

U.S. 181 AND BROADWAY BOULEVARD PORTLAND, TEXAS

LOCATION:	The property is strategically located at the east corner of U. S. Highway 181 and Broadway Boulevard in Portland, Texas.			
SIZE:	30.083 Acres			
DIMENSIONS:	FRONTAGE:	U.S. 181:	1,435 Feet	
		BROADWAY:	259 Feet	
	DEPTH:		850 Feet	
UTILITIES:	Electricity:	Service is along frontage on Broadway and Highway 181.		
	Sewer:	Available		
	Water:	8-inch water line available along the east side of U.S. Highway 181 frontage.		
	Gas:	Available		
	Prospective buyers sho available capacity of c	nould retain an independent engineer to verify the location, accessibility and all utilities.		
ZONING:	The property is z commercial uses.	property is zoned as a Commercial Retail District (CR), allowing general amercial uses.		
	Prospective lessees should verify the zoning and permitted uses with the appropriate governing authority.			
FLOOD PLAIN:	The Federal Management Agency Flood Maps do not appear to indicate any 100-year flood prone areas.			
TOPOGRAPHY:	The site has a gentle slope draining in a southerly direction.			
EASEMENTS:	Utility easements exist along front and sides of property. Please see survey. Gas line easements exist along frontage.			



DEEDRESTRICTIONS:Quality development restrictions will be put in place to allow for minuse development.	ixed
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TRAFFIC COUNT: 2017 Texas Department of Transportation maps indicate:

Location	Cars Per Day
Hwy 181 north of Broadway	56,826
Hwy 181 south of Broadway	62,387
FM 3239 west of Hwy 181	10,068

DEMOGRAPHICS:

;	2019 ESRI Estimates:	Population	Average Household Income
	1-mile radius	10,457	\$88,820
	3-mile radius	19,240	\$86,348
	5-mile radius	19,867	\$85,468

AREA

DEVELOPMENT: Nearby businesses include, Wal-Mart, Chili's, KFC, Taco Bell, Academy, Northshore Cinema 8 Movie Theater, and Northshore Country Club.

INVESTMENT: Contact broker.

POTENTIAL USE: Mixed retail development

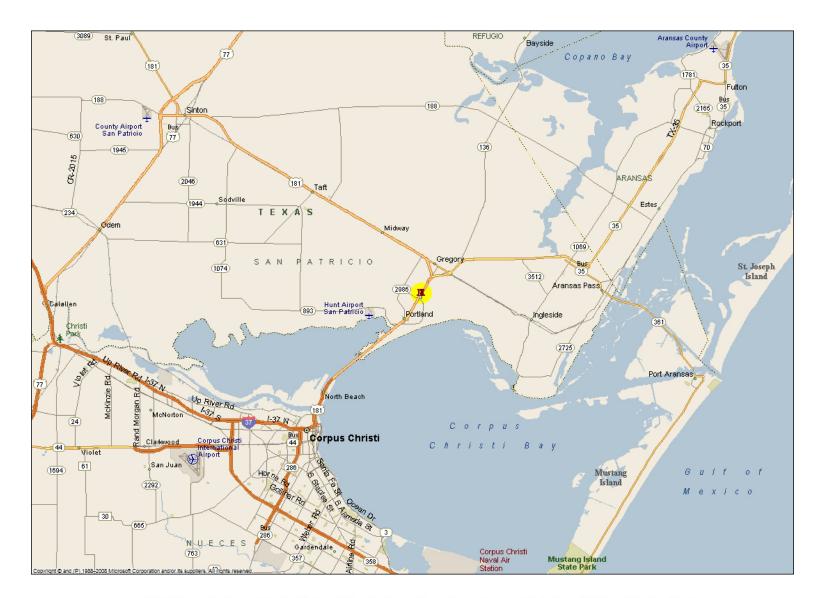
- - □ Major signalized intersection location
 - □ Excellent accessibility and visibility from two major thoroughfares
 - □ Owner will consider subdivides.

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



Roalson Interests, Inc. – Real Estate Services

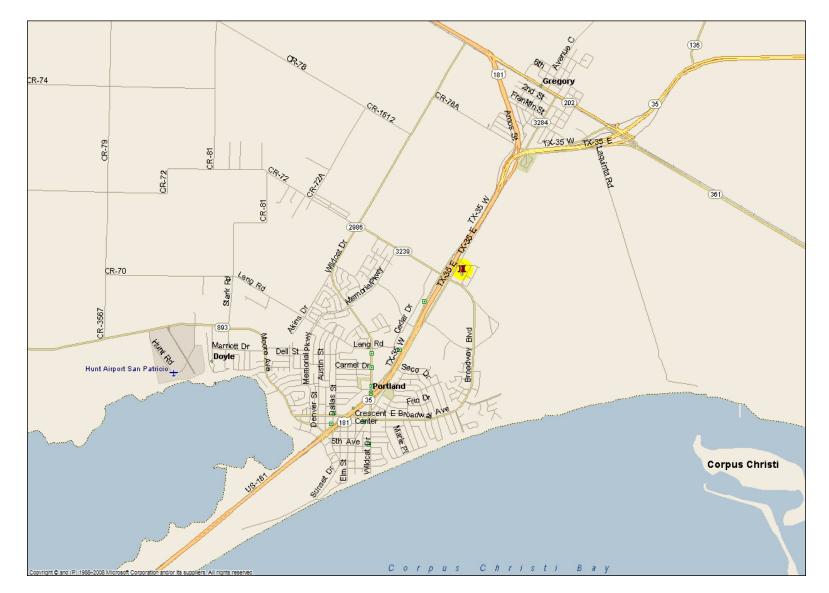
Location Map





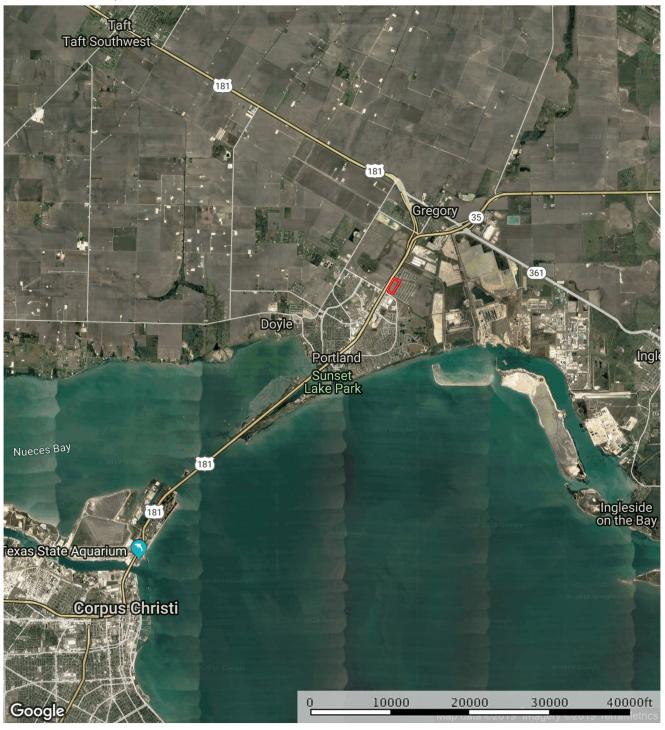
Real Estate Service

Area Map





Hwy 181 Portland San Patricio County, Texas, 31.08 AC +/-



D Boundary

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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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Hwy 181 Portland San Patricio County, Texas, 31.08 AC +/-



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DEMOGRAPHIC OVERVIEW

PORTLAND, TX

July 22, 2019

	1.0 Miles:	3.0 Miles:	5.0 Miles
Population			
2010 Census	9,911	17,189	17,796
2019 Estimate	10,457	19,240	19,867
5 Year Projection	10,883	20,235	20,884
Households			
2010 Census	3,507	6,087	6,286
2019 Estimate	3,731	6,854	7,060
5 Year Projection	3,895	7,228	7,442
2019 Population by Race			
White	86.4%	84.4%	84.3%
Black	1.6%	1.7%	1.7%
Asian or Pacific Islander	1.5%	1.6%	1.6%
American Indian	0.8%	0.8%	0.8%
2019 Population by Ethnicity			
Hispanic Origin	40.0%	45.1%	46.4%
2019 Total Housing Units			
Owner-Occupied	2,422	4,332	4,470
Renter-Occupied	1.309	2,521	2,590
Average Household Size	2.79	2.79	2.80
2019 Household Income			
Income \$ 0 - \$15,000	7.7%	7.7%	8.1%
Income \$ 15,000 - \$24,999	9.0%	8.9%	9.2%
Income \$ 25,000 - \$34,999	9.5%	9.2%	9.2%
Income \$ 35,000 - \$49,999	13.0%	13.6%	13.5%
Income \$ 50,000 - \$74,999	17.7%	17.2%	17.1%
Income \$ 75,000 - \$99,999	9.7%	11.6%	11.4%
Income \$ 100,000 - \$149,999	18.0%	16.9%	16.8%
Income \$ 150,000 - \$199,999	8.4%	9.2%	9.1%
Income \$200,000 +	6.9%	5.7%	5.6%
Average Household Income	\$88,820	\$86,348	\$85,468
Median Household Income	\$62,820	\$63,024	\$62,165
Per Capita Income	\$31,577	\$30,785	\$30,386

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2019 and 2024.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	
Regulated by the Texas Real Esta	te Commission	Information available	e at www.trec.texas.gov IABS 1-0 Date