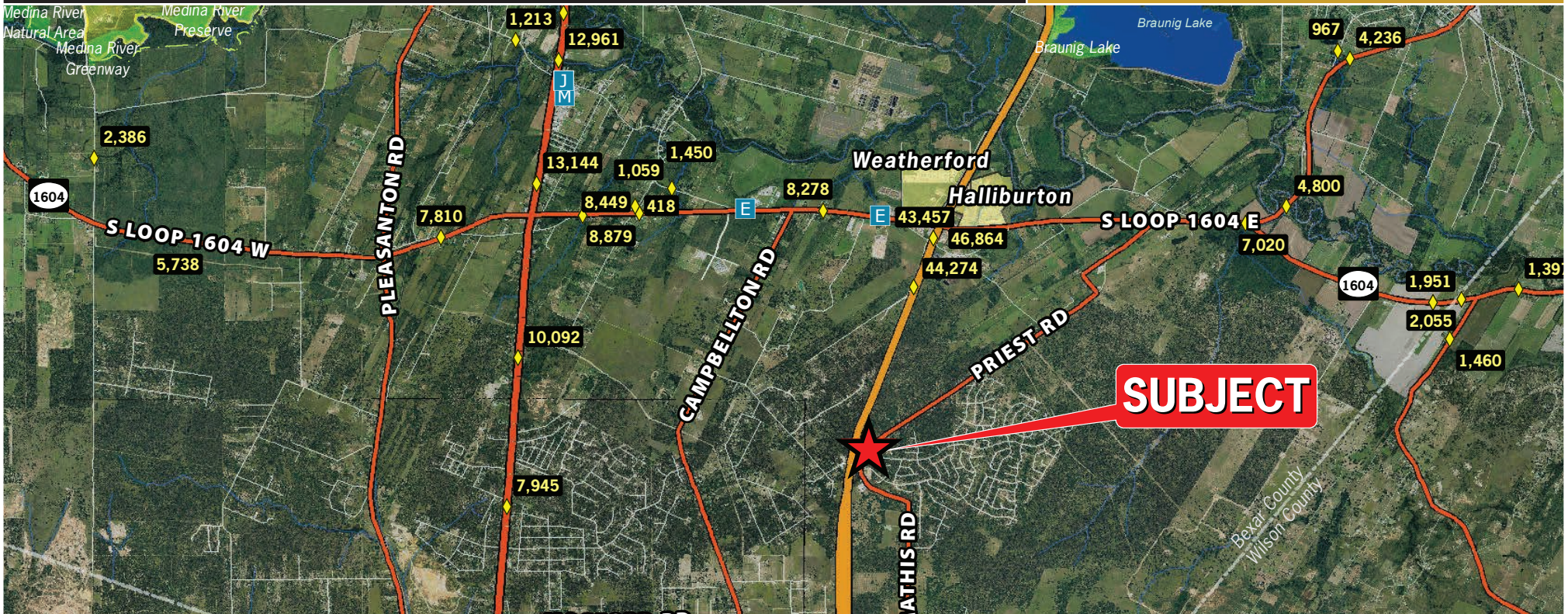


Priest Road - 3.4 acres

IH-37 at Priest Rd

For Sale



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 San Antonio TX 78230
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Table of Contents

SECTION 1	Property Summary
SECTION 2	Quote Sheet
SECTION 3	Maps
SECTION 4	San Antonio Overview
SECTION 5	Demographics
SECTION 6	TREC Agency Disclosure

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Property Summary

Address	IH-37 at Priest Rd San Antonio, TX 78112	Comments <ul style="list-style-type: none">▪ Excellent visibility▪ Quick access to IH-37▪ Well located in southeast Bexar County▪ Corner location offers convenient ingress and egress▪ Ideal for a variety of commercial uses
Property Details	3.4 Acres	
Location	IH-37 at Priest Rd	
Legal Description	CB 4131 P-23 ABS 107 (FORMERLY P-2C)	
Zoning	OCL	
Road Frontage	207.8 on IH-37 Access Road 435.5 on Priest Rd	

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Quote Sheet

Sale Price	\$250,000 (\$1.69 per square foot)
Total Available	3.4 Acres
Title Commitment	Delivered to Buyer within ten (10) days of contract Effective Date
Survey	TBD
Feasibility Period	TBD
Closing	TBD
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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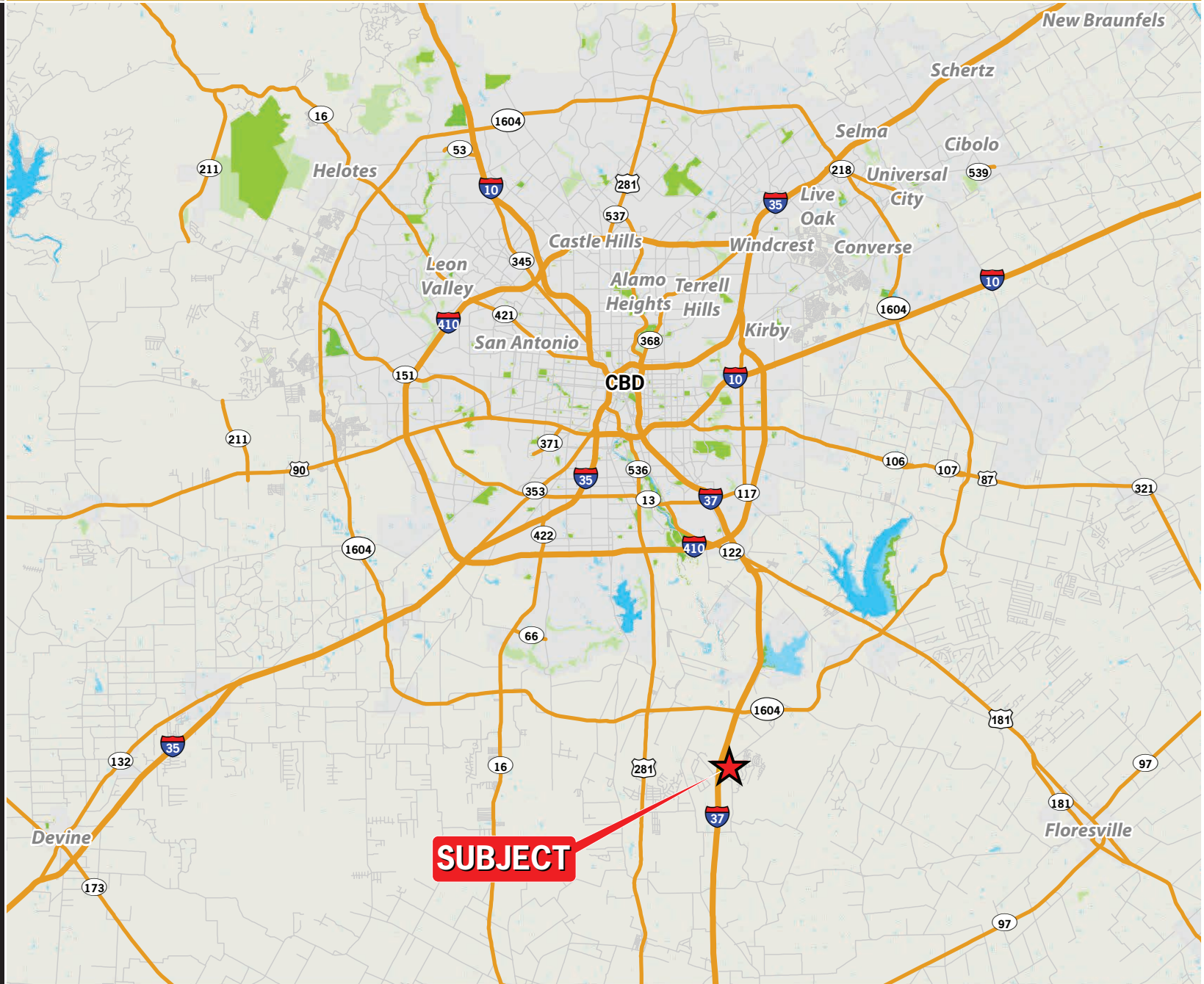
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Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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.



City Location Map

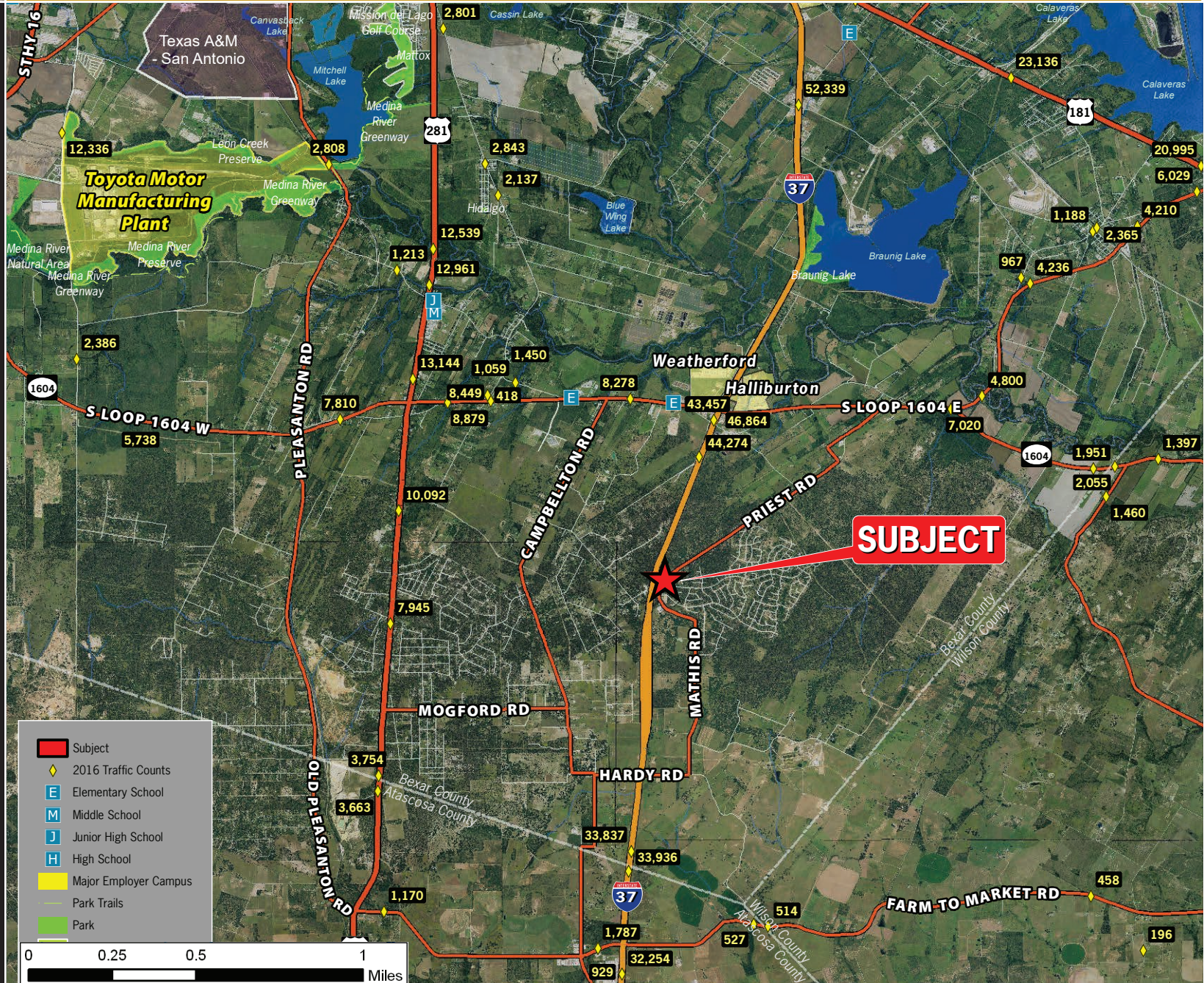


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Area Location Map

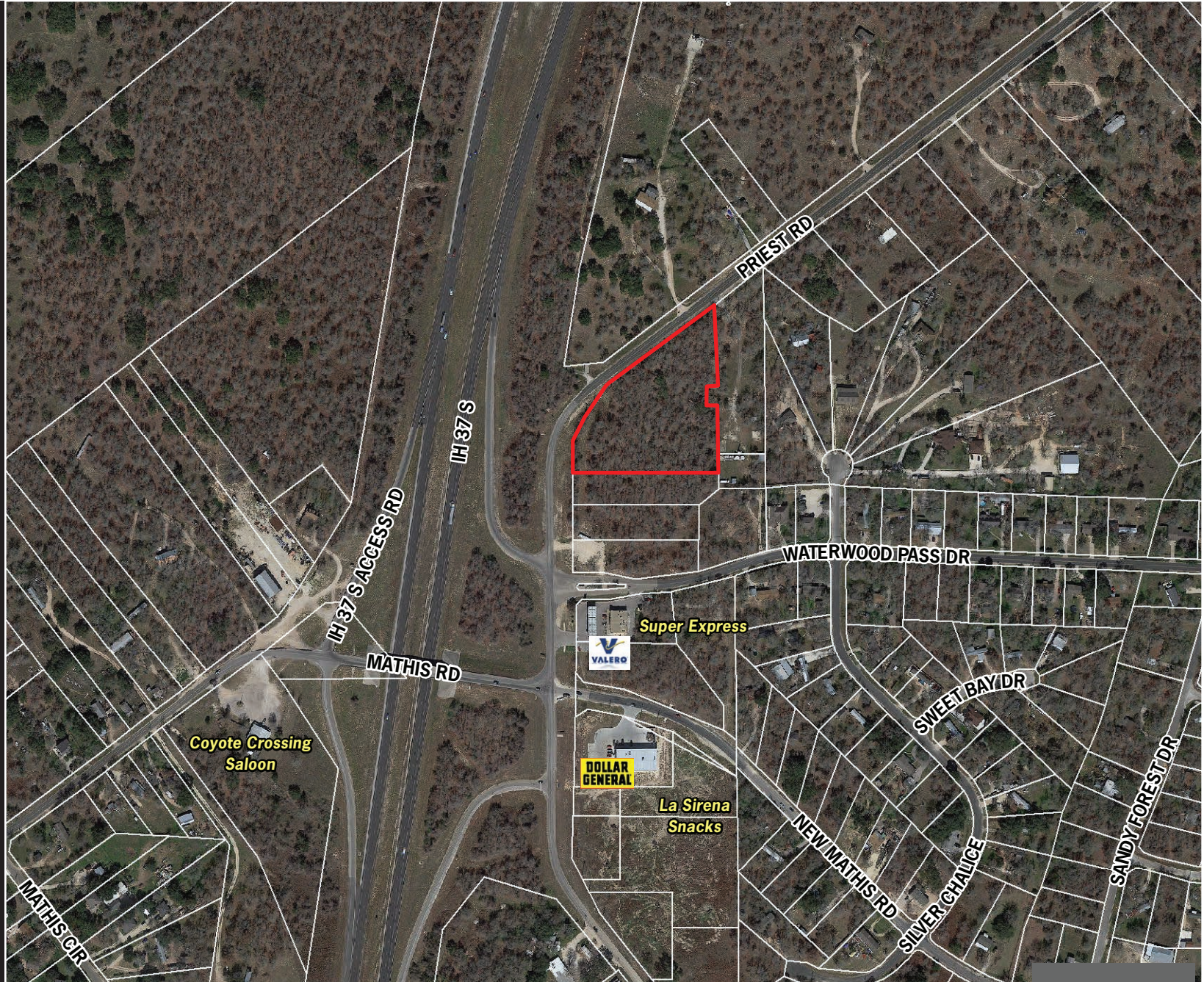


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Aerial Map

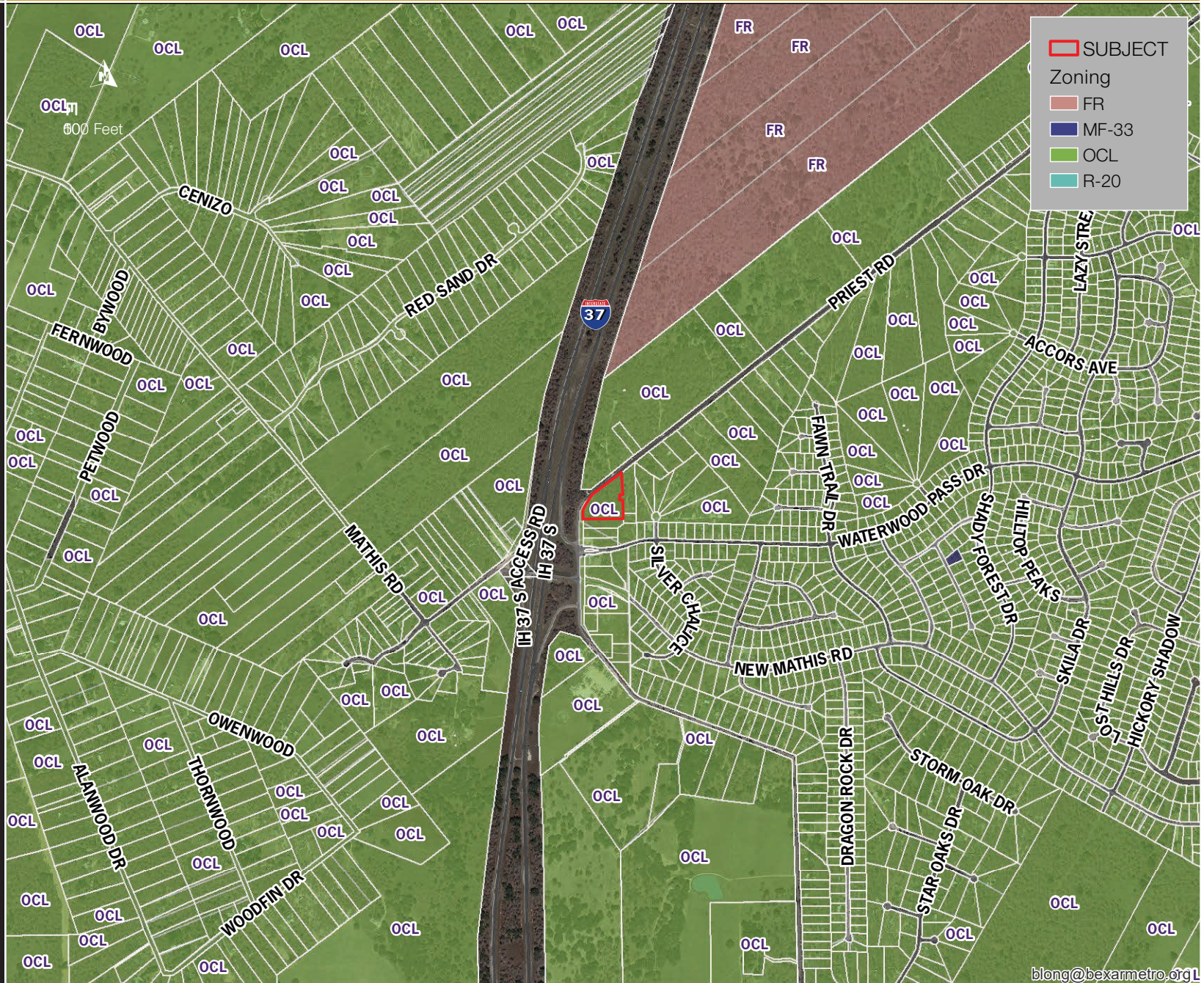


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Zoning Map



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San Antonio Overview

Largest U.S. Cities

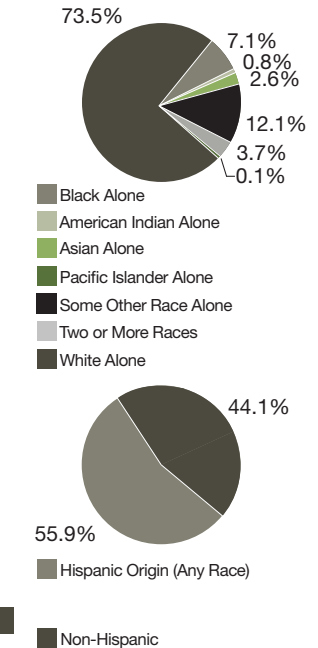
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

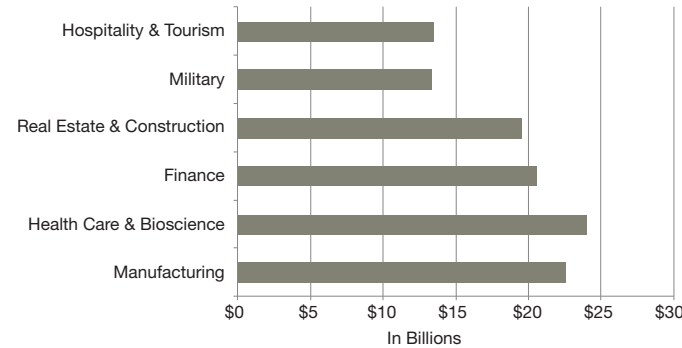
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	1,126		1,223		1,300	
Households	320		348		370	
Families	257		278		295	
Average Household Size	3.52		3.51		3.51	
Owner Occupied Housing Units	277		295		317	
Renter Occupied Housing Units	43		53		53	
Median Age	31.8		32.4		32.8	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.23%		1.65%		0.83%	
Households	1.23%		1.62%		0.79%	
Families	1.19%		1.58%		0.71%	
Owner HHs	1.45%		2.09%		1.16%	
Median Household Income	3.04%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	56	16.1%	48	13.0%		
\$15,000 - \$24,999	45	12.9%	40	10.8%		
\$25,000 - \$34,999	39	11.2%	38	10.3%		
\$35,000 - \$49,999	60	17.2%	62	16.8%		
\$50,000 - \$74,999	84	24.1%	94	25.4%		
\$75,000 - \$99,999	33	9.5%	41	11.1%		
\$100,000 - \$149,999	20	5.7%	29	7.8%		
\$150,000 - \$199,999	7	2.0%	11	3.0%		
\$200,000+	5	1.4%	8	2.2%		
Median Household Income		\$42,330		\$49,177		
Average Household Income		\$52,364		\$61,329		
Per Capita Income		\$15,264		\$17,880		
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	87	7.7%	92	7.5%	97	7.5%
5 - 9	107	9.5%	95	7.8%	94	7.2%
10 - 14	107	9.5%	108	8.8%	98	7.5%
15 - 19	125	11.1%	109	8.9%	105	8.1%
20 - 24	69	6.1%	104	8.5%	107	8.2%
25 - 34	105	9.3%	133	10.9%	182	14.0%
35 - 44	178	15.8%	158	12.9%	131	10.1%
45 - 54	166	14.7%	170	13.9%	177	13.6%
55 - 64	110	9.8%	144	11.8%	160	12.3%
65 - 74	48	4.3%	75	6.1%	104	8.0%
75 - 84	20	1.8%	28	2.3%	40	3.1%
85+	5	0.4%	6	0.5%	7	0.5%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	817	72.6%	867	70.9%	922	70.9%
Black Alone	26	2.3%	30	2.5%	33	2.5%
American Indian Alone	15	1.3%	16	1.3%	17	1.3%
Asian Alone	2	0.2%	3	0.2%	3	0.2%
Pacific Islander Alone	1	0.1%	1	0.1%	1	0.1%
Some Other Race Alone	215	19.1%	249	20.4%	262	20.2%
Two or More Races	50	4.4%	57	4.7%	62	4.8%
Hispanic Origin (Any Race)	845	75.0%	961	78.6%	1,047	80.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 3-Mile

Summary	Census 2010		2018		2023			
Population	8,234		9,553		10,430			
Households	2,479		2,877		3,136			
Families	1,970		2,268		2,466			
Average Household Size	3.32		3.32		3.33			
Owner Occupied Housing Units	2,088		2,358		2,606			
Renter Occupied Housing Units	391		519		530			
Median Age	32.5		32.8		33.9			
Trends: 2018 - 2023 Annual Rate	Area		State		National			
Population	1.77%		1.65%		0.83%			
Households	1.74%		1.62%		0.79%			
Families	1.69%		1.58%		0.71%			
Owner HHs	2.02%		2.09%		1.16%			
Median Household Income	1.58%		2.23%		2.50%			
Households by Income					2018		2023	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			388	13.5%	330	10.5%	330	10.5%
\$15,000 - \$24,999			314	10.9%	279	8.9%	279	8.9%
\$25,000 - \$34,999			180	6.3%	171	5.5%	171	5.5%
\$35,000 - \$49,999			363	12.6%	366	11.7%	366	11.7%
\$50,000 - \$74,999			879	30.6%	969	30.9%	969	30.9%
\$75,000 - \$99,999			401	13.9%	483	15.4%	483	15.4%
\$100,000 - \$149,999			236	8.2%	364	11.6%	364	11.6%
\$150,000 - \$199,999			68	2.4%	108	3.4%	108	3.4%
\$200,000+			49	1.7%	66	2.1%	66	2.1%
Median Household Income			\$53,430		\$57,791			
Average Household Income			\$60,605		\$70,277			
Per Capita Income			\$18,162		\$21,024			
Population by Age	Census 2010		2018		2023			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	658	8.0%	741	7.8%	788	7.6%		
5 - 9	713	8.7%	719	7.5%	776	7.4%		
10 - 14	741	9.0%	721	7.5%	761	7.3%		
15 - 19	809	9.8%	712	7.5%	727	7.0%		
20 - 24	516	6.3%	784	8.2%	724	6.9%		
25 - 34	908	11.0%	1,347	14.1%	1,608	15.4%		
35 - 44	1,185	14.4%	1,088	11.4%	1,140	10.9%		
45 - 54	1,219	14.8%	1,247	13.1%	1,246	11.9%		
55 - 64	856	10.4%	1,186	12.4%	1,288	12.3%		
65 - 74	409	5.0%	697	7.3%	941	9.0%		
75 - 84	183	2.2%	254	2.7%	356	3.4%		
85+	36	0.4%	57	0.6%	76	0.7%		
Race and Ethnicity	Census 2010		2018		2023			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	6,333	76.9%	7,205	75.4%	7,860	75.4%		
Black Alone	173	2.1%	213	2.2%	245	2.3%		
American Indian Alone	75	0.9%	89	0.9%	97	0.9%		
Asian Alone	28	0.3%	36	0.4%	43	0.4%		
Pacific Islander Alone	5	0.1%	6	0.1%	6	0.1%		
Some Other Race Alone	1,335	16.2%	1,661	17.4%	1,797	17.2%		
Two or More Races	284	3.4%	344	3.6%	382	3.7%		
Hispanic Origin (Any Race)	6,014	73.0%	7,355	77.0%	8,249	79.1%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	14,356		16,625		18,169	
Households	4,377		5,065		5,522	
Families	3,476		3,993		4,343	
Average Household Size	3.28		3.28		3.29	
Owner Occupied Housing Units	3,614		3,963		4,385	
Renter Occupied Housing Units	763		1,103		1,137	
Median Age	33.0		33.7		34.8	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.79%		1.65%		0.83%	
Households	1.74%		1.62%		0.79%	
Families	1.69%		1.58%		0.71%	
Owner HHs	2.04%		2.09%		1.16%	
Median Household Income	1.63%		2.23%		2.50%	
Households by Income	2018				2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	705	13.9%	616	11.2%	616	11.2%
\$15,000 - \$24,999	573	11.3%	516	9.3%	516	9.3%
\$25,000 - \$34,999	376	7.4%	363	6.6%	363	6.6%
\$35,000 - \$49,999	660	13.0%	669	12.1%	669	12.1%
\$50,000 - \$74,999	1,407	27.8%	1,554	28.1%	1,554	28.1%
\$75,000 - \$99,999	657	13.0%	794	14.4%	794	14.4%
\$100,000 - \$149,999	467	9.2%	693	12.5%	693	12.5%
\$150,000 - \$199,999	126	2.5%	188	3.4%	188	3.4%
\$200,000+	94	1.9%	128	2.3%	128	2.3%
Median Household Income	\$52,398		\$56,806		\$56,806	
Average Household Income	\$60,672		\$70,189		\$70,189	
Per Capita Income	\$18,317		\$21,150		\$21,150	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,132	7.9%	1,263	7.6%	1,340	7.4%
5 - 9	1,216	8.5%	1,238	7.4%	1,341	7.4%
10 - 14	1,306	9.1%	1,272	7.6%	1,366	7.5%
15 - 19	1,351	9.4%	1,197	7.2%	1,248	6.9%
20 - 24	904	6.3%	1,293	7.8%	1,190	6.5%
25 - 34	1,590	11.1%	2,304	13.9%	2,649	14.6%
35 - 44	2,000	13.9%	1,898	11.4%	2,061	11.3%
45 - 54	2,131	14.8%	2,165	13.0%	2,159	11.9%
55 - 64	1,520	10.6%	2,081	12.5%	2,252	12.4%
65 - 74	792	5.5%	1,328	8.0%	1,749	9.6%
75 - 84	342	2.4%	474	2.9%	663	3.6%
85+	71	0.5%	115	0.7%	150	0.8%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,322	78.9%	12,881	77.5%	14,072	77.5%
Black Alone	258	1.8%	318	1.9%	367	2.0%
American Indian Alone	139	1.0%	166	1.0%	180	1.0%
Asian Alone	52	0.4%	64	0.4%	78	0.4%
Pacific Islander Alone	7	0.0%	9	0.1%	9	0.0%
Some Other Race Alone	2,144	14.9%	2,662	16.0%	2,878	15.8%
Two or More Races	433	3.0%	527	3.2%	585	3.2%
Hispanic Origin (Any Race)	10,665	74.3%	12,997	78.2%	14,582	80.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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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.

REOC General Partner, LLC	4933853	bharris@reocसानantonio.com	N/A
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocसानantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Michael Morse	629643	mmorse@reocसानantonio.com	N/A
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 Bommer

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IABS Form