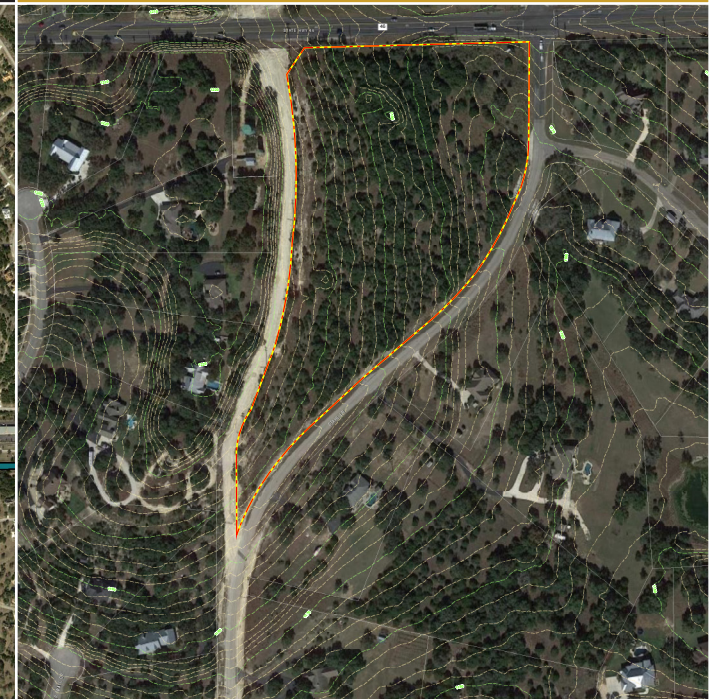


Hwy 46 & Stahl Lane - 10.1 ac

SWC Hwy 46 & Stahl Lane, Bulverde, TX

Land for Sale



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 San Antonio TX 78230
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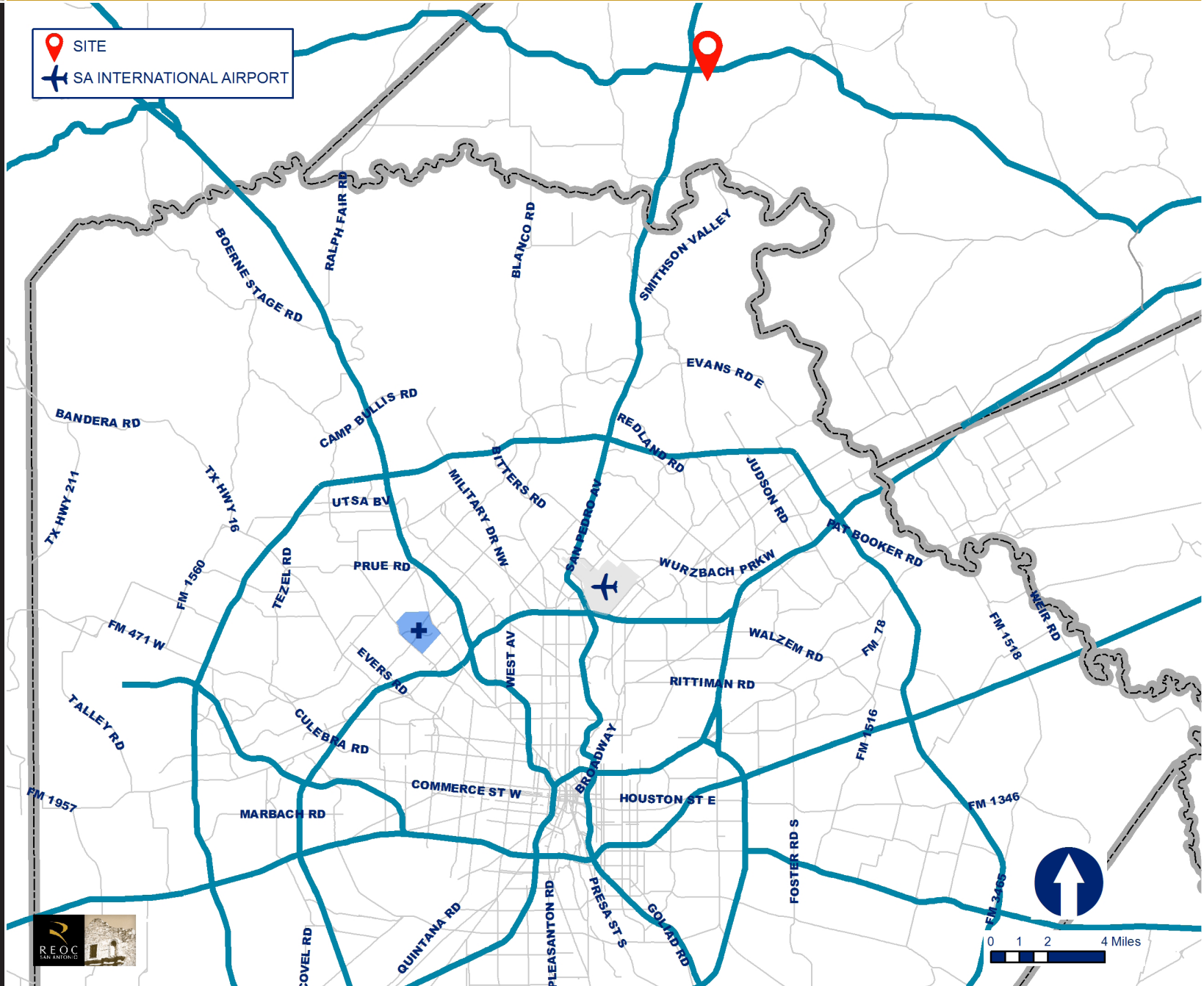
SECTION 1	Maps
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SECTION 3	Property Summary
SECTION 4	Quote Sheet
SECTION 5	Bulverde Overview
SECTION 6	Demographics
SECTION 7	TREC Agency Disclosure

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City Location Map



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Aerial Map



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Site Aerial

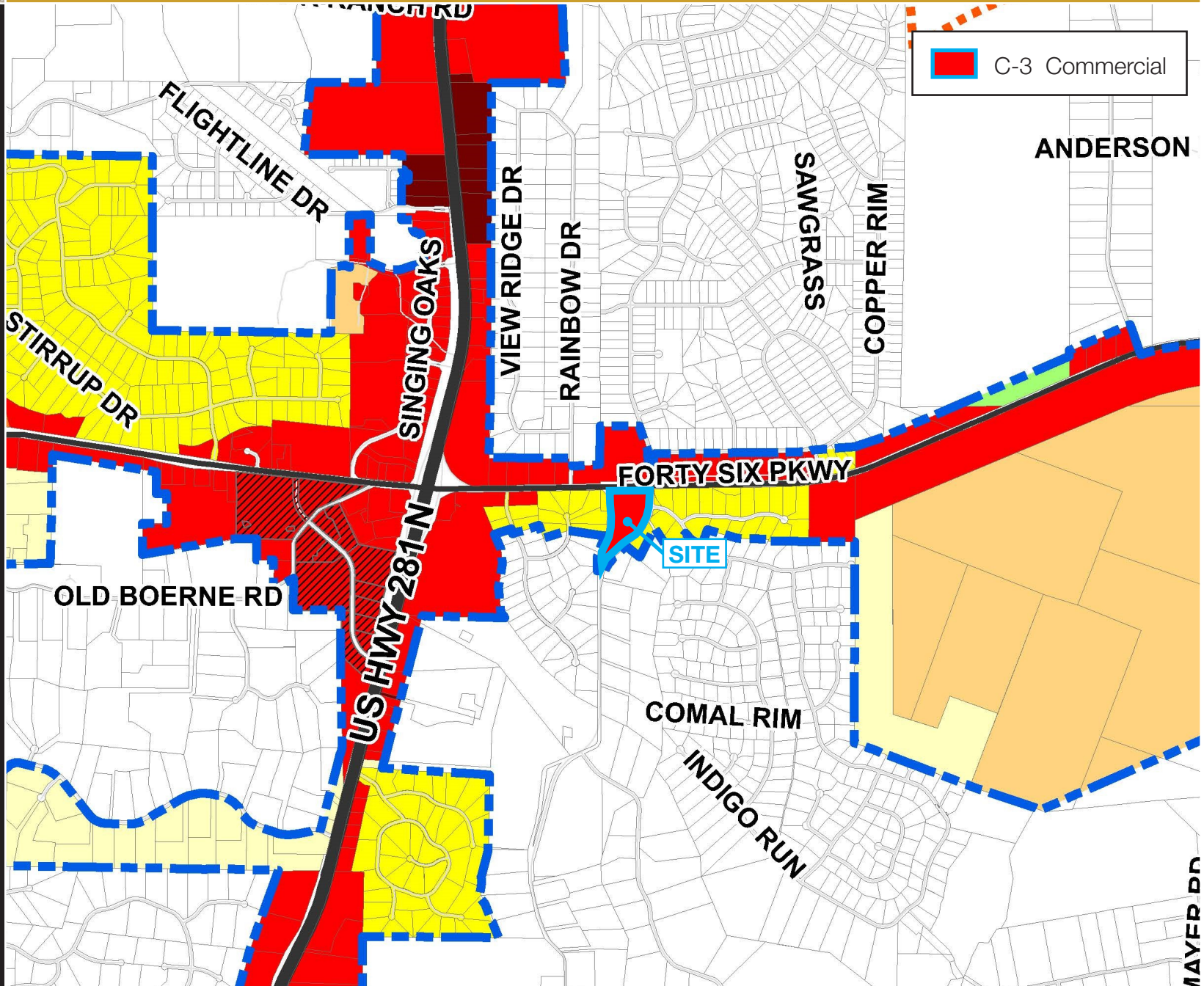


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Zoning Map

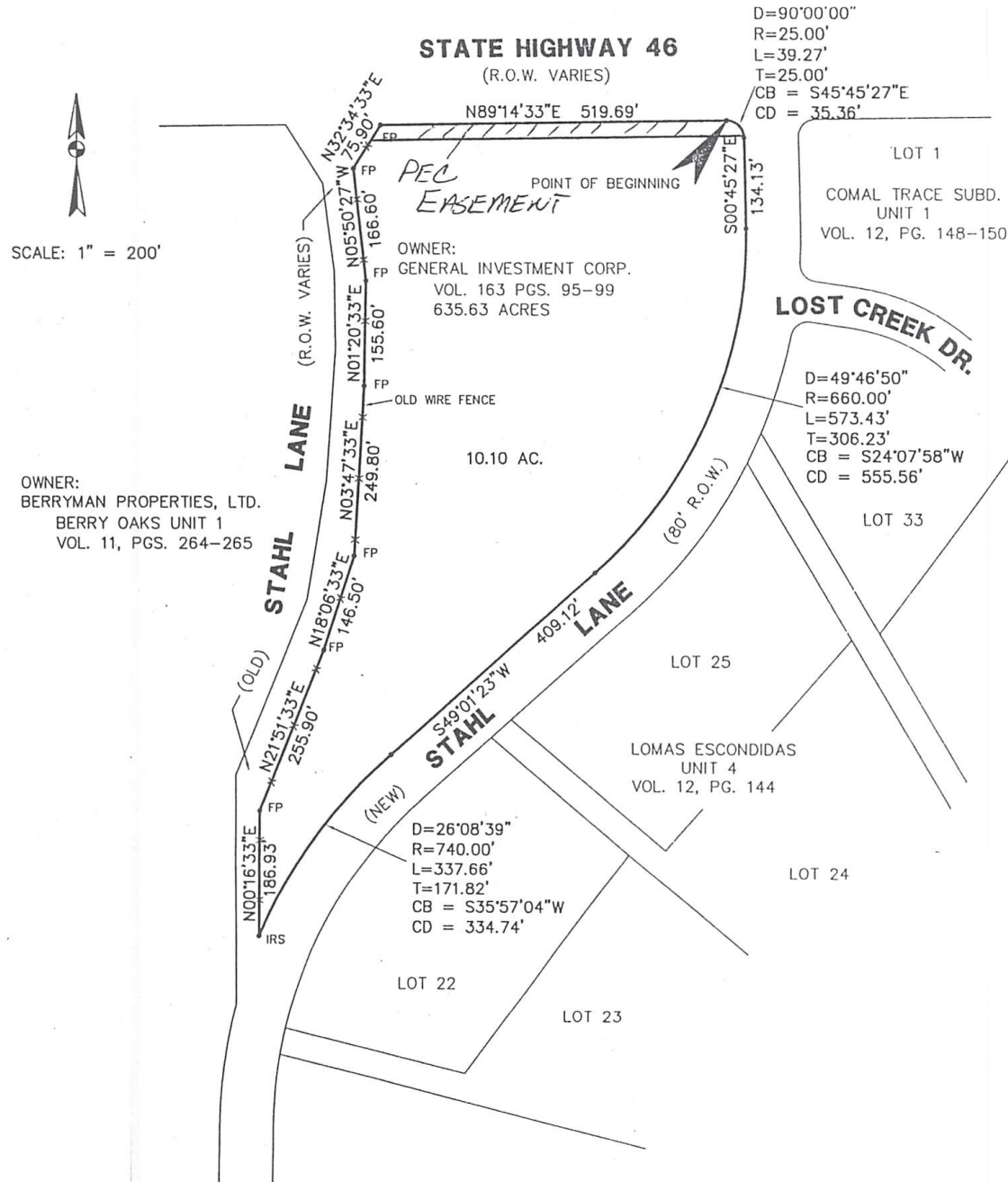


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Survey



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Property Summary

Location	SWC SH 46 & Stahl Lane
Property Details	10.1 Acres
Legal Description	NCB 7912 BLK LOT S IRR 42.5' OF 17 & ALL OF 28
Zoning	C-3 - See Zoning Map
Utilities	Electric - Pedernales Electric Cooperative Water - Canyon Lake Water Service Company
Topography	Sloped from West to East

Area Development

Singing Hills Project

Walmart Supercenter
SportClips
Bulverde Dentistry
Schlotzsky's
Whataburger
SSFCU
Sonora Bank
Mattress Firm
GNC
Popeyes
Jiffy Lube
Ay Chiwawa!
Coming Soon:
Hampton Inn
Discount Tire
Panda Express
Taco Bell
The Wash Tub
Marble Slab

Others

HEB Bulverde
Bealls
CATO
Don & Ben's Liquor
NAPA Auto Parts
Leslie's Pools
Starbucks
CVS
Walgreens
Broadway Bank
Wells Fargo
Randolph Brooks FCU
Tractor Supply
Home Depot
Domino's
Smokey Mo's BBQ
Bill Brown Elementary School
Arlon Seay Elementary School
Spring Branch Middle School

Comments

- Signalized corner location at Hwy 46 & Stahl Ln offers optimal ingress and egress
- Excellent visibility along next outer loop serving San Antonio's growing metro area
- Easy access to New Braunfels and Boerne; convenient access to US 281 north/south traffic
- Located in affluent and growing bedroom community of Bulverde
- Comal ISD
- Hwy 46 is becoming San Antonio's "outer loop", connecting Seguin, New Braunfels, Bulverde, Bergheim, Boerne and Bandera
- Near numerous destinations, including Canyon Lake, Guadalupe River, Landa Park and Guadalupe State Park and several wineries
- Underserved retail market area due to lack of municipal infrastructure

Traffic Counts

Hwy 46 at Berry Oaks Dr; 19,611 vpd (2015)
Source: TxDOT Traffic Count Database (TCDS)

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Quote Sheet

Sale Price	\$3.95 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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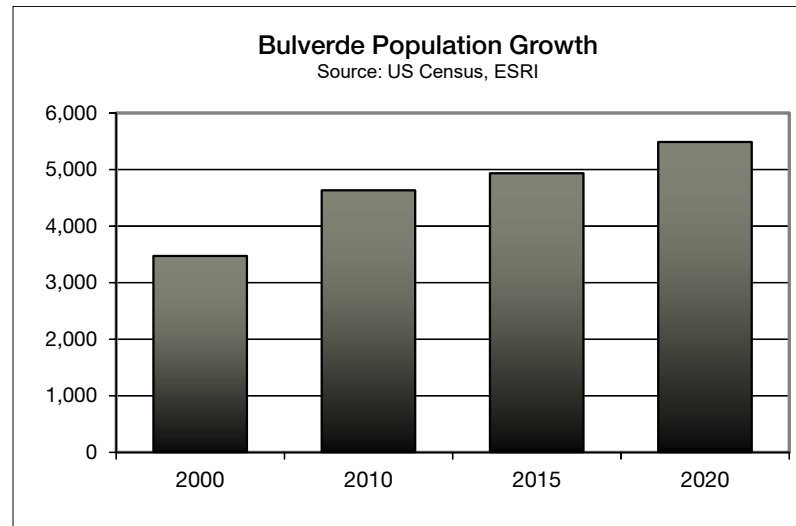
Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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.



Bulverde Overview

Major Employer	# Employees	Major Employer	# Employees
Comal ISD	1,071	The Home Depot	101
Walmart	300	Central Texas Lath & Plaster	100
GVTC Communications	250	River Crossing Club	51
HEB Grocery	160	Bracken Christian School	50
Lumerit Education	144	HL Chapman Pipeline Construction	50
Parrish & Co, Inc.	116		



15-Mile Trade Area	2010 Census	2017 Estimate	2022 Forecast
Population	404,455	478,621	529,877
Total Households	156,803	182,674	201,414
Median Age	37.2	38.3	38.6
Avg HH Income	-	\$114,635	\$128,113
Median HH Income	-	\$83,610	\$92,082

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

- Situated 20 minutes due north of San Antonio, Bulverde is an affluent bedroom community located at the major commercial crossroads of US Hwy 281 & Hwy 46 at the edge of the Texas Hill Country
- Over the past decade, urban sprawl has pushed steadily northward from San Antonio along the US 281 corridor developing once rural ranch land into well-planned residential communities
- Total population for a five-mile radius around the city grew 102.2% throughout the decade of 1990-2000. During that same period, the total number of households increased by 99.4%
- Population is deceptively strong; even though figures are relatively low for the narrowly defined boundaries of the city limits, the trade area actually draws from a much broader market area
- Following the residential growth of the area, new commercial development will soon bring new retailers and services along with quick-service and full-service restaurants to the underserved area
- Singing Hills, a 250-acre mixed use project, is on schedule to deliver a municipal-quality wastewater treatment plant in July 2015 which will support commercial growth including 200,000 square feet of inline retail space, 30 pad sites, a skilled-nursing facility, 300+/- multi-family units, 350 single-family homes and a Walmart Supercenter (180,000 sf) which will open in September
- 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
- New residential subdivisions like Johnson Ranch, Singing Hills, Park Village, 4S Ranch and others are slated to bring new homes to this highly desirable area spurring further economic development

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Demographics: 3-Mile

Summary	Census 2010		2017		2022	
Population	7,151		9,006		10,678	
Households	2,557		3,182		3,760	
Families	2,170		2,687		3,168	
Average Household Size	2.80		2.83		2.84	
Owner Occupied Housing Units	2,354		2,890		3,400	
Renter Occupied Housing Units	203		292		360	
Median Age	44.1		46.5		48.0	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	3.46%		1.67%		0.83%	
Households	3.39%		1.63%		0.79%	
Families	3.35%		1.58%		0.71%	
Owner HHs	3.30%		1.58%		0.72%	
Median Household Income	0.58%		2.23%		2.12%	
Households by Income	2017				2022	
	Number		Percent		Number	Percent
<\$15,000	75		2.4%		87	2.3%
\$15,000 - \$24,999	94		3.0%		100	2.7%
\$25,000 - \$34,999	147		4.6%		149	4.0%
\$35,000 - \$49,999	219		6.9%		230	6.1%
\$50,000 - \$74,999	416		13.1%		450	12.0%
\$75,000 - \$99,999	434		13.6%		530	14.1%
\$100,000 - \$149,999	750		23.6%		937	24.9%
\$150,000 - \$199,999	439		13.8%		534	14.2%
\$200,000+	608		19.1%		743	19.8%
Median Household Income	\$109,570				\$112,805	
Average Household Income	\$148,965				\$160,294	
Per Capita Income	\$52,513				\$56,369	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	334	4.7%	371	4.1%	433	4.1%
5 - 9	504	7.0%	526	5.8%	563	5.3%
10 - 14	614	8.6%	704	7.8%	731	6.8%
15 - 19	528	7.4%	648	7.2%	728	6.8%
20 - 24	268	3.7%	395	4.4%	425	4.0%
25 - 34	423	5.9%	649	7.2%	816	7.6%
35 - 44	1,007	14.1%	993	11.0%	1,194	11.2%
45 - 54	1,408	19.7%	1,543	17.1%	1,614	15.1%
55 - 64	1,157	16.2%	1,551	17.2%	1,825	17.1%
65 - 74	646	9.0%	1,127	12.5%	1,498	14.0%
75 - 84	214	3.0%	397	4.4%	693	6.5%
85+	49	0.7%	101	1.1%	158	1.5%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,560	91.7%	8,073	89.6%	9,452	88.5%
Black Alone	84	1.2%	155	1.7%	209	2.0%
American Indian Alone	34	0.5%	50	0.6%	66	0.6%
Asian Alone	57	0.8%	97	1.1%	128	1.2%
Pacific Islander Alone	4	0.1%	6	0.1%	8	0.1%
Some Other Race Alone	273	3.8%	418	4.6%	549	5.1%
Two or More Races	139	1.9%	207	2.3%	266	2.5%
Hispanic Origin (Any Race)	1,443	20.2%	2,155	23.9%	2,888	27.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 5-Mile

Summary	Census 2010		2017		2022	
Population	14,299		16,903		19,479	
Households	5,084		5,980		6,873	
Families	4,272		5,001		5,733	
Average Household Size	2.81		2.82		2.83	
Owner Occupied Housing Units	4,687		5,440		6,229	
Renter Occupied Housing Units	397		539		644	
Median Age	44.4		46.7		48.2	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	2.88%		1.67%		0.83%	
Households	2.82%		1.63%		0.79%	
Families	2.77%		1.58%		0.71%	
Owner HHs	2.75%		1.58%		0.72%	
Median Household Income	0.62%		2.23%		2.12%	
Households by Income	2017			2022		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	213	3.6%	238	3.5%	238	3.5%
\$15,000 - \$24,999	220	3.7%	225	3.3%	225	3.3%
\$25,000 - \$34,999	272	4.5%	270	3.9%	270	3.9%
\$35,000 - \$49,999	404	6.8%	415	6.0%	415	6.0%
\$50,000 - \$74,999	792	13.2%	836	12.2%	836	12.2%
\$75,000 - \$99,999	816	13.6%	972	14.1%	972	14.1%
\$100,000 - \$149,999	1,396	23.3%	1,685	24.5%	1,685	24.5%
\$150,000 - \$199,999	748	12.5%	895	13.0%	895	13.0%
\$200,000+	1,118	18.7%	1,335	19.4%	1,335	19.4%
Median Household Income	\$106,537			\$109,870		
Average Household Income	\$141,986			\$153,341		
Per Capita Income	\$50,256			\$54,125		
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	660	4.6%	688	4.1%	780	4.0%
5 - 9	962	6.7%	950	5.6%	991	5.1%
10 - 14	1,209	8.5%	1,288	7.6%	1,315	6.8%
15 - 19	1,066	7.5%	1,206	7.1%	1,318	6.8%
20 - 24	544	3.8%	738	4.4%	767	3.9%
25 - 34	891	6.2%	1,251	7.4%	1,511	7.8%
35 - 44	1,962	13.7%	1,871	11.1%	2,210	11.3%
45 - 54	2,822	19.7%	2,880	17.0%	2,906	14.9%
55 - 64	2,333	16.3%	2,955	17.5%	3,377	17.3%
65 - 74	1,279	8.9%	2,112	12.5%	2,747	14.1%
75 - 84	456	3.2%	767	4.5%	1,269	6.5%
85+	114	0.8%	199	1.2%	289	1.5%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,140	91.9%	15,181	89.8%	17,273	88.7%
Black Alone	151	1.1%	265	1.6%	352	1.8%
American Indian Alone	64	0.4%	88	0.5%	114	0.6%
Asian Alone	101	0.7%	162	1.0%	209	1.1%
Pacific Islander Alone	7	0.0%	10	0.1%	12	0.1%
Some Other Race Alone	539	3.8%	779	4.6%	995	5.1%
Two or More Races	297	2.1%	418	2.5%	523	2.7%
Hispanic Origin (Any Race)	2,778	19.4%	3,922	23.2%	5,128	26.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 10-Mile

Summary	Census 2010		2017		2022			
Population	63,947		84,484		99,202			
Households	22,757		29,615		34,742			
Families	18,106		23,434		27,389			
Average Household Size	2.81		2.85		2.85			
Owner Occupied Housing Units	18,963		23,986		28,040			
Renter Occupied Housing Units	3,794		5,629		6,702			
Median Age	38.6		39.9		40.3			
Trends: 2017 - 2022 Annual Rate	Area		State		National			
Population	3.26%		1.67%		0.83%			
Households	3.24%		1.63%		0.79%			
Families	3.17%		1.58%		0.71%			
Owner HHs	3.17%		1.58%		0.72%			
Median Household Income	1.17%		2.23%		2.12%			
Households by Income					2017		2022	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			950	3.2%	1,112	3.2%	1,112	3.2%
\$15,000 - \$24,999			1,028	3.5%	1,083	3.1%	1,083	3.1%
\$25,000 - \$34,999			1,515	5.1%	1,509	4.3%	1,509	4.3%
\$35,000 - \$49,999			2,472	8.3%	2,464	7.1%	2,464	7.1%
\$50,000 - \$74,999			4,434	15.0%	4,612	13.3%	4,612	13.3%
\$75,000 - \$99,999			4,088	13.8%	4,821	13.9%	4,821	13.9%
\$100,000 - \$149,999			6,368	21.5%	7,894	22.7%	7,894	22.7%
\$150,000 - \$199,999			3,931	13.3%	4,930	14.2%	4,930	14.2%
\$200,000+			4,830	16.3%	6,316	18.2%	6,316	18.2%
Median Household Income			\$101,604		\$107,677			
Average Household Income			\$130,890		\$145,188			
Per Capita Income			\$46,091		\$51,072			
Population by Age	Census 2010		2017		2022			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	4,345	6.8%	5,278	6.2%	6,157	6.2%		
5 - 9	5,055	7.9%	6,130	7.3%	6,813	6.9%		
10 - 14	5,244	8.2%	6,659	7.9%	7,331	7.4%		
15 - 19	4,326	6.8%	5,673	6.7%	6,527	6.6%		
20 - 24	2,512	3.9%	3,876	4.6%	4,000	4.0%		
25 - 34	6,915	10.8%	8,936	10.6%	11,112	11.2%		
35 - 44	10,137	15.9%	11,956	14.2%	14,396	14.5%		
45 - 54	10,775	16.8%	12,923	15.3%	13,441	13.5%		
55 - 64	8,350	13.1%	11,712	13.9%	13,449	13.6%		
65 - 74	4,301	6.7%	7,822	9.3%	10,406	10.5%		
75 - 84	1,571	2.5%	2,788	3.3%	4,523	4.6%		
85+	416	0.7%	731	0.9%	1,048	1.1%		
Race and Ethnicity	Census 2010		2017		2022			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	55,266	86.4%	70,685	83.7%	81,670	82.3%		
Black Alone	2,003	3.1%	3,178	3.8%	3,986	4.0%		
American Indian Alone	289	0.5%	426	0.5%	540	0.5%		
Asian Alone	1,619	2.5%	2,756	3.3%	3,712	3.7%		
Pacific Islander Alone	80	0.1%	138	0.2%	180	0.2%		
Some Other Race Alone	2,846	4.5%	4,371	5.2%	5,387	5.4%		
Two or More Races	1,843	2.9%	2,930	3.5%	3,728	3.8%		
Hispanic Origin (Any Race)	15,557	24.3%	23,560	27.9%	29,902	30.1%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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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>4933853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</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>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Kimberly Sue Gatlley</u>	<u>6522669</u>	<u>kgatlley@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

TAR 2501

REOC San Antonio, 8023 Vantage Dr, Suite 1200 San Antonio, TX 78230
Blake Bonner

Phone: 2105244000 Fax: 2105244029
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IABS Form