



REATA
REAL ESTATE

7.609 ACRES ON ROGERS RD SAN ANTONIO, TX 78251

DAVID BALLARD, CCIM / PARKER LABARGE



TABLE OF CONTENTS



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SECTION I.. ... EXECUTIVE SUMMARY

SECTION II. ... MAPS

SECTION III ... AERIALS

SECTION IV ... SITE PLAN

SECTION V ... DEMOGRAPHICS

SECTION VI... AGENCY DISCLOSURE

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PROPERTY HIGHLIGHTS

This 7.609 acre property is located in the densely populated northwest side of San Antonio and sits on the outskirts of the Westover Hills Medical Center, Westover retail centers, and the Westover Business Park. Well connected to nearby Loop 1604 and State Highway 151, the area also sees large amounts of activity and daytime traffic from nearby large subdivisions like Alamo Ranch, Kallison Ranch and more.

LOCATION

Rogers Rd near Loop 1604 & SH 151
San Antonio, TX 78251

SIZE

+/- 7.609 Acres

PRICING

Please contact Broker for pricing.

AREA EMPLOYERS

Christus Santa Rosa, Baptist MOB, Methodist Hospital, Frost Bank, Microsoft Data Center, FCA Data Center, Wells Fargo, Chase Bank, Nationwide Insurance and Northwest Vista College

TRAFFIC COUNTS

Loop 1604	98,874 CPD
State Highway 151	64,578 CPD

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2018 Estimated Population	3,911	113,229	267,594
2018 Estimated Households	1,150	36,768	87,329
2018 Daytime Population	3,961	22,834	52,099
Average Household Income	\$112,112	\$98,930	\$97,527

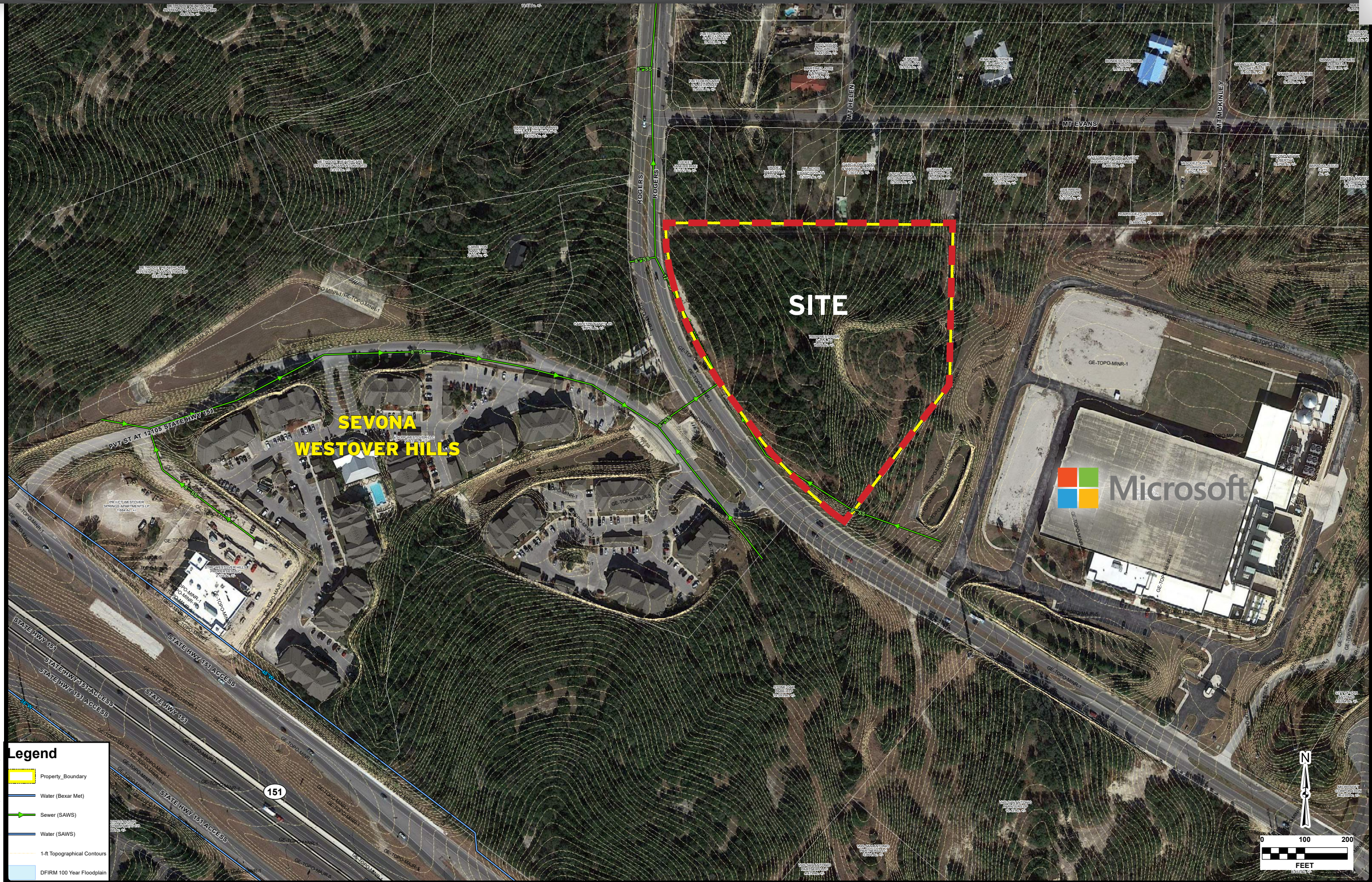
CONTACTS

DAVID BALLARD
PARTNER
210.841.3239
dballard@reatares.com

PARKER LABARGE
ASSISTANT VICE PRESIDENT
210.841.3207
plabarge@reatares.com







NO.	REV.

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

7.6 ACRE TRACT ON ROGERS ROAD
 SAN ANTONIO, TEXAS
AERIAL EXHIBIT

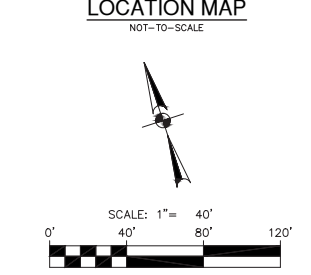
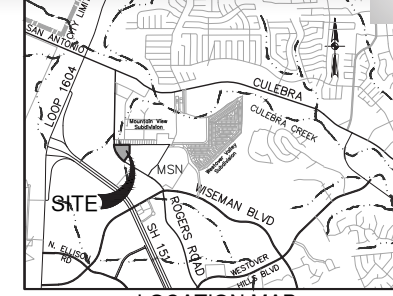
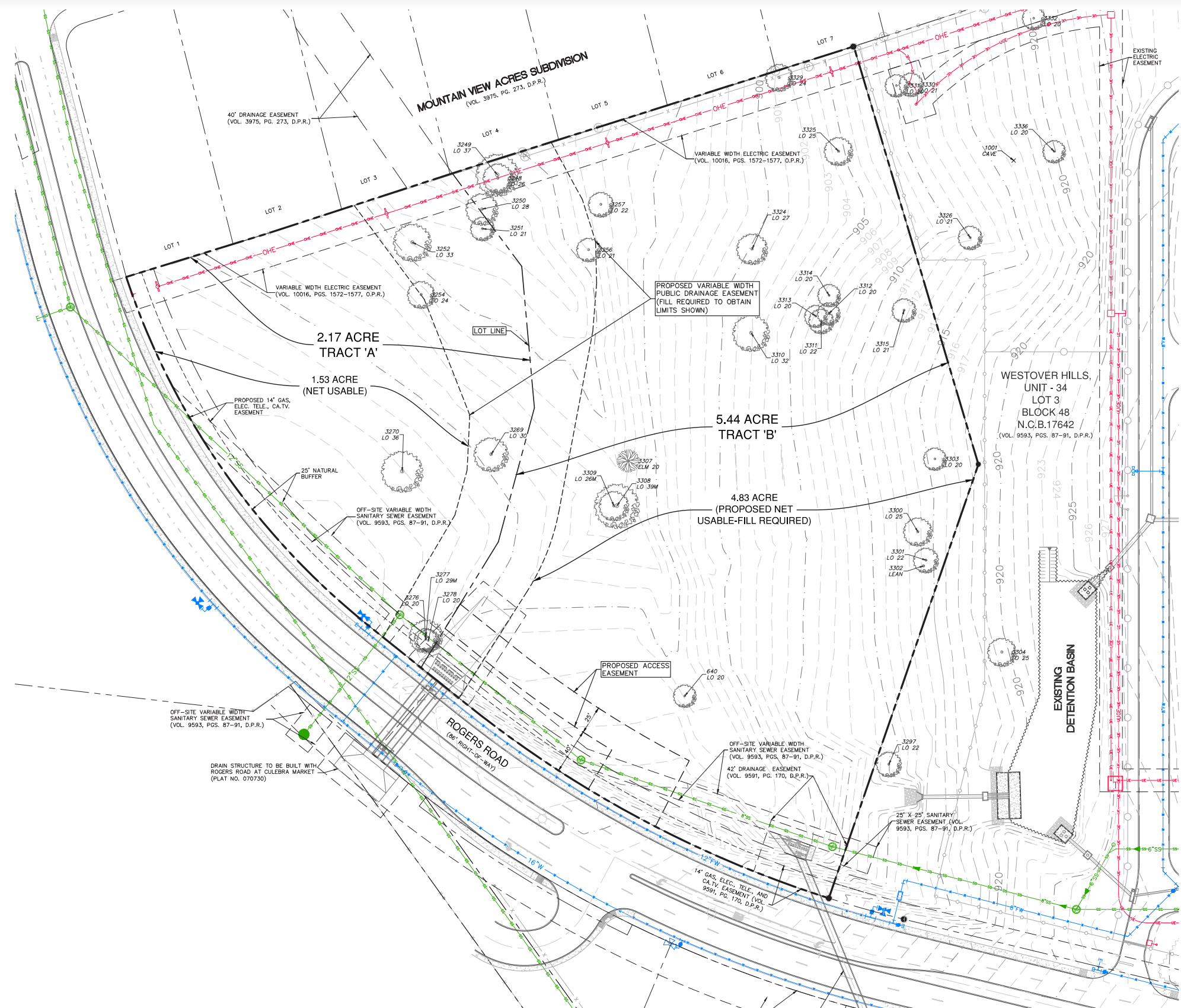
PLAT NO.	---
JOB NO.	0000-00
DATE	Mar 2019
DESIGNER	AA
CHECKED	AA
DRAWN	AA
SHEET	1.0

Legend

- Property Boundary
- Water (Bexar Met)
- Sewer (SAWS)
- Water (SAWS)
- 1-ft Topographical Contours
- DFIRM 100 Year Floodplain

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SITE PLAN



- LEGEND**
- EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE AND MANHOLE
 - EXISTING OVERHEAD ELECTRIC LINE AND POWER POLE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING FIRE HYDRANT

**7.61 ACRE TRACT AT
ROGERS ROAD
SAN ANTONIO, TEXAS**



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TYPICAL FIRM REGISTRATION #10028800

Date: Sep 20, 2016, 10:42am User ID: jfrantz File: P:\03\03\DESIGN\EXHIBITS\160920-Site Tract 7.61 acres.dwg

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DEMOGRAPHICS



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7.6 Acres at Rogers Rd

San Antonio, TX 78251

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	3,911	113,229	267,594
	2023 Projected Population	4,173	121,305	287,110
	2010 Census Population	2,610	92,016	220,130
	2000 Census Population	2,023	56,629	131,219
	Projected Annual Growth 2018 to 2023	1.3%	1.4%	1.5%
	Historical Annual Growth 2000 to 2018	5.2%	5.6%	5.8%
HOUSEHOLDS	2018 Estimated Households	1,150	36,768	87,329
	2023 Projected Households	1,193	38,137	90,665
	2010 Census Households	819	30,932	75,111
	2000 Census Households	619	18,084	44,081
	Projected Annual Growth 2018 to 2023	0.8%	0.7%	0.8%
	Historical Annual Growth 2000 to 2018	4.8%	5.7%	5.5%
AGE	2018 Est. Population Under 10 Years	15.5%	15.8%	15.5%
	2018 Est. Population 10 to 19 Years	15.7%	15.3%	15.1%
	2018 Est. Population 20 to 29 Years	15.2%	14.6%	14.9%
	2018 Est. Population 30 to 44 Years	25.0%	24.7%	24.1%
	2018 Est. Population 45 to 59 Years	18.2%	17.6%	17.4%
	2018 Est. Population 60 to 74 Years	8.1%	9.5%	10.1%
	2018 Est. Population 75 Years or Over	2.2%	2.6%	2.8%
	2018 Est. Median Age	31.1	31.8	31.9
MARITAL STATUS & GENDER	2018 Est. Male Population	49.4%	48.9%	48.9%
	2018 Est. Female Population	50.6%	51.1%	51.1%
	2018 Est. Never Married	37.6%	33.0%	32.8%
	2018 Est. Now Married	45.9%	47.8%	47.3%
	2018 Est. Separated or Divorced	14.5%	16.0%	16.5%
	2018 Est. Widowed	2.0%	3.2%	3.4%
INCOME	2018 Est. HH Income \$200,000 or More	5.6%	5.0%	5.0%
	2018 Est. HH Income \$150,000 to \$199,999	11.4%	9.0%	7.8%
	2018 Est. HH Income \$100,000 to \$149,999	22.0%	20.4%	19.9%
	2018 Est. HH Income \$75,000 to \$99,999	18.0%	15.5%	16.0%
	2018 Est. HH Income \$50,000 to \$74,999	20.5%	20.1%	20.3%
	2018 Est. HH Income \$35,000 to \$49,999	10.1%	12.6%	11.6%
	2018 Est. HH Income \$25,000 to \$34,999	5.8%	6.9%	7.5%
	2018 Est. HH Income \$15,000 to \$24,999	3.1%	4.9%	5.7%
	2018 Est. HH Income Under \$15,000	3.4%	5.6%	6.3%
	2018 Est. Average Household Income	\$112,112	\$98,930	\$97,527
	2018 Est. Median Household Income	\$91,640	\$78,424	\$76,053
	2018 Est. Per Capita Income	\$32,952	\$32,134	\$31,836
	2018 Est. Total Businesses	222	1,623	4,432
	2018 Est. Total Employees	3,961	22,834	52,099

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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2018 Est. White	67.8%	71.1%	71.3%
	2018 Est. Black	9.1%	8.2%	8.2%
	2018 Est. Asian or Pacific Islander	4.3%	4.1%	4.1%
	2018 Est. American Indian or Alaska Native	0.4%	0.7%	0.7%
	2018 Est. Other Races	18.4%	15.9%	15.8%
HISPANIC	2018 Est. Hispanic Population	2,424	66,244	154,737
	2018 Est. Hispanic Population	62.0%	58.5%	57.8%
	2023 Proj. Hispanic Population	61.6%	58.2%	57.6%
	2010 Hispanic Population	64.5%	57.6%	57.1%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	2,400	70,903	167,975
	2018 Est. Elementary (Grade Level 0 to 8)	2.9%	2.9%	3.4%
	2018 Est. Some High School (Grade Level 9 to 11)	5.6%	4.3%	5.0%
	2018 Est. High School Graduate	23.6%	22.4%	23.4%
	2018 Est. Some College	26.9%	26.6%	26.0%
	2018 Est. Associate Degree Only	9.6%	10.8%	10.2%
	2018 Est. Bachelor Degree Only	20.0%	21.7%	20.9%
	2018 Est. Graduate Degree	11.4%	11.3%	11.0%
HOUSING	2018 Est. Total Housing Units	1,169	37,488	88,807
	2018 Est. Owner-Occupied	70.5%	67.5%	67.9%
	2018 Est. Renter-Occupied	27.9%	30.5%	30.4%
	2018 Est. Vacant Housing	1.7%	1.9%	1.7%
HOMES BUILT BY YEAR	2018 Homes Built 2010 or later	7.8%	14.0%	13.2%
	2018 Homes Built 2000 to 2009	31.0%	31.9%	32.2%
	2018 Homes Built 1990 to 1999	22.7%	16.7%	16.7%
	2018 Homes Built 1980 to 1989	17.7%	23.2%	19.6%
	2018 Homes Built 1970 to 1979	14.2%	7.5%	10.6%
	2018 Homes Built 1960 to 1969	1.3%	1.5%	1.9%
	2018 Homes Built 1950 to 1959	2.2%	1.6%	2.0%
	2018 Homes Built Before 1949	1.4%	1.7%	2.1%
HOME VALUES	2018 Home Value \$1,000,000 or More	1.5%	0.5%	0.5%
	2018 Home Value \$500,000 to \$999,999	1.8%	2.1%	2.3%
	2018 Home Value \$400,000 to \$499,999	2.6%	2.4%	2.5%
	2018 Home Value \$300,000 to \$399,999	8.9%	8.2%	7.7%
	2018 Home Value \$200,000 to \$299,999	22.5%	21.2%	22.5%
	2018 Home Value \$150,000 to \$199,999	20.2%	25.2%	27.3%
	2018 Home Value \$100,000 to \$149,999	20.7%	31.0%	30.9%
	2018 Home Value \$50,000 to \$99,999	21.4%	15.8%	15.5%
	2018 Home Value \$25,000 to \$49,999	2.1%	2.3%	2.1%
	2018 Home Value Under \$25,000	1.4%	1.5%	1.7%
	2018 Median Home Value	\$157,024	\$155,163	\$157,948
	2018 Median Rent	\$1,129	\$988	\$917

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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	2,924	84,634	201,039
	2018 Est. Civilian Employed	69.0%	67.9%	67.1%
	2018 Est. Civilian Unemployed	1.9%	2.1%	2.1%
	2018 Est. in Armed Forces	0.9%	1.4%	1.4%
	2018 Est. not in Labor Force	28.3%	28.7%	29.4%
	2018 Labor Force Males	48.8%	48.1%	48.1%
	2018 Labor Force Females	51.2%	51.9%	51.9%
OCCUPATION	2018 Occupation: Population Age 16 Years or Over	2,017	57,458	134,973
	2018 Mgmt, Business, & Financial Operations	15.6%	15.5%	14.5%
	2018 Professional, Related	26.0%	23.6%	22.9%
	2018 Service	16.8%	18.2%	18.4%
	2018 Sales, Office	26.4%	25.6%	26.4%
	2018 Farming, Fishing, Forestry	-	-	-
	2018 Construction, Extraction, Maintenance	7.4%	8.8%	9.1%
	2018 Production, Transport, Material Moving	7.7%	8.3%	8.6%
	2018 White Collar Workers	68.0%	64.7%	63.8%
2018 Blue Collar Workers	32.0%	35.3%	36.2%	
TRANSPORTATION TO WORK	2018 Drive to Work Alone	82.1%	80.9%	80.0%
	2018 Drive to Work in Carpool	10.8%	10.4%	11.0%
	2018 Travel to Work by Public Transportation	2.1%	2.0%	2.1%
	2018 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2018 Walk or Bicycle to Work	2.0%	1.4%	1.5%
	2018 Other Means	0.7%	0.9%	1.0%
	2018 Work at Home	2.3%	4.1%	4.2%
TRAVEL TIME	2018 Travel to Work in 14 Minutes or Less	16.7%	16.3%	17.2%
	2018 Travel to Work in 15 to 29 Minutes	45.5%	40.7%	40.8%
	2018 Travel to Work in 30 to 59 Minutes	40.9%	42.2%	41.0%
	2018 Travel to Work in 60 Minutes or More	5.7%	7.5%	6.9%
	2018 Average Travel Time to Work	25.8	27.0	26.5
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$88.52 M	\$2.58 B	\$6.04 B
	2018 Est. Apparel	\$3.14 M	\$91.07 M	\$213.13 M
	2018 Est. Contributions, Gifts	\$6.33 M	\$179.48 M	\$415.98 M
	2018 Est. Education, Reading	\$3.73 M	\$105.23 M	\$244.32 M
	2018 Est. Entertainment	\$5.05 M	\$146.12 M	\$341.91 M
	2018 Est. Food, Beverages, Tobacco	\$13.28 M	\$391 M	\$918.36 M
	2018 Est. Furnishings, Equipment	\$3.15 M	\$90.52 M	\$211.62 M
	2018 Est. Health Care, Insurance	\$7.37 M	\$218.44 M	\$513.14 M
	2018 Est. Household Operations, Shelter, Utilities	\$27.29 M	\$796.86 M	\$1.87 B
	2018 Est. Miscellaneous Expenses	\$1.27 M	\$37.37 M	\$87.78 M
	2018 Est. Personal Care	\$1.15 M	\$33.52 M	\$78.51 M
	2018 Est. Transportation	\$16.77 M	\$491.36 M	\$1.15 B

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

IABS 1-0 02/16/16

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

9002891
License Number

ttyng@reatares.com
Email

210.930.4111
Phone

Thomas C. Tyng, Jr.
Designated Broker of Firm

0406718
License Number

ttyng@reatares.com
Email

210.930.4111
Phone

David Ballard, CCIM
Sales Agent

485071
License Number

dballard@reatares.com
Email

210.930.4111
Phone

Parker LaBarge
Sales Agent

628793
License Number

plabarge@reatares.com
Email

210.930.4111
Phone

Sales Agent

License Number

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date