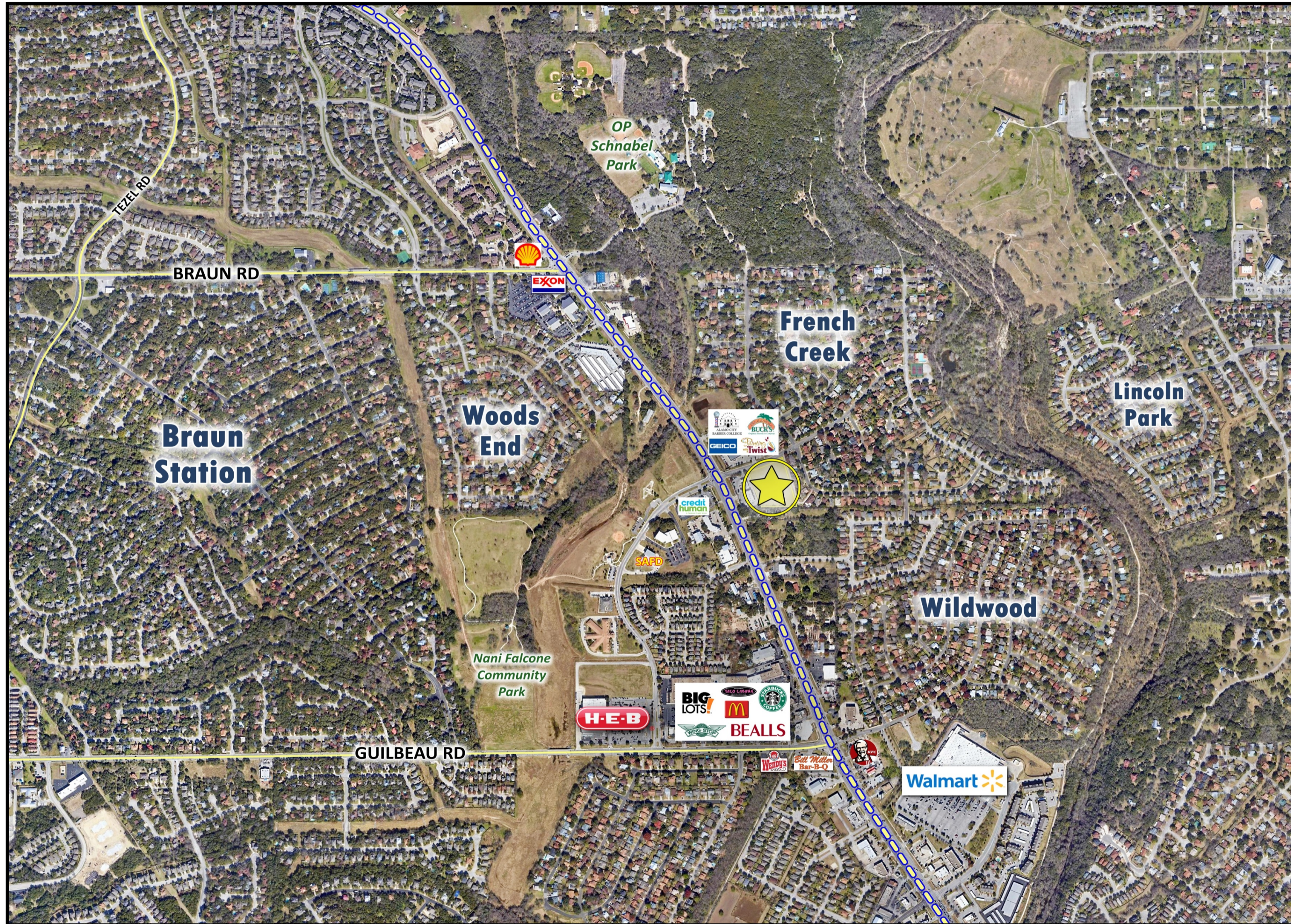




FOR SALE – 3.493 Acres

Bresnahan & Bandera Rd, San Antonio, TX



First American Commercial Property Group
 18618 Tuscan Stone, Ste. 210, San Antonio, TX 78258
 Ph: 210.496.7775 | Fx: 210.496.3256

Ward Richter: wrichter@rritexas.com

PROPERTY HIGHLIGHTS



Price: \$399,000

Location: Site is on Bresnahan, just 200 feet east of Bandera Road in San Antonio, TX 78240.

Sale Type: Investment

Sub Type: Commercial

Land Area: 3.493 Acres

Topography: Level

Zoning: C-2

Utilities: Water, Sanitary Sewer, Electric, Telephone & Cable TV area available to site.

Prospective buyers should use a professional to closely examine the property characteristics. And the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

Traffic: Moderate

BCAD: 1033949

Comments: The property is located 200 feet east of the Bresnahan and Bandera Road intersection, 2.5 miles inside Loop 1604. Prime Commercial Property ideally suited for Retail, Office, Day Care, Mixed Use, etc.

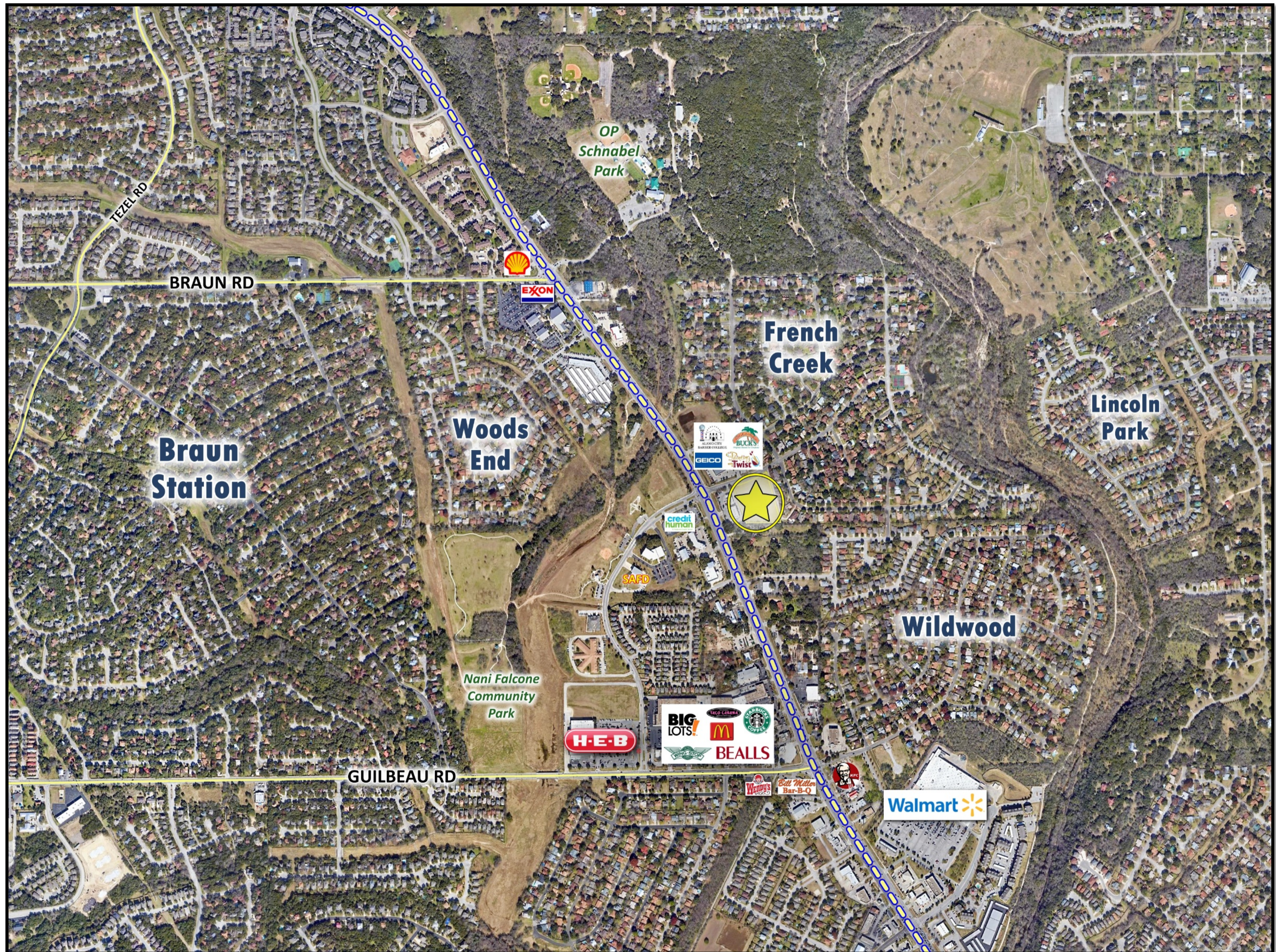
FOR MORE INFORMATION CONTACT:

Ward Richter
wrichter@rritexas.com

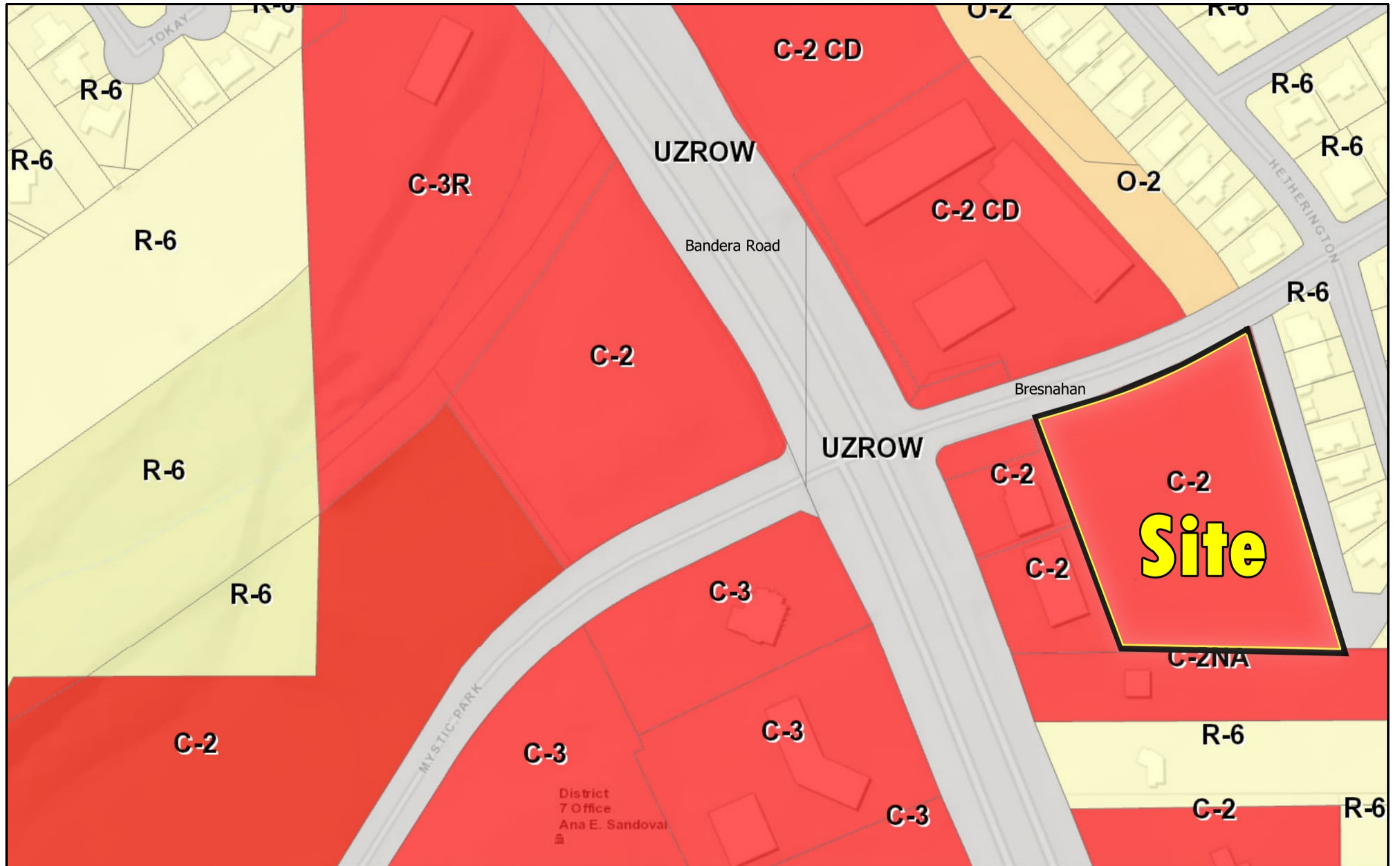


First American Commercial Property Group
18618 Tuscan Stone, Ste. 210, San Antonio, TX 78258
Ph: 210.496.7775 | Fx: 210.496.3256

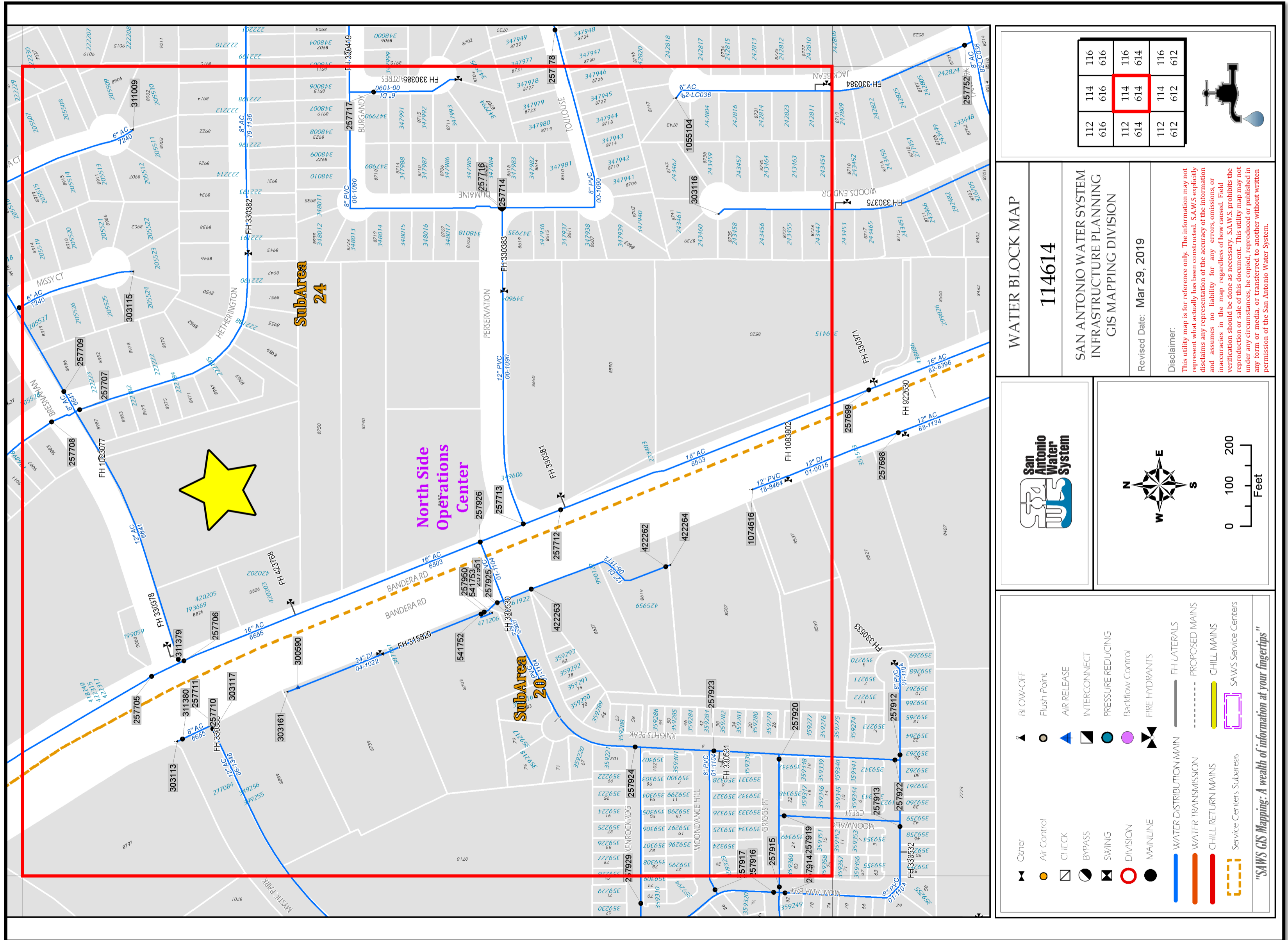
REGIONAL EXHIBIT



ZONING MAP

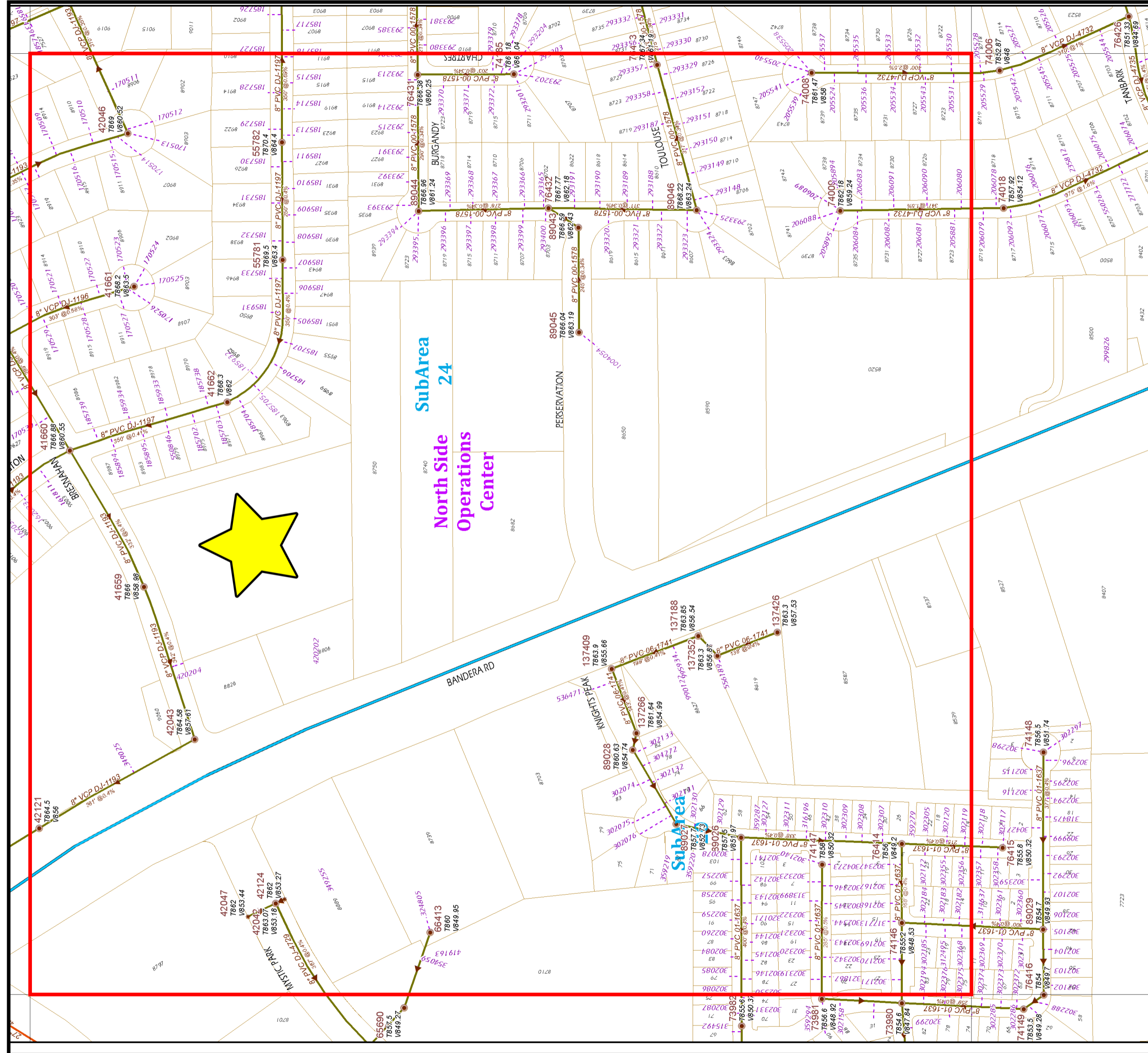


SAWS WATER MAP



All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

SAWS SEWER MAP



SEWER BLOCK MAP

114614

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: Mar 29, 2019

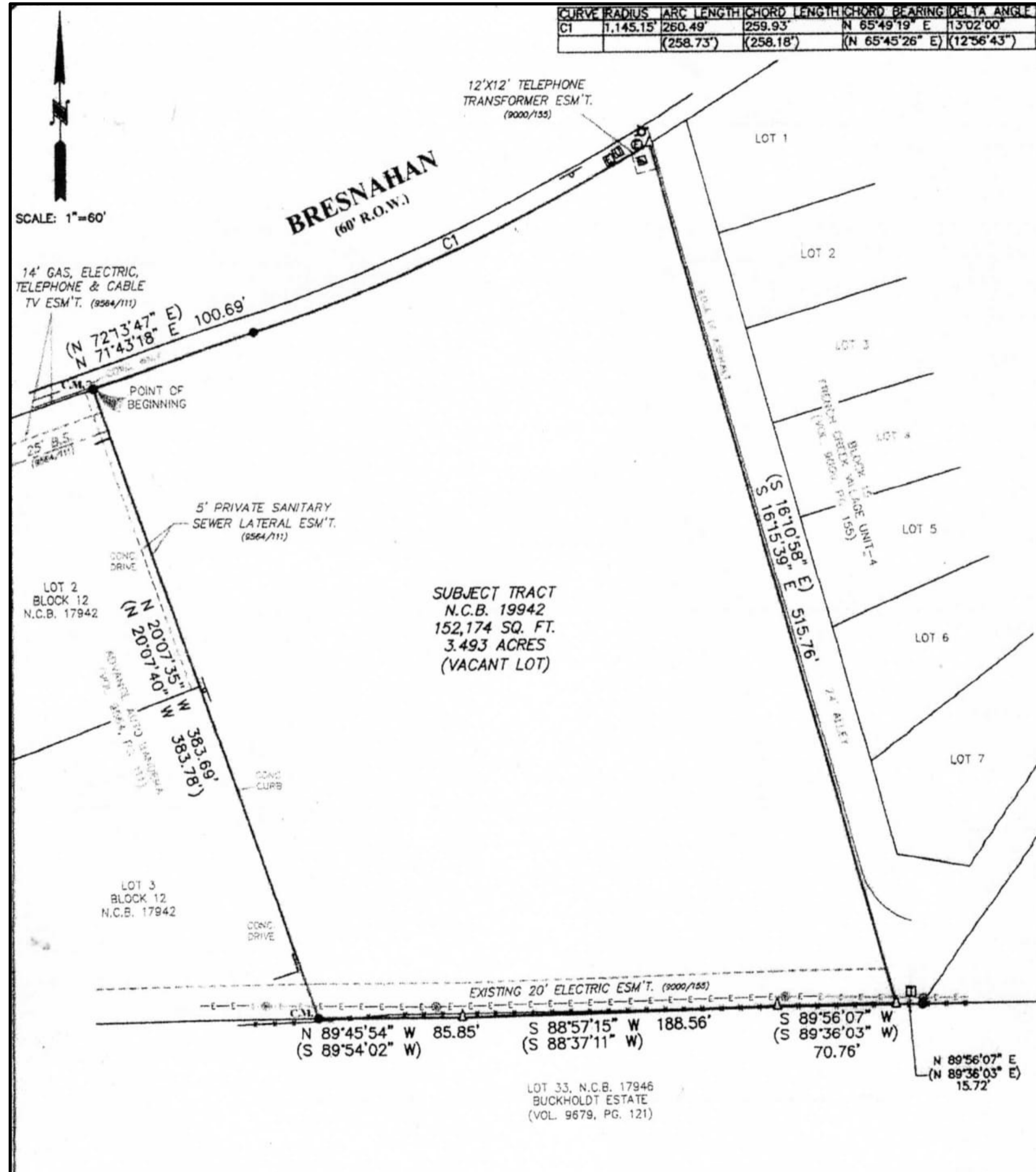
Disclaimer:
This utility map is for reference only. The information may not represent what actually has been constructed. SAWS explicitly disclaims any representation of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. Field verification should be done as necessary. SAWS prohibits the reproduction or sale of this document. This utility map may not under any circumstances, be copied, reproduced or published in any form or media, or transferred to another without written permission of the San Antonio Water System.

| | | | | | |
|--|---------------------------|--|--------------|--|----------------|
| | CLEAN OUT | | OTHER | | STUBOUT |
| | BREAK NODE | | MONOLITHIC | | STANDARD |
| | SIPHON INLET | | JUNCTION BOX | | AIR RELEASE |
| | SIPHON OUTLET | | DROP MANHOLE | | FLOW METER |
| | FLOW METER w/ SMART COVER | | SMART COVER | | |
| | AIRBYPASS | | OUTFALL MAIN | | PROP MAINS |
| | SLUDGE | | SIPHON MAIN | | SEWER LATERALS |
| | FORCE MAIN | | GRAVITY MAIN | | PVT MAINS |

| | | |
|-----|-----|-----|
| 112 | 114 | 116 |
| 616 | 616 | 616 |
| 112 | 114 | 116 |
| 614 | 614 | 614 |
| 112 | 114 | 116 |
| 612 | 612 | 612 |

"SAWS GIS Mapping: A wealth of information at your fingertips"

SURVEY



DEMOGRAPHICS



Executive Summary

7658-7682 Bresnahan Dr, San Antonio, Texas, 78240
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.52647
Longitude: -98.63898

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 8,098 | 105,283 | 223,898 |
| 2010 Population | 9,954 | 126,360 | 304,362 |
| 2019 Population | 10,310 | 133,809 | 339,908 |
| 2024 Population | 10,776 | 139,543 | 362,428 |
| 2000-2010 Annual Rate | 2.09% | 1.84% | 3.12% |
| 2010-2019 Annual Rate | 0.38% | 0.62% | 1.20% |
| 2019-2024 Annual Rate | 0.89% | 0.84% | 1.29% |
| 2019 Male Population | 48.0% | 48.1% | 48.7% |
| 2019 Female Population | 52.1% | 51.9% | 51.3% |
| 2019 Median Age | 38.9 | 36.1 | 33.1 |

In the identified area, the current year population is 339,908. In 2010, the Census count in the area was 304,362. The rate of change since 2010 was 1.20% annually. The five-year projection for the population in the area is 362,428 representing a change of 1.29% annually from 2019 to 2024. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2019 White Alone | 73.9% | 74.3% | 70.3% |
| 2019 Black Alone | 5.0% | 5.6% | 6.9% |
| 2019 American Indian/Alaska Native Alone | 0.6% | 0.7% | 0.7% |
| 2019 Asian Alone | 6.1% | 4.8% | 6.0% |
| 2019 Pacific Islander Alone | 0.1% | 0.1% | 0.2% |
| 2019 Other Race | 10.5% | 10.4% | 11.5% |
| 2019 Two or More Races | 3.9% | 4.1% | 4.4% |
| 2019 Hispanic Origin (Any Race) | 52.4% | 55.6% | 57.0% |

Persons of Hispanic origin represent 57.0% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.4 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|---------|
| 2019 Wealth Index | 100 | 81 | 67 |
| 2000 Households | 2,652 | 36,612 | 86,013 |
| 2010 Households | 3,593 | 47,323 | 117,338 |
| 2019 Total Households | 3,735 | 50,424 | 130,762 |
| 2024 Total Households | 3,906 | 52,733 | 139,549 |
| 2000-2010 Annual Rate | 3.08% | 2.60% | 3.15% |
| 2010-2019 Annual Rate | 0.42% | 0.69% | 1.18% |
| 2019-2024 Annual Rate | 0.90% | 0.90% | 1.31% |
| 2019 Average Household Size | 2.73 | 2.64 | 2.56 |

The household count in this area has changed from 117,338 in 2010 to 130,762 in the current year, a change of 1.18% annually. The five-year projection of households is 139,549, a change of 1.31% annually from the current year total. Average household size is currently 2.56, compared to 2.55 in the year 2010. The number of families in the current year is 80,123 in the specified area.

DEMOGRAPHICS



Executive Summary

7658-7682 Bresnahan Dr, San Antonio, Texas, 78240
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.52647
Longitude: -98.63898

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|----------|----------|
| Mortgage Income | | | |
| 2019 Percent of Income for Mortgage | 12.9% | 13.3% | 16.0% |
| Median Household Income | | | |
| 2019 Median Household Income | \$78,934 | \$67,950 | \$57,877 |
| 2024 Median Household Income | \$85,337 | \$75,409 | \$64,244 |
| 2019-2024 Annual Rate | 1.57% | 2.10% | 2.11% |
| Average Household Income | | | |
| 2019 Average Household Income | \$90,955 | \$82,545 | \$73,913 |
| 2024 Average Household Income | \$102,574 | \$92,900 | \$83,930 |
| 2019-2024 Annual Rate | 2.43% | 2.39% | 2.57% |
| Per Capita Income | | | |
| 2019 Per Capita Income | \$32,874 | \$30,986 | \$28,480 |
| 2024 Per Capita Income | \$37,087 | \$34,965 | \$32,358 |
| 2019-2024 Annual Rate | 2.44% | 2.45% | 2.59% |

Households by Income

Current median household income is \$57,877 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$64,244 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$73,913 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$83,930 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,480 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,358 in five years, compared to \$36,530 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|---------|
| 2019 Housing Affordability Index | 152 | 145 | 123 |
| 2000 Total Housing Units | 2,730 | 38,014 | 90,697 |
| 2000 Owner Occupied Housing Units | 2,241 | 27,236 | 47,462 |
| 2000 Renter Occupied Housing Units | 411 | 9,376 | 38,551 |
| 2000 Vacant Housing Units | 78 | 1,402 | 4,684 |
| 2010 Total Housing Units | 3,713 | 49,856 | 125,843 |
| 2010 Owner Occupied Housing Units | 2,728 | 32,552 | 63,504 |
| 2010 Renter Occupied Housing Units | 865 | 14,771 | 53,834 |
| 2010 Vacant Housing Units | 120 | 2,533 | 8,505 |
| 2019 Total Housing Units | 3,787 | 51,928 | 136,635 |
| 2019 Owner Occupied Housing Units | 2,657 | 32,808 | 66,239 |
| 2019 Renter Occupied Housing Units | 1,078 | 17,617 | 64,524 |
| 2019 Vacant Housing Units | 52 | 1,504 | 5,873 |
| 2024 Total Housing Units | 3,955 | 54,298 | 145,618 |
| 2024 Owner Occupied Housing Units | 2,763 | 33,829 | 69,697 |
| 2024 Renter Occupied Housing Units | 1,144 | 18,903 | 69,853 |
| 2024 Vacant Housing Units | 49 | 1,565 | 6,069 |



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.

| | | | |
|--|----------------|------------------------------|----------------------|
| Dirt Dealers V, LLC | 562388 | cscott@dirdealers.com | (210)496-7775 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Craig Scott | 501123 | cscott@dirdealers.com | (210)496-7775 |
| Designated Broker of Firm | License No. | Email | Phone |
| Craig Scott | 5011123 | cscott@dirdealers.com | (210)496-7775 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Ward Richter | 423862 | wrichter@rritexas.com | (210)832-0000 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TAR-2501

Mission City Realty LLC, 18618 Tuscany Stone Ste 210 San Antonio TX 78258
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Information available at www.trec.texas.gov
IABS 1-0 Date
2 Acres Shafterfield
Phone: (210)366-0420 Fax:
www.zipLogix.com