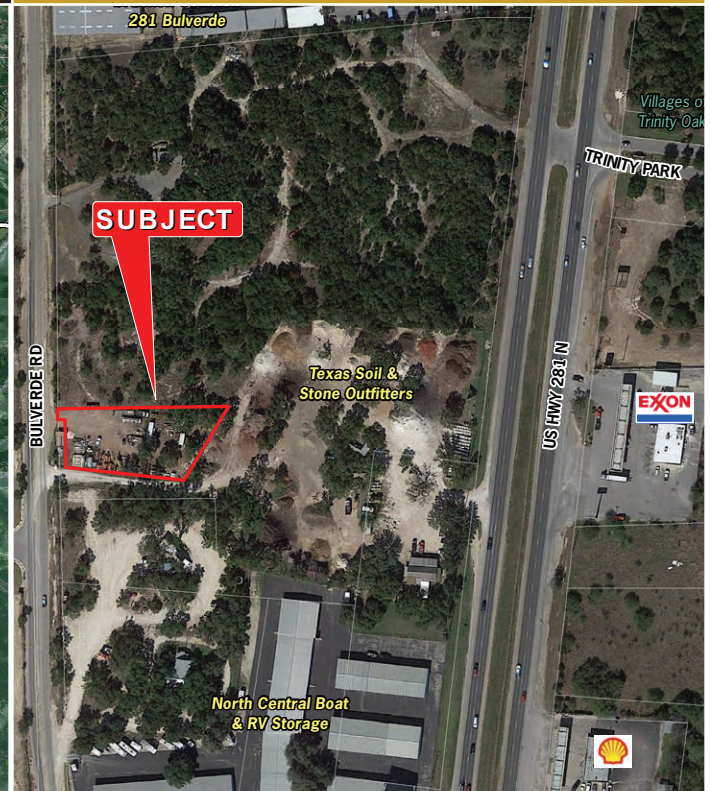
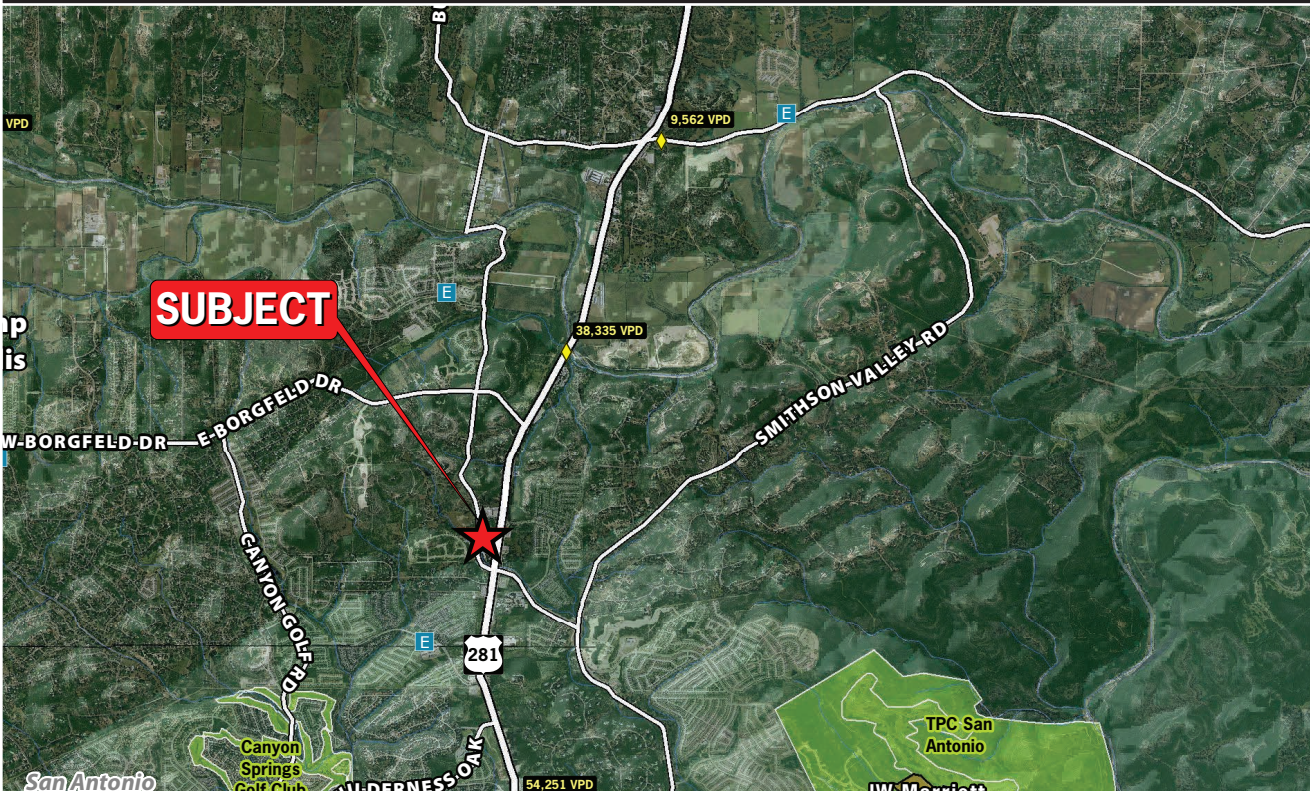


Bulverde Rd (North Bexar County) Storage Yard
 26950 Bulverde Rd

**0.66 up to 3 acres
 For Lease**



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Table of Contents

SECTION 1	Property Summary
SECTION 2	Quote Sheet
SECTION 3	Aerials
SECTION 4	Demographics
SECTION 5	Information About Brokerage Services Form

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Property Summary

Address	6950 Bulverde Rd	Comments
Location	Bulverde and Cotillion Park	<ul style="list-style-type: none"> ▪ 0.66 up to 3 acres available ▪ Just off US Hwy 281 North on Bulverde Rd ▪ Across from Rebecca Creek Distillery ▪ Gate access on Bulverde Rd ▪ Fence and road base ▪ Room for expansion ▪ Good visibility ▪ Great neighborhood ▪ Great parking ▪ Site has no utilities
Property Details	0.66 up to 3 Acres	
Legal Description	CB 4864A BLK 1 LOT 2 (BASS SUBD UT-1)	
Zoning	C-3	
Road Frontage	82.5 ft on Bulverde Rd	
Utilities	None	

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Quote Sheet

Available Area	0.66 up to 3 acres
Base Rental	\$2,000 for 0.66 acres, additional acreage negotiable
First Month's Rental	Due upon execution of lease document by Tenant
Term	Three (3) to five (5) years
Improvements	Negotiable based on term and credit
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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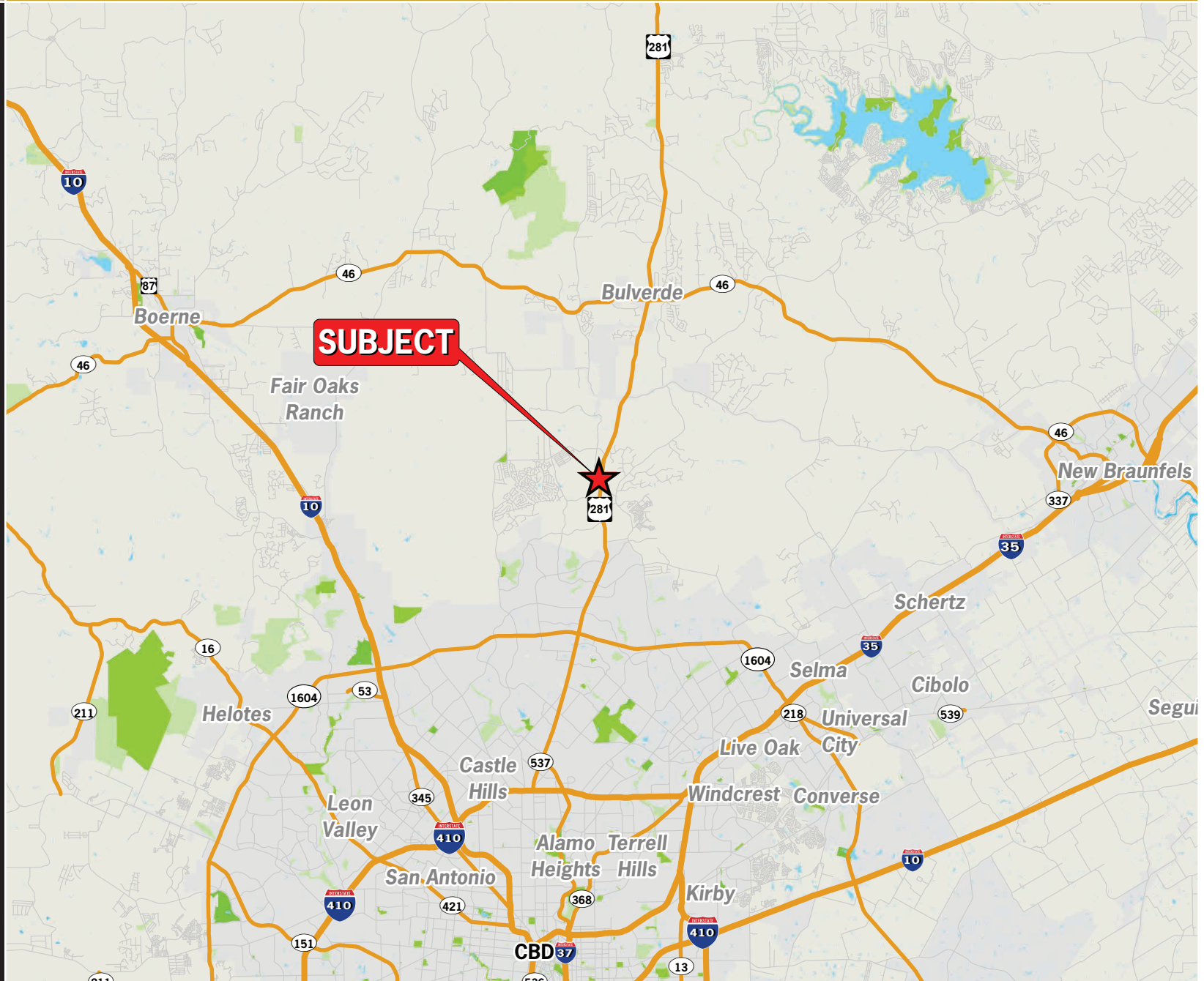
210 524 4000

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.



City Location Map

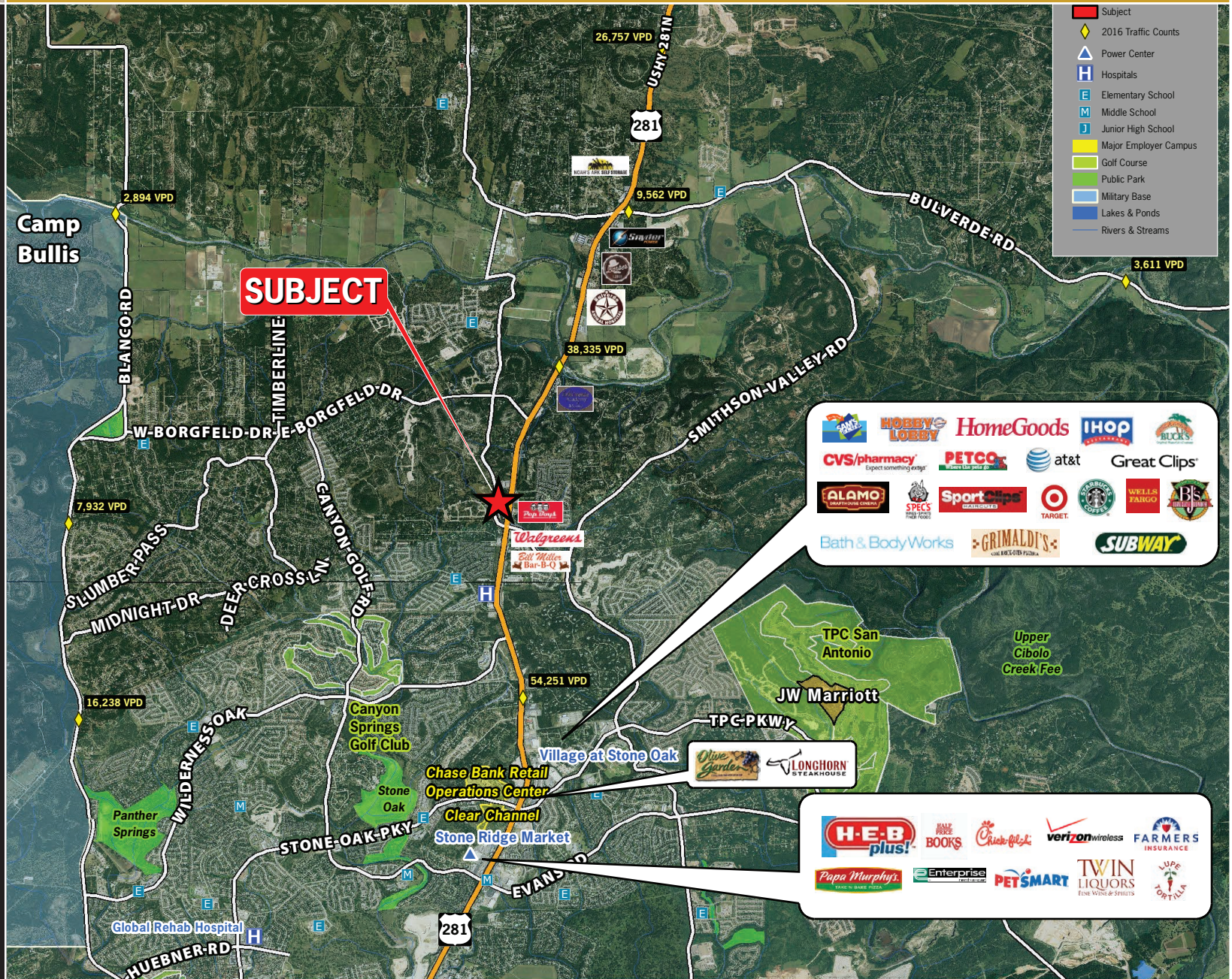


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Aerial Map

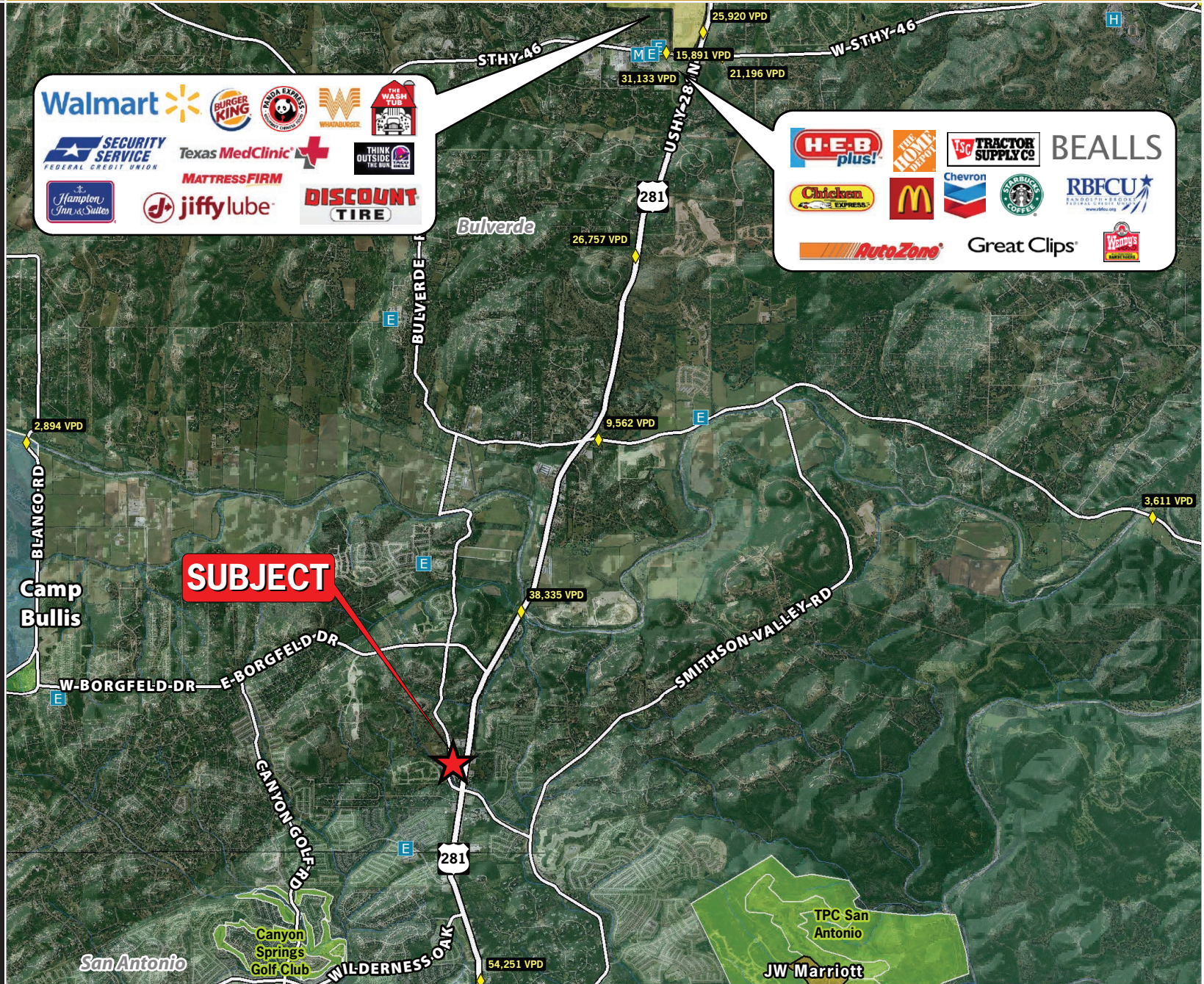


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Aerial Map



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Site Aerial



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Demographics: 1-Mile

Summary	Census 2010		2017		2022			
Population	4,327		5,692		6,554			
Households	1,402		1,821		2,094			
Families	1,186		1,529		1,752			
Average Household Size	3.09		3.13		3.13			
Owner Occupied Housing Units	1,215		1,527		1,747			
Renter Occupied Housing Units	187		294		347			
Median Age	33.4		34.3		34.0			
Trends: 2017 - 2022 Annual Rate	Area		State		National			
Population	2.86%		1.67%		0.83%			
Households	2.83%		1.63%		0.79%			
Families	2.76%		1.58%		0.71%			
Owner HHs	2.73%		1.58%		0.72%			
Median Household Income	1.10%		2.23%		2.12%			
Households by Income					2017		2022	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			80	4.4%	93	4.4%		
\$15,000 - \$24,999			73	4.0%	72	3.4%		
\$25,000 - \$34,999			78	4.3%	75	3.6%		
\$35,000 - \$49,999			103	5.7%	96	4.6%		
\$50,000 - \$74,999			218	12.0%	218	10.4%		
\$75,000 - \$99,999			247	13.6%	265	12.7%		
\$100,000 - \$149,999			540	29.7%	632	30.2%		
\$150,000 - \$199,999			231	12.7%	292	13.9%		
\$200,000+			250	13.7%	351	16.8%		
Median Household Income			\$106,396		\$112,378			
Average Household Income			\$125,277		\$142,162			
Per Capita Income			\$40,078		\$45,421			
Population by Age	Census 2010		2017		2022			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	438	10.1%	513	9.0%	584	8.9%		
5 - 9	464	10.7%	570	10.0%	637	9.7%		
10 - 14	348	8.0%	536	9.4%	594	9.1%		
15 - 19	280	6.5%	395	6.9%	502	7.7%		
20 - 24	136	3.1%	233	4.1%	242	3.7%		
25 - 34	613	14.2%	652	11.5%	818	12.5%		
35 - 44	862	19.9%	1,001	17.6%	1,095	16.7%		
45 - 54	558	12.9%	812	14.3%	873	13.3%		
55 - 64	368	8.5%	533	9.4%	631	9.6%		
65 - 74	183	4.2%	312	5.5%	385	5.9%		
75 - 84	60	1.4%	108	1.9%	158	2.4%		
85+	16	0.4%	26	0.5%	33	0.5%		
Race and Ethnicity	Census 2010		2017		2022			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	3,507	81.1%	4,458	78.3%	5,031	76.8%		
Black Alone	205	4.7%	296	5.2%	361	5.5%		
American Indian Alone	17	0.4%	25	0.4%	30	0.5%		
Asian Alone	147	3.4%	238	4.2%	317	4.8%		
Pacific Islander Alone	5	0.1%	8	0.1%	10	0.2%		
Some Other Race Alone	272	6.3%	406	7.1%	481	7.3%		
Two or More Races	172	4.0%	260	4.6%	323	4.9%		
Hispanic Origin (Any Race)	1,362	31.5%	1,990	35.0%	2,436	37.2%		

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: 3-Mile

Summary	Census 2010		2017		2022	
Population	30,265		42,158		49,098	
Households	10,077		13,768		16,007	
Families	8,085		11,025		12,774	
Average Household Size	3.00		3.06		3.07	
Owner Occupied Housing Units	7,913		10,567		12,255	
Renter Occupied Housing Units	2,164		3,202		3,752	
Median Age	33.9		35.3		35.5	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	3.09%		1.67%		0.83%	
Households	3.06%		1.63%		0.79%	
Families	2.99%		1.58%		0.71%	
Owner HHs	3.01%		1.58%		0.72%	
Median Household Income	1.52%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	319	2.3%	365	2.3%		
\$15,000 - \$24,999	337	2.4%	335	2.1%		
\$25,000 - \$34,999	518	3.8%	490	3.1%		
\$35,000 - \$49,999	953	6.9%	897	5.6%		
\$50,000 - \$74,999	2,120	15.4%	2,115	13.2%		
\$75,000 - \$99,999	1,965	14.3%	2,184	13.6%		
\$100,000 - \$149,999	3,212	23.3%	3,902	24.4%		
\$150,000 - \$199,999	2,033	14.8%	2,574	16.1%		
\$200,000+	2,310	16.8%	3,145	19.6%		
Median Household Income	\$107,055		\$115,429			
Average Household Income	\$134,335		\$151,702			
Per Capita Income	\$44,927		\$50,709			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,659	8.8%	3,358	8.0%	3,918	8.0%
5 - 9	2,870	9.5%	3,707	8.8%	4,154	8.5%
10 - 14	2,645	8.7%	3,682	8.7%	4,080	8.3%
15 - 19	1,972	6.5%	2,932	7.0%	3,405	6.9%
20 - 24	1,199	4.0%	1,968	4.7%	2,066	4.2%
25 - 34	4,330	14.3%	5,194	12.3%	6,526	13.3%
35 - 44	5,625	18.6%	7,193	17.1%	8,485	17.3%
45 - 54	4,315	14.3%	6,166	14.6%	6,510	13.3%
55 - 64	2,837	9.4%	4,332	10.3%	5,025	10.2%
65 - 74	1,265	4.2%	2,586	6.1%	3,335	6.8%
75 - 84	430	1.4%	829	2.0%	1,306	2.7%
85+	116	0.4%	211	0.5%	287	0.6%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,525	81.0%	33,034	78.4%	37,658	76.7%
Black Alone	1,530	5.1%	2,332	5.5%	2,860	5.8%
American Indian Alone	125	0.4%	187	0.4%	227	0.5%
Asian Alone	1,338	4.4%	2,243	5.3%	3,014	6.1%
Pacific Islander Alone	55	0.2%	97	0.2%	128	0.3%
Some Other Race Alone	1,581	5.2%	2,458	5.8%	2,934	6.0%
Two or More Races	1,112	3.7%	1,808	4.3%	2,276	4.6%
Hispanic Origin (Any Race)	9,193	30.4%	14,055	33.3%	17,380	35.4%

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	72,462		94,964		108,322	
Households	24,329		31,650		36,091	
Families	19,537		25,184		28,579	
Average Household Size	2.97		3.00		3.00	
Owner Occupied Housing Units	19,098		23,827		26,991	
Renter Occupied Housing Units	5,231		7,824		9,100	
Median Age	35.1		36.1		36.2	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	2.67%		1.67%		0.83%	
Households	2.66%		1.63%		0.79%	
Families	2.56%		1.58%		0.71%	
Owner HHs	2.53%		1.58%		0.72%	
Median Household Income	1.33%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	717	2.3%	796	2.2%		
\$15,000 - \$24,999	775	2.4%	756	2.1%		
\$25,000 - \$34,999	1,094	3.5%	1,020	2.8%		
\$35,000 - \$49,999	2,159	6.8%	2,008	5.6%		
\$50,000 - \$74,999	4,375	13.8%	4,337	12.0%		
\$75,000 - \$99,999	4,381	13.8%	4,801	13.3%		
\$100,000 - \$149,999	7,941	25.1%	9,277	25.7%		
\$150,000 - \$199,999	4,770	15.1%	5,839	16.2%		
\$200,000+	5,438	17.2%	7,256	20.1%		
Median Household Income	\$110,136		\$117,671			
Average Household Income	\$136,758		\$153,911			
Per Capita Income	\$46,046		\$51,803			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,516	7.6%	6,722	7.1%	7,762	7.2%
5 - 9	6,662	9.2%	7,777	8.2%	8,429	7.8%
10 - 14	6,846	9.4%	8,260	8.7%	8,592	7.9%
15 - 19	5,176	7.1%	6,818	7.2%	7,439	6.9%
20 - 24	2,934	4.0%	4,743	5.0%	4,736	4.4%
25 - 34	8,991	12.4%	11,550	12.2%	14,977	13.8%
35 - 44	13,445	18.6%	15,592	16.4%	17,999	16.6%
45 - 54	11,142	15.4%	14,405	15.2%	14,817	13.7%
55 - 64	6,972	9.6%	10,395	10.9%	11,962	11.0%
65 - 74	3,102	4.3%	5,936	6.3%	7,702	7.1%
75 - 84	1,224	1.7%	2,034	2.1%	3,050	2.8%
85+	453	0.6%	732	0.8%	856	0.8%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	59,158	81.6%	74,904	78.9%	83,537	77.1%
Black Alone	3,292	4.5%	4,772	5.0%	5,746	5.3%
American Indian Alone	312	0.4%	435	0.5%	519	0.5%
Asian Alone	4,029	5.6%	6,189	6.5%	8,059	7.4%
Pacific Islander Alone	105	0.1%	171	0.2%	226	0.2%
Some Other Race Alone	3,165	4.4%	4,791	5.0%	5,663	5.2%
Two or More Races	2,401	3.3%	3,701	3.9%	4,570	4.2%
Hispanic Origin (Any Race)	21,416	29.6%	30,985	32.6%	37,605	34.7%

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

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' written consent, appoint a different license holder associated with the broker to each party (owner and May, with the parties' written consent, 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 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

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____