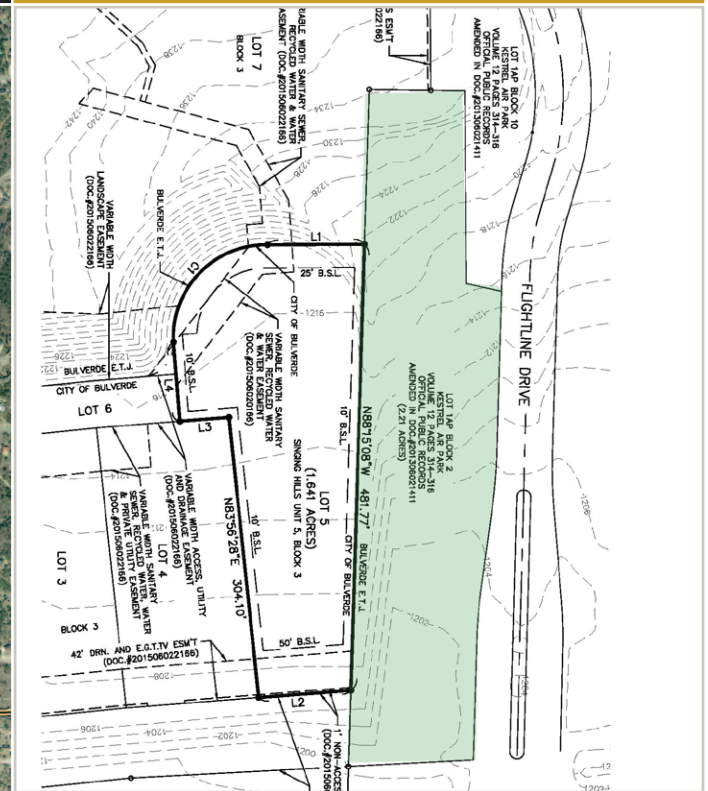


Kestrel Tract - 2.21 ac.
 US 281 & Flightline Drive, Spring Branch, TX 78070

**For Sale or
 Build-to-Suit**



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kgatley@reocsanantonio.com

210 524 4000
 8023 Vantage Dr, Suite 1200
 San Antonio TX 78230
reocsanantonio.com



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SECTION 8	TREC Agency Disclosure

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Senior Vice President

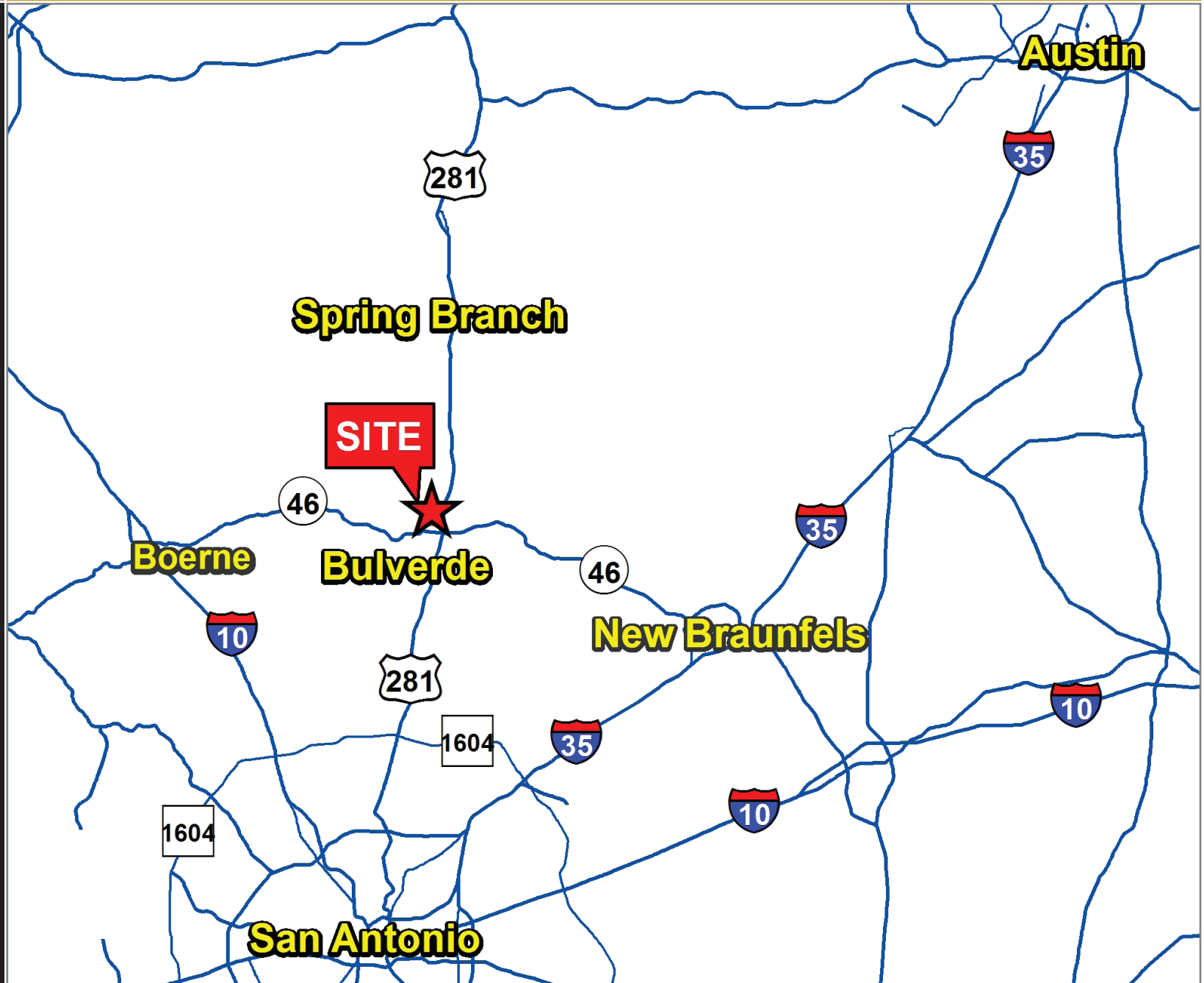
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City Location Map



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Aerial Map



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Aerial Photo



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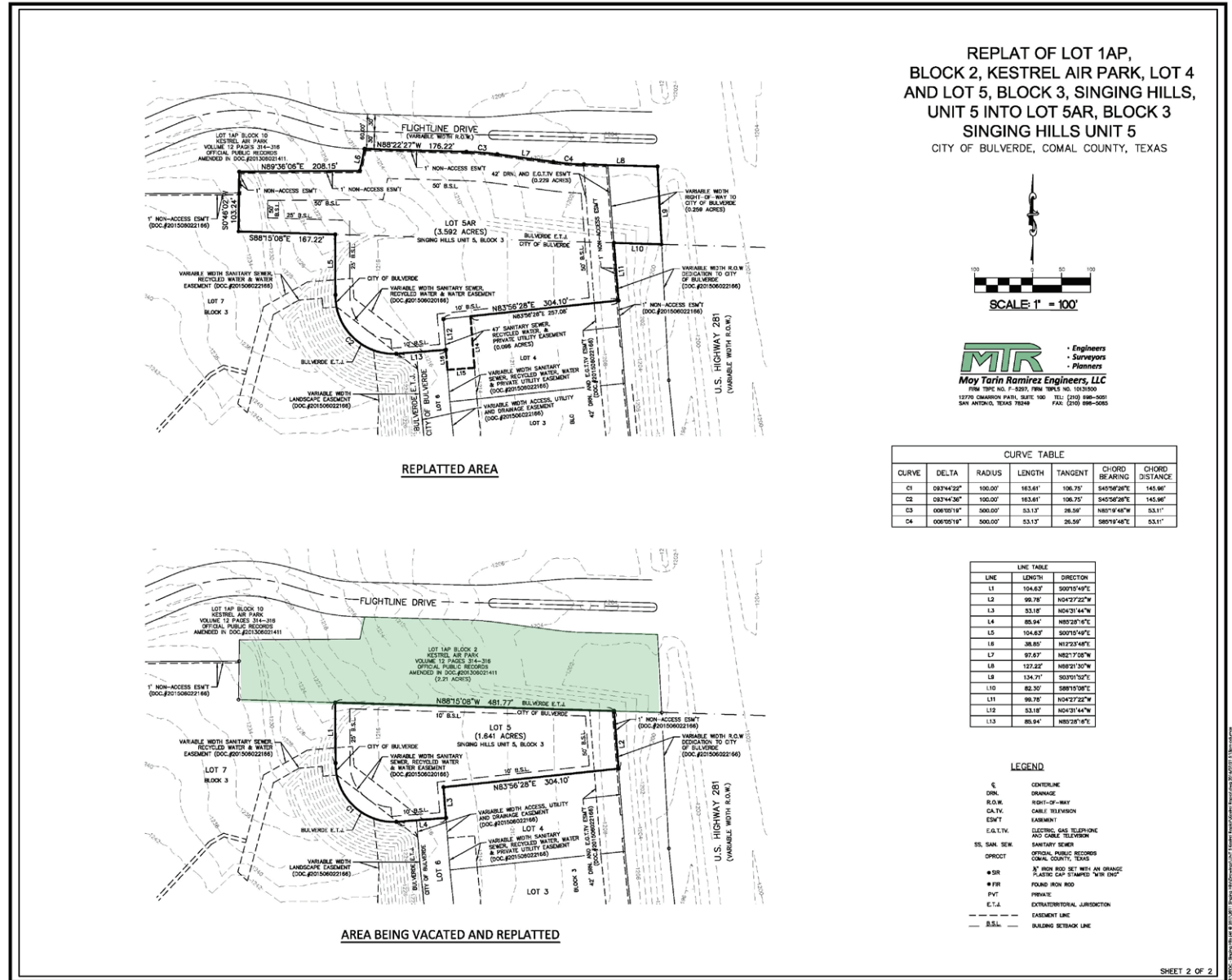
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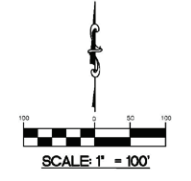
Plans

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REPLAT OF LOT 1AP,
BLOCK 2, KESTREL AIR PARK, LOT 4
AND LOT 5, BLOCK 3, SINGING HILLS,
UNIT 5 INTO LOT 5AR, BLOCK 3
SINGING HILLS UNIT 5
CITY OF BULVERDE, COMAL COUNTY, TEXAS



MTR Engineers
Surveyors
Planners
May Tarin Ramirez Engineers, LLC
FIRM TYPE NO. F-5297, FIRM TEXAS NO. 16133050
12770 CAMARON PARK, SUITE 100 TEL: (210) 988-0001
SAN ANTONIO, TEXAS 78248 FAX: (210) 988-0003

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	082°44'22"	100.00'	183.61'	106.79'	S45°56'20"E	145.80'
C2	082°44'22"	100.00'	183.61'	106.79'	S45°56'20"E	145.80'
C3	006°05'18"	500.00'	53.13'	26.59'	N85°19'44"W	53.11'
C4	006°05'18"	500.00'	53.13'	26.59'	S85°19'44"E	53.11'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	104.63'	S00°15'49"E
L2	99.78'	N04°27'22"W
L3	53.18'	N04°31'44"W
L4	85.94'	N85°28'47"E
L5	104.63'	S00°15'49"E
L6	38.80'	N07°53'47"E
L7	97.87'	N02°17'08"W
L8	122.22'	N08°21'30"W
L9	134.71'	S03°01'50"E
L10	82.30'	S88°10'08"E
L11	99.78'	N04°27'22"W
L12	53.18'	N04°31'44"W
L13	85.94'	N85°28'47"E

- LEGEND**
- E CENTERLINE
 - DRN. DRAINAGE
 - R.O.W. RIGHT-OF-WAY
 - CA.T.V. CABLE TELEVISION
 - ESMT EASEMENT
 - E.L.T.V. ELECTRIC GAS TELEPHONE AND CABLE TELEVISION
 - SS. SAN. SEW. SANITARY SEWER
 - DPROCT ORIGINAL PUBLIC RECORDS COMAL COUNTY, TEXAS
 - SIR 8" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED WITH ENCL
 - FRI FOUND IRON ROD
 - P.V.T. PRIVATE
 - E.T.A. EYEDENTRICAL JURISDICTION
 - - - EASEMENT LINE
 - - - B.S.L. BUILDING SETBACK LINE



Property Summary

Address US 281 & Flighline Drive, Spring Branch, TX 78070

Location Kestrel Air Park

Property Details 2.21 ac.

Legal Description KESTREL AIR PARK, LOT 1AP, BLOCK 2

Utilities All available

Zoning

Frontage 134.91 ft along US 281 N

Traffic Counts US Hwy 281, north of SH 46; 22,110 vpd
 US Hwy 281, south of SH 46; 27,135 vpd
 SH 46, east of US Hwy 281; 18,594 vpd
 SH 46, west of US Hwy 281; 18,542 vpd
 Source: TxDOT Statewide Planning Map 2013 counts

Adjacent Properties

Singing Hills A 250-acre mixed-use project neighboring Kestrel Air Park (See [Section 6](#) / www.singinghillstx.com)

Kestrel Air Park

- Tower Control: No
- Runway Width: 40'
- Public Use: Yes
- FAA Identifier: 1T7
- Elevation: 1,261 ft / 384 (estimated)
- Wind Indicator: Yes
- Lights: SS-SR

(www.kestrelairpark.com)
 FAA Information effective 7-24-14
 (www.airnav.com/airport/1T7)

Comments

- Located just north of SH 46 along US Hwy 281
- Immediate access to a 3,000 linear feet asphalt runway at Kestrel Airpark (runway & maintenance fees may apply)

Area Retailers

Walmart	Starbucks
Home Depot	HEB Plus
Tractor Supply	Bealls
Whataburger	McDonald's
Popeyes	CVS

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Quote Sheet

Sale Price	\$4.50 per square foot
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	Ninety (90) 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 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.



Singing Hills Overview

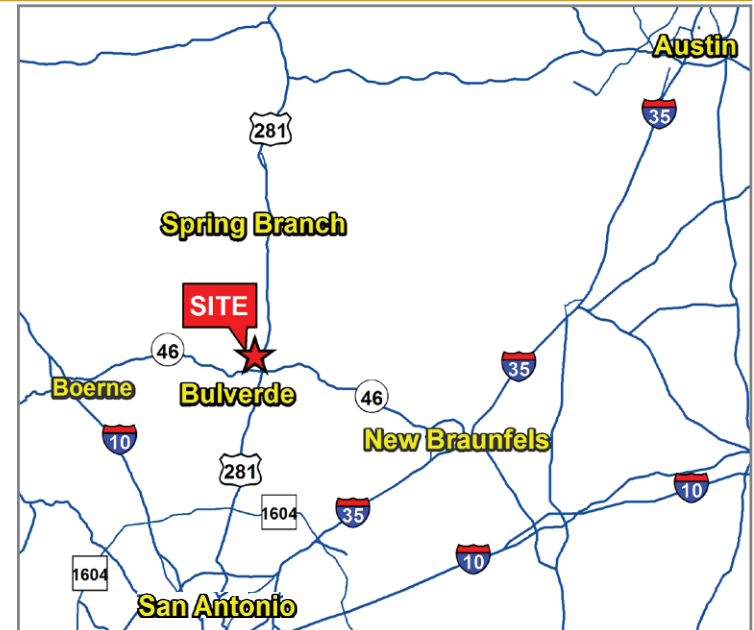
Singing Hills, a 250-acre mixed-use project located just south of Kestrel Airpark, is bringing some much needed retail and restaurant options to the Bulverde/Spring Branch area.

The project will feature:

- 180,000 sf Walmart Supercenter
- 200,000 sf of inline retail space in four projects
- 30 available sites
- 40,000 sf professional office park
- 300 multi-family units
- 350 residences

For more information, visit the Singing Hills website at

www.singinghillstx.com



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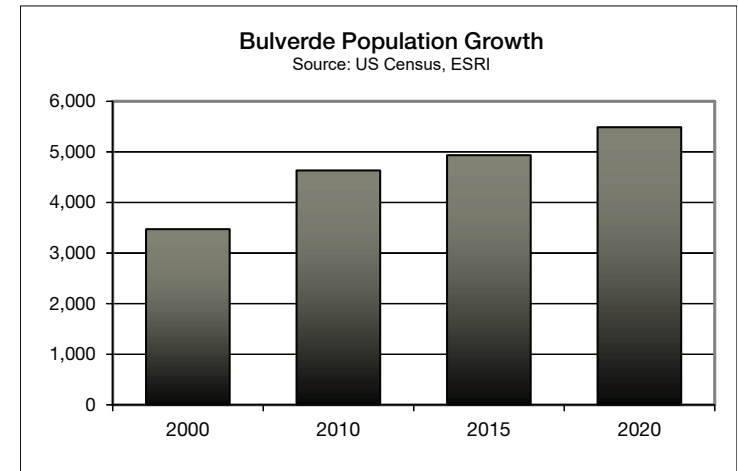
Bulverde Overview

Summary

Situated 20 minutes due north of San Antonio, Bulverde is a thriving community nestled in the Texas Hill Country. The majority of Bulverde sits in the western portion of Comal County but the southern portion of the city occupies northern Bexar County. Over the past decade, urban sprawl has pushed steadily northward from San Antonio along the US 281 corridor. Development has transformed once rural ranch land into well-planned residential communities.

The growth of Bulverde as a commuter community has been a relatively recent development. Total population for a five-mile radius around the city of Bulverde grew 102.2% throughout the decade of 1990 to 2000. During the same period, the total number of households increased by 99.4%. The 2010 Census measured the more closely defined population within the city limits at 4,630 - up 23.1% from 2000.

Following the residential growth of the area, commercial development has provided the area with goods and services translating into economic expansion. The intersection of US Highway 281 and Highway 46 is the epicenter of this recent development which includes major retailers such as H-E-B, the predominant grocer in the San Antonio market, Home Depot, Randolph-Brooks Federal Credit Union, Starbucks, Tractor Supply, and others. The economy of Bulverde is growing. City sales tax rebates have shown a steady upward trend over the past several years. Property values are high and residents enjoy a median household income substantially greater than nearby cities, Comal County and the State.



15-Mile Trade Area	2010 Census	2016 Estimate	2021 Forecast
Population	416,824	475,300	526,376
Total Households	162,396	182,840	201,164
Median Age	37.0	37.9	38.3
Avg HH Income	-	\$107,165	\$116,219
Median HH Income	-	\$79,978	\$88,358

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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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.

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Brian Dale Harris Licensed Supervisor of Sales Agent/ Associate	405243 License No.	bharris@reocsananantonio.com Email	(210) 524-4000 Phone
Kimberly Sue Gatley Sales Agent/Associate's Name	652669 License No.	kgatley@reocsananantonio.com Email	(210) 524-4000 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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REOC San Antonio, 8023 Vantage Dr., Suite 1200 San Antonio, TX 78230
Blake Bonner

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