



**SOUTH SAN ANTONIO / TOYOTA AREA
NEAL ROAD ACREAGE**

LOCATION: The tract is located on the south side of Neal Road, just west of Pleasanton Road and just south side of the Toyota site.

SIZE: Tract A: 155.10 Acres
Tract B: 22.35 Acres
Total: 177.45 Acres

UTILITIES: **Electricity:** City Public Service indicates a single phase line on the west and north sides of Neal Road across from the property.

Sewer: Requires septic, sewer is currently on the north side of the Toyota site.

Water: San Antonio Water Systems maps indicate a 12" main along the north side of Neal Road in front of the property.

Gas: City Public Service does not currently have gas in the area.

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING: FR, Farm and Ranch, City of San Antonio

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

FLOOD PLAIN: Federal Emergency Management Agency maps indicate a small amount of flood prone area off the Palo Blanco Creek near the bend in Neal Road on the tract.

TOPOGRAPHY: The tract has mostly friendly, rolling field topography.



DEED

RESTRICTIONS: None of Record.

AREA

DEVELOPMENT: The tract is currently a rural setting. It is just south of the 2,000 acre Toyota manufacturing complex.

INVESTMENT: \$7,500.00 per Acre; \$1,327,500.00

COMMENTS:

- Friendly topography for development
- There is a well on the property.
- There is a hunting lease and a crop lease on the property.
- Seller willing to consider financing.

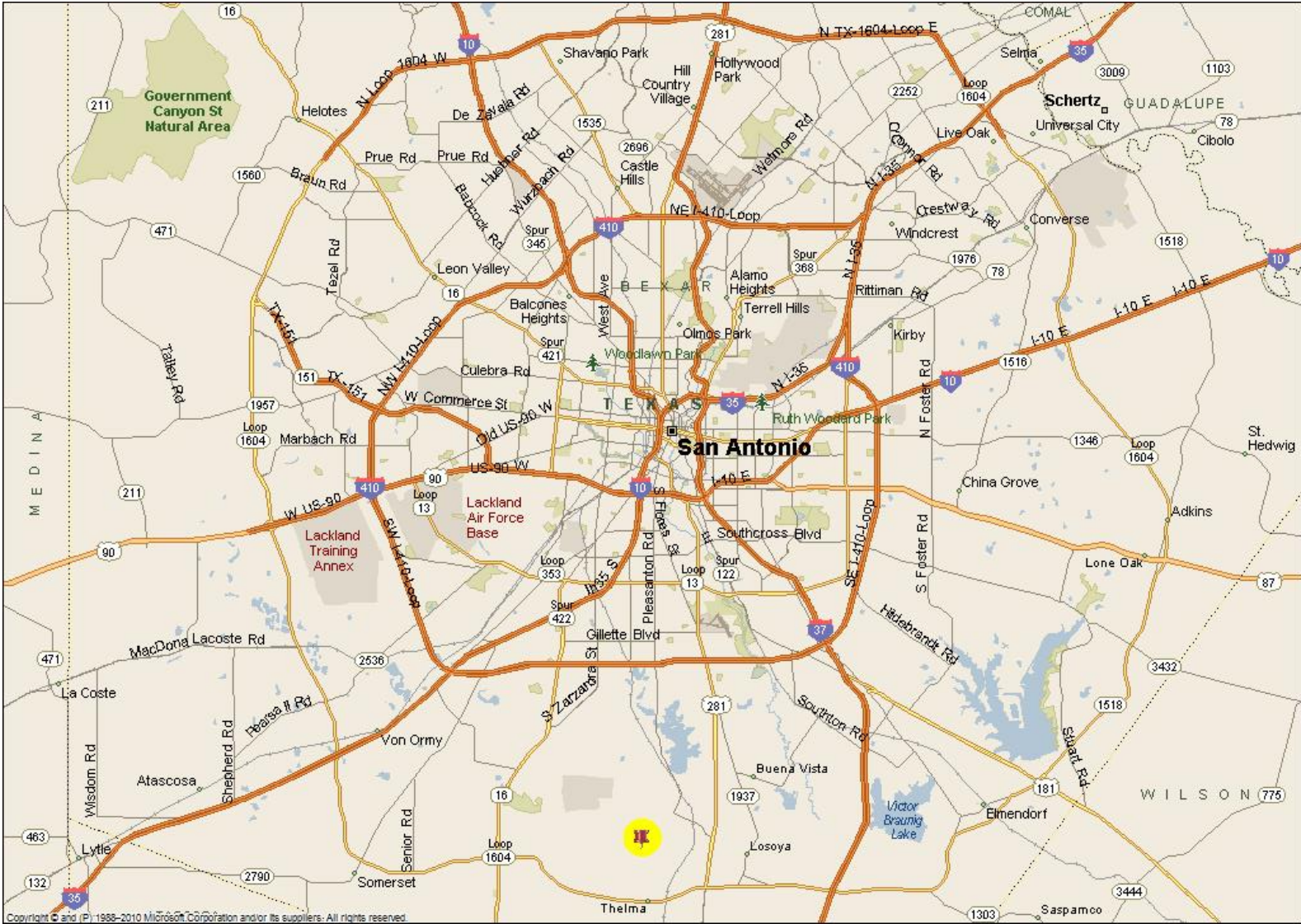
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

Phone: (210) 496-5800 • **Email:** eldon@roalson.com / mhoward@roalson.com

www.roalson.com



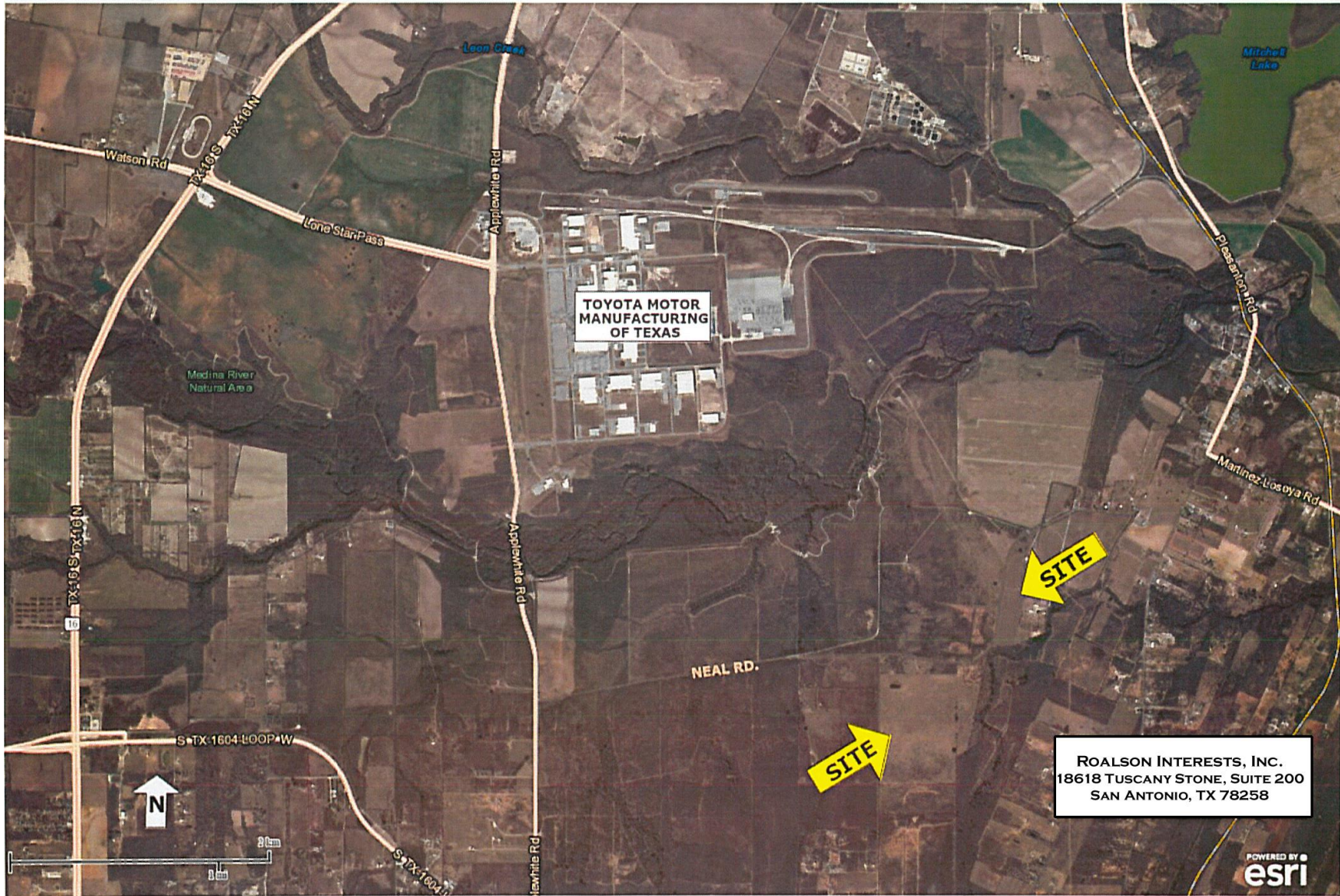
Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



AERIAL MAP



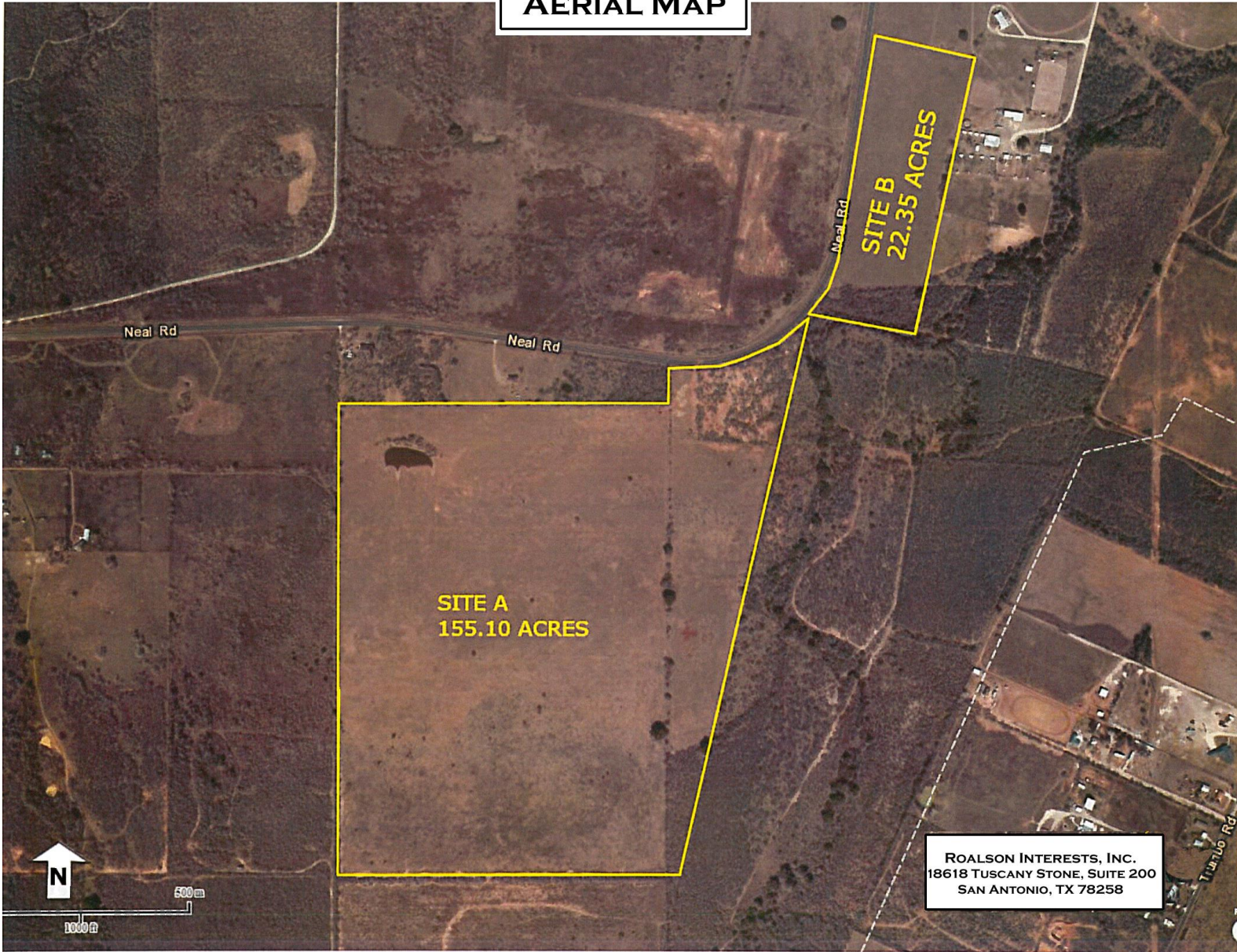
ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TX 78258

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Roalson Interests, Inc.
Real Estate Services

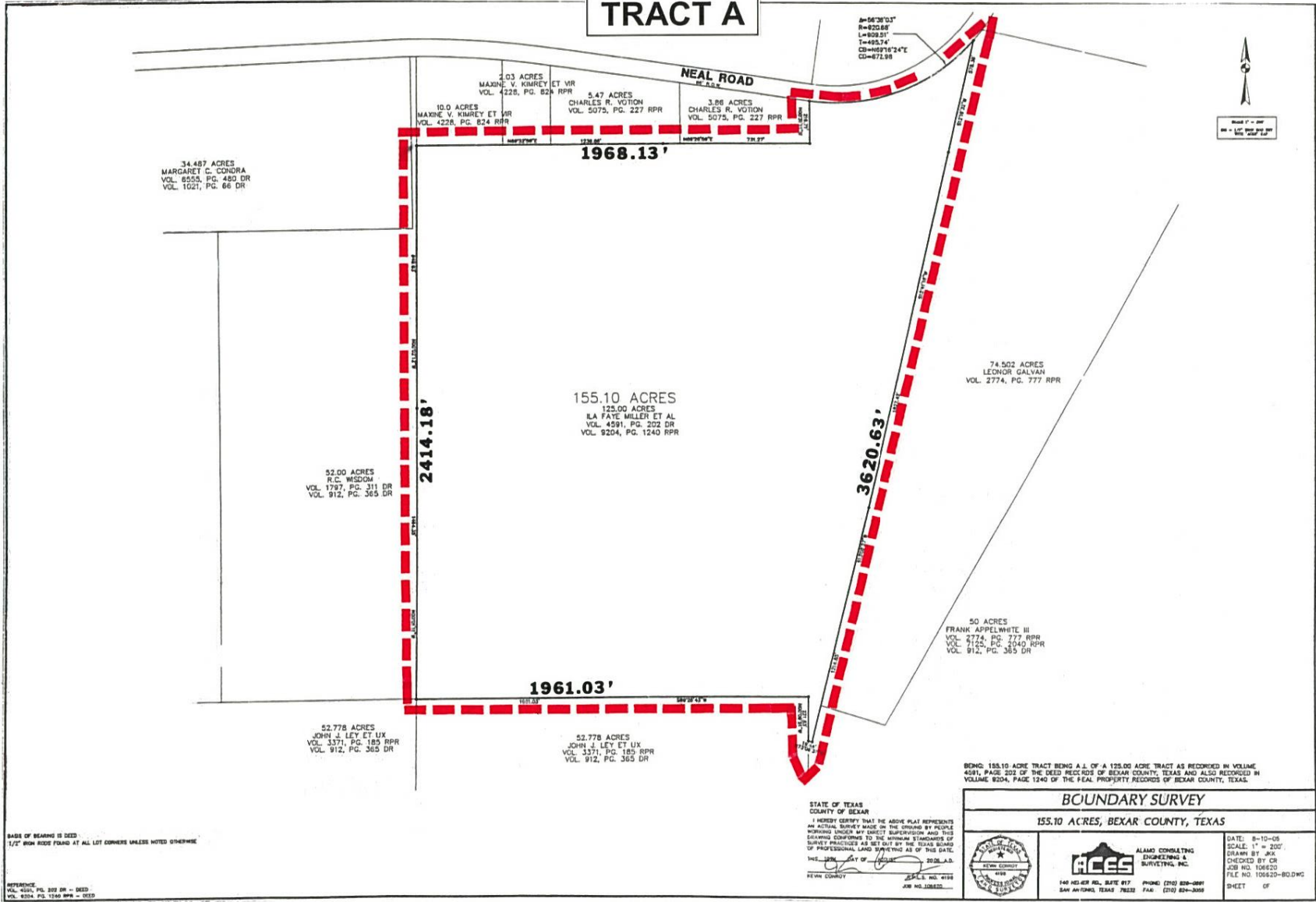
AERIAL MAP



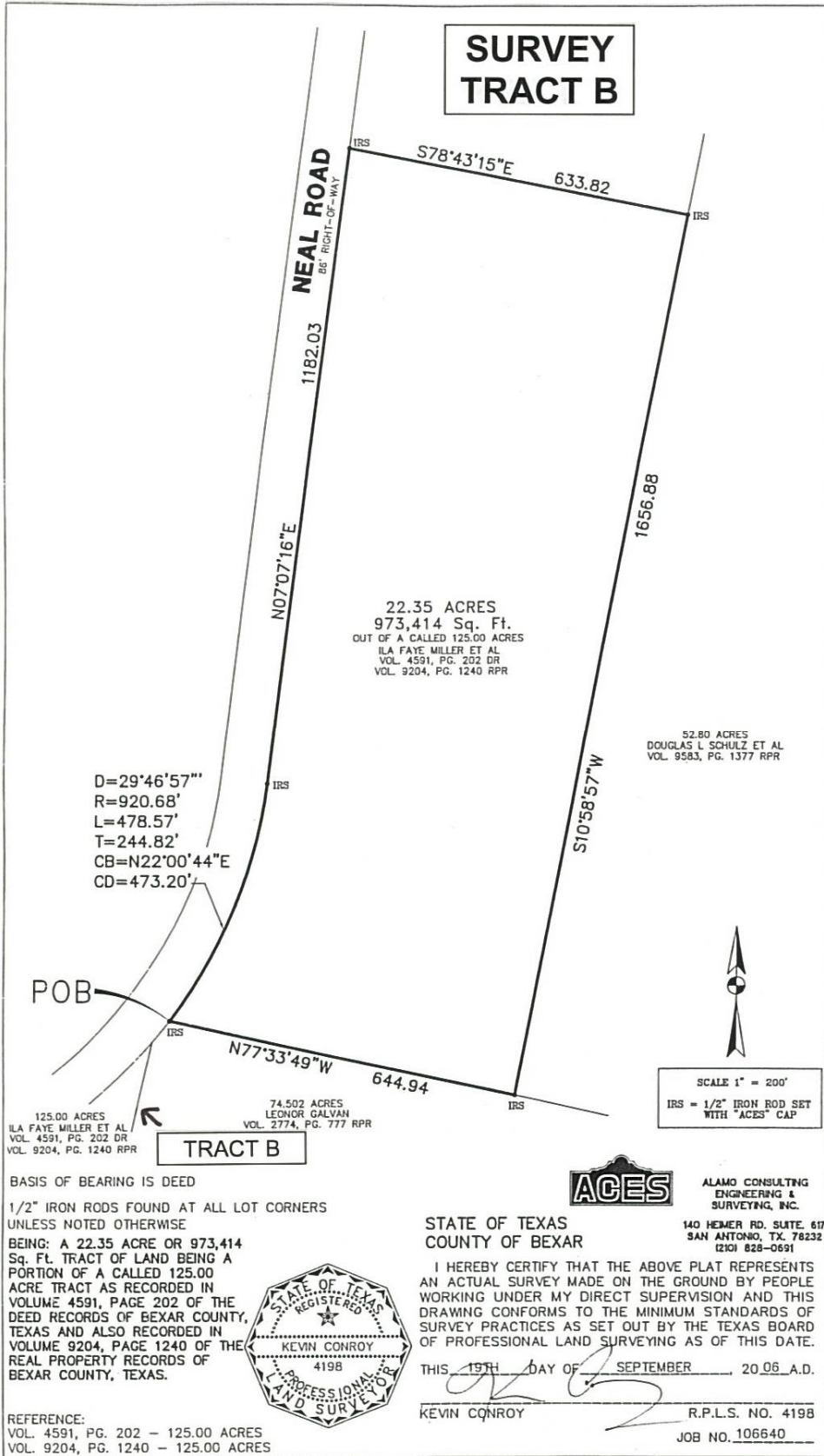
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SURVEY TRACT A



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125.00 ACRES
ILA FAYE MILLER ET AL
VOL. 4591, PG. 202 DR
VOL. 9204, PG. 1240 RPR

74.502 ACRES
LEONOR GALVAN
VOL. 2774, PG. 777 RPR

52.80 ACRES
DOUGLAS L SCHULZ ET AL
VOL. 9583, PG. 1377 RPR

BASIS OF BEARING IS DEED
1/2" IRON RODS FOUND AT ALL LOT CORNERS
UNLESS NOTED OTHERWISE
BEING: A 22.35 ACRE OR 973,414
Sq. Ft. TRACT OF LAND BEING A
PORTION OF A CALLED 125.00
ACRE TRACT AS RECORDED IN
VOLUME 4591, PAGE 202 OF THE
DEED RECORDS OF BEXAR COUNTY,
TEXAS AND ALSO RECORDED IN
VOLUME 9204, PAGE 1240 OF THE
REAL PROPERTY RECORDS OF
BEXAR COUNTY, TEXAS.



REFERENCE:
VOL. 4591, PG. 202 - 125.00 ACRES
VOL. 9204, PG. 1240 - 125.00 ACRES



ALAMO CONSULTING
ENGINEERING &
SURVEYING, INC.
140 HEMER RD, SUITE 617
SAN ANTONIO, TX. 78232
(210) 828-0691

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS
AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE
WORKING UNDER MY DIRECT SUPERVISION AND THIS
DRAWING CONFORMS TO THE MINIMUM STANDARDS OF
SURVEY PRACTICES AS SET OUT BY THE TEXAS BOARD
OF PROFESSIONAL LAND SURVEYING AS OF THIS DATE.

THIS 19TH DAY OF SEPTEMBER, 2006 A.D.

KEVIN CONROY R.P.L.S. NO. 4198
JOB NO. 106640

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TEXAS 78258**



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 coincidental 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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Eldon Roalson	214067	eldon@roalson.com	(210)445-5858
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Howard	603462	mhoward@roalson.com	(210)865-4411
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

IABS 1-0 Date