

2261-2263 NW Military Hwy. - 4.722 ac

NW Military and N. Winston Lane

Castle Hills
Commercial Land Tracts
For Sale



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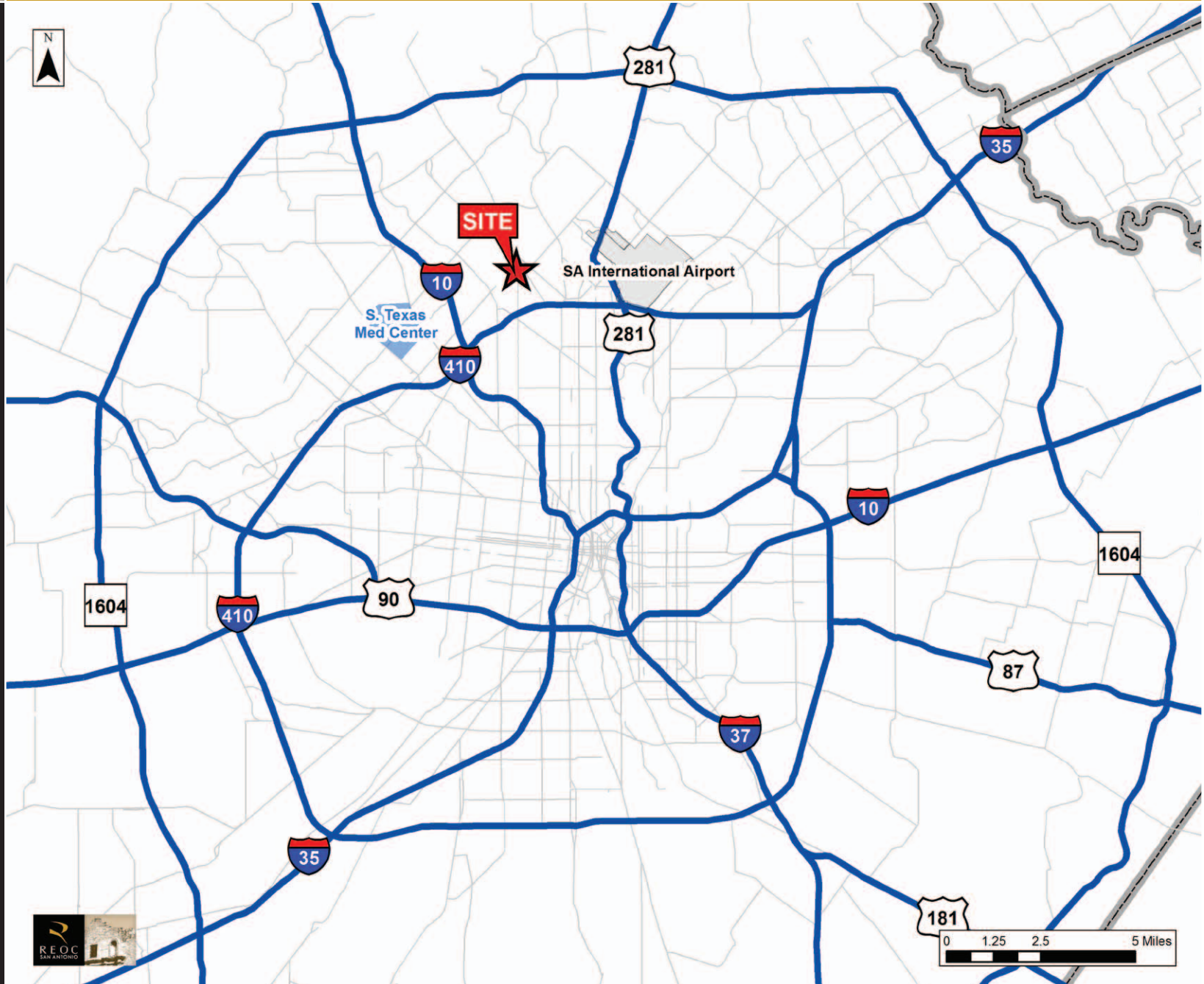
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City Location Map



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Aerial Map



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Site Aerial



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Approximate Dimensions



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Property Summary

Address	2261 - 2263 NW Military Hwy
Location	NW Military and N. Winston Lane
Property Details	Parcel 1 - 0.623 acres Parcel 2 - 4.099 acres Total - 4.722 acres
Legal Description	CB 5778D BLK 1 LOTS 25 & 26 CHCB 219
Zoning	District G-City of Castle Hills
Utilities	All available

Comments

- Excellent visibility
- Convenient to the executive residential areas of Castle Hills
- Easy ingress and egress to NW Military & Lockhill Selma
- Ideal for a wide variety of commercial uses
- Adjacent to high density, strong demographic residential development

Traffic Counts

NW Military at Lockhill Selma; 21,000 vpd (2012)

Traffic counts from TxDOT Statewide Planning Map

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Quote Sheet

Sale Price	Contact Broker for price
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	Sixty (60) 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.



Demographics 1-Mile

Summary	Census 2010		2017		2022	
Population	10,934		11,433		11,952	
Households	4,876		5,051		5,263	
Families	2,616		2,678		2,774	
Average Household Size	2.23		2.25		2.26	
Owner Occupied Housing Units	1,877		1,870		1,948	
Renter Occupied Housing Units	2,999		3,181		3,315	
Median Age	32.9		33.6		32.8	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	0.89%		1.67%		0.83%	
Households	0.83%		1.63%		0.79%	
Families	0.71%		1.58%		0.71%	
Owner HHs	0.82%		1.58%		0.72%	
Median Household Income	2.06%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	475	9.4%	467	8.9%		
\$15,000 - \$24,999	582	11.5%	531	10.1%		
\$25,000 - \$34,999	609	12.1%	548	10.4%		
\$35,000 - \$49,999	835	16.5%	767	14.6%		
\$50,000 - \$74,999	991	19.6%	1,015	19.3%		
\$75,000 - \$99,999	513	10.2%	611	11.6%		
\$100,000 - \$149,999	604	12.0%	791	15.0%		
\$150,000 - \$199,999	200	4.0%	249	4.7%		
\$200,000+	241	4.8%	284	5.4%		
Median Household Income	\$50,391		\$55,806			
Average Household Income	\$72,352		\$82,513			
Per Capita Income	\$32,292		\$36,708			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	810	7.4%	779	6.8%	845	7.1%
5 - 9	654	6.0%	676	5.9%	672	5.6%
10 - 14	610	5.6%	597	5.2%	601	5.0%
15 - 19	602	5.5%	671	5.9%	640	5.4%
20 - 24	1,054	9.6%	1,182	10.3%	1,355	11.3%
25 - 34	2,111	19.3%	2,064	18.1%	2,239	18.7%
35 - 44	1,337	12.2%	1,468	12.8%	1,416	11.8%
45 - 54	1,412	12.9%	1,250	10.9%	1,200	10.0%
55 - 64	1,044	9.5%	1,179	10.3%	1,218	10.2%
65 - 74	607	5.6%	830	7.3%	979	8.2%
75 - 84	494	4.5%	483	4.2%	520	4.4%
85+	199	1.8%	255	2.2%	266	2.2%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,009	73.3%	8,212	71.8%	8,523	71.3%
Black Alone	662	6.1%	709	6.2%	756	6.3%
American Indian Alone	85	0.8%	91	0.8%	98	0.8%
Asian Alone	310	2.8%	364	3.2%	423	3.5%
Pacific Islander Alone	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	1,428	13.1%	1,557	13.6%	1,612	13.5%
Two or More Races	433	4.0%	494	4.3%	533	4.5%
Hispanic Origin (Any Race)	5,752	52.6%	6,334	55.4%	6,842	57.2%

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 3-Mile

Summary	Census 2010		2017		2022	
Population	124,058		131,551		138,008	
Households	54,963		57,734		60,504	
Families	29,800		30,847		32,057	
Average Household Size	2.24		2.27		2.27	
Owner Occupied Housing Units	22,807		22,405		23,250	
Renter Occupied Housing Units	32,156		35,330		37,254	
Median Age	33.9		35.0		35.6	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	0.96%		1.67%		0.83%	
Households	0.94%		1.63%		0.79%	
Families	0.77%		1.58%		0.71%	
Owner HHs	0.74%		1.58%		0.72%	
Median Household Income	1.87%		2.23%		2.12%	
Households by Income	2017				2022	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	6,768	11.7%	6,908	11.4%	6,908	11.4%
\$15,000 - \$24,999	7,150	12.4%	6,828	11.3%	6,828	11.3%
\$25,000 - \$34,999	6,906	12.0%	6,356	10.5%	6,356	10.5%
\$35,000 - \$49,999	8,511	14.7%	7,987	13.2%	7,987	13.2%
\$50,000 - \$74,999	10,476	18.1%	10,704	17.7%	10,704	17.7%
\$75,000 - \$99,999	5,981	10.4%	7,031	11.6%	7,031	11.6%
\$100,000 - \$149,999	6,609	11.4%	8,425	13.9%	8,425	13.9%
\$150,000 - \$199,999	2,502	4.3%	2,980	4.9%	2,980	4.9%
\$200,000+	2,832	4.9%	3,286	5.4%	3,286	5.4%
Median Household Income	\$48,901		\$53,637		\$53,637	
Average Household Income	\$72,154		\$81,138		\$81,138	
Per Capita Income	\$31,657		\$35,528		\$35,528	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,451	6.8%	8,303	6.3%	8,911	6.5%
5 - 9	7,453	6.0%	7,733	5.9%	7,826	5.7%
10 - 14	7,123	5.7%	7,381	5.6%	7,532	5.5%
15 - 19	7,357	5.9%	7,408	5.6%	7,533	5.5%
20 - 24	11,872	9.6%	11,078	8.4%	11,964	8.7%
25 - 34	21,845	17.6%	23,787	18.1%	23,974	17.4%
35 - 44	15,214	12.3%	16,925	12.9%	18,477	13.4%
45 - 54	16,106	13.0%	14,849	11.3%	14,655	10.6%
55 - 64	13,119	10.6%	14,568	11.1%	14,882	10.8%
65 - 74	7,928	6.4%	10,776	8.2%	12,250	8.9%
75 - 84	5,404	4.4%	5,934	4.5%	6,975	5.1%
85+	2,185	1.8%	2,808	2.1%	3,029	2.2%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	93,154	75.1%	96,408	73.3%	100,193	72.6%
Black Alone	6,715	5.4%	7,483	5.7%	8,107	5.9%
American Indian Alone	987	0.8%	1,055	0.8%	1,109	0.8%
Asian Alone	3,626	2.9%	4,509	3.4%	5,347	3.9%
Pacific Islander Alone	102	0.1%	113	0.1%	126	0.1%
Some Other Race Alone	15,008	12.1%	16,836	12.8%	17,512	12.7%
Two or More Races	4,465	3.6%	5,146	3.9%	5,614	4.1%
Hispanic Origin (Any Race)	66,009	53.2%	73,653	56.0%	79,766	57.8%

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	290,145		310,731		327,441	
Households	125,537		133,646		140,941	
Families	70,031		73,230		76,459	
Average Household Size	2.29		2.30		2.30	
Owner Occupied Housing Units	57,443		56,647		58,824	
Renter Occupied Housing Units	68,094		76,999		82,117	
Median Age	35.0		36.2		37.0	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.05%		1.67%		0.83%	
Households	1.07%		1.63%		0.79%	
Families	0.87%		1.58%		0.71%	
Owner HHs	0.76%		1.58%		0.72%	
Median Household Income	1.92%		2.23%		2.12%	
Households by Income			2017		2022	
			Number	Percent	Number	Percent
<\$15,000			15,816	11.8%	16,063	11.4%
\$15,000 - \$24,999			14,646	11.0%	13,933	9.9%
\$25,000 - \$34,999			15,562	11.6%	14,414	10.2%
\$35,000 - \$49,999			19,183	14.4%	18,062	12.8%
\$50,000 - \$74,999			23,610	17.7%	24,250	17.2%
\$75,000 - \$99,999			13,969	10.5%	16,553	11.7%
\$100,000 - \$149,999			15,661	11.7%	19,862	14.1%
\$150,000 - \$199,999			6,583	4.9%	7,896	5.6%
\$200,000+			8,615	6.4%	9,908	7.0%
Median Household Income			\$51,158		\$56,258	
Average Household Income			\$78,928		\$88,477	
Per Capita Income			\$34,242		\$38,356	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,670	6.4%	18,457	5.9%	19,707	6.0%
5 - 9	17,580	6.1%	18,008	5.8%	18,227	5.6%
10 - 14	17,201	5.9%	17,753	5.7%	18,084	5.5%
15 - 19	17,477	6.0%	17,538	5.6%	17,802	5.4%
20 - 24	25,750	8.9%	24,488	7.9%	25,888	7.9%
25 - 34	48,297	16.6%	53,830	17.3%	54,760	16.7%
35 - 44	36,160	12.5%	39,749	12.8%	43,802	13.4%
45 - 54	39,022	13.4%	36,867	11.9%	36,505	11.1%
55 - 64	32,457	11.2%	36,519	11.8%	37,597	11.5%
65 - 74	18,669	6.4%	26,384	8.5%	30,560	9.3%
75 - 84	12,659	4.4%	13,846	4.5%	16,854	5.1%
85+	6,203	2.1%	7,295	2.3%	7,655	2.3%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	223,876	77.2%	234,133	75.3%	244,235	74.6%
Black Alone	12,830	4.4%	14,591	4.7%	15,957	4.9%
American Indian Alone	2,308	0.8%	2,496	0.8%	2,642	0.8%
Asian Alone	9,739	3.4%	12,415	4.0%	14,867	4.5%
Pacific Islander Alone	264	0.1%	319	0.1%	361	0.1%
Some Other Race Alone	31,600	10.9%	35,663	11.5%	37,185	11.4%
Two or More Races	9,528	3.3%	11,115	3.6%	12,195	3.7%
Hispanic Origin (Any Race)	153,190	52.8%	171,526	55.2%	186,053	56.8%

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@reocसानantonio.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@reocसानantonio.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>Blake McFarlane Bonner</u>	<u>334780</u>	<u>bbonner@reocसानantonio.com</u>	<u>N/A</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

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Blake Bonner

Produced with zipForm® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

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IABS 1-0
IABS Form



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- 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.

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- 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.

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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>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>N/A</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