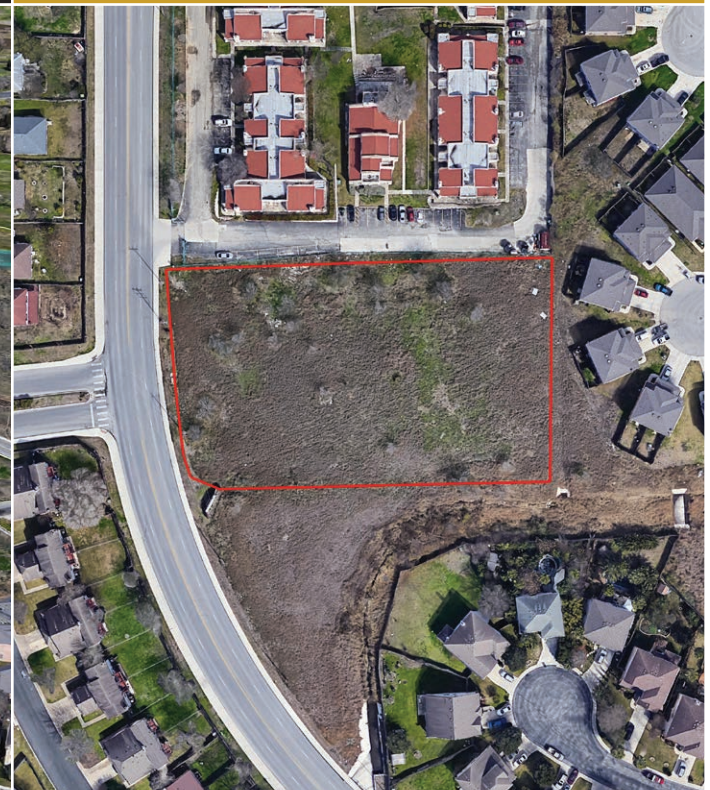


6000 Woodlake Pkwy

Woodlake Pkwy near Seguin Rd

1.94 Acres For Sale

Dramatic price drop ~~\$109,000~~ \$95,000



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Property Summary

Address	6000 Woodlake Pkwy
Location	Woodlake and Lakeview Dr
Property Details	1.94 Acres
Legal Description	CB 5080 P-39C ABS 420
Zoning	OCL
Road Frontage	231.5 on Woodlake Pkwy
Utilities	Buyer to determine

Property Description

1.94 Acre track next to multi family and single family subdivisions. The zoning is outside city limits, so there are multiple uses that could work here. Uses include multi-family, Church, Retail like a strip center or convenience store, residential development like town homes; office/warehouse; office or storage units; dentist or medical offices.

Comments

- Excellent visibility on Woodlake Parkway
- Developer will need to obtain curb cut from TX DOT
- Large retail development at corner of Woodlake Parkway & Seguin Rd
- Surrounded by a large amount of residential
- Nearby schools include; Woodlake Elementary School, Henry Metzger Middle School and Karen Wagner High School

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Quote Sheet

Available Area	1.94 Acres
Sale Price	\$109,000 \$95,000
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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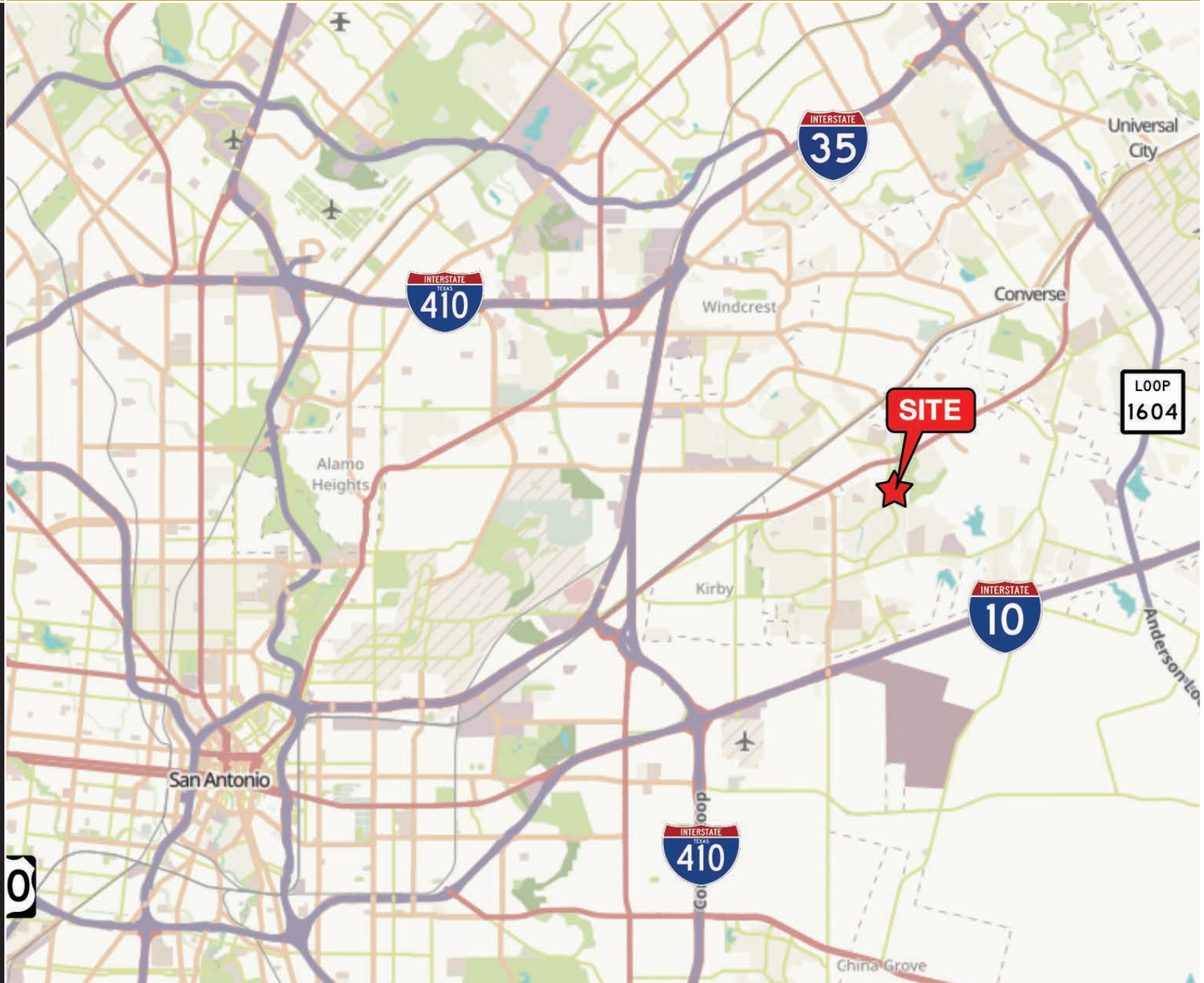
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

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 leasing 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

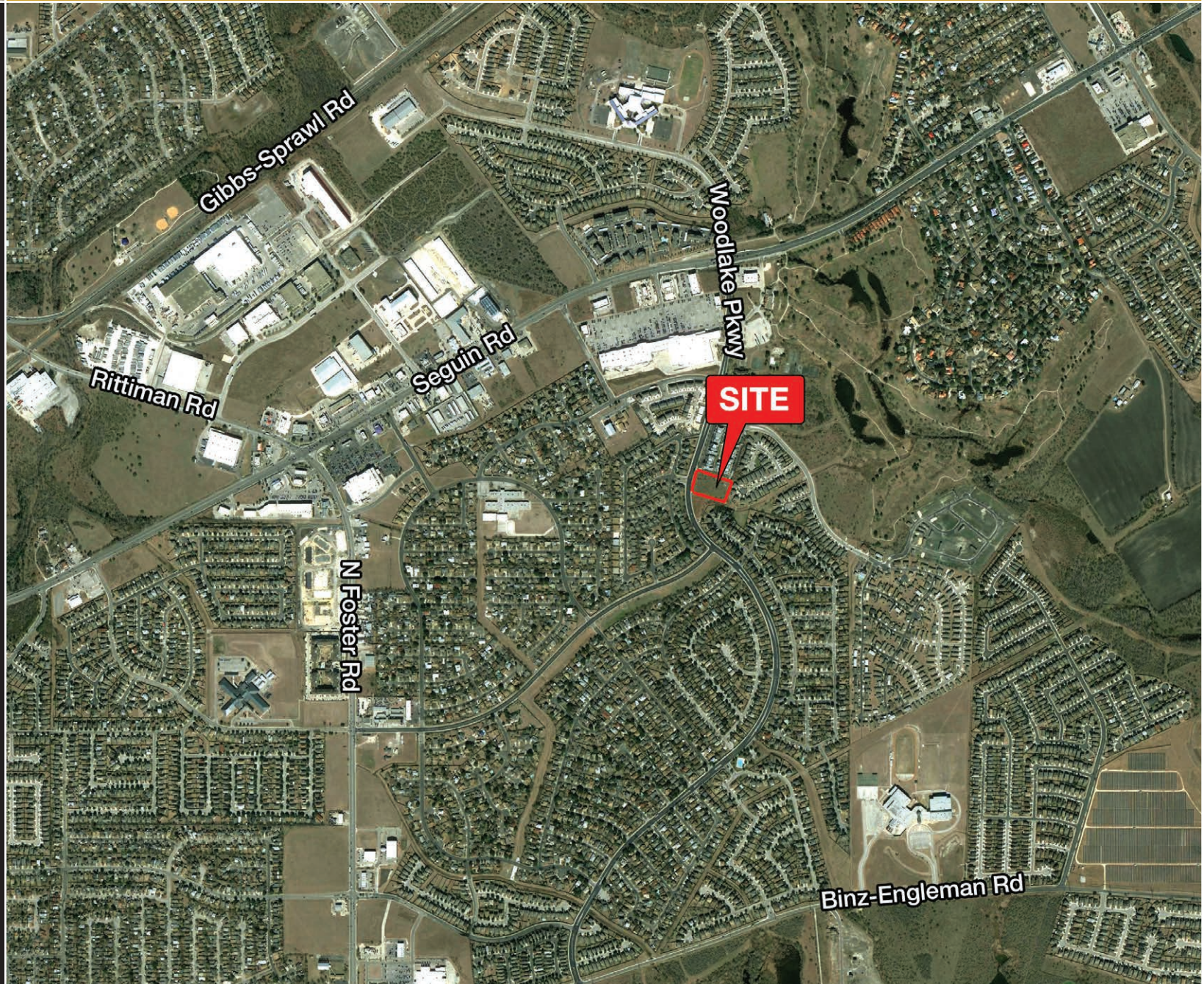


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Aerial Map



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Aerial Map



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Site Aerial





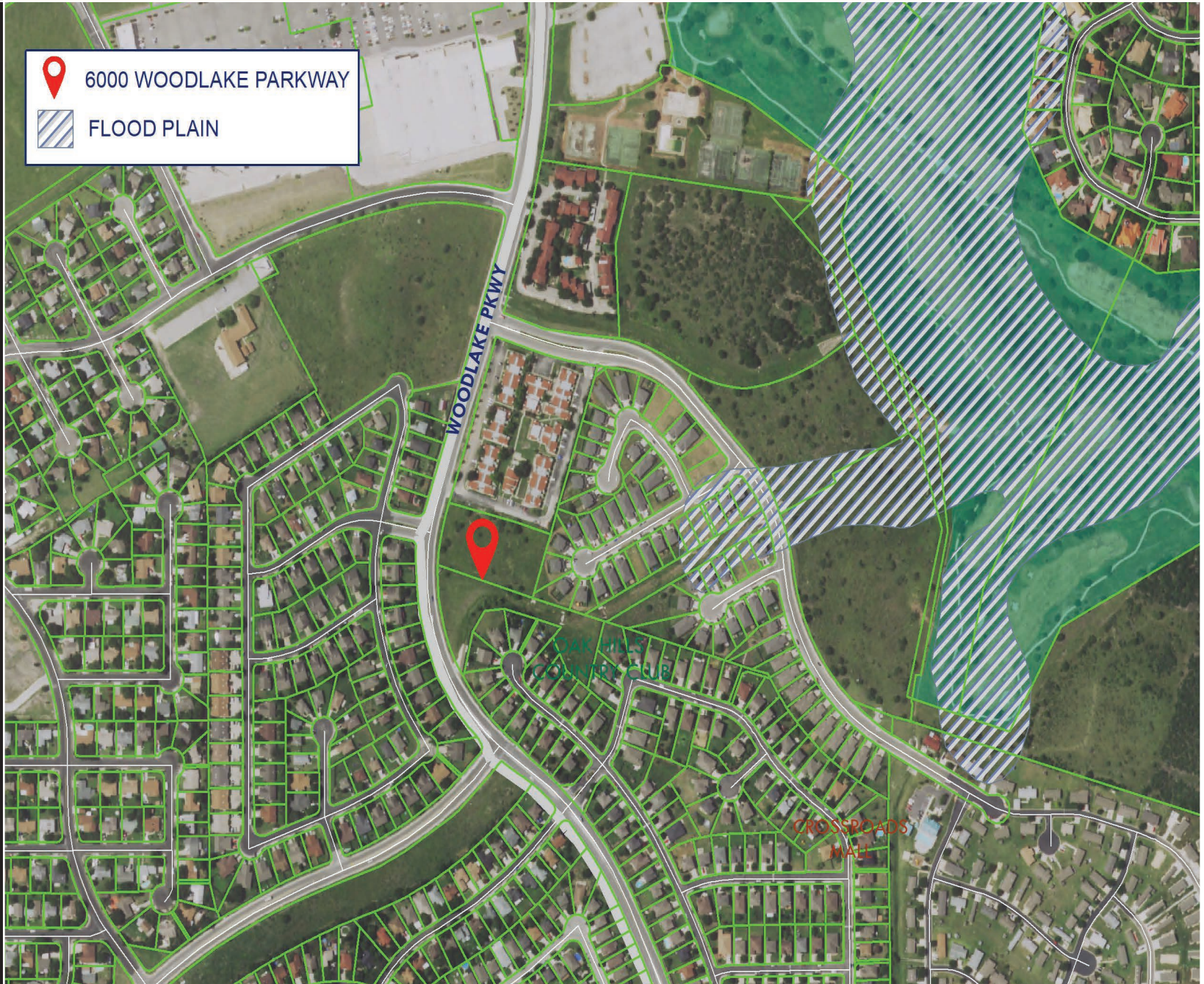
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Site Aerial

-  6000 WOODLAKE PARKWAY
-  FLOOD PLAIN



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Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	11,376		13,231		14,357	
Households	3,864		4,431		4,782	
Families	2,976		3,373		3,626	
Average Household Size	2.94		2.98		3.00	
Owner Occupied Housing Units	2,698		3,173		3,518	
Renter Occupied Housing Units	1,166		1,258		1,264	
Median Age	31.4		33.0		32.9	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.65%		1.65%		0.83%	
Households	1.54%		1.62%		0.79%	
Families	1.46%		1.58%		0.71%	
Owner HHs	2.09%		2.09%		1.16%	
Median Household Income	1.67%		2.23%		2.50%	
Households by Income	2018				2023	
	Number		Percent		Number	Percent
<\$15,000	326		7.4%		304	6.4%
\$15,000 - \$24,999	306		6.9%		288	6.0%
\$25,000 - \$34,999	340		7.7%		330	6.9%
\$35,000 - \$49,999	464		10.5%		458	9.6%
\$50,000 - \$74,999	1,150		26.0%		1,182	24.7%
\$75,000 - \$99,999	846		19.1%		939	19.6%
\$100,000 - \$149,999	715		16.1%		892	18.7%
\$150,000 - \$199,999	172		3.9%		231	4.8%
\$200,000+	111		2.5%		158	3.3%
Median Household Income	\$64,337		\$69,896			
Average Household Income	\$75,768		\$84,799			
Per Capita Income	\$25,358		\$28,239			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	954	8.4%	1,040	7.9%	1,152	8.0%
5 - 9	986	8.7%	1,036	7.8%	1,125	7.8%
10 - 14	985	8.7%	1,016	7.7%	1,121	7.8%
15 - 19	906	8.0%	892	6.7%	974	6.8%
20 - 24	704	6.2%	853	6.4%	822	5.7%
25 - 34	1,780	15.6%	2,227	16.8%	2,586	18.0%
35 - 44	1,698	14.9%	1,929	14.6%	2,278	15.9%
45 - 54	1,557	13.7%	1,628	12.3%	1,570	10.9%
55 - 64	1,043	9.2%	1,390	10.5%	1,344	9.4%
65 - 74	530	4.7%	847	6.4%	907	6.3%
75 - 84	197	1.7%	310	2.3%	400	2.8%
85+	37	0.3%	64	0.5%	78	0.5%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,472	48.1%	5,917	44.7%	6,213	43.3%
Black Alone	3,682	32.4%	4,486	33.9%	4,988	34.7%
American Indian Alone	71	0.6%	84	0.6%	90	0.6%
Asian Alone	389	3.4%	509	3.8%	613	4.3%
Pacific Islander Alone	31	0.3%	39	0.3%	45	0.3%
Some Other Race Alone	1,204	10.6%	1,526	11.5%	1,651	11.5%
Two or More Races	527	4.6%	670	5.1%	757	5.3%
Hispanic Origin (Any Race)	4,384	38.5%	5,404	40.8%	6,022	41.9%

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	81,858		95,400		104,048	
Households	26,535		30,652		33,294	
Families	20,325		23,321		25,274	
Average Household Size	3.05		3.08		3.10	
Owner Occupied Housing Units	17,822		20,435		22,913	
Renter Occupied Housing Units	8,713		10,217		10,381	
Median Age	31.3		32.7		33.0	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.75%		1.65%		0.83%	
Households	1.67%		1.62%		0.79%	
Families	1.62%		1.58%		0.71%	
Owner HHs	2.32%		2.09%		1.16%	
Median Household Income	1.30%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	2,997	9.8%	2,819	8.5%		
\$15,000 - \$24,999	2,684	8.8%	2,586	7.8%		
\$25,000 - \$34,999	3,061	10.0%	3,033	9.1%		
\$35,000 - \$49,999	4,587	15.0%	4,723	14.2%		
\$50,000 - \$74,999	7,394	24.1%	7,937	23.8%		
\$75,000 - \$99,999	4,688	15.3%	5,417	16.3%		
\$100,000 - \$149,999	3,750	12.2%	4,860	14.6%		
\$150,000 - \$199,999	894	2.9%	1,128	3.4%		
\$200,000+	597	1.9%	791	2.4%		
Median Household Income	\$54,667		\$58,313			
Average Household Income	\$66,321		\$73,672			
Per Capita Income	\$21,734		\$23,970			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,001	8.6%	7,739	8.1%	8,492	8.2%
5 - 9	7,053	8.6%	7,478	7.8%	8,212	7.9%
10 - 14	7,141	8.7%	7,265	7.6%	8,081	7.8%
15 - 19	6,875	8.4%	6,716	7.0%	7,209	6.9%
20 - 24	5,296	6.5%	6,787	7.1%	6,379	6.1%
25 - 34	11,906	14.5%	14,948	15.7%	17,293	16.6%
35 - 44	10,961	13.4%	12,387	13.0%	14,350	13.8%
45 - 54	10,830	13.2%	11,056	11.6%	10,954	10.5%
55 - 64	7,782	9.5%	10,319	10.8%	10,217	9.8%
65 - 74	3,963	4.8%	6,679	7.0%	7,915	7.6%
75 - 84	2,174	2.7%	2,902	3.0%	3,728	3.6%
85+	878	1.1%	1,124	1.2%	1,217	1.2%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	42,523	51.9%	46,817	49.1%	49,895	48.0%
Black Alone	21,855	26.7%	26,470	27.7%	29,522	28.4%
American Indian Alone	747	0.9%	894	0.9%	975	0.9%
Asian Alone	2,331	2.8%	3,030	3.2%	3,659	3.5%
Pacific Islander Alone	242	0.3%	310	0.3%	365	0.4%
Some Other Race Alone	10,305	12.6%	12,986	13.6%	14,076	13.5%
Two or More Races	3,855	4.7%	4,892	5.1%	5,556	5.3%
Hispanic Origin (Any Race)	37,391	45.7%	46,090	48.3%	51,598	49.6%

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	158,304		182,660		198,535	
Households	54,848		62,524		67,636	
Families	39,697		45,056		48,693	
Average Household Size	2.84		2.88		2.90	
Owner Occupied Housing Units	35,262		39,796		44,516	
Renter Occupied Housing Units	19,586		22,728		23,120	
Median Age	32.8		34.0		34.2	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.68%		1.65%		0.83%	
Households	1.58%		1.62%		0.79%	
Families	1.56%		1.58%		0.71%	
Owner HHs	2.27%		2.09%		1.16%	
Median Household Income	1.39%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	6,315	10.1%	5,828	8.6%		
\$15,000 - \$24,999	5,585	8.9%	5,273	7.8%		
\$25,000 - \$34,999	6,224	10.0%	6,135	9.1%		
\$35,000 - \$49,999	9,748	15.6%	10,043	14.8%		
\$50,000 - \$74,999	14,702	23.5%	15,789	23.3%		
\$75,000 - \$99,999	8,913	14.3%	10,254	15.2%		
\$100,000 - \$149,999	7,795	12.5%	10,105	14.9%		
\$150,000 - \$199,999	1,926	3.1%	2,440	3.6%		
\$200,000+	1,317	2.1%	1,769	2.6%		
Median Household Income	\$53,927		\$57,768			
Average Household Income	\$66,424		\$74,235			
Per Capita Income	\$23,214		\$25,737			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,926	8.2%	13,955	7.6%	15,275	7.7%
5 - 9	12,888	8.1%	13,617	7.5%	14,752	7.4%
10 - 14	12,705	8.0%	13,304	7.3%	14,586	7.3%
15 - 19	12,221	7.7%	12,379	6.8%	13,330	6.7%
20 - 24	10,575	6.7%	12,659	6.9%	12,320	6.2%
25 - 34	22,869	14.4%	28,004	15.3%	31,635	15.9%
35 - 44	21,027	13.3%	23,574	12.9%	27,038	13.6%
45 - 54	21,184	13.4%	21,518	11.8%	21,517	10.8%
55 - 64	16,075	10.2%	20,639	11.3%	20,679	10.4%
65 - 74	8,924	5.6%	14,112	7.7%	16,550	8.3%
75 - 84	5,054	3.2%	6,463	3.5%	8,194	4.1%
85+	1,856	1.2%	2,436	1.3%	2,659	1.3%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	91,745	58.0%	100,643	55.1%	107,026	53.9%
Black Alone	35,367	22.3%	42,815	23.4%	47,758	24.1%
American Indian Alone	1,345	0.8%	1,583	0.9%	1,722	0.9%
Asian Alone	4,420	2.8%	5,778	3.2%	6,994	3.5%
Pacific Islander Alone	458	0.3%	593	0.3%	700	0.4%
Some Other Race Alone	17,837	11.3%	22,166	12.1%	23,982	12.1%
Two or More Races	7,131	4.5%	9,082	5.0%	10,353	5.2%
Hispanic Origin (Any Race)	69,729	44.0%	85,472	46.8%	95,849	48.3%

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' written consent, appoint a different license holder associated with the broker to each party (owner and May, with the parties' written consent, 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>(210) 524-4000</u>
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