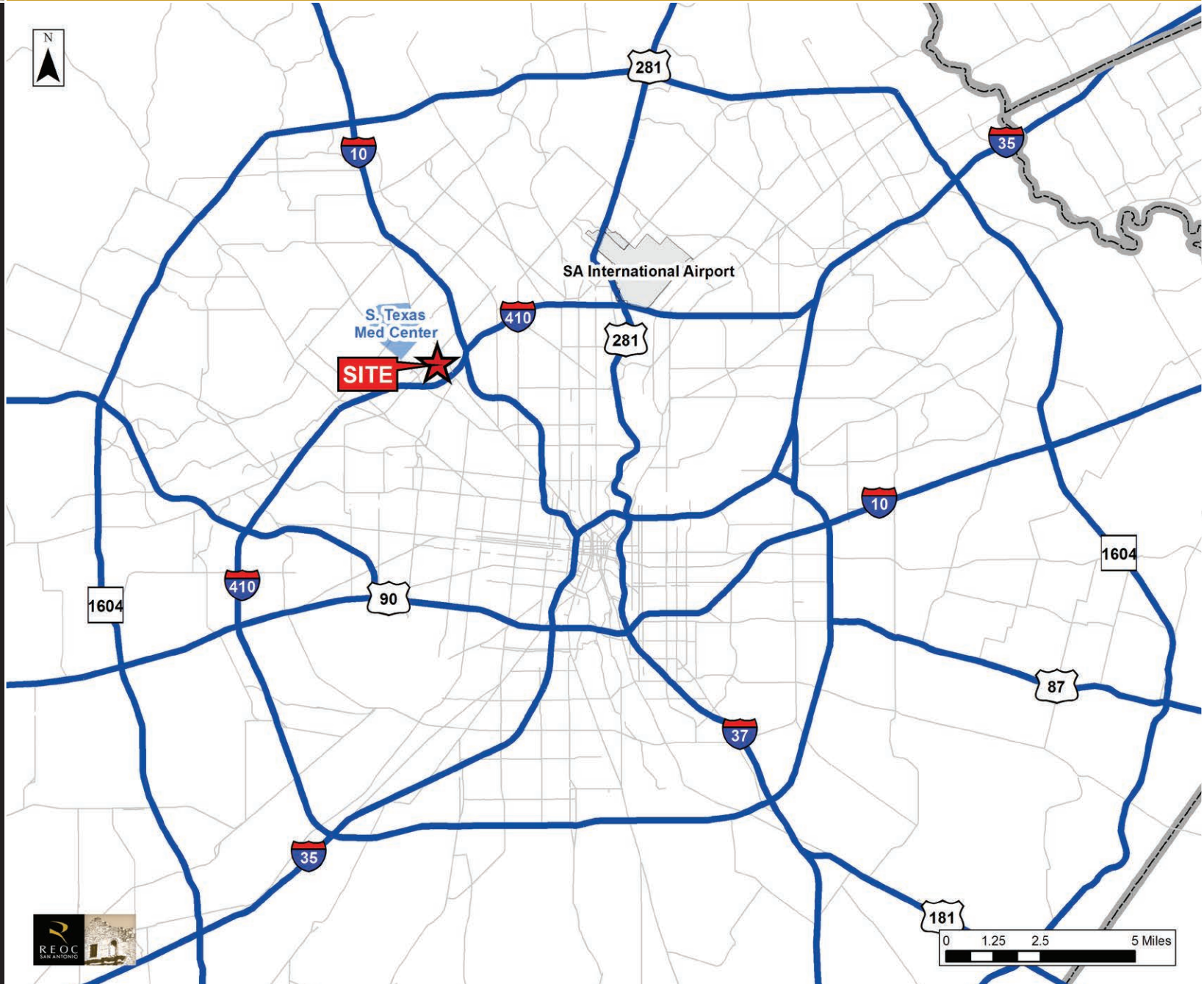
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City Location Map



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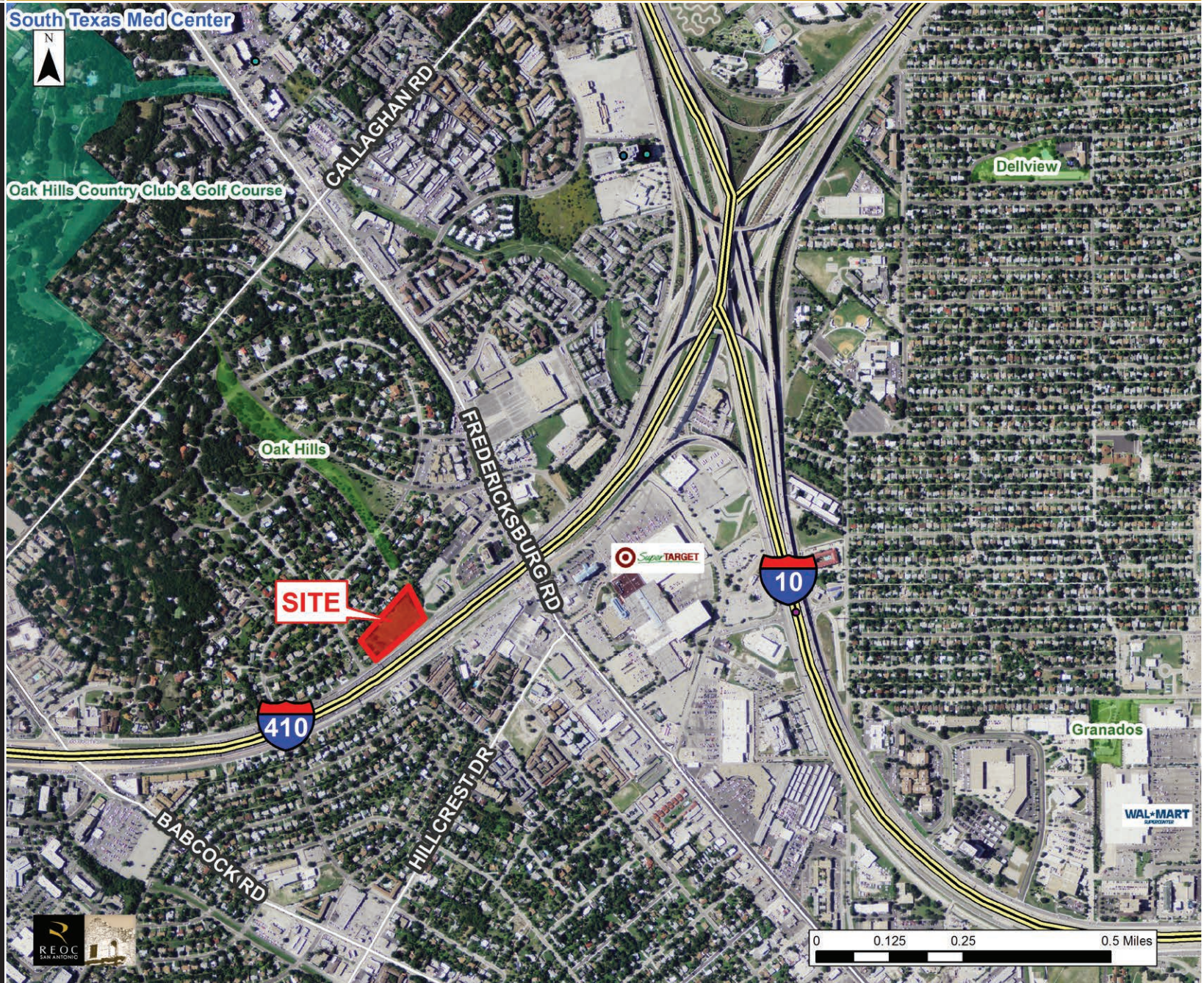
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Aerial Map



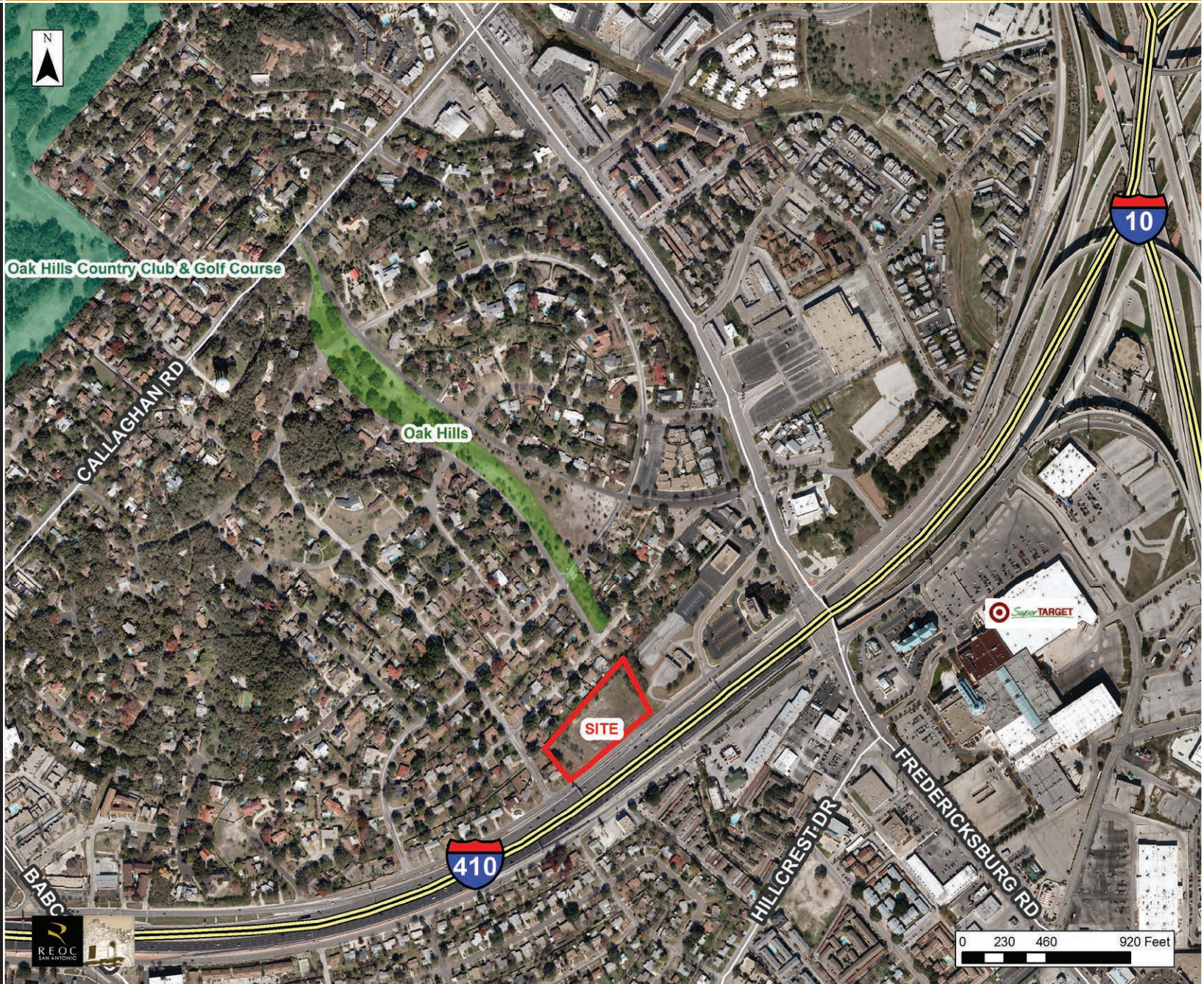
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Aerial Map



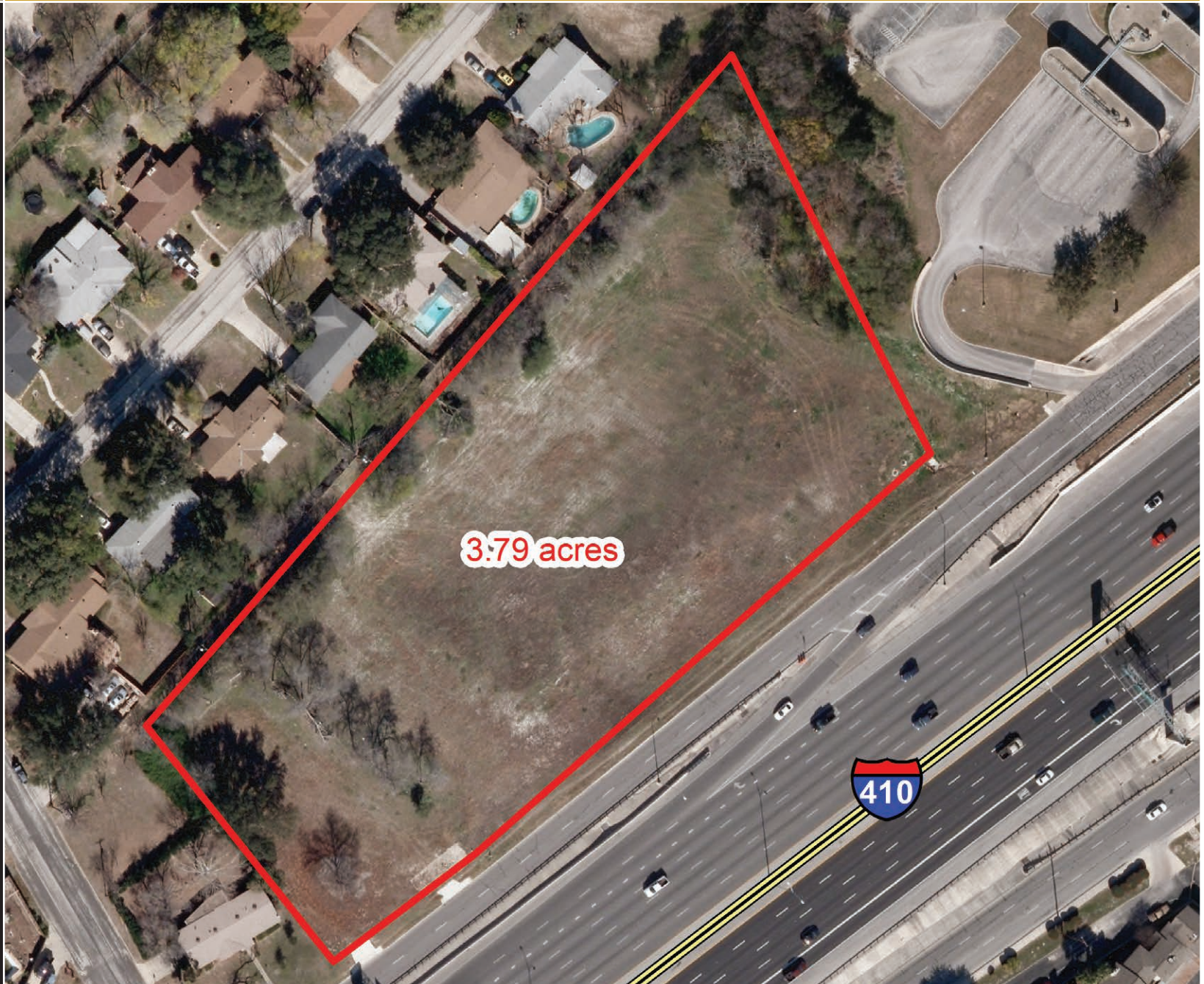
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Site Aerial



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Property Summary

Address	Between Citizens Parkway and Fredericksburg Rd
Location	W. Loop 410 near Fredericksburg Rd
Property Details	3.79 acres
Legal Description	NCB 12479 BLK 9 LOT 32
Zoning	O1 - City of San Antonio
Utilities	All available

Comments

- Excellent visibility
- Situated in close proximity to all hospitals in the STMC area
- Well located land tract with excellent access and exposure to W Loop 410
- Easy ingress and egress to Fredericksburg and Babcock
- Adjacent to high density, strong demographic residential development

Traffic Counts

Fredericksburg Rd at Loop 410; 33,000 vpd (2012)

Loop 410 at Callaghan Rd; 191,000 vpd (2012)

Traffic counts from TxDOT Statewide Planning Map

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Quote Sheet

Sale Price	\$ 1,750,000 (\$10.60/sf)
Title Commitment	Delivered to Buyer within ten (10) days of contract Effective Date
Survey	Current survey delivered to Buyer within ten (10) days of contract Effective Date
Feasibility Period	Sixty (60) days from the contract Effective Date
Closing	Thirty (30) days after the end of the Feasibility Period
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		2017		2022	
Population	14,772		15,629		16,351	
Households	6,640		6,986		7,317	
Families	3,334		3,426		3,543	
Average Household Size	2.20		2.21		2.21	
Owner Occupied Housing Units	1,998		1,853		1,882	
Renter Occupied Housing Units	4,642		5,132		5,435	
Median Age	32.8		34.0		34.2	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	0.91%		1.67%		0.83%	
Households	0.93%		1.63%		0.79%	
Families	0.67%		1.58%		0.71%	
Owner HHs	0.31%		1.58%		0.72%	
Median Household Income	1.66%		2.23%		2.12%	
Households by Income			2017		2022	
			Number	Percent	Number	Percent
<\$15,000			1,471	21.1%	1,517	20.7%
\$15,000 - \$24,999			1,012	14.5%	978	13.4%
\$25,000 - \$34,999			1,065	15.2%	972	13.3%
\$35,000 - \$49,999			1,029	14.7%	967	13.2%
\$50,000 - \$74,999			1,014	14.5%	1,032	14.1%
\$75,000 - \$99,999			507	7.3%	601	8.2%
\$100,000 - \$149,999			533	7.6%	743	10.2%
\$150,000 - \$199,999			160	2.3%	232	3.2%
\$200,000+			195	2.8%	274	3.7%
Median Household Income			\$34,314		\$37,266	
Average Household Income			\$51,916		\$61,048	
Per Capita Income			\$23,800		\$27,899	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,192	8.1%	1,150	7.4%	1,226	7.5%
5 - 9	1,026	6.9%	1,079	6.9%	1,071	6.6%
10 - 14	804	5.4%	942	6.0%	958	5.9%
15 - 19	752	5.1%	845	5.4%	942	5.8%
20 - 24	1,409	9.5%	1,198	7.7%	1,392	8.5%
25 - 34	2,733	18.5%	2,871	18.4%	2,788	17.1%
35 - 44	1,834	12.4%	2,067	13.2%	2,201	13.5%
45 - 54	1,817	12.3%	1,736	11.1%	1,743	10.7%
55 - 64	1,454	9.8%	1,693	10.8%	1,748	10.7%
65 - 74	816	5.5%	1,087	7.0%	1,249	7.6%
75 - 84	627	4.2%	618	4.0%	692	4.2%
85+	307	2.1%	344	2.2%	340	2.1%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,618	71.9%	10,965	70.2%	11,390	69.7%
Black Alone	1,035	7.0%	1,130	7.2%	1,205	7.4%
American Indian Alone	176	1.2%	184	1.2%	191	1.2%
Asian Alone	445	3.0%	545	3.5%	636	3.9%
Pacific Islander Alone	18	0.1%	19	0.1%	20	0.1%
Some Other Race Alone	1,926	13.0%	2,165	13.9%	2,245	13.7%
Two or More Races	554	3.8%	621	4.0%	664	4.1%
Hispanic Origin (Any Race)	9,918	67.1%	10,852	69.4%	11,585	70.9%

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	150,415		159,577		167,481			
Households	60,601		63,814		67,032			
Families	34,541		35,729		37,145			
Average Household Size	2.43		2.45		2.46			
Owner Occupied Housing Units	25,252		24,360		25,066			
Renter Occupied Housing Units	35,349		39,455		41,967			
Median Age	32.8		33.9		34.5			
Trends: 2017 - 2022 Annual Rate	Area		State		National			
Population	0.97%		1.67%		0.83%			
Households	0.99%		1.63%		0.79%			
Families	0.78%		1.58%		0.71%			
Owner HHs	0.57%		1.58%		0.72%			
Median Household Income	1.85%		2.23%		2.12%			
Households by Income					2017		2022	
			Number	Percent	Number	Percent		
<\$15,000			10,369	16.2%	10,550	15.7%		
\$15,000 - \$24,999			8,645	13.5%	8,295	12.4%		
\$25,000 - \$34,999			8,918	14.0%	8,328	12.4%		
\$35,000 - \$49,999			10,524	16.5%	10,073	15.0%		
\$50,000 - \$74,999			11,514	18.0%	11,917	17.8%		
\$75,000 - \$99,999			6,113	9.6%	7,525	11.2%		
\$100,000 - \$149,999			5,341	8.4%	7,250	10.8%		
\$150,000 - \$199,999			1,353	2.1%	1,769	2.6%		
\$200,000+			1,037	1.6%	1,326	2.0%		
Median Household Income			\$39,487		\$43,275			
Average Household Income			\$53,818		\$61,462			
Per Capita Income			\$22,120		\$25,182			
Population by Age	Census 2010		2017		2022			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	10,984	7.3%	10,849	6.8%	11,530	6.9%		
5 - 9	10,074	6.7%	10,196	6.4%	10,284	6.1%		
10 - 14	9,177	6.1%	9,564	6.0%	9,790	5.8%		
15 - 19	9,933	6.6%	9,959	6.2%	10,283	6.1%		
20 - 24	14,370	9.6%	13,984	8.8%	14,889	8.9%		
25 - 34	25,657	17.1%	27,993	17.5%	28,268	16.9%		
35 - 44	18,495	12.3%	20,041	12.6%	21,612	12.9%		
45 - 54	18,382	12.2%	17,770	11.1%	17,619	10.5%		
55 - 64	14,799	9.8%	16,928	10.6%	17,723	10.6%		
65 - 74	8,931	5.9%	12,133	7.6%	14,087	8.4%		
75 - 84	6,564	4.4%	6,659	4.2%	7,837	4.7%		
85+	3,051	2.0%	3,501	2.2%	3,559	2.1%		
Race and Ethnicity	Census 2010		2017		2022			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	111,797	74.3%	116,177	72.8%	121,324	72.4%		
Black Alone	7,082	4.7%	7,867	4.9%	8,493	5.1%		
American Indian Alone	1,588	1.1%	1,675	1.0%	1,749	1.0%		
Asian Alone	4,365	2.9%	5,411	3.4%	6,384	3.8%		
Pacific Islander Alone	130	0.1%	144	0.1%	154	0.1%		
Some Other Race Alone	20,337	13.5%	22,567	14.1%	23,241	13.9%		
Two or More Races	5,117	3.4%	5,737	3.6%	6,135	3.7%		
Hispanic Origin (Any Race)	105,906	70.4%	115,474	72.4%	123,191	73.6%		

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 5-Mile

Summary	Census 2010		2017		2022	
Population	374,253		399,216		419,792	
Households	146,405		155,290		163,523	
Families	86,444		90,194		94,084	
Average Household Size	2.51		2.53		2.52	
Owner Occupied Housing Units	67,676		65,959		68,251	
Renter Occupied Housing Units	78,729		89,331		95,271	
Median Age	33.0		34.2		35.0	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.01%		1.67%		0.83%	
Households	1.04%		1.63%		0.79%	
Families	0.85%		1.58%		0.71%	
Owner HHs	0.69%		1.58%		0.72%	
Median Household Income	2.05%		2.23%		2.12%	
Households by Income			2017		2022	
			Number	Percent	Number	Percent
<\$15,000			24,021	15.5%	24,386	14.9%
\$15,000 - \$24,999			20,317	13.1%	19,530	11.9%
\$25,000 - \$34,999			20,679	13.3%	19,460	11.9%
\$35,000 - \$49,999			24,233	15.6%	23,264	14.2%
\$50,000 - \$74,999			28,625	18.4%	29,734	18.2%
\$75,000 - \$99,999			14,971	9.6%	18,272	11.2%
\$100,000 - \$149,999			13,737	8.8%	18,199	11.1%
\$150,000 - \$199,999			4,267	2.7%	5,373	3.3%
\$200,000+			4,441	2.9%	5,305	3.2%
Median Household Income			\$41,567		\$46,017	
Average Household Income			\$59,740		\$67,661	
Per Capita Income			\$23,734		\$26,823	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	27,523	7.4%	27,411	6.9%	28,901	6.9%
5 - 9	25,366	6.8%	26,129	6.5%	26,439	6.3%
10 - 14	23,706	6.3%	24,670	6.2%	25,604	6.1%
15 - 19	25,899	6.9%	25,666	6.4%	26,574	6.3%
20 - 24	34,425	9.2%	33,176	8.3%	34,564	8.2%
25 - 34	60,807	16.2%	67,700	17.0%	67,619	16.1%
35 - 44	46,203	12.3%	50,214	12.6%	55,066	13.1%
45 - 54	46,354	12.4%	44,685	11.2%	44,828	10.7%
55 - 64	38,082	10.2%	42,937	10.8%	44,762	10.7%
65 - 74	22,696	6.1%	31,466	7.9%	36,504	8.7%
75 - 84	15,989	4.3%	16,741	4.2%	20,171	4.8%
85+	7,202	1.9%	8,421	2.1%	8,761	2.1%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	277,316	74.1%	290,103	72.7%	303,845	72.4%
Black Alone	16,017	4.3%	18,048	4.5%	19,607	4.7%
American Indian Alone	3,733	1.0%	3,940	1.0%	4,117	1.0%
Asian Alone	9,708	2.6%	12,160	3.0%	14,414	3.4%
Pacific Islander Alone	310	0.1%	361	0.1%	399	0.1%
Some Other Race Alone	54,601	14.6%	60,404	15.1%	62,163	14.8%
Two or More Races	12,567	3.4%	14,200	3.6%	15,247	3.6%
Hispanic Origin (Any Race)	261,147	69.8%	285,518	71.5%	304,983	72.7%

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.

REOC General Partner, LLC	493853	bharris@reocsanantonio.com	N/A
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Blake McFarlane Bonner	334780	bbonner@reocsanantonio.com	N/A
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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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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- 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.

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

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Designated Broker of Firm	License No.	Email	Phone

Brian Dale Harris	405243	bharris@reocsanantonio.com	(210) 524-4000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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

Buyer/Tenant/Seller/Landlord Initials	Date
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Information available at www.trec.texas.gov

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