



**MULTIFAMILY OR COMMERCIAL DEVELOPMENT OPPORTUNITY IN
SOUTHWEST QUADRANT OF MARBACH ROAD AT LOOP 410
SAN ANTONIO, TEXAS**

LOCATION: The property is located on the east side of Columbia Square, just south of Marbach Road.

**SIZE/
INVESTMENT:** 8.108 Acres

FRONTAGE: All lots have good frontage on Columbia Square. See Plat.

UTILITIES: **Electricity:** Available from City Public Service.

Sewer: Available from San Antonio Water System.

Water: Available from San Antonio Water System.

Gas: Available from City Public Service.

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

ZONING: See Lot Schedule.

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

FLOOD PLAIN: According to Federal Emergency Management Agency Maps, the lots are not in a 100-year flood prone area.

TOPOGRAPHY: Very gentle slope draining to the southeast

EASEMENTS: There are various easements in place to accommodate development. (See Plat.)



DEED

RESTRICTIONS:

Restrictions are in place to prevent undesirable uses.

DEMOGRAPHICS:

	1.0 Mile	3.0 Miles	5.0 Miles
Population 2014 Estimate:	18,432	107,244	247,290
5 Year Projection:	19,481	115,580	271,399
Average Household Income:	\$42,132	\$52,277	\$54,929

Source: U. S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2014 and 2019.

POTENTIAL USE:

Surrounding neighborhood and retail services create great opportunity for multifamily residential.

INVESTMENT:

\$1,060,000.00; \$3.00/SF

COMMENTS:

- Excellent access to Loop 410 and retail shopping services, including HEB
- Detention basin in place for entire tract
- Platted and ready for development

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www.roalson.com



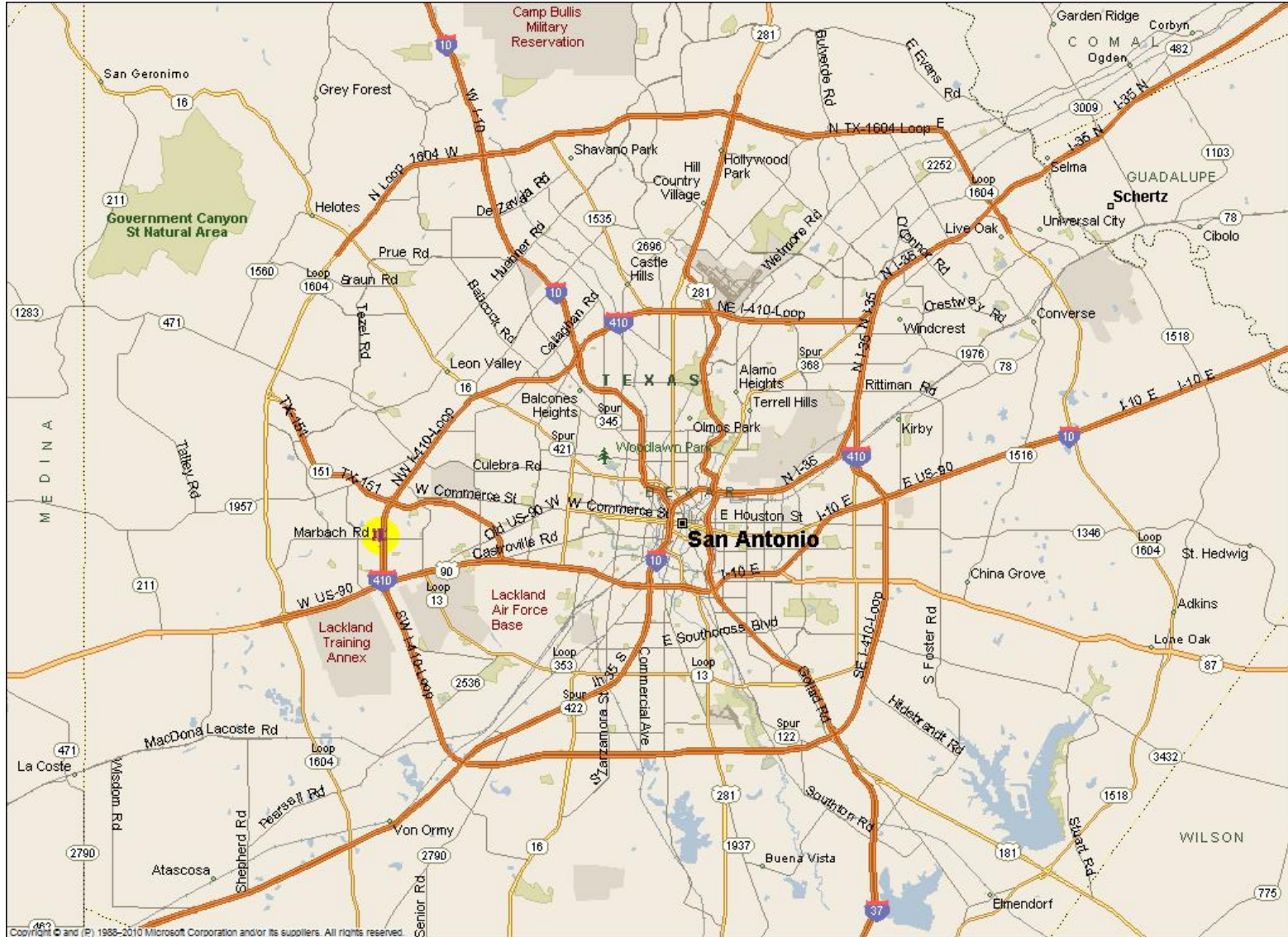
LOT SCHEDULE

COLUMBIA SQUARE AT WESTPOND DR.

	SIZE (ACRES):	
AREA:	LOT 19	0.974
	LOT 20	0.974
	LOT 21	0.974
	LOT 22	0.974
	LOT 23	0.974
	LOT 24	0.974
	LOT 25	0.974
	<u>LOT 26</u>	<u>1.290</u>
	TOTAL:	8.108
ZONING:	C3 PUD COMMERCIAL DISRICT (LOTS 19-24)	
	C3-R PUD COMMERCIAL DISTRICT (LOTS 25, 26)	
UTILITIES:	ELECTRICAL & GAS:	AVAILABLE BY CITY PUBLIC SERVICE
	WATER:	AVAILABLE BY SAN ANTONIO WATER SYSTEMS
	WASTEWATER:	AVAILABLE BY SAN ANTONIO WATER SYSTEMS
ASSOCIATION:	THERE IS A PROPERTY OWNERS ASSOCIATION FOR THE PURPOSE OF MAINTAINING THE DETENTION POND CREATED FOR THIS PROPERTY.	



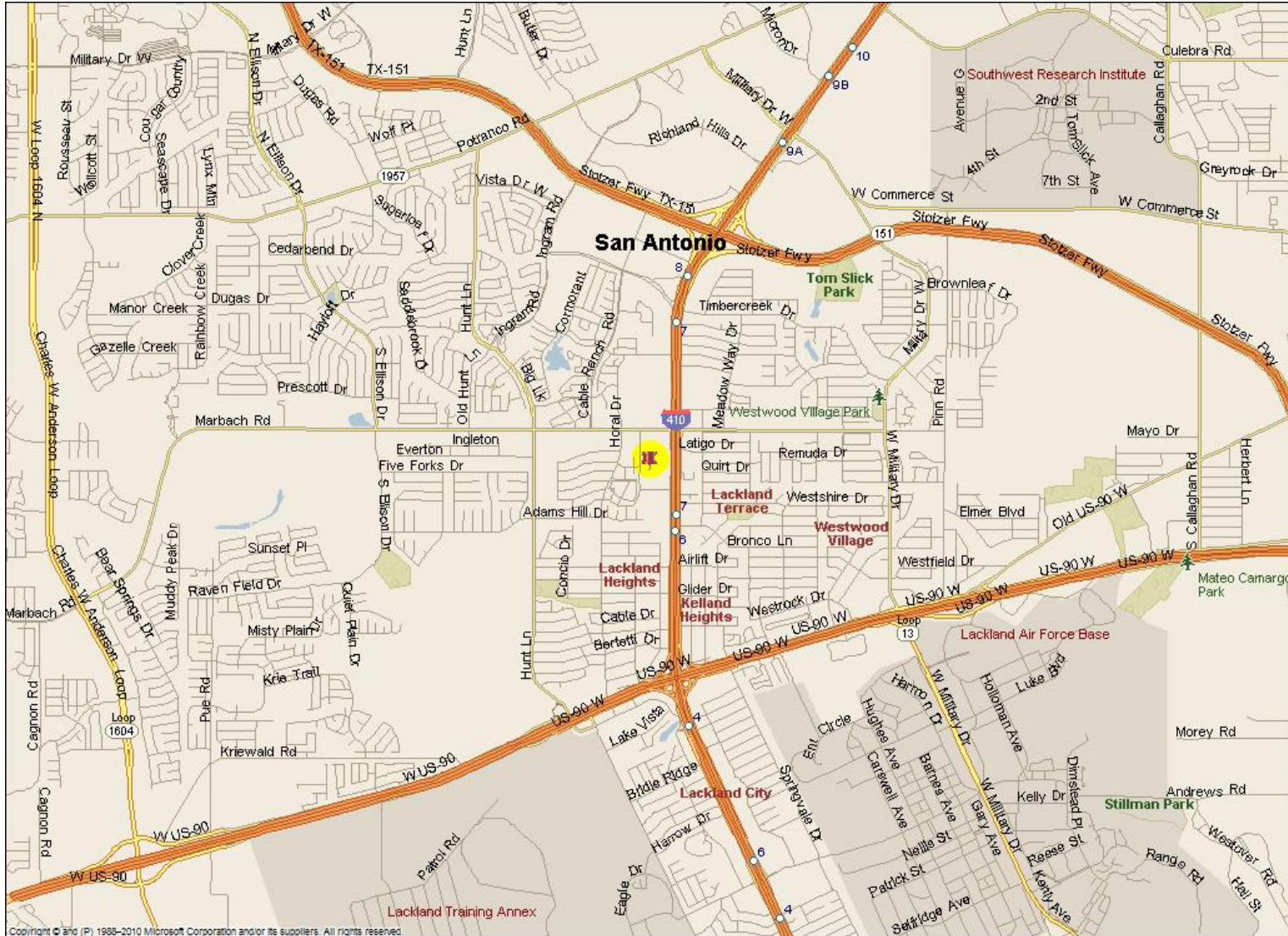
Location Map



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.



Area Map



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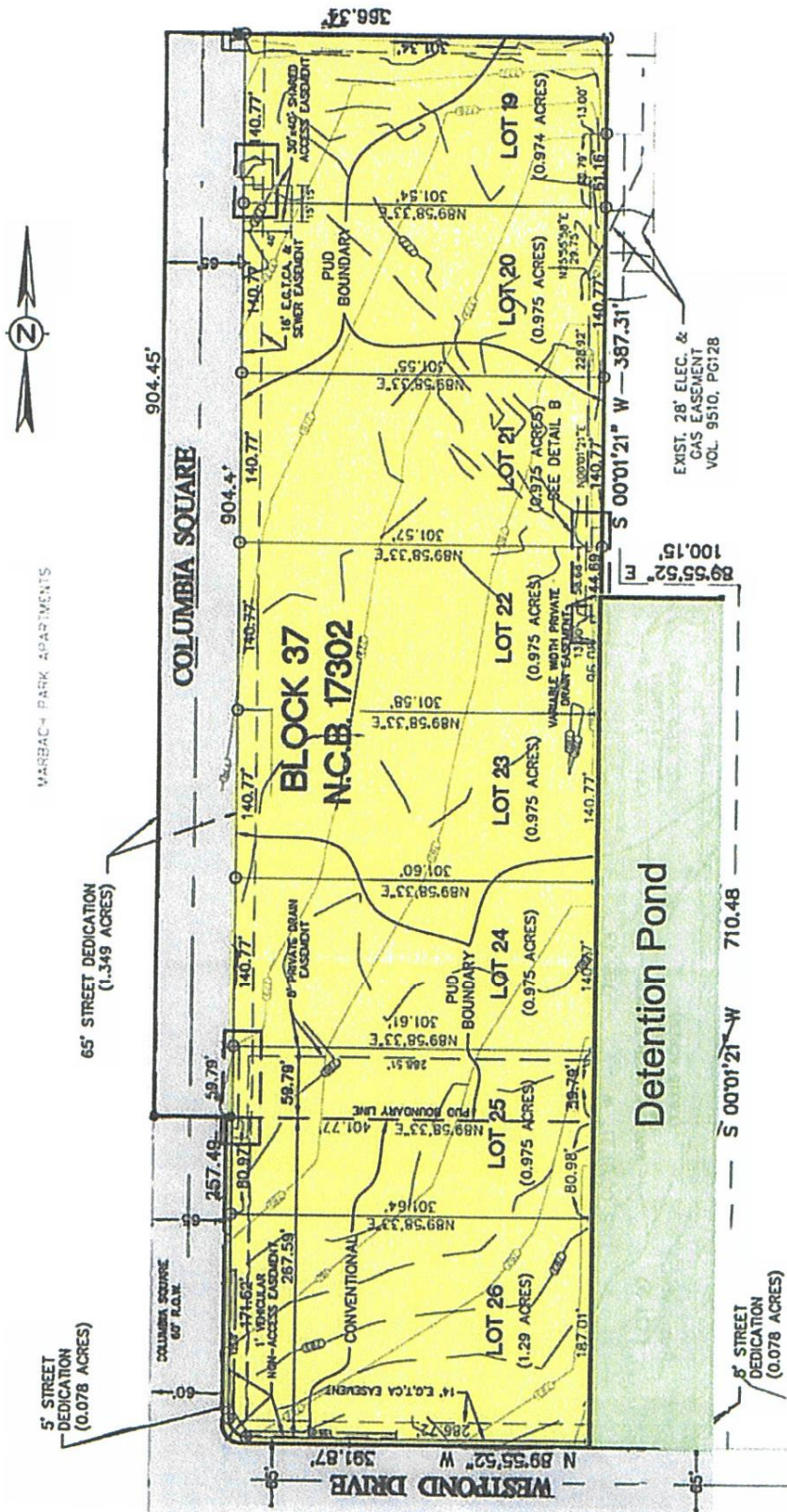
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Plat Map



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DEMOGRAPHIC OVERVIEW

March 27, 2015

MARBACH ROAD AT COLUMBIA SQUARE

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	18,194	100,616	229,804
2014 Estimate	18,432	107,244	247,290
5 Year Projection	19,481	115,580	271,399
Households			
2010 Census	6,420	30,354	70,846
2014 Estimate	6,490	32,309	76,617
5 Year Projection	6,869	34,972	84,516
2014 Population by Race			
White	69.4%	67.5%	68.8%
Black	7.3%	8.9%	8.5%
Asian or Pacific Islander	1.6%	2.1%	2.1%
American Indian	1.0%	0.9%	0.9%
2014 Population by Ethnicity			
Hispanic Origin	76.3%	69.8%	69.8%
2014 Total Housing Units			
Owner-Occupied	2,941	19,618	45,763
Renter-Occupied	3,550	12,691	30,854
Average Household Size	2.84	3.16	3.07
2014 Household Income			
Income \$ 0 - \$15,000	15.5%	11.9%	13.2%
Income \$ 15,000 - \$24,999	19.4%	13.5%	12.7%
Income \$ 25,000 - \$34,999	14.5%	12.2%	11.8%
Income \$ 35,000 - \$49,999	18.0%	17.4%	15.6%
Income \$ 50,000 - \$74,999	19.6%	24.8%	22.7%
Income \$ 75,000 - \$99,999	7.6%	10.9%	11.7%
Income \$ 100,000 - \$149,999	4.4%	7.1%	9.2%
Income \$ 150,000 - \$199,999	0.6%	1.5%	2.0%
Income \$200,000 +	0.5%	0.7%	1.0%
Average Household Income	\$42,132	\$52,277	\$54,929
Median Household Income	\$35,346	\$44,482	\$45,849
Per Capita Income	\$14,706	\$16,779	\$17,927

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2014 and 2019.

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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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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