

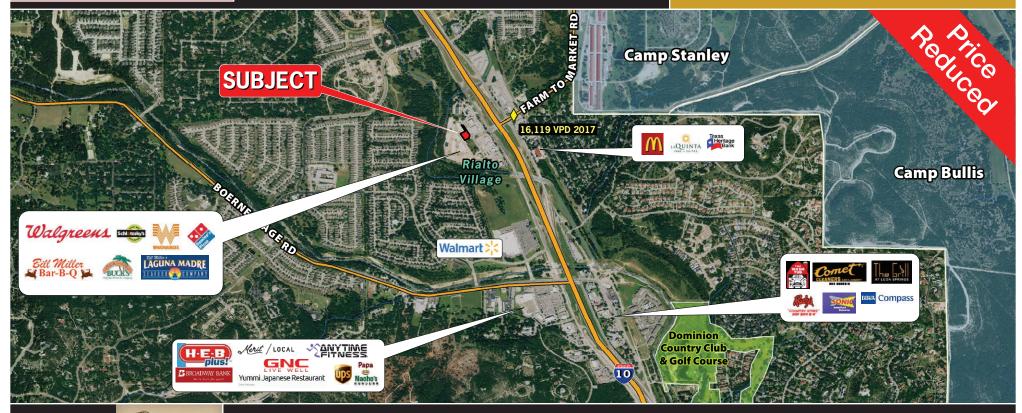


Rialto Village

IH-10 W & Ralph Fair Road, San Antonio, TX 78257

6% Commission to Buyer's Broker

0.607 Acres for Sale





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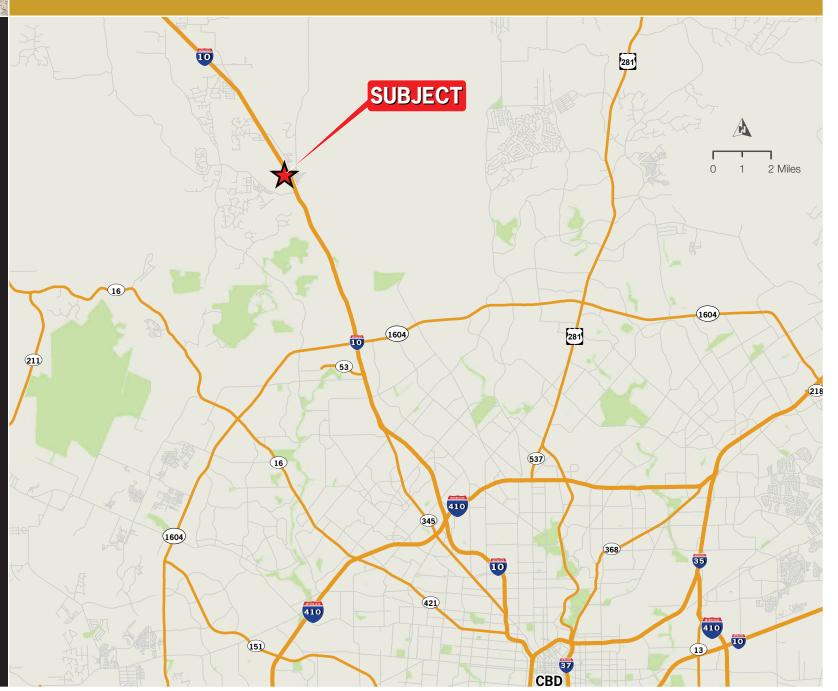
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City Location Map



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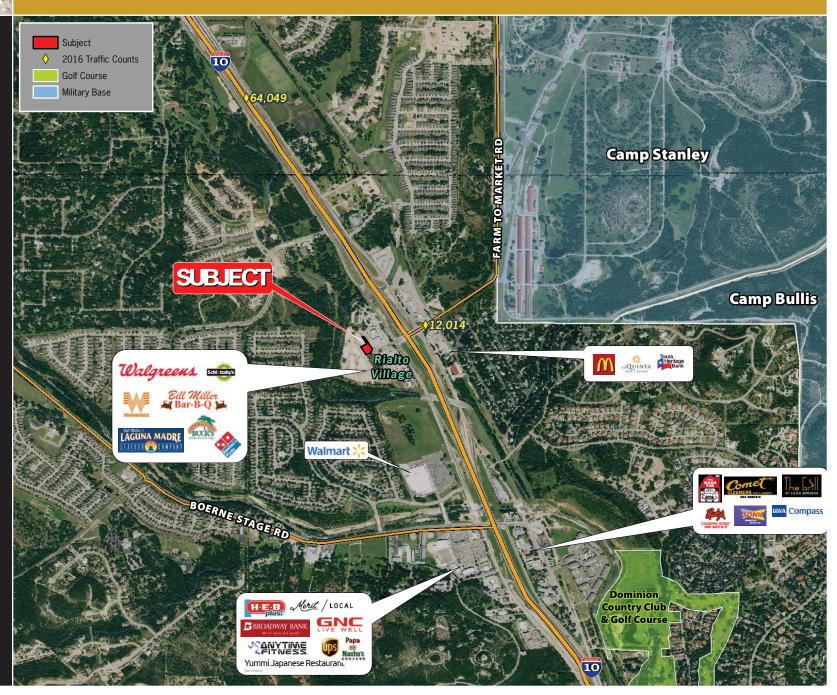
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Aerial Map



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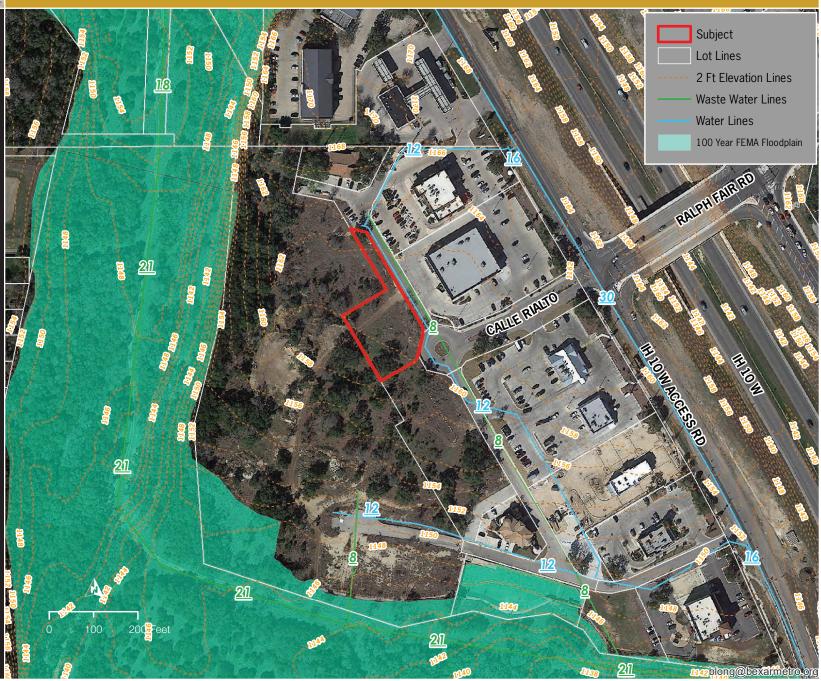
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Topography Map



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Site Aerial



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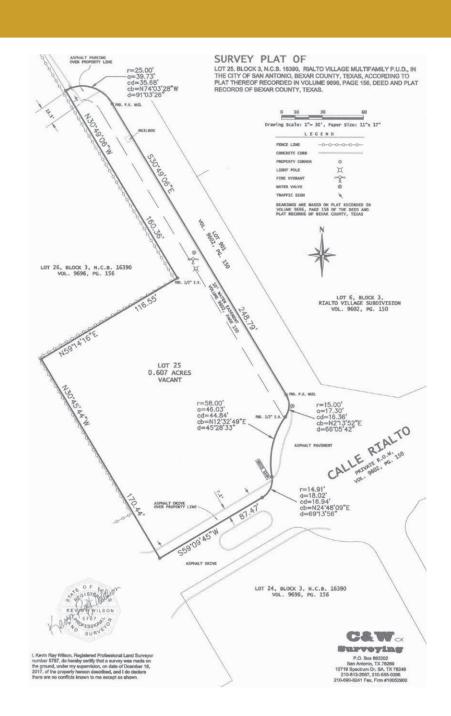


Survey

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Property Summary

Address 25000 Block of IH-10, San Antonio, TX 78257

Location IH-10 @ Ralph Fair Road

Property Details

0.6070 Acres

Legal

NCB 16390 (RIALTO VILLAGE), BLOCK 3 LOT

Description 25

Zoning C2

Nearby Medical Facilities

- Pediatrician on Site
- Pediatric Dentist on Site
- General Dentist on Site
- Texas MedClinic
- Boerne Methodist Emergency Hospital
- San Antonio Integrated Medical Plaza

Comments

- Shovel-ready, platted site with all utilities
- Unparalleled location along IH-10 Corridor
- Underserved medical services in a growing market
- Strategically situated at the junction of Interstate 10 and Ralph Fair Road
- At the convergence of business and commuter traffic
- Quick access to IH-10
- Excellent location near the Texas Hill Country
- Superior ingress and egress to IH-10 compared to nearby properties
- Enjoys some of the strongest demographics in the city with highest household incomes
- Located near affluent neighborhoods of The Dominion, Fair Oaks Ranch, and Stonewall Ranch
- Area employers include NuStar Energy, Medtronics, SSFCU, Valero, and USAA
- Close proximity to UTSA, the RIM, The Shops at La Cantera, and Six Flags Fiesta Texas

Traffic Counts

IH-10, north of Loop 1604; 89,175 vpd (2015)

Source: TxDOT Statewide Planning Map

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Quote Sheet

6% Commission to Buyer's Broker

Sale Price \$450,000 (\$17.02 per square foot)

Earnest Money \$10,000

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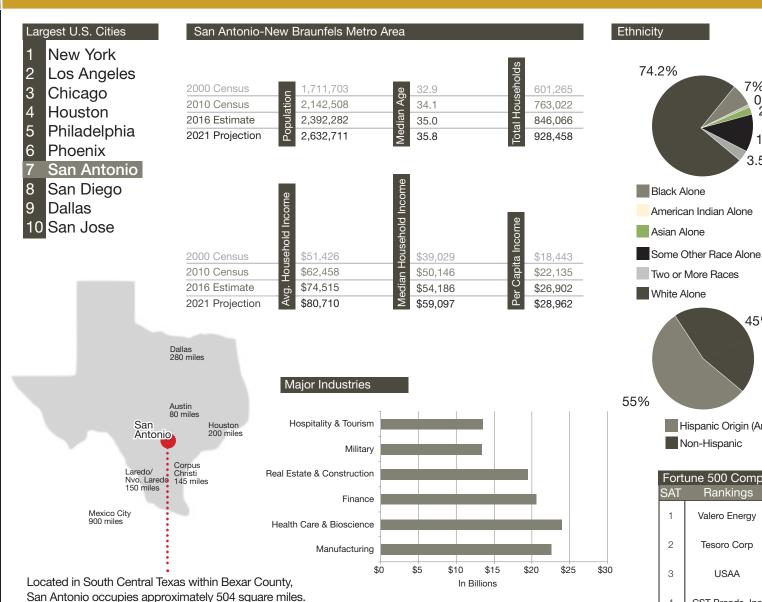
Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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.





San Antonio Overview



7%

0.8%

12%

3.5%

45%

Hispanic Origin (Any Race)

Fortune 500 Companies

Rankings

Valero Energy

Tesoro Corp

USAA

CST Brands. Inc

iHeart Media

NuStar Energy

13

77

122

277

429

741

Non-Hispanic

2

3

4

5

American Indian Alone

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Sources: U.S. Census; ESRI 2015 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2015 & 2020; Fortune 2015 Rankings

Situated about 140 miles north of the Gulf of Mexico

where the Gulf Coastal Plain and Texas Hill Country

meet.





Summary

Demographics: 5-Mile

Population		2,889		3,212		3,712
Households		945		1,043		1,205
Families		795		868		1,001
Average Household Size		3.05		3.07		3.07
Owner Occupied Housing Units		884		954		1,100
Renter Occupied Housing Units		61		89		105
Median Age		39.3		42.2		44.8
Trends: 2017 - 2022 Annual Rate		Area		State		National
Population		2.94%		1.67%		0.83%
Households		2.93%		1.63%		0.79%
Families		2.89%		1.58%		0.71%
Owner HHs		2.89%		1.58%		0.72%
Median Household Income		0.53%		2.23%		2.12%
				17		122
Households by Income			Number	Percent	Number	Percent
<\$15,000			33	3.2%	36	3.0%
\$15,000 - \$24,999			17	1.6%	18	1.5%
\$25,000 - \$34,999			15	1.4%	15	1.2%
\$35,000 - \$49,999			53	5.1%	54	4.5%
\$50,000 - \$74,999			82	7.9%	88	7.3%
\$75,000 - \$99,999			54	5.2%	63	5.2%
\$100,000 - \$149,999			197	18.9%	229	19.0%
\$150,000 - \$199,999			159	15.2%	187	15.5%
\$200,000+			432	41.4%	515	42.7%
Median Household Income			¢160.402		¢172.070	
Average Household Income			\$168,403 \$205,775		\$172,878 \$220,910	
Per Capita Income			\$70,570		\$75,760	
Рег Сарка пісопіе	Census 20	110		17		122
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	214	7.4%	186	5.8%	195	5.3%
5 - 9	275	9.5%	247	7.7%	242	6.5%
10 - 14	259	9.0%	293	9.1%	308	8.3%
15 - 19	177	6.1%	237	7.4%	288	7.8%
20 - 24	83	2.9%	130	4.0%	142	3.8%
25 - 34	218	7.5%	241	7.5%	279	7.5%
35 - 44	529	18.3%	405	12.6%	414	11.1%
45 - 54	501	17.3%	542	16.9%	603	16.2%
55 - 64	375	13.0%	450	14.0%	561	15.1%
65 - 74	178	6.2%	321	10.0%	418	11.3%
75 - 84	63	2.2%	126	3.9%	211	5.7%
85+	16	0.6%	34	1.1%	53	1.4%
	Census 20	10	20	17	20	122
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	2,408	83.4%	2,620	81.6%	2,966	79.9%
Black Alone	99	3.4%	110	3.4%	133	3.6%
American Indian Alone	14	0.5%	17	0.5%	21	0.6%
Asian Alone	170	5.9%	217	6.8%	291	7.8%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
						. =

119

4.1%

2.7%

30.1%

148

1,076

4.6%

3.1%

33.5%

175

1,324

4.7%

3.4%

35.7%

Census 2010

2017

2022

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Some Other Race Alone

Hispanic Origin (Any Race)

Data Note: Income is expressed in current dollars.

Two or More Races





Summary

Population Households

Demographics: 10-Mile

Families	58,956		67,874		75,562
Average Household Size	2.63		2.66		2.67
Owner Occupied Housing Units	58,306		65,228		72,725
Renter Occupied Housing Units	26,923		33,202		37,092
Median Age	35.1		36.0		36.9
Trends: 2016 - 2021 Annual Rate	Area		State		National
Population	2.31%		1.63%		0.84%
Households	2.21%		1.58%		0.79%
Families	2.17%		1.52%		0.72%
Owner HHs	2.20%		1.52%		0.73%
Median Household Income	1.88%		1.86%		1.89%
		20	16	20:	21
Households by Income		Number	Percent	Number	Percent
<\$15,000		7,138	7.3%	7,577	6.9%
1.5 000 10100					

Census 2010

228,208

85,229

2016

265,511

98,430

2021

297,584

109,817

		2010	20.	21
Households by Income	Number	Percent	Number	Percent
<\$15,000	7,138	7.3%	7,577	6.9%
\$15,000 - \$24,999	5,185	5.3%	5,438	5.0%
\$25,000 - \$34,999	5,412	5.5%	6,405	5.8%
\$35,000 - \$49,999	7,931	8.1%	5,892	5.4%
\$50,000 - \$74,999	14,287	14.5%	13,175	12.0%
\$75,000 - \$99,999	14,226	14.5%	17,283	15.7%
\$100,000 - \$149,999	20,168	20.5%	25,202	23.0%
\$150,000 - \$199,999	10,625	10.8%	13,050	11.9%
\$200,000+	13,453	13.7%	15,789	14.4%

Median Household Income	\$89,603	\$98,368
Average Household Income	\$118,354	\$127,130
Per Capita Income	\$44,367	\$47,374

Per Capita Income	\$44,367			\$47,374			
	Census 20	10	20	2016		21	
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	13,675	6.0%	14,932	5.6%	16,666	5.6%	
5 - 9	16,206	7.1%	16,918	6.4%	17,900	6.0%	
10 - 14	16,931	7.4%	18,798	7.1%	19,475	6.5%	
15 - 19	19,365	8.5%	20,837	7.8%	22,245	7.5%	
20 - 24	18,785	8.2%	20,641	7.8%	20,893	7.0%	
25 - 34	28,823	12.6%	37,135	14.0%	43,343	14.6%	
35 - 44	33,550	14.7%	35,848	13.5%	41,478	13.9%	
45 - 54	34,106	14.9%	37,021	13.9%	38,034	12.8%	
55 - 64	25,623	11.2%	32,031	12.1%	36,219	12.2%	
65 - 74	12,974	5.7%	20,235	7.6%	26,240	8.8%	
75 - 84	6,114	2.7%	8,180	3.1%	11,420	3.8%	
85+	2,056	0.9%	2,935	1.1%	3,670	1.2%	
	Census 20	Census 2010		2016		2021	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
White Alone	186,055	81.5%	211,700	79.7%	233,417	78.4%	
Black Alone	8,849	3.9%	10,735	4.0%	12,436	4.2%	
American Indian Alone	1,044	0.5%	1,314	0.5%	1,565	0.5%	
Asian Alone	11,891	5.2%	15,818	6.0%	19,966	6.7%	

0.1%

5.7%

3.1%

34.8%

314

16,417

9,213

98,867

0.1%

6.2%

3.5%

37.2%

388

18,709

11,104

116.828

0.1%

6.3%

3.7%

39.3%

244

13,077

7,047

79,409

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Hispanic Origin (Any Race) **Data Note:** Income is expressed in current dollars.

Pacific Islander Alone

Two or More Races

Some Other Race Alone

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



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Summary

Population Households

Demographics: 15-Mile

nousenolus		2/0,152		301,984		329,931	
Families		176,981		197,594		215,473	
Average Household Size		2.55		2.59		2.60	
Owner Occupied Housing Units		162,532		175,789		192,300	
Renter Occupied Housing Units		107,620		126,195		137,650	
Median Age		34.3		35.3		36.0	
Trends: 2016 - 2021 Annual Rate		Area		State		National	
Population		1.92%		1.63%		0.84%	
Households		1.79%		1.58%		0.79%	
Families		1.75%		1.52%		0.72%	
Owner HHs		1.81%		1.52%		0.73%	
Median Household Income		2.82%		1.86%		1.89%	
			20	16	20	21	
Households by Income			Number	Percent	Number	Percent	
<\$15,000			28,802	9.5%	31,072	9.4%	
\$15,000 - \$24,999			23,332	7.7%	24,437	7.4%	
\$25,000 - \$34,999			25,027	8.3%	29,405	8.9%	
\$35,000 - \$49,999			35,126	11.6%	26,528	8.0%	
\$50,000 - \$74,999			52,268	17.3%	49,116	14.9%	
\$75,000 - \$99,999			41,982	13.9%	52,486	15.9%	
\$100,000 - \$149,999			51,054	16.9%	63,516	19.3%	
\$150,000 - \$199,999			21,521	7.1%	26,399	8.0%	
\$200,000+			22,859	7.6%	26,979	8.2%	
Median Household Income			\$66,622		\$76,551		
Average Household Income			\$90,708		\$98,305		
Per Capita Income			\$35,024		\$37,669		
	Census 20	10	20	16	20	21	
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	46,901	6.7%	50,395	6.4%	55,656	6.4%	
5 - 9	49,281	7.1%	52,173	6.6%	55,182	6.4%	
10 - 14	49,540	7.1%	54,387	6.9%	56,747	6.6%	
15 - 19	49,773	7.2%	53,738	6.8%	57,238	6.6%	
20 - 24	53,937	7.8%	57,527	7.3%	60,269	7.0%	
25 - 34	105,339	15.2%	121,998	15.5%	135,008	15.6%	
35 - 44	98,689	14.2%	109,885	13.9%	124,420	14.4%	
45 - 54	97,551	14.0%	102,831	13.1%	104,967	12.1%	
55 - 64	74,612	10.7%	90,042	11.4%	98,598	11.4%	
65 - 74	39,135	5.6%	57,669	7.3%	72,032	8.3%	
75 - 84				2 20/-	33,553	3.9%	
	21,647	3.1%	26,206	3.3%			
85+	8,757	1.3%	10,902	1.4%	12,544	1.4%	
85+	8,757 Census 20	1.3% 10	10,902 20	1.4% 16	12,544 20	1.4%	
85+ Race and Ethnicity	8,757 Census 20 Number	1.3% 10 Percent	10,902 20 Number	1.4% 16 Percent	12,544 20 Number	1.4% 21 Percent	
85+ Race and Ethnicity White Alone	8,757 Census 20 Number 543,344	1.3% 10 Percent 78.2%	10,902 20 Number 602,187	1.4% 16 Percent 76.4%	12,544 20 Number 653,341	1.4% 21 Percent 75.4%	
85+ Race and Ethnicity White Alone Black Alone	8,757 Census 20 Number 543,344 34,238	1.3% 10 Percent 78.2% 4.9%	10,902 20 Number 602,187 41,073	1.4% 16 Percent 76.4% 5.2%	12,544 20 Number 653,341 46,811	1.4% 21 Percent 75.4% 5.4%	
85+ Race and Ethnicity White Alone Black Alone American Indian Alone	8,757 Census 20 Number 543,344 34,238 4,443	1.3% 10 Percent 78.2% 4.9% 0.6%	10,902 20 Number 602,187 41,073 5,092	1.4% 16 Percent 76.4% 5.2% 0.6%	12,544 20; Number 653,341 46,811 5,721	1.4% 21 Percent 75.4% 5.4% 0.7%	
85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	8,757 Census 20 Number 543,344 34,238 4,443 27,698	1.3% 10 Percent 78.2% 4.9% 0.6% 4.0%	10,902 Number 602,187 41,073 5,092 36,295	1.4% 16 Percent 76.4% 5.2% 0.6% 4.6%	12,544 200 Number 653,341 46,811 5,721 45,251	1.4% 21 Percent 75.4% 5.4% 0.7% 5.2%	
85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	8,757 Census 20 Number 543,344 34,238 4,443 27,698 838	1.3% 10 Percent 78.2% 4.9% 0.6% 4.0% 0.1%	10,902 Number 602,187 41,073 5,092 36,295 1,086	1.4% Percent 76.4% 5.2% 0.6% 4.6% 0.1%	12,544 Number 653,341 46,811 5,721 45,251 1,321	1.4% 21 Percent 75.4% 5.4% 0.7% 5.2% 0.2%	
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	8,757 Census 20 Number 543,344 34,238 4,443 27,698 838 60,636	1.3% Percent 78.2% 4.9% 0.6% 4.0% 0.1% 8.7%	10,902 Number 602,187 41,073 5,092 36,295 1,086 71,911	1.4% Percent 76.4% 5.2% 0.6% 4.6% 0.1% 9.1%	12,544 Number 653,341 46,811 5,721 45,251 1,321 78,633	1.4% Percent 75.4% 5.4% 0.7% 5.2% 0.2% 9.1%	
85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	8,757 Census 20 Number 543,344 34,238 4,443 27,698 838	1.3% 10 Percent 78.2% 4.9% 0.6% 4.0% 0.1%	10,902 Number 602,187 41,073 5,092 36,295 1,086	1.4% Percent 76.4% 5.2% 0.6% 4.6% 0.1%	12,544 Number 653,341 46,811 5,721 45,251 1,321	1.4% 21 Percent 75.4% 5.4% 0.7% 5.2% 0.2%	
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	8,757 Census 20 Number 543,344 34,238 4,443 27,698 838 60,636	1.3% Percent 78.2% 4.9% 0.6% 4.0% 0.1% 8.7%	10,902 Number 602,187 41,073 5,092 36,295 1,086 71,911	1.4% Percent 76.4% 5.2% 0.6% 4.6% 0.1% 9.1%	12,544 Number 653,341 46,811 5,721 45,251 1,321 78,633	1.4% Percent 75.4% 5.4% 0.7% 5.2% 0.2% 9.1%	
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	8,757 Census 20 Number 543,344 34,238 4,443 27,698 838 60,636	1.3% Percent 78.2% 4.9% 0.6% 4.0% 0.1% 8.7%	10,902 Number 602,187 41,073 5,092 36,295 1,086 71,911	1.4% Percent 76.4% 5.2% 0.6% 4.6% 0.1% 9.1%	12,544 Number 653,341 46,811 5,721 45,251 1,321 78,633	2	Percent 75.4% 5.4% 0.7% 5.2% 0.2% 9.1%

Census 2010

695,160

270,152

2016

787,753

301,984

2021

866,214

329,951

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Data Note: Income is expressed in current dollars.





Medical Expenditures: 5-Mile

Demographic Summary		2016	2021
Population		35,894	42,334
Households		13,157	15,428
Families		10,316	12,086
Median Household Income		\$118,374	\$124,775
Males per 100 Females		99.1	99.6
Population By Age			
Population <5 Years		5.5%	5.2%
Population 65+ Years		15.8%	18.6%
Median Age		41.8	43.3
	Spending Potential	Average Amount	
	Index	Spent	Total
Health Care	194	\$10,290.69	\$135,394,544
Medical Care	194	\$3,722.18	\$48,972,774
Physician Services	202	\$502.95	\$6,617,332
Dental Services	210	\$737.43	\$9,702,406
Eyecare Services	198	\$119.70	\$1,574,900
Lab Tests, X-Rays	196	\$122.24	\$1,608,299
Hospital Room and Hospital Services	180	\$315.09	\$4,145,593
Convalescent or Nursing Home Care	203	\$62.23	\$818,756
Other Medical services (1)	191	\$206.01	\$2,710,413
Nonprescription Drugs	191	\$237.04	\$3,118,684
Prescription Drugs	183	\$766.90	\$10,090,044
Nonprescription Vitamins	203	\$139.48	\$1,835,112
Medicare Prescription Drug Premium	164	\$155.29	\$2,043,208
Eyeglasses and Contact Lenses	201	\$179.32	\$2,359,279
Hearing Aids	205	\$47.72	\$627,812
Medical Equipment for General Use	208	\$9.29	\$122,186
Other Medical Supplies/Equipment (2)	204	\$121.51	\$1,598,750
Health Insurance	195	\$6,568.50	\$86,421,770
Blue Cross/Blue Shield	199	\$2,263.15	\$29,776,230
Fee for Service Health Plan	204	\$1,551.52	\$20,413,397
НМО	200	\$1,255.50	\$16,518,654
Medicare Payments	168	\$908.12	\$11,948,172
Long Term Care Insurance	219	\$207.82	\$2,734,288
Other Health Insurance (3)	174	\$382.38	\$5,031,030

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Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(3) Other Health Insurance includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.

Source: Esri forecasts for 2016 and 2021; Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics.

⁽¹⁾ Other Medical Services includes Services by Medical Professionals other than Physicians, Nursing Services, Therapeutic Treatments, Blood Donation, Ambulance, Emergency Room, and Outpatient Hospital Services

⁽²⁾ Other Medical Supplies includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.





Medical Expenditures: 10-Mile

Demographic Summary		2016	2021
Population		787,753	866,214
Households		301,984	329,951
Families		197,594	215,473
Median Household Income		\$66,622	\$76,551
Males per 100 Females		95.2	95.3
Population By Age			
Population <5 Years		6.4%	6.4%
Population 65+ Years		12.0%	13.6%
Median Age		35.3	36.0
	Spending Potential	Average Amount	
	Index	Spent	Total
Health Care	111	\$5,896.89	\$1,780,765,281
Medical Care	111	\$2,131.38	\$643,642,083
Physician Services	116	\$288.16	\$87,019,473
Dental Services	114	\$400.07	\$120,813,237
Eyecare Services	110	\$66.54	\$20,094,053
Lab Tests, X-Rays	112	\$69.79	\$21,075,487
Hospital Room and Hospital Services	110	\$193.22	\$58,348,643
Convalescent or Nursing Home Care	114	\$34.82	\$10,516,462
Other Medical services (1)	111	\$120.23	\$36,308,858
Nonprescription Drugs	113	\$139.89	\$42,245,852
Prescription Drugs	107	\$446.74	\$134,908,818
Nonprescription Vitamins	116	\$79.43	\$23,986,198
Medicare Prescription Drug Premium	98	\$93.34	\$28,186,327
Eyeglasses and Contact Lenses	111	\$99.33	\$29,994,678
Hearing Aids	106	\$24.61	\$7,431,541
Medical Equipment for General Use	119	\$5.32	\$1,605,395
Other Medical Supplies/Equipment (2)	117	\$69.89	\$21,107,063
Health Insurance	112	\$3,765.51	\$1,137,123,197
Blue Cross/Blue Shield	113	\$1,288.26	\$389,032,693
Fee for Service Health Plan	118	\$897.02	\$270,887,078
НМО	117	\$732.17	\$221,104,436
Medicare Payments	99	\$535.78	\$161,796,263
Long Term Care Insurance	104	\$98.51	\$29,747,244
Other Health Insurance (3)	97	\$213.77	\$64,555,483

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⁽³⁾ Other Health Insurance includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.





Medical Expenditures: 15-Mile

Demographic Summary		2016	2021
Population		787,753	866,214
Households		301,984	329,951
Families		197,594	215,473
Median Household Income		\$66,622	\$76,551
Males per 100 Females		95.2	95.3
Population By Age			
Population <5 Years		6.4%	6.4%
Population 65+ Years		12.0%	13.6%
Median Age		35.3	36.0
	Spending Potential	Average Amount	
	Index	Spent	Total
Health Care	111	\$5,896.89	\$1,780,765,281
Medical Care	111	\$2,131.38	\$643,642,083
Physician Services	116	\$288.16	\$87,019,473
Dental Services	114	\$400.07	\$120,813,237
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Hearing Aids	106	\$24.61	\$7,431,541
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Health Insurance	112	\$3,765.51	\$1,137,123,197
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⁽³⁾ Other Health Insurance includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.



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

underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: 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

- 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.

e at www trec texas nov	Information available	mission	Regulated by the Teyas Real Estate Commission
	s Date	Buyer/Tenant/Seller/Landlord Initials	Buyer/Te
Phone	Email	License No.	Sales Agent/Associate's Name
N/A	cbohn@reocsanantonio.com	174479	Carl Henry Bohn
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N/A	N/A	N/A	N/A
Phone	Email	License No.	Designated Broker of Firm
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- 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:

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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:
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- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for

Kimberly Sue Gatley Sales Agent/Associate's Name	Licensed Supervisor of Sales Agent/ Associate	Brian Dale Harris	Designated Broker of Firm	Brian Dale Harris	Licensed Broker/Broker Firm Name or Primary Assumed Business Name	REOC General Partner, LLC
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kgatley@reocsanantonio.com Email	Email	bharris@reocsanantonio.com	Email	bharris@reocsanantonio.com	Email	bharris@reocsanantonio.com
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Information available at www.trec.texas.gov IABS Form IABS 1-0