



**REATA**  
REAL ESTATE

# MONTERREY VILLAGE PAD SITES

## STATE HWY 151 & LOOP 410

### SAN ANTONIO, TX 78245

JOHN MOAKE



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REATA  
REAL ESTATE

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## PROPERTY HIGHLIGHTS

Monterrey Village pad sites. These sites enjoy excellent access and exposure to Loop 410 and Highway 151 in far west San Antonio.

Monterrey Village is a master-planned 182 acre mixed-use project which includes multi-family, retail, office and hotel components. The development is well positioned to draw traffic from powerful anchors at Westover Marketplace, located directly across Highway 151.

## PAD SIZES

SEC Ingram Road & Hwy 151

1.510 Acres

5.557 Acres

Loop 410 at Lakeside Parkway

3.529 Acres

1.074 Acres

1.132 Acres

1.085 Acres

## PRICE

Please contact Brokers for pricing.

## AREA RETAILERS

Target, Lowe's, Ross Dress for Less, Dollar Tree, PetSmart, Babies R Us, Toys R Us, Office Depot, Main Event, Home Depot and Bel Furniture

## ECONOMIC GENERATORS

National Security Agency	1,500 employees
Texas BioMedical Research	2,800 employees
Fred Loya Insurance	480 employees
Petco Support Center	400 employees

## TRAFFIC COUNTS

State Highway 151	102,258 CPD
Loop 410	114,526 CPD
Ingram Road	10,054 CPD

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 Projected Population	14,044	124,456	291,376
2016 Estimated Population	12,595	115,326	271,767
2000-2016 Annual Growth	16.6%	4.0%	3.0%
Average Household Income	\$60,411	\$62,584	\$65,802

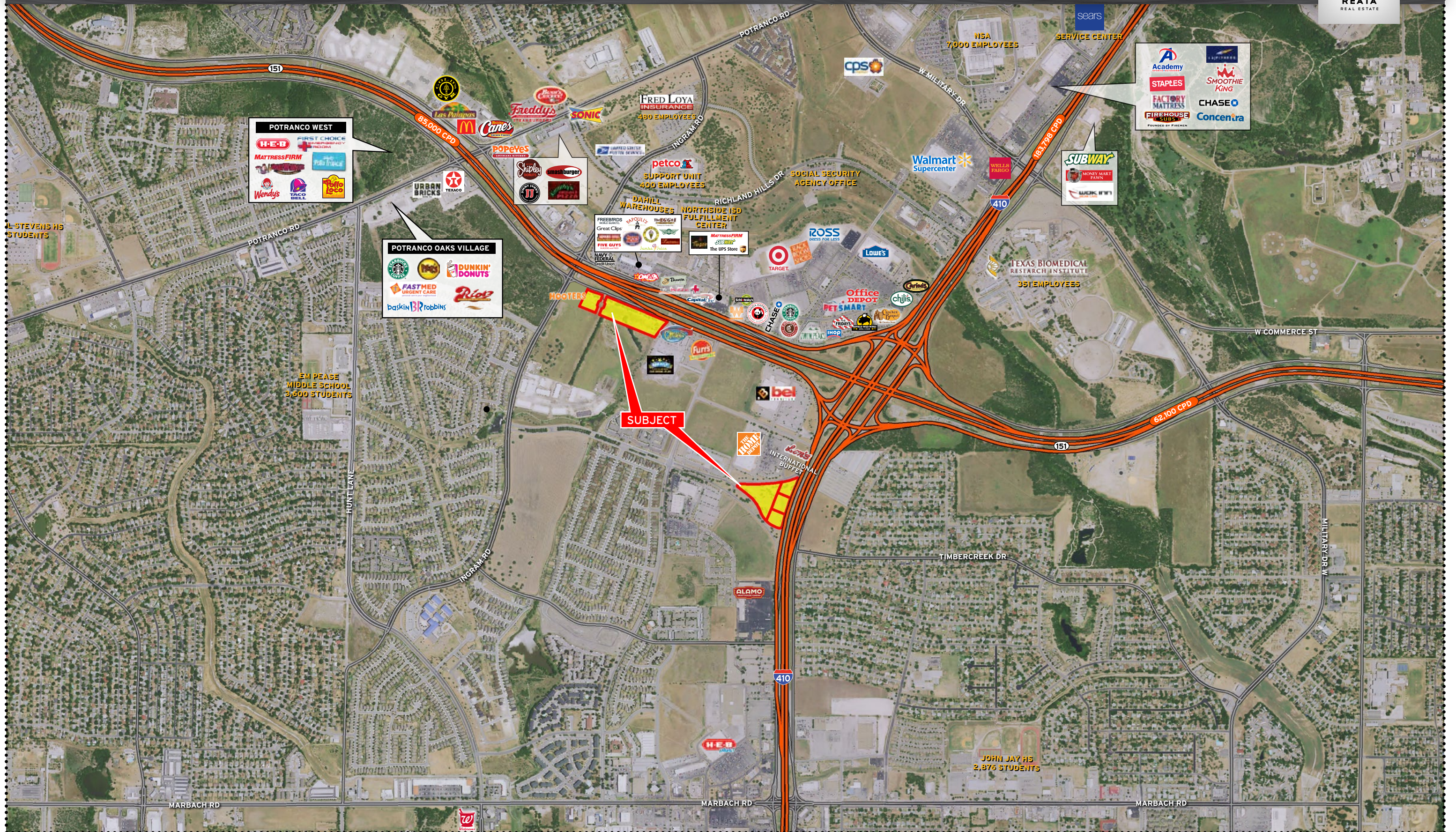
## CONTACTS

**JOHN MOAKE, VICE PRESIDENT**  
 210.841.3217  
[jmoake@reatares.com](mailto:jmoake@reatares.com)





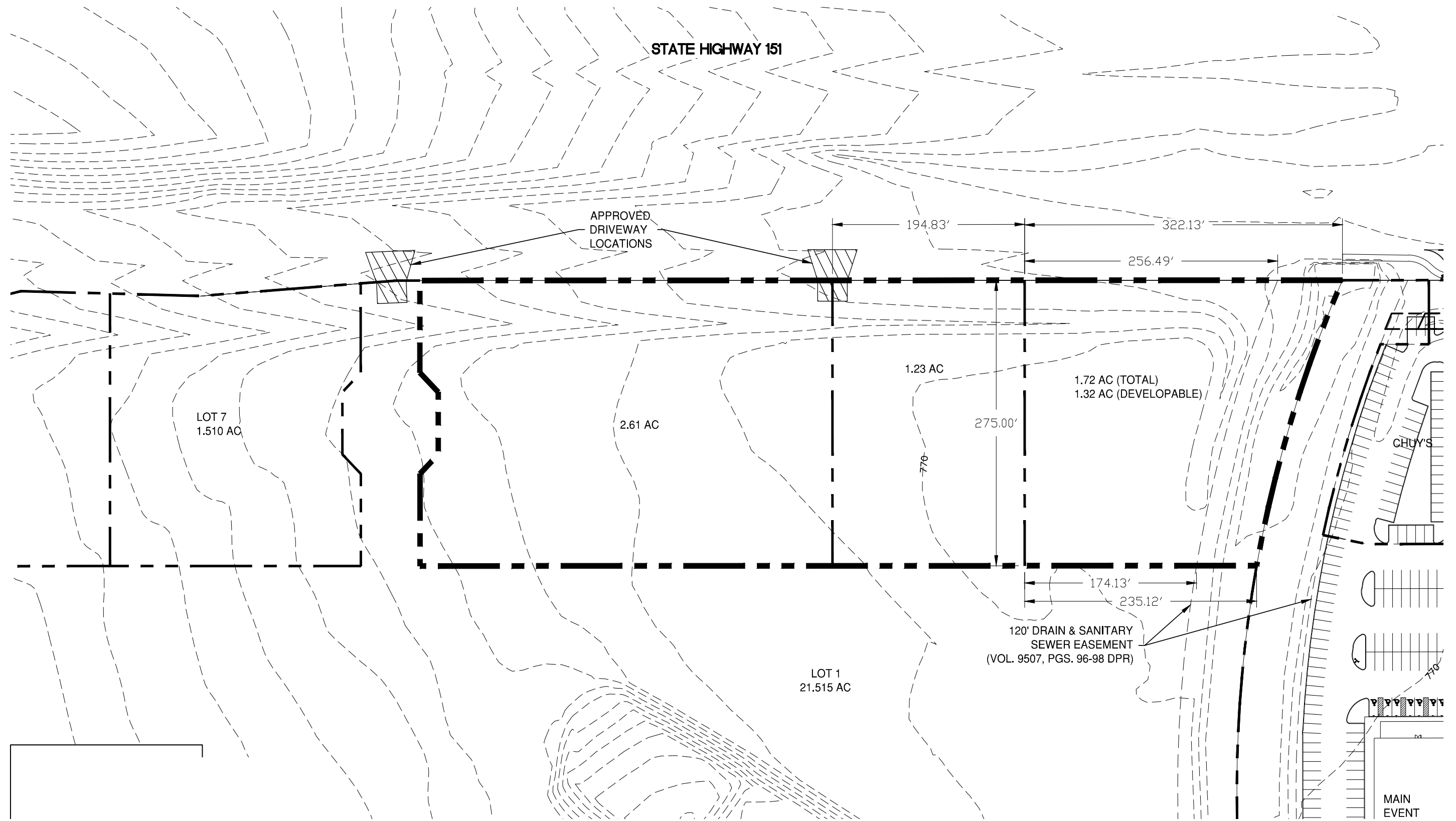












# SITE PLAN



## ALTA/ASCM LAND TITLE SURVEY

### TITLE LEGAL DESCRIPTION

Tract 3:  
Lots 1, 2, 3 and 4, Block 6, ARROWHEAD 410 SUBDIVISION, an addition to the City of San Antonio, Bexar County, Texas, according to a map or plat thereof recorded in Volume 9611, Page 155, Deed and Plat Records, Bexar County, Texas.

### TITLE INFORMATION

The Title Description and Schedule B Items herein are from Chicago Title Insurance Company, Commitment # 4311017867, Issued November 19, 2014, with an effective date of November 12, 2014.

### SCHEDULE 'B' ITEMS

- a. Water Rights Conveyance set out in instrument recorded in Volume 10830, Page 687, Real Property Records, Bexar County, Texas. **DOES AFFECT, BLANKET STYLE - NOT SHOWN.**
- b. Mineral Interests recorded in Volume 1769, Page 639, Volume 1773, Page 14, Deed Records, Bexar County, Texas, and Volume 2875, Page 1717, Real Property Records, Bexar County, Texas. **DOES AFFECT, BLANKET STYLE - NOT SHOWN.**
- l. Notice of potential abandoned or deteriorated well on Real Property as described in instrument filed May 25, 2012, recorded in Volume 15508, Page 1953, Real Property Records, Bexar County, Texas. **DOES AFFECT - AS SHOWN.**
- j. 14' Gas, Electric and Cable TV Easement as shown on plat recorded in Volume 9611, Page 155, Deed and Plat Records, Bexar County, Texas. **DOES AFFECT - AS SHOWN.**
- k. 1' Vehicular Non-Access Easement as shown on plat recorded in Volume 9611, Page 155, Deed and Plat Records, Bexar County, Texas. **DOES AFFECT - AS SHOWN.**
- l. 10' Private Water Service Line as shown on plat recorded in Volume 9611, Page 155, Deed and Plat Records, Bexar County, Texas. **DOES AFFECT - AS SHOWN.**
- m. 8' Private Sewer Lateral Easement as shown on plat recorded in Volume 9611, Page 155, Deed and Plat Records, Bexar County, Texas. **DOES AFFECT - AS SHOWN.**
- n. 30' Ingress/Egress and Utility Easement as shown on plat recorded in Volume 9611, Page 155, Deed and Plat Records, Bexar County, Texas. **DOES AFFECT - AS SHOWN.**

**Restrictive Covenants:**  
Volume 6769, Page 310, Real Property Records, Bexar County, Texas.

### ZONING

Zone: C-3, General Commercial

Min./Max. Lot Size	N/A
Max. Density (units/acre)	N/A
Max. Building Size (sf) (Individual)	N/A
Max. Building Size (sf) (Aggregate)	N/A
Max. Building Height (feet)	35'
Max. Building Height (stories)	5 (cannot exceed 35')
Design Standards	N (specific standards are not required, but may be imposed.)
Min. Street Frontage	20'
Min./Max. Front Setback	N/A
Max. Front Setback	no max, front setback required
(Principal Arterial, Arterial)	
Max. Front Setback (Collector, Local)	no max, front setback required
Min. Side Setback	30' (only applicable when property abuts residential zoning)
Min. Rear Setback	30' (only applicable when property abuts residential zoning)

**Parking Requirements:**  
Subject to Permitted Use  
(See City of San Antonio, Texas Code of Ordinances Table 526-3 establishes the minimum/maximum number of parking spaces required/permitted for the uses indicated.)

**UNIFIED DEVELOPMENT CODE**  
City of SAN ANTONIO, TEXAS  
Development Services Department  
1901 South Alamo Street  
San Antonio, TX 78204  
(210) 207-1111  
www.sanantonio.gov/dsd/zoning.asp

### SURVEYOR CERTIFICATION

To:  
Crossroads Realty & Investments, LLC  
Chicago Title Insurance Company / Chicago Title of Texas, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (except in states that require record monument plotting), 2, 3, 4, 6(a), 8, 9, & 11(a) (location of utilities per visible, above-ground, observed evidence).

The ...

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### LEGEND

- IRON ROD SET
- FOUND IRON ROD PROPERTY CORNER "VICKERY" (UNLESS OTHERWISE NOTED)
- (M) MEASURED CALL
- RECORD CALL
- SANITARY SEWER MANHOLE
- LIGHT POLE
- POWER POLE
- SIGN
- CONCRETE
- OVERHEAD UTILITY LINE

### PARKING INFORMATION

None

### LAND AREA

297,104 square feet or 6,821 Acres (Lots 1-4)

### FLOOD CERTIFICATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48029C-0370-05 which bears an effective date of September 29, 2010 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

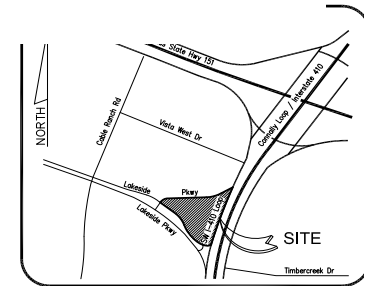
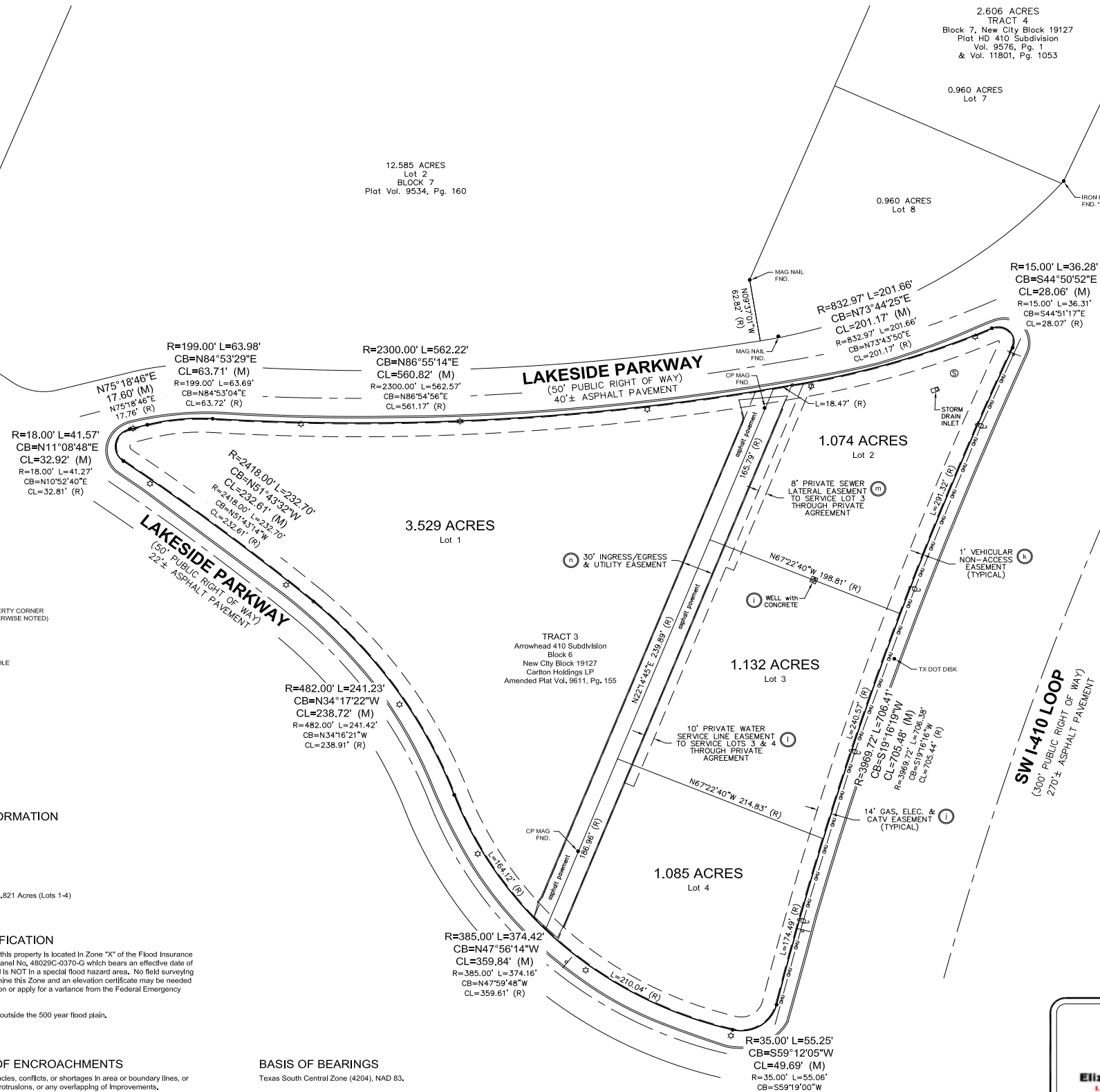
Zone "X" denotes areas outside the 500 year flood plain.

### STATEMENT OF ENCROACHMENTS

No observable discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of Improvements.

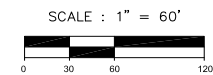
### BASIS OF BEARINGS

Texas South Central Zone (4204), NAD 83.



### SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- No observable evidence of cemeteries on the subject property at the time of survey.
- Property has physical access to Lakeside Parkway / SW I-410 Loop, a duly dedicated public right of way.
- All statements within the certification, and other references located elsewhere herein, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.
- Basis of Bearings - Texas South Central Zone (4204), NAD 83.



No.	REVISIONS	Date

**Elizondo & Associates**  
LAND SURVEYING & MAPPING, LLC

Phone: (210) 375-4128 Fax: (210) 375-5130  
5805 Callaghan Road, Suite 109  
San Antonio, Texas 78228  
TEXAS LICENSED SURVEYING  
FIRM No. 10193864  
www.elizondoassociates.com



# DEMOGRAPHICS



Monterrey Village Pads		1 mi radius	3 mi radius	5 mi radius
Ingram Rd and Loop 410, San Antonio, TX 78251				
POPULATION	2016 Estimated Population	12,595	115,326	271,767
	2021 Projected Population	14,044	124,456	291,376
	2010 Census Population	10,835	107,090	251,662
	2000 Census Population	3,449	70,222	182,719
	Projected Annual Growth 2016 to 2021	2.3%	1.6%	1.4%
	Historical Annual Growth 2000 to 2016	16.6%	4.0%	3.0%
HOUSEHOLDS	2016 Estimated Households	4,386	38,855	87,286
	2021 Projected Households	4,762	41,127	92,038
	2010 Census Households	3,836	36,251	81,523
	2000 Census Households	1,470	23,542	58,366
	Projected Annual Growth 2016 to 2021	1.7%	1.2%	1.1%
	Historical Annual Growth 2000 to 2016	12.4%	4.1%	3.1%
AGE	2016 Est. Population Under 10 Years	17.6%	16.2%	15.9%
	2016 Est. Population 10 to 19 Years	16.0%	15.7%	15.8%
	2016 Est. Population 20 to 29 Years	19.5%	16.3%	16.6%
	2016 Est. Population 30 to 44 Years	24.3%	22.8%	22.0%
	2016 Est. Population 45 to 59 Years	14.3%	16.4%	16.5%
	2016 Est. Population 60 to 74 Years	6.6%	9.8%	9.9%
	2016 Est. Population 75 Years or Over	1.7%	2.9%	3.2%
	2016 Est. Median Age	27.9	30.7	30.9
MARITAL STATUS & GENDER	2016 Est. Male Population	48.6%	48.8%	49.3%
	2016 Est. Female Population	51.4%	51.2%	50.7%
	2016 Est. Never Married	38.5%	33.9%	33.5%
	2016 Est. Now Married	40.1%	44.3%	44.5%
	2016 Est. Separated or Divorced	19.2%	18.3%	18.1%
	2016 Est. Widowed	2.2%	3.6%	3.9%
INCOME	2016 Est. HH Income \$200,000 or More	1.2%	1.7%	1.9%
	2016 Est. HH Income \$150,000 to \$199,999	3.0%	2.7%	4.2%
	2016 Est. HH Income \$100,000 to \$149,999	12.6%	12.2%	13.5%
	2016 Est. HH Income \$75,000 to \$99,999	17.0%	15.4%	14.3%
	2016 Est. HH Income \$50,000 to \$74,999	19.4%	21.9%	21.3%
	2016 Est. HH Income \$35,000 to \$49,999	12.1%	14.4%	14.2%
	2016 Est. HH Income \$25,000 to \$34,999	15.0%	11.2%	10.4%
	2016 Est. HH Income \$15,000 to \$24,999	9.8%	10.4%	9.7%
	2016 Est. HH Income Under \$15,000	9.9%	10.1%	10.4%
	2016 Est. Average Household Income	\$60,411	\$62,584	\$65,802
	2016 Est. Median Household Income	\$54,046	\$55,166	\$57,265
	2016 Est. Per Capita Income	\$21,037	\$21,088	\$21,586
	2016 Est. Total Businesses	264	2,120	5,642
	2016 Est. Total Employees	4,253	33,356	87,668



# DEMOGRAPHICS



Monterrey Village Pads		1 mi radius	3 mi radius	5 mi radius
Ingram Rd and Loop 410, San Antonio, TX 78251				
<b>RACE</b>	2016 Est. White	63.7%	67.8%	69.5%
	2016 Est. Black	12.9%	9.5%	8.5%
	2016 Est. Asian or Pacific Islander	3.6%	2.9%	2.7%
	2016 Est. American Indian or Alaska Native	0.9%	0.8%	0.8%
	2016 Est. Other Races	18.9%	18.9%	18.5%
<b>HISPANIC</b>	2016 Est. Hispanic Population	8,115	78,355	181,641
	2016 Est. Hispanic Population	64.4%	67.9%	66.8%
	2021 Proj. Hispanic Population	65.2%	68.7%	67.7%
	2010 Hispanic Population	65.7%	68.5%	67.0%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	7,175	69,651	163,264
	2016 Est. Elementary (Grade Level 0 to 8)	3.2%	5.5%	6.6%
	2016 Est. Some High School (Grade Level 9 to 11)	6.6%	8.6%	8.2%
	2016 Est. High School Graduate	30.2%	28.3%	27.6%
	2016 Est. Some College	28.3%	28.6%	28.4%
	2016 Est. Associate Degree Only	9.4%	8.9%	9.0%
	2016 Est. Bachelor Degree Only	15.9%	13.7%	13.6%
	2016 Est. Graduate Degree	6.4%	6.5%	6.6%
<b>HOUSING</b>	2016 Est. Total Housing Units	4,628	40,315	90,240
	2016 Est. Owner-Occupied	44.5%	55.7%	61.0%
	2016 Est. Renter-Occupied	50.2%	40.6%	35.7%
	2016 Est. Vacant Housing	5.2%	3.6%	3.3%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	29.4%	16.7%	15.6%
	2010 Homes Built 2000 to 2004	24.9%	17.8%	14.2%
	2010 Homes Built 1990 to 1999	11.8%	13.8%	15.2%
	2010 Homes Built 1980 to 1989	19.1%	18.7%	20.4%
	2010 Homes Built 1970 to 1979	7.2%	16.5%	17.3%
	2010 Homes Built 1960 to 1969	2.7%	9.6%	9.3%
	2010 Homes Built 1950 to 1959	3.0%	4.1%	4.9%
	2010 Homes Built Before 1949	2.0%	2.7%	3.1%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.1%	0.1%	0.1%
	2010 Home Value \$500,000 to \$999,999	0.5%	0.5%	0.6%
	2010 Home Value \$400,000 to \$499,999	0.3%	0.3%	0.5%
	2010 Home Value \$300,000 to \$399,999	1.4%	1.4%	1.5%
	2010 Home Value \$200,000 to \$299,999	6.8%	6.0%	6.6%
	2010 Home Value \$150,000 to \$199,999	24.4%	16.1%	16.2%
	2010 Home Value \$100,000 to \$149,999	46.0%	32.1%	32.6%
	2010 Home Value \$50,000 to \$99,999	17.7%	37.7%	35.5%
	2010 Home Value \$25,000 to \$49,999	1.8%	3.7%	4.2%
	2010 Home Value Under \$25,000	1.0%	2.0%	2.2%
	2010 Median Home Value	\$135,249	\$112,937	\$114,776
	2010 Median Rent	\$678	\$703	\$699



# DEMOGRAPHICS



Monterrey Village Pads		1 mi radius	3 mi radius	5 mi radius
Ingram Rd and Loop 410, San Antonio, TX 78251				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	9,154	85,616	203,099
	2016 Est. Civilian Employed	69.9%	64.7%	63.0%
	2016 Est. Civilian Unemployed	2.0%	2.6%	2.4%
	2016 Est. in Armed Forces	1.7%	1.2%	2.7%
	2016 Est. not in Labor Force	26.4%	31.6%	32.0%
	2016 Labor Force Males	47.6%	47.8%	48.7%
	2016 Labor Force Females	52.4%	52.2%	51.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,051	47,144	107,055
	2010 Mgmt, Business, & Financial Operations	9.1%	11.1%	11.9%
	2010 Professional, Related	23.6%	18.8%	19.3%
	2010 Service	22.5%	19.8%	20.1%
	2010 Sales, Office	29.3%	31.7%	29.6%
	2010 Farming, Fishing, Forestry	-	-	0.1%
	2010 Construction, Extraction, Maintenance	6.2%	9.4%	10.1%
	2010 Production, Transport, Material Moving	9.2%	9.2%	9.0%
	2010 White Collar Workers	62.0%	61.6%	60.8%
	2010 Blue Collar Workers	38.0%	38.4%	39.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.5%	81.1%	79.5%
	2010 Drive to Work in Carpool	12.7%	13.1%	11.3%
	2010 Travel to Work by Public Transportation	0.7%	1.6%	2.0%
	2010 Drive to Work on Motorcycle	0.4%	0.3%	0.2%
	2010 Walk or Bicycle to Work	0.5%	0.8%	2.0%
	2010 Other Means	1.0%	1.2%	1.2%
	2010 Work at Home	3.2%	1.9%	3.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	20.8%	18.7%	18.2%
	2010 Travel to Work in 15 to 29 Minutes	50.7%	46.4%	43.8%
	2010 Travel to Work in 30 to 59 Minutes	27.5%	31.6%	34.3%
	2010 Travel to Work in 60 Minutes or More	1.0%	3.3%	3.7%
	2010 Average Travel Time to Work	22.2	22.9	23.6
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$217 M	\$1.97 B	\$4.58 B
	2016 Est. Apparel	\$7.62 M	\$69.1 M	\$161 M
	2016 Est. Contributions, Gifts	\$13.4 M	\$122 M	\$291 M
	2016 Est. Education, Reading	\$7.95 M	\$71.4 M	\$170 M
	2016 Est. Entertainment	\$12.1 M	\$110 M	\$257 M
	2016 Est. Food, Beverages, Tobacco	\$34.0 M	\$309 M	\$714 M
	2016 Est. Furnishings, Equipment	\$7.34 M	\$66.6 M	\$155 M
	2016 Est. Health Care, Insurance	\$19.1 M	\$174 M	\$402 M
	2016 Est. Household Operations, Shelter, Utilities	\$67.2 M	\$610 M	\$1.42 B
	2016 Est. Miscellaneous Expenses	\$3.24 M	\$29.4 M	\$67.9 M
	2016 Est. Personal Care	\$2.84 M	\$25.8 M	\$59.8 M
	2016 Est. Transportation	\$42.2 M	\$384 M	\$887 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](http://www.trec.texas.gov)

IABS 1-0 02/16/16

REATA Real Estate Services, LP  
Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

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John Moake  
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Phone

Sales Agent

License Number

Email

1  
Phone

Sales Agent

License Number

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date