



**STRATEGIC COMMERCIAL DEVELOPMENT PROPERTY
SWC CULEBRA ROAD AT HWY 211
SAN ANTONIO, TEXAS**

LOCATION: The property is located at the southwest corner of Culebra Road and the proposed Hwy. 211 expansion on the west side of San Antonio in Medina County.

SIZE: 30.874 Acres

FRONTAGE: Approximately 710 feet on Culebra Road and 2,600 feet on the proposed new Hwy 211 extension

UTILITIES: **Electricity:** City Public Service is on the property.

Sewer: Requires septic

Water: Yancey Water Supply and SAWS are both near the site.

Gas: Unavailable

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

ZONING: The property is outside the city limits of San Antonio but is in the ETJ 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 do not appear to indicate any 100 year flood plain on the property.

TOPOGRAPHY: The site generally drains southwesterly across the middle portion of the tract with slopes generally between 1% and 3% per engineer.



EASEMENTS: Various utility easements are on the property. Contact Broker.

DEED

RESTRICTIONS: None of record

TRAFFIC COUNT: Texas Department of Transportation maps indicate 10,364 vehicles per day on Culebra Road, just east of the Culebra and Hwy 211 intersection.

DEMOGRAPHICS:

	1-mile	3-mile	5-mile
Population 2018 Estimate:	598	6,094	32,432
5 Year Projection:	968	8,815	42,150
Average Household Income:	\$149,230	\$123,852	\$108,098

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2018 and 2023.

AREA

DEVELOPMENT: Immediate area developments include numerous new residential communities as well as John Marshall Harlan High School. The northeast corner of Culebra and Hwy 211 is owned by H.E.B.

INVESTMENT: Contact Broker

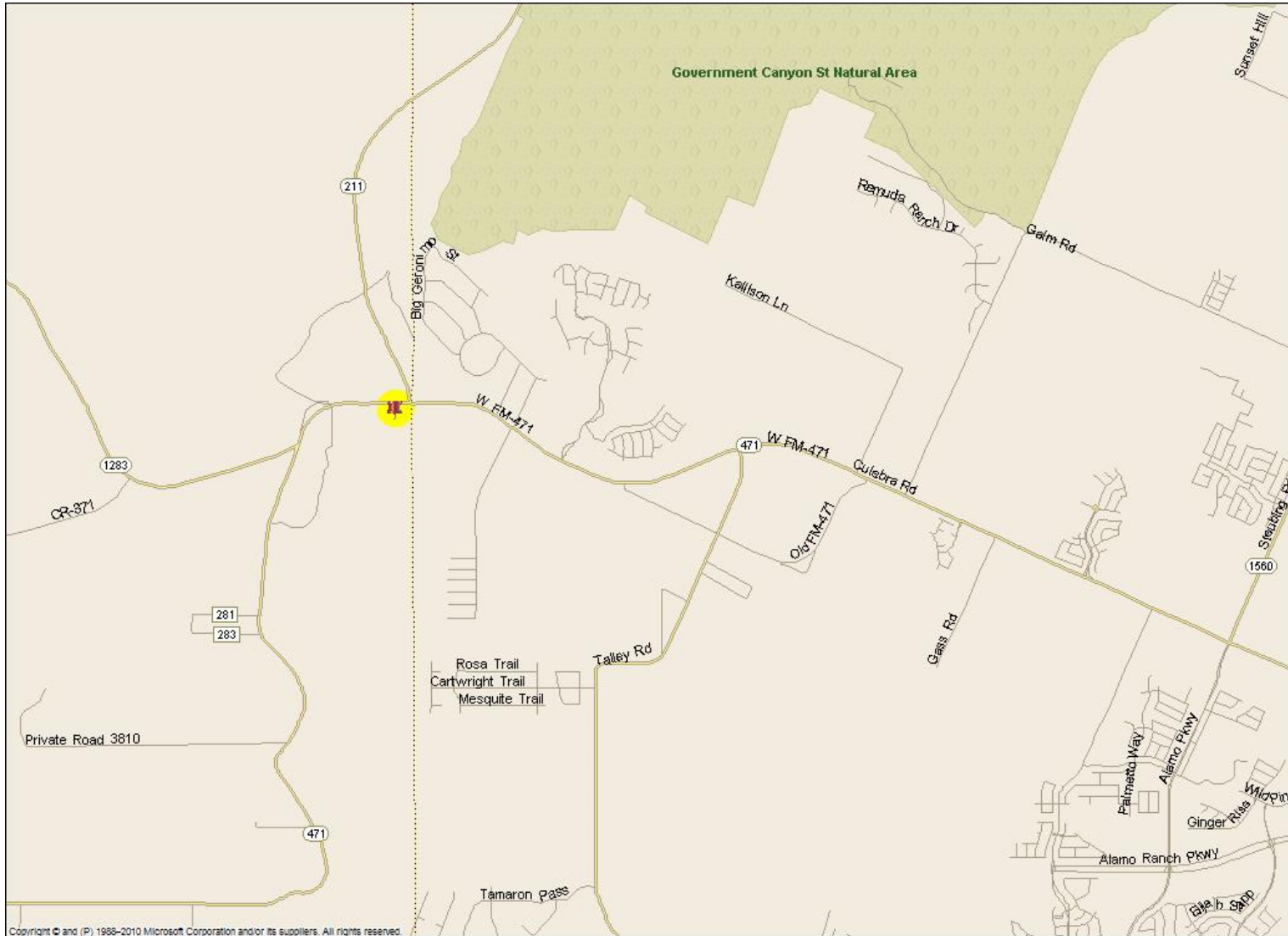
- COMMENTS:**
- Excellent residential growth creates exceptional commercial user opportunities.
 - Hwy 211 expansion plans run the length of the frontage on the east side of the property.
 - Site has excellent visibility and accessibility.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM or MATT HOWARD
Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / mhoward@roalson.com

www.roalson.com



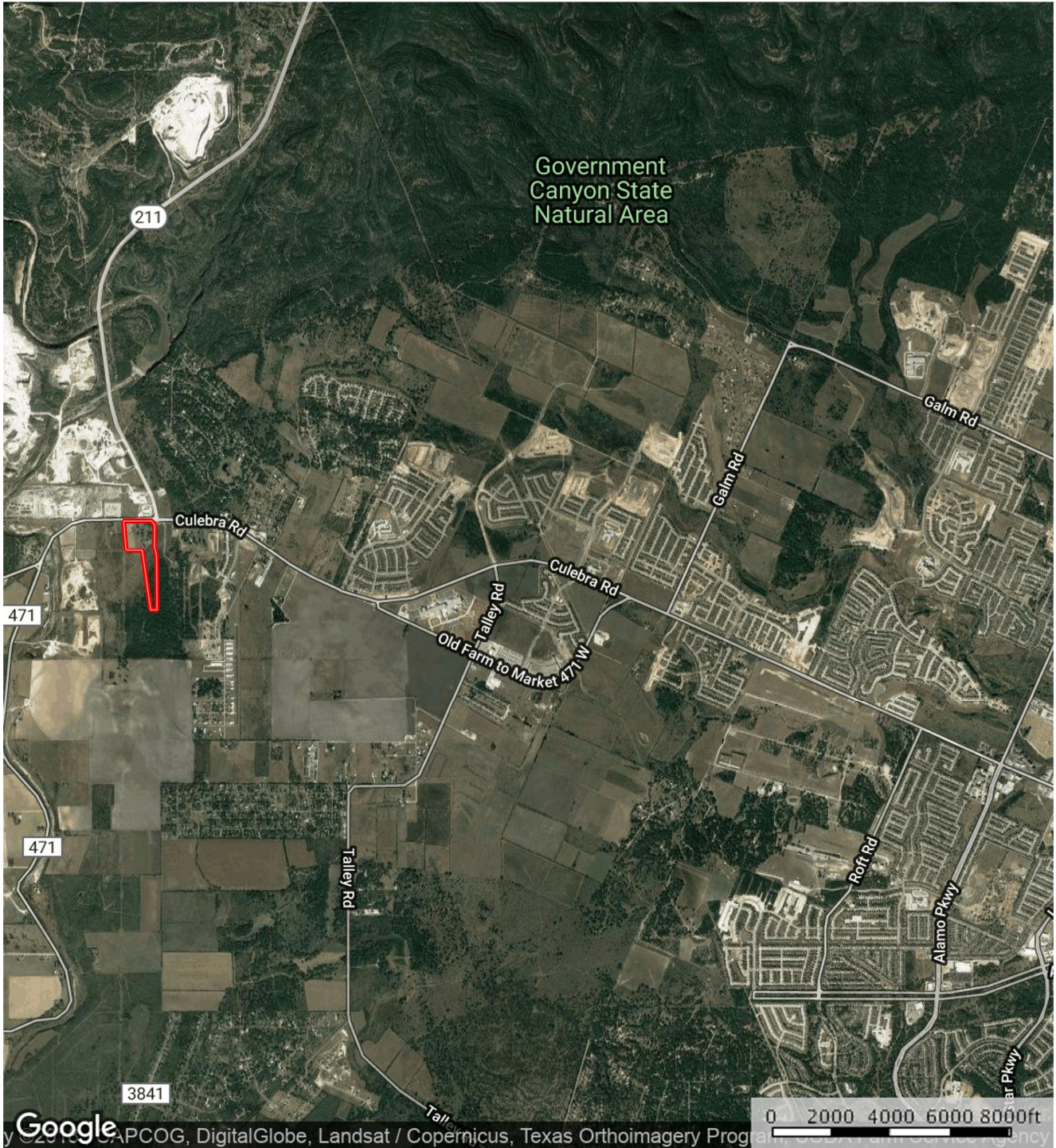
Area Map



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.



Culebra and 211
Medina County, Texas, AC +/-



Boundary

Matt Howard
mhoward@roalson.com

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Culebra and 211

Medina County, Texas, AC +/-



Google 2018 Google Imagery ©2018, CAPCOG, DigitalGlobe

Boundary

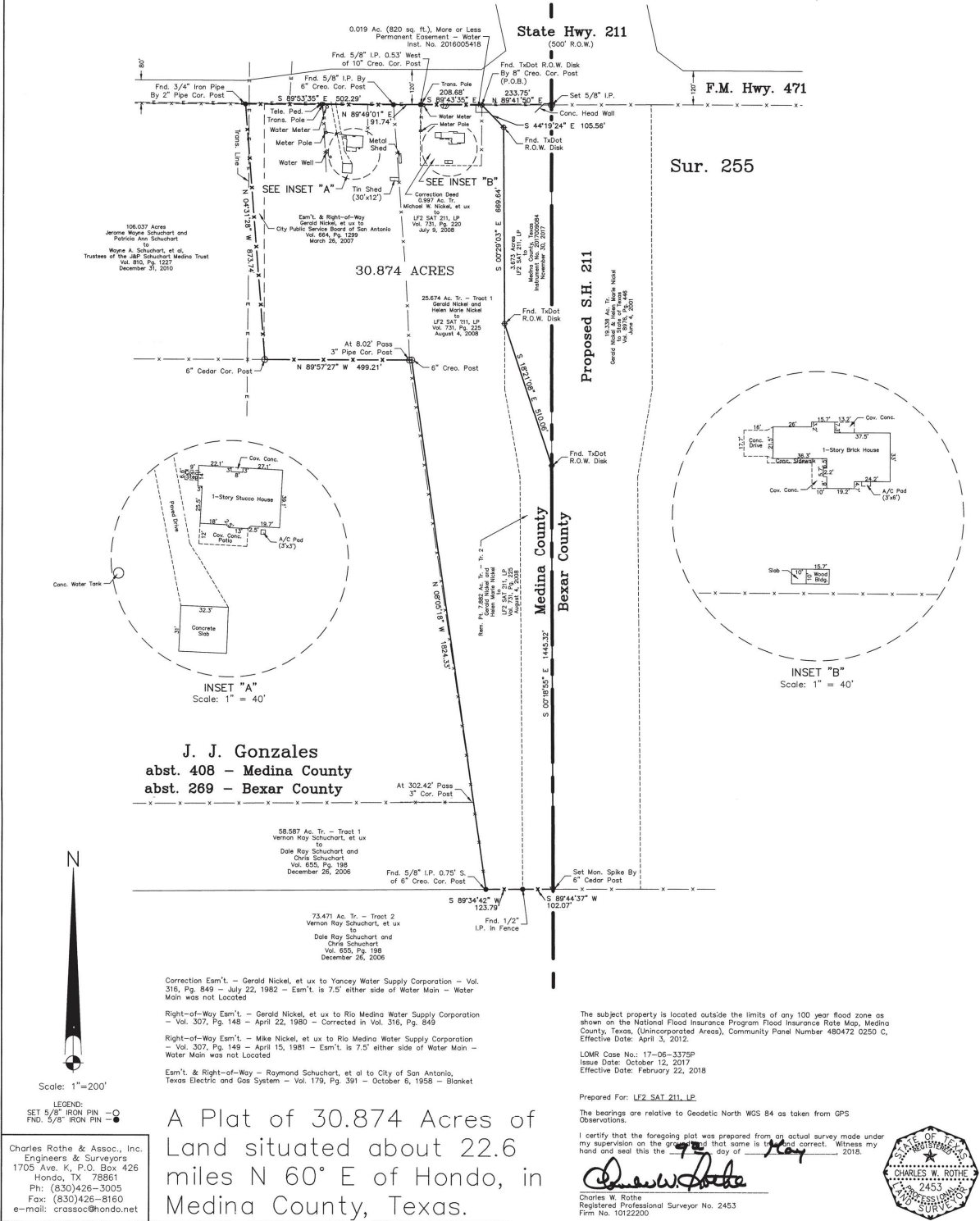
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Medina County, Texas



A Plat of 30.874 Acres of Land situated about 22.6 miles N 60° E of Hondo, in Medina County, Texas.

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DEMOGRAPHIC OVERVIEW

November 26, 2018

CULEBRA ROAD AT HIGHWAY 211, SAN ANTONIO, TX

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	415	3,190	13,826
2018 Estimate	598	6,094	32,432
5 Year Projection	968	8,815	42,150
Households			
2010 Census	146	1,107	4,692
2018 Estimate	214	2,106	10,844
5 Year Projection	346	3,023	13,990
2018 Population by Race			
White	83.6%	83.8%	77.0%
Black	4.8%	4.3%	6.8%
Asian or Pacific Islander	2.2%	1.9%	3.5%
American Indian	0.2%	0.4%	0.5%
2018 Population by Ethnicity			
Hispanic Origin	38.5%	41.8%	46.8%
2018 Total Housing Units			
Owner-Occupied	212	2,001	10,421
Renter-Occupied	2	105	423
Average Household Size	43.9	43.5	36.3
2018 Household Income			
Income \$ 0 - \$15,000	0.5%	2.3%	3.0%
Income \$ 15,000 - \$24,999	0.9%	2.5%	2.6%
Income \$ 25,000 - \$34,999	3.7%	4.2%	3.7%
Income \$ 35,000 - \$49,999	8.9%	13.3%	8.4%
Income \$ 50,000 - \$74,999	10.7%	16.0%	20.4%
Income \$ 75,000 - \$99,999	14.5%	14.4%	19.5%
Income \$ 100,000 - \$149,999	24.8%	20.8%	24.6%
Income \$ 150,000 - \$199,999	15.0%	11.9%	9.9%
Income \$200,000 +	21.0%	14.5%	7.9%
Average Household Income	\$149,230	\$123,852	\$108,098
Median Household Income	\$116,269	\$94,083	\$88,244
Per Capita Income	\$47,055	\$40,569	\$36,133

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2018 and 2023.

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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
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Designated Broker of Firm	License No.	Email	Phone
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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