



**PREMIUM IH 10 EAST COMMERCIAL DEVELOPMENT SITE
SAN ANTONIO, TEXAS**

LOCATION: The property is in the northwest quadrant of IH-10 East at Foster Road in front of the Flying J Travel Plaza.

SIZE: 1.00 Acre

FRONTAGE: Approximately 201 feet on IH 10
Depth Varies; See Plat

UTILITIES: **Electric:** 3-Phase is available from City Public Service on the north side of IH-10 in front of the property.

Gas: City Public Service has an 8" gas main at the northeast corner of IH-10 and Foster Road.

Water: San Antonio Water Systems has a 24" main along the north side of the IH-10 frontage.

Sewer: San Antonio Water Systems has a 8" PVC sewer main near the southwest corner of the property.

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING: C-3, Commercial, City of San Antonio.

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

TOPOGRAPHY: The site has a gentle slope draining generally toward the west.



EASEMENTS: There are utility easements and an ingress/egress easement on the property. See Plat.

DEED

RESTRICTIONS: There are some restrictions for the benefit of Flying J Travel Plaza. Contract Broker for specifics.

TRAFFIC COUNT: 2016 State Highway Department traffic count map indicates 68,111 vehicles per day on IH-10 east of Foster Road, and 43,410 vehicles per day on IH-10 west of the property near Ackerman Road.

DEMOGRAPHICS:

	3-mile	5-mile	7-mile
Population			
2017 Estimate:	45,737	146,942	319,376
5 Year Projection:	50,080	159,111	345,080
Average Household			
Income:	\$62,205	\$61,016	\$67,471

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.

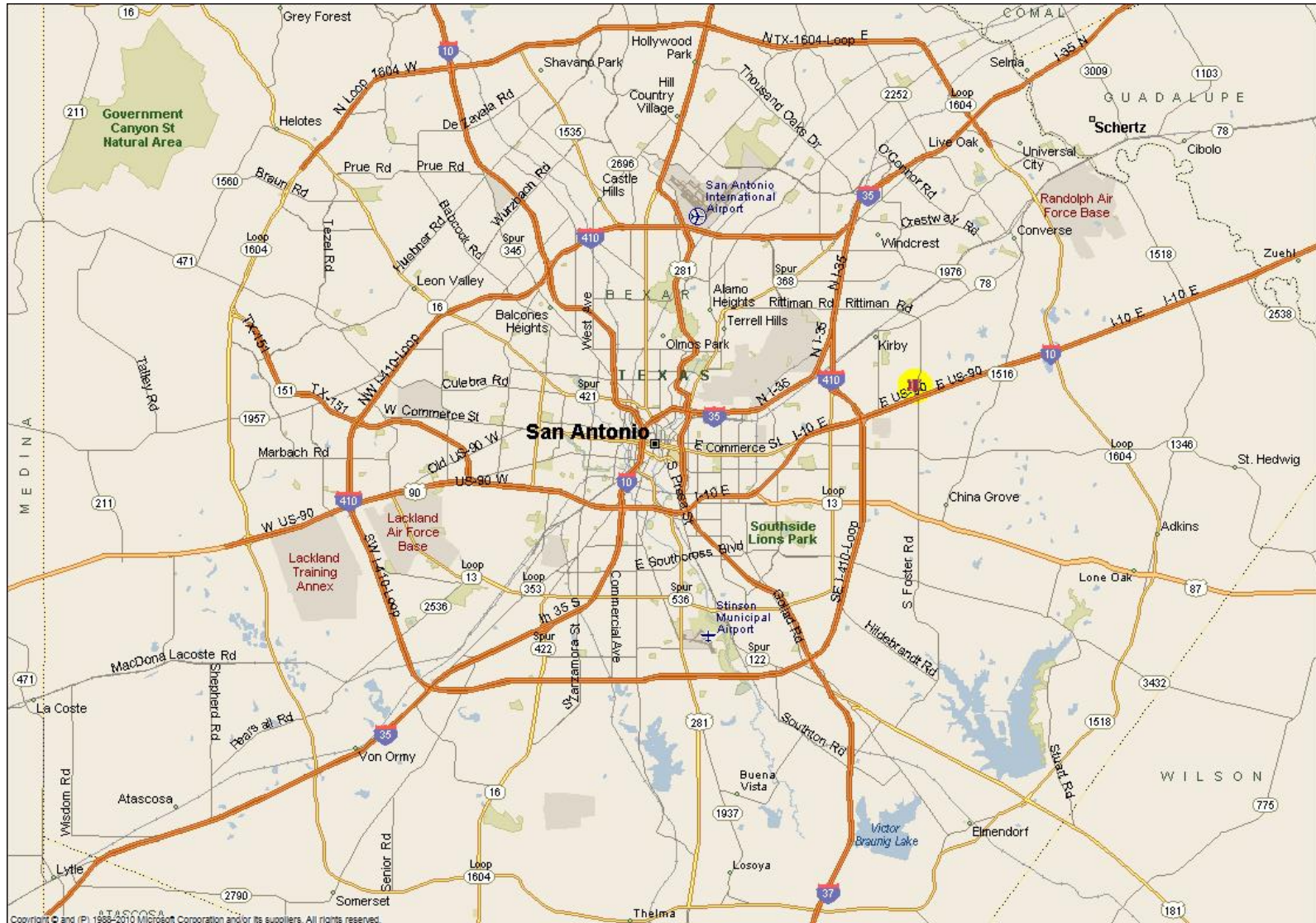
PRICING: \$718,740.00; \$16.50 per square foot

- COMMENTS:**
- This is a great retail development site in front of the Flying J Travel Plaza with a Love's Travel Stop across IH-10 at the southwest corner.
 - A Wal-Mart is just north of this site at the northeast corner of Foster Road and Binz-Engleman Road.
 - The site has cross-access through Flying J Travel Plaza to Foster Road.
 - A new La Quinta Motel is on the adjacent tract to the west.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM
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www.roalson.com



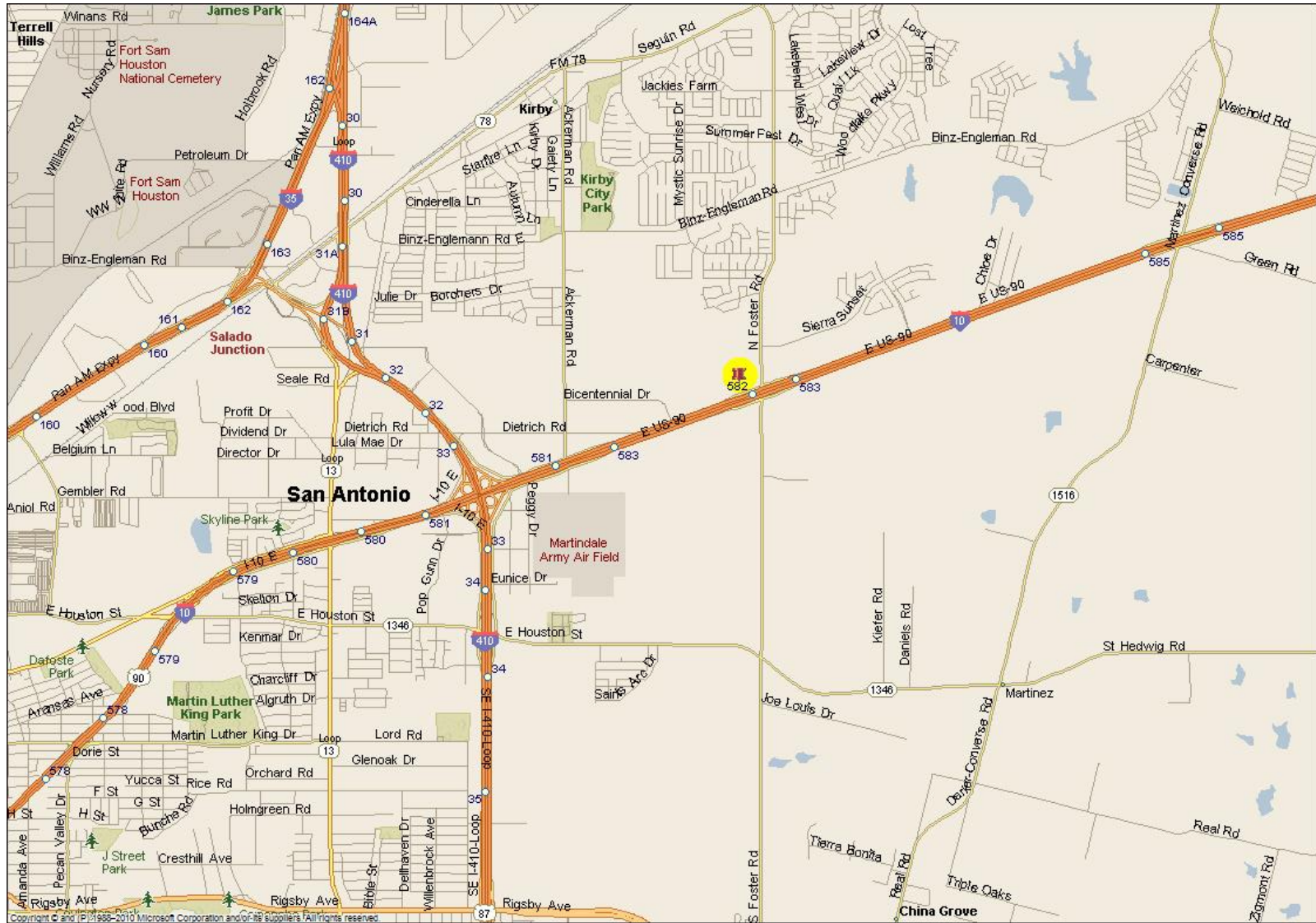
Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Area Map



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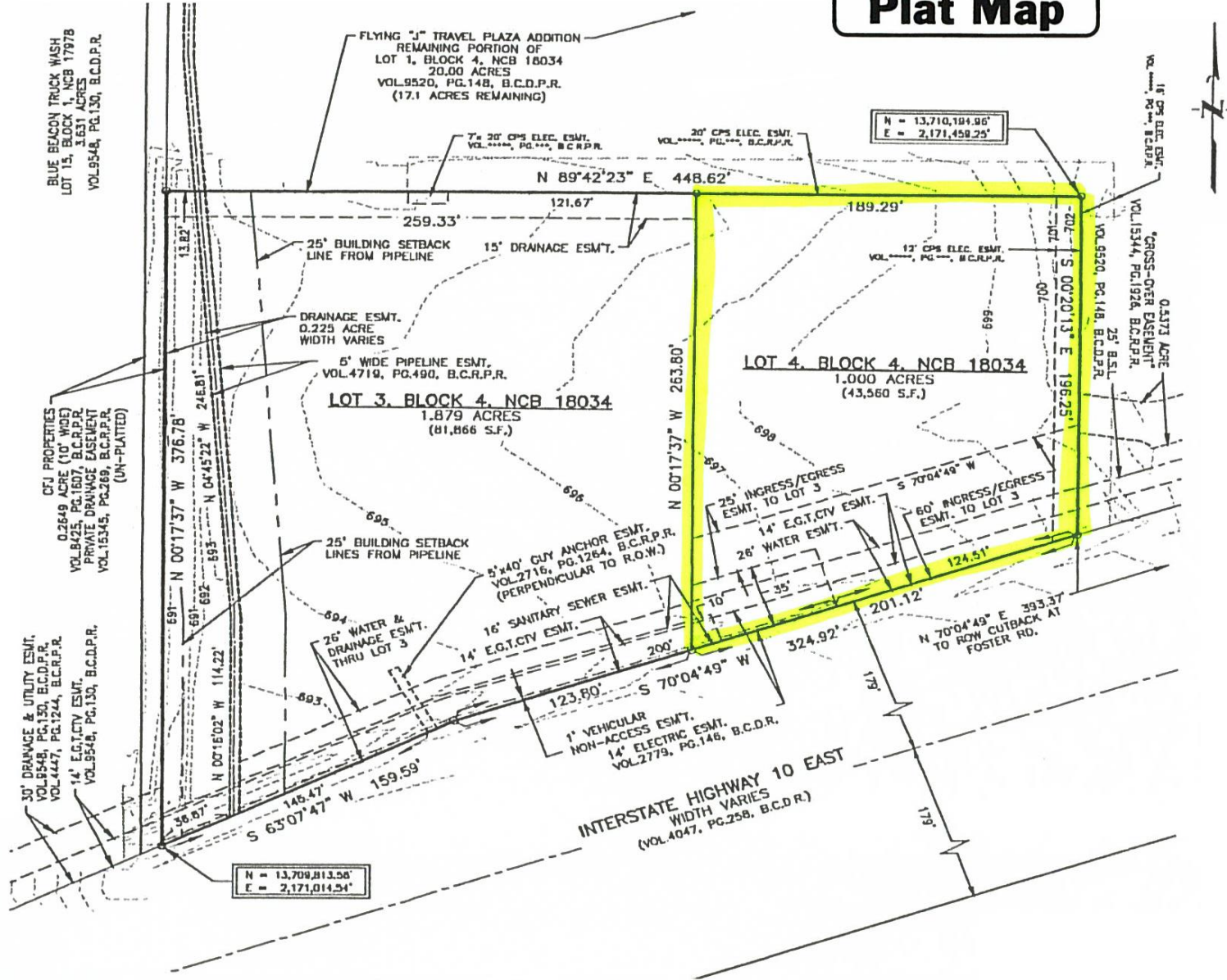
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Plat Map



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DEMOGRAPHIC OVERVIEW

February 23, 2018

IH 10 AT FOSTER ROAD, SAN ANTONIO, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	39,811	129,647	283,655
2017 Estimate	45,737	146,942	319,376
5 Year Projection	50,080	159,111	345,080
Households			
2010 Census	12,959	42,585	100,362
2017 Estimate	14,662	47,645	111,567
5 Year Projection	15,977	51,450	120,269
2017 Population by Race			
White	47.5%	49.6%	58.0%
Black	28.3%	28.4%	21.7%
Asian or Pacific Islander	3.0%	2.9%	2.5%
American Indian	0.9%	0.9%	0.9%
2017 Population by Ethnicity			
Hispanic Origin	50.1%	48.2%	49.4%
2017 Total Housing Units			
Owner-Occupied	9,749	29,368	64,155
Renter-Occupied	4,913	18,277	47,411
Average Household Size	3.11	3.01	2.79
2017 Household Income			
Income \$ 0 - \$15,000	12.3%	12.0%	13.2%
Income \$ 15,000 - \$24,999	10.6%	11.5%	11.4%
Income \$ 25,000 - \$34,999	11.8%	10.5%	10.6%
Income \$ 35,000 - \$49,999	16.5%	15.9%	14.8%
Income \$ 50,000 - \$74,999	23.5%	22.5%	20.7%
Income \$ 75,000 - \$99,999	14.0%	13.1%	11.9%
Income \$ 100,000 - \$149,999	8.9%	10.1%	10.6%
Income \$ 150,000 - \$199,999	1.4%	2.8%	3.3%
Income \$200,000 +	0.9%	1.7%	3.6%
Average Household Income	\$62,205	\$61,016	\$67,471
Median Household Income	\$52,908	\$50,139	\$50,037
Per Capita Income	\$19,951	\$20,416	\$24,444

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2015 and 2020.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
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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 coincidental 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.

Roalson Interests, Inc.	0338503		(210)496-5800
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date