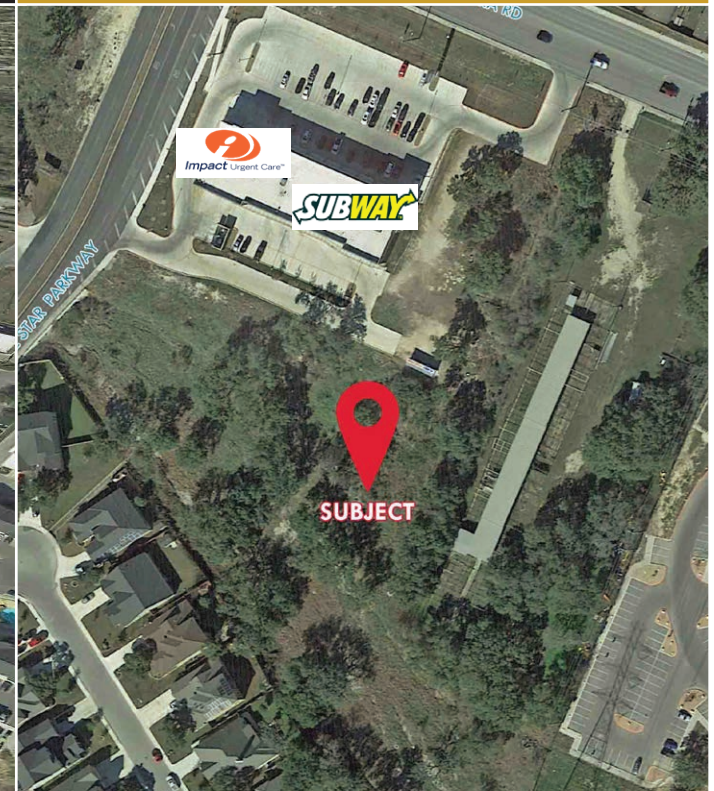
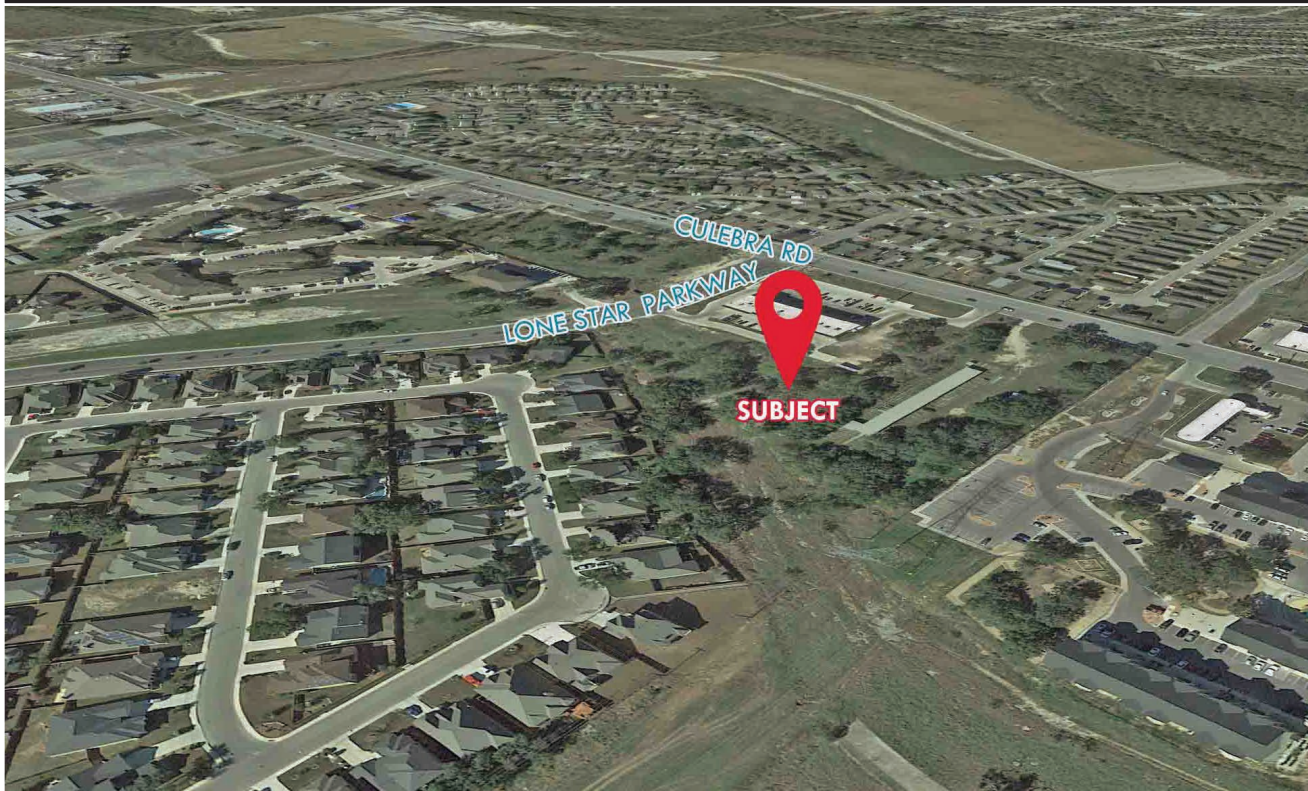




Culebra and Lone Star Parkway

4.94 ACRE COMMERCIAL LAND TRACT

For Sale
Price Reduced



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City Location Map



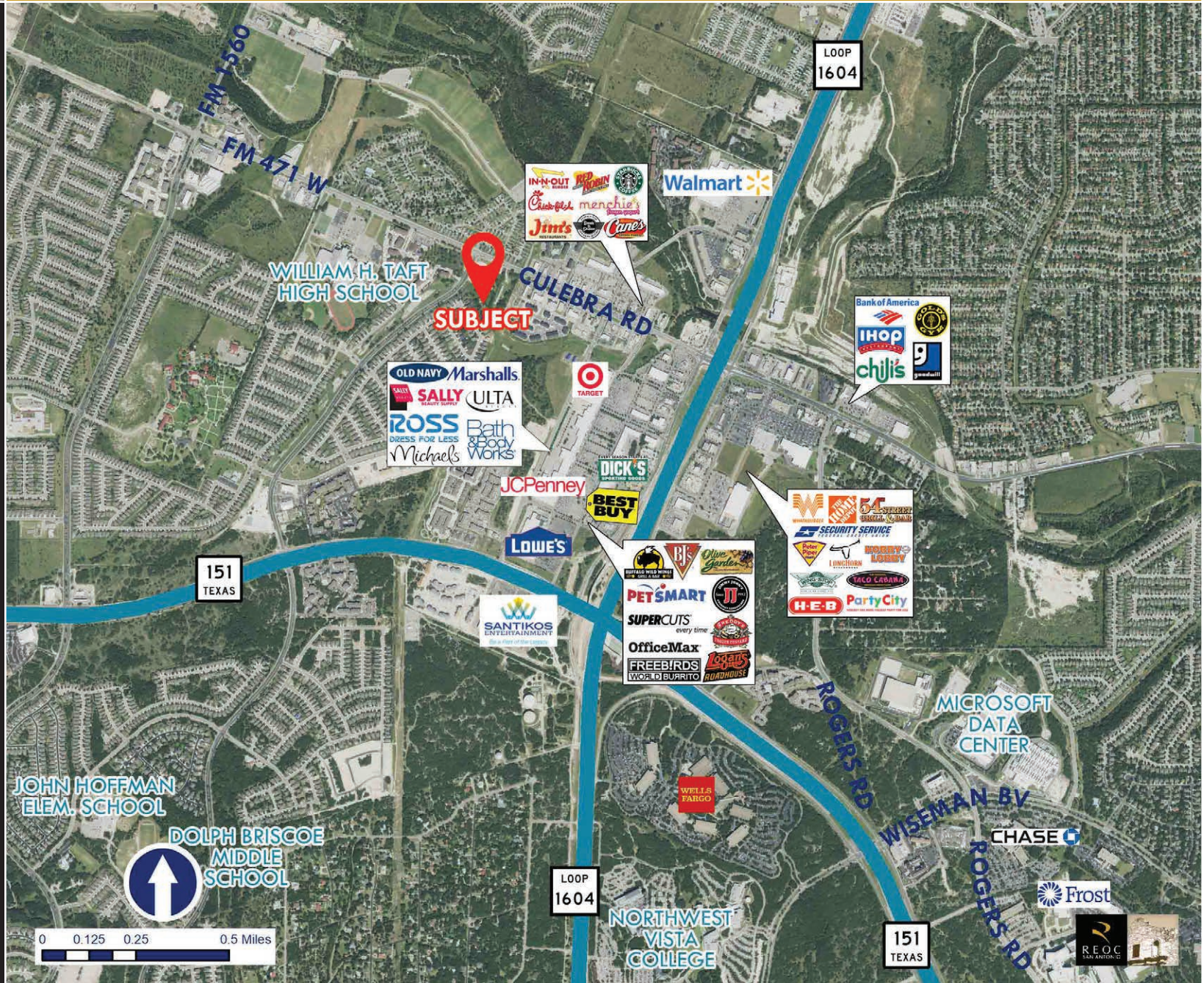
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Aerial Map

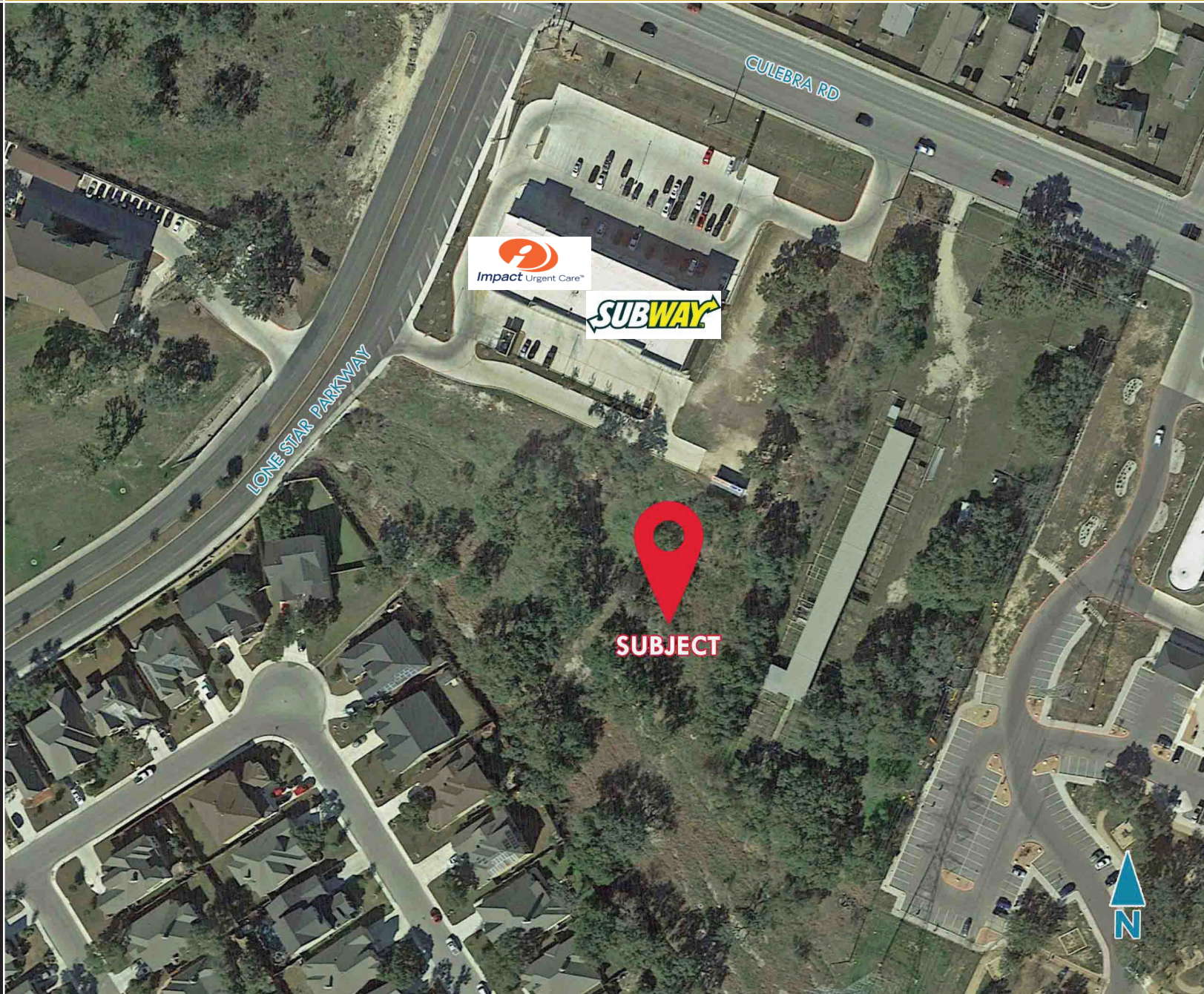


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Site Aerial

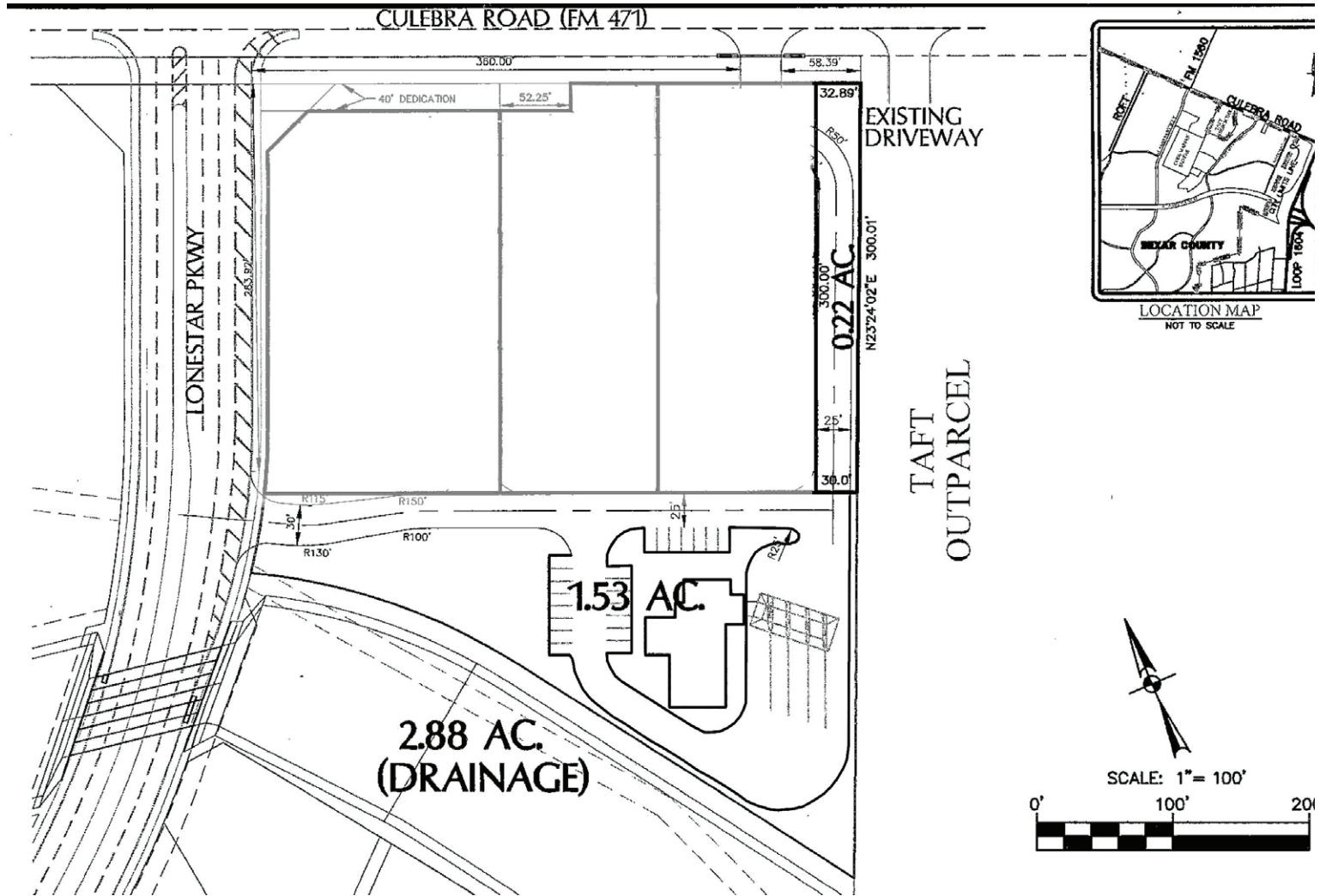


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Site Plan



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Property Summary

Location	SEC Culebra and Lone Star Parkway
Property Details	4.94 Acres
Landmarks	Between Taft High School and W Loop 1604 N
Zoning	OCL
Road Frontage	Driveway access to Culebra and Lone Star Pkwy

Comments

- In rapidly expanding Alamo Ranch area
- Great pad site for office, medical, veterinary or related uses
- Access to both Culebra Rd and Lone Star Parkway
- Growing residential and retail location
- Corner stop-lighted intersection offers convenient ingress and egress
- Adjacent to high density, strong demographic residential development

Traffic Counts

Culebra at Loop 1604 Access Rd; 44,014 vpd (2016)

Culebra at Alamo Pkwy; 23,586 vpd (2016)

Source: TxDOT Traffic Count Database System

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Quote Sheet

Sale Price	\$475,000 (\$7.13 per square foot usable \$2.21 per square foot total)
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 Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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 sale 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.



San Antonio Overview

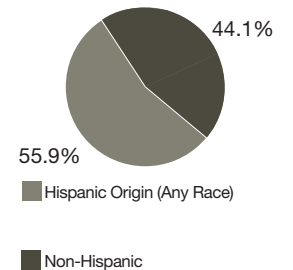
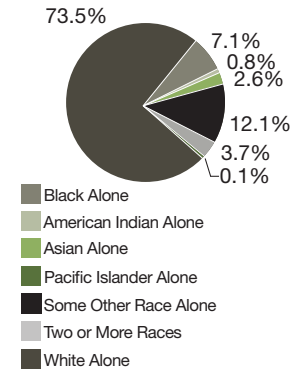
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

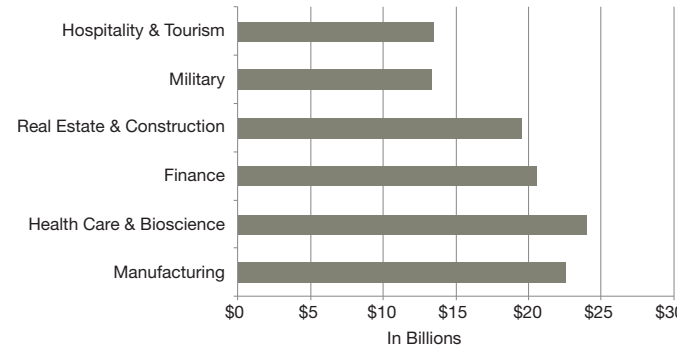
San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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Demographics: 1 Mile

Summary	Census 2010	2018	2023
Population	5,489	10,958	13,131
Households	1,999	3,968	4,756
Families	1,427	2,720	3,233
Average Household Size	2.75	2.76	2.76
Owner Occupied Housing Units	1,213	2,297	2,830
Renter Occupied Housing Units	786	1,671	1,926
Median Age	27.7	31.2	31.4
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	3.68%	1.65%	0.83%
Households	3.69%	1.62%	0.79%
Families	3.52%	1.58%	0.71%
Owner HHs	4.26%	2.09%	1.16%
Median Household Income	1.87%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	195	4.9%	196	4.1%
\$15,000 - \$24,999	135	3.4%	137	2.9%
\$25,000 - \$34,999	320	8.1%	325	6.8%
\$35,000 - \$49,999	389	9.8%	406	8.5%
\$50,000 - \$74,999	983	24.8%	1,072	22.5%
\$75,000 - \$99,999	698	17.6%	832	17.5%
\$100,000 - \$149,999	854	21.5%	1,184	24.9%
\$150,000 - \$199,999	243	6.1%	355	7.5%
\$200,000+	150	3.8%	249	5.2%

Median Household Income	\$73,557	\$80,677
Average Household Income	\$86,920	\$98,814
Per Capita Income	\$30,673	\$34,980

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	569	10.4%	1,014	9.3%	1,244	9.5%
5 - 9	539	9.8%	993	9.1%	1,215	9.3%
10 - 14	480	8.7%	901	8.2%	1,119	8.5%
15 - 19	368	6.7%	713	6.5%	867	6.6%
20 - 24	447	8.1%	636	5.8%	664	5.1%
25 - 34	1,269	23.1%	2,105	19.2%	2,542	19.4%
35 - 44	870	15.8%	2,037	18.6%	2,646	20.1%
45 - 54	503	9.2%	1,220	11.1%	1,404	10.7%
55 - 64	264	4.8%	763	7.0%	802	6.1%
65 - 74	117	2.1%	400	3.7%	441	3.4%
75 - 84	47	0.9%	137	1.3%	154	1.2%
85+	17	0.3%	39	0.4%	35	0.3%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,807	69.3%	7,268	66.3%	8,543	65.1%
Black Alone	507	9.2%	1,156	10.5%	1,440	11.0%
American Indian Alone	31	0.6%	54	0.5%	64	0.5%
Asian Alone	187	3.4%	513	4.7%	700	5.3%
Pacific Islander Alone	15	0.3%	33	0.3%	44	0.3%
Some Other Race Alone	667	12.1%	1,286	11.7%	1,515	11.5%
Two or More Races	276	5.0%	648	5.9%	825	6.3%
Hispanic Origin (Any Race)	3,069	55.9%	5,999	54.7%	7,355	56.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 3 Mile

Summary	Census 2010	2018	2023				
Population	70,540	103,174	117,320				
Households	23,493	34,101	38,686				
Families	18,358	26,447	29,909				
Average Household Size	3.00	3.02	3.03				
Owner Occupied Housing Units	18,271	25,835	29,582				
Renter Occupied Housing Units	5,222	8,265	9,104				
Median Age	30.5	33.0	33.1				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	2.60%	1.65%	0.83%				
Households	2.56%	1.62%	0.79%				
Families	2.49%	1.58%	0.71%				
Owner HHs	2.75%	2.09%	1.16%				
Median Household Income	1.53%	2.23%	2.50%				
Households by Income		2018	2023				
		Number	Percent	Number	Percent		
<\$15,000		1,396	4.1%	1,313	3.4%		
\$15,000 - \$24,999		1,432	4.2%	1,347	3.5%		
\$25,000 - \$34,999		2,185	6.4%	2,128	5.5%		
\$35,000 - \$49,999		4,116	12.1%	4,109	10.6%		
\$50,000 - \$74,999		7,726	22.7%	8,147	21.1%		
\$75,000 - \$99,999		6,090	17.9%	6,949	18.0%		
\$100,000 - \$149,999		7,245	21.2%	9,394	24.3%		
\$150,000 - \$199,999		2,388	7.0%	3,117	8.1%		
\$200,000+		1,522	4.5%	2,182	5.6%		
Median Household Income		\$75,565		\$81,525			
Average Household Income		\$89,840		\$100,661			
Per Capita Income		\$29,504		\$32,971			
Population by Age		Census 2010	2018	2023			
		Number	Percent	Number	Percent		
0 - 4		6,228	8.8%	8,344	8.1%	9,609	8.2%
5 - 9		6,482	9.2%	8,569	8.3%	9,717	8.3%
10 - 14		6,087	8.6%	8,377	8.1%	9,614	8.2%
15 - 19		5,215	7.4%	7,053	6.8%	8,106	6.9%
20 - 24		4,425	6.3%	6,178	6.0%	6,341	5.4%
25 - 34		12,894	18.3%	16,527	16.0%	19,507	16.6%
35 - 44		11,269	16.0%	17,290	16.8%	19,975	17.0%
45 - 54		8,856	12.6%	12,878	12.5%	14,038	12.0%
55 - 64		5,601	7.9%	9,760	9.5%	10,133	8.6%
65 - 74		2,320	3.3%	5,683	5.5%	6,839	5.8%
75 - 84		919	1.3%	1,965	1.9%	2,775	2.4%
85+		242	0.3%	549	0.5%	664	0.6%
Race and Ethnicity		Census 2010	2018	2023			
		Number	Percent	Number	Percent	Number	Percent
White Alone		51,251	72.7%	72,960	70.7%	81,872	69.8%
Black Alone		5,154	7.3%	8,302	8.0%	9,872	8.4%
American Indian Alone		514	0.7%	680	0.7%	756	0.6%
Asian Alone		1,893	2.7%	3,561	3.5%	4,651	4.0%
Pacific Islander Alone		130	0.2%	209	0.2%	263	0.2%
Some Other Race Alone		8,406	11.9%	12,336	12.0%	13,804	11.8%
Two or More Races		3,191	4.5%	5,126	5.0%	6,101	5.2%
Hispanic Origin (Any Race)		40,674	57.7%	60,274	58.4%	70,320	59.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 5 Mile

Summary	Census 2010	2018	2023
Population	180,410	233,109	261,471
Households	60,356	77,883	87,146
Families	47,070	60,089	67,075
Average Household Size	2.98	2.99	3.00
Owner Occupied Housing Units	46,066	57,560	65,330
Renter Occupied Housing Units	14,290	20,323	21,816
Median Age	31.7	33.7	33.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.32%	1.65%	0.83%
Households	2.27%	1.62%	0.79%
Families	2.22%	1.58%	0.71%
Owner HHS	2.56%	2.09%	1.16%
Median Household Income	1.44%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	3,885	5.0%	3,590	4.1%
\$15,000 - \$24,999	3,237	4.2%	3,048	3.5%
\$25,000 - \$34,999	4,609	5.9%	4,484	5.1%
\$35,000 - \$49,999	9,223	11.8%	9,252	10.6%
\$50,000 - \$74,999	17,050	21.9%	17,868	20.5%
\$75,000 - \$99,999	13,722	17.6%	15,384	17.7%
\$100,000 - \$149,999	16,611	21.3%	20,926	24.0%
\$150,000 - \$199,999	5,770	7.4%	7,323	8.4%
\$200,000+	3,777	4.8%	5,272	6.0%

Median Household Income	\$76,228	\$81,892
Average Household Income	\$90,809	\$101,383
Per Capita Income	\$30,375	\$33,819

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,449	8.0%	17,350	7.4%	19,652	7.5%
5 - 9	15,747	8.7%	17,696	7.6%	19,614	7.5%
10 - 14	15,363	8.5%	17,829	7.6%	19,645	7.5%
15 - 19	13,930	7.7%	15,952	6.8%	17,400	6.7%
20 - 24	11,418	6.3%	15,026	6.4%	15,053	5.8%
25 - 34	29,305	16.2%	37,698	16.2%	44,513	17.0%
35 - 44	28,864	16.0%	35,954	15.4%	41,328	15.8%
45 - 54	24,374	13.5%	30,391	13.0%	31,601	12.1%
55 - 64	16,205	9.0%	24,150	10.4%	25,740	9.8%
65 - 74	7,070	3.9%	14,468	6.2%	17,640	6.7%
75 - 84	2,876	1.6%	5,129	2.2%	7,440	2.8%
85+	810	0.4%	1,465	0.6%	1,845	0.7%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	133,556	74.0%	167,664	71.9%	185,836	71.1%
Black Alone	13,363	7.4%	18,615	8.0%	21,679	8.3%
American Indian Alone	1,256	0.7%	1,545	0.7%	1,709	0.7%
Asian Alone	5,263	2.9%	8,156	3.5%	10,358	4.0%
Pacific Islander Alone	308	0.2%	446	0.2%	551	0.2%
Some Other Race Alone	18,951	10.5%	25,677	11.0%	28,405	10.9%
Two or More Races	7,712	4.3%	11,005	4.7%	12,933	4.9%
Hispanic Origin (Any Race)	99,009	54.9%	133,252	57.2%	153,716	58.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
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>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

TAR 2501

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