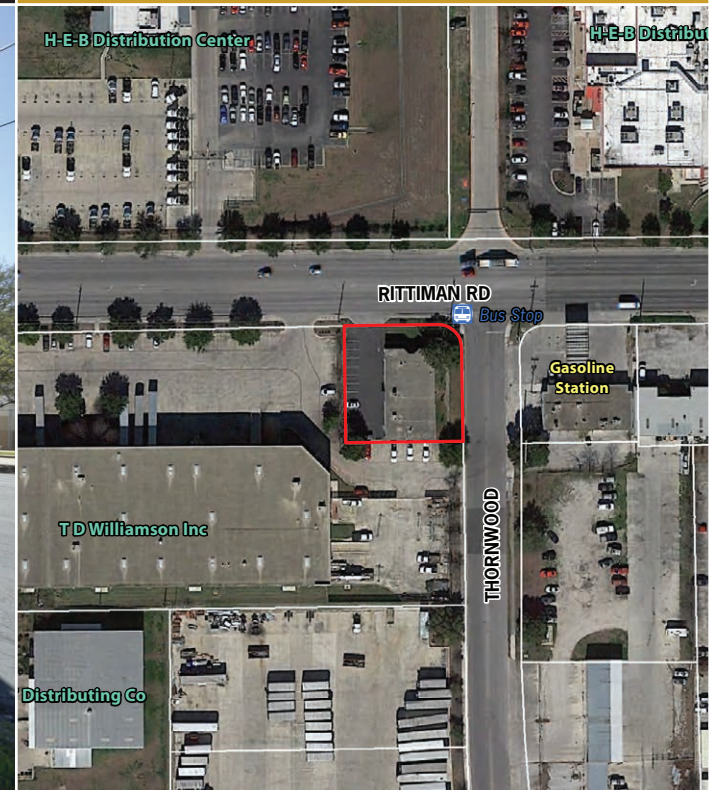


**5260 Rittiman Road**  
 San Antonio, TX 78218

**4,926 SF Office Building  
 For Sale**



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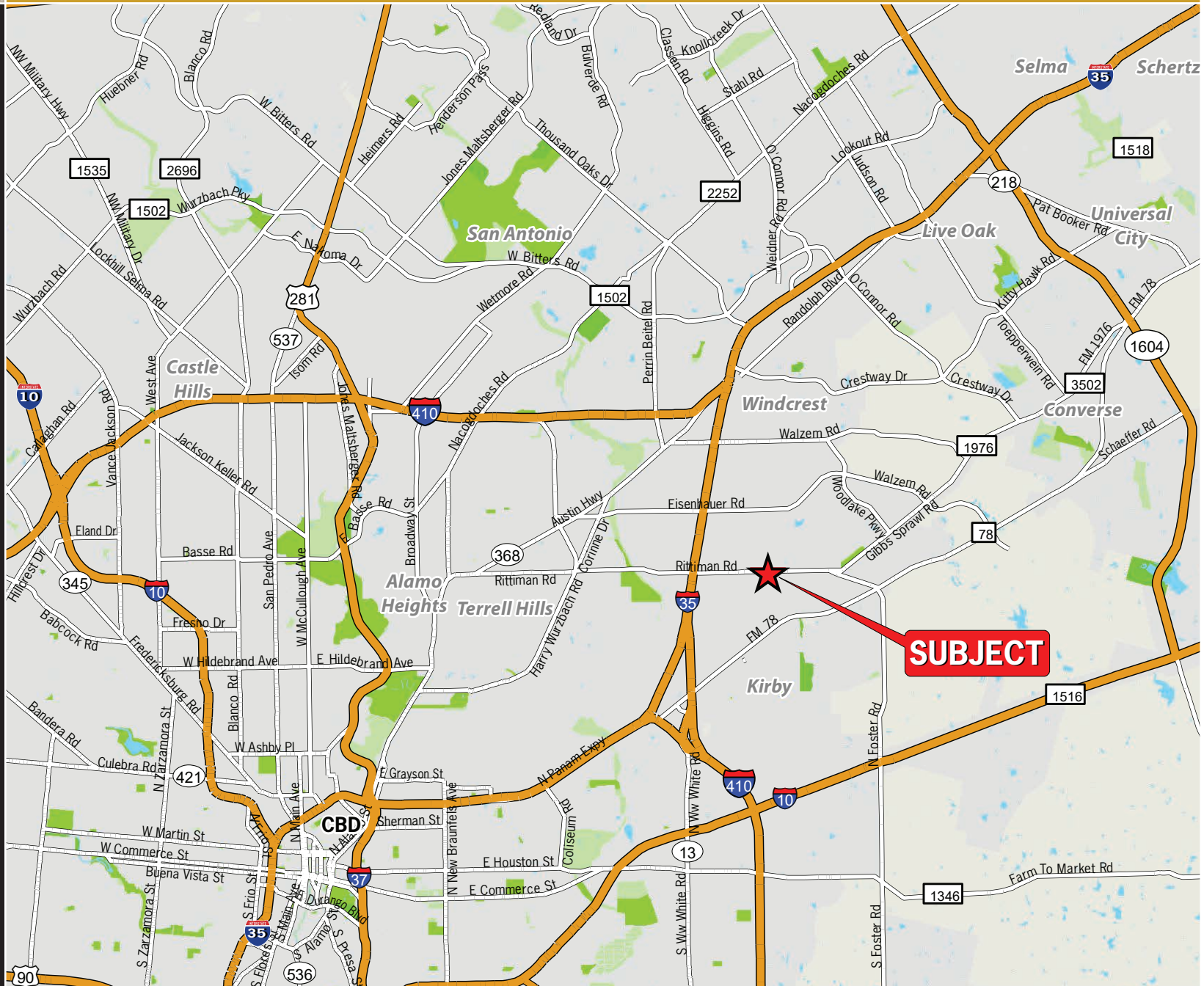
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# City Location Map



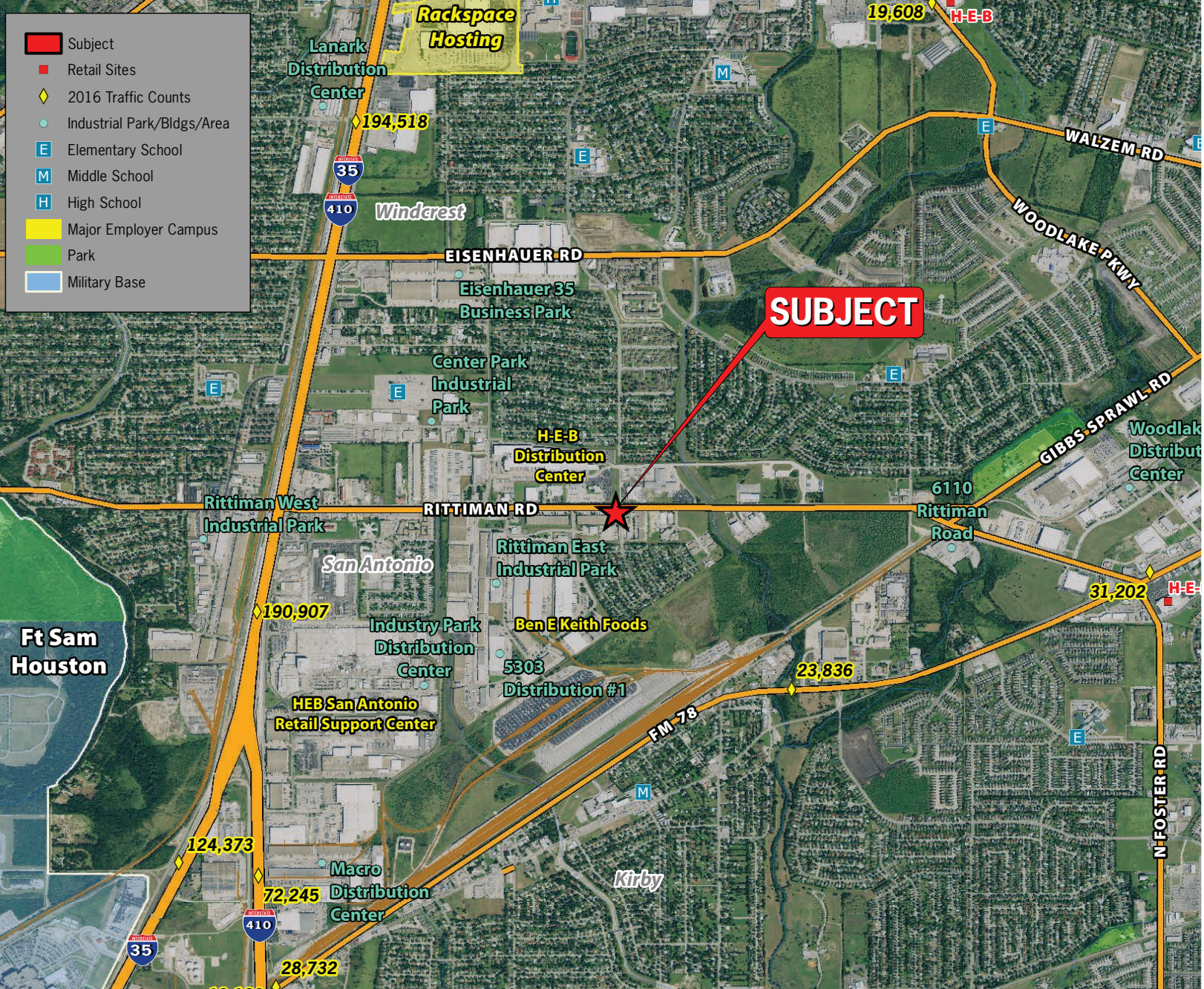
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# Aerial Map



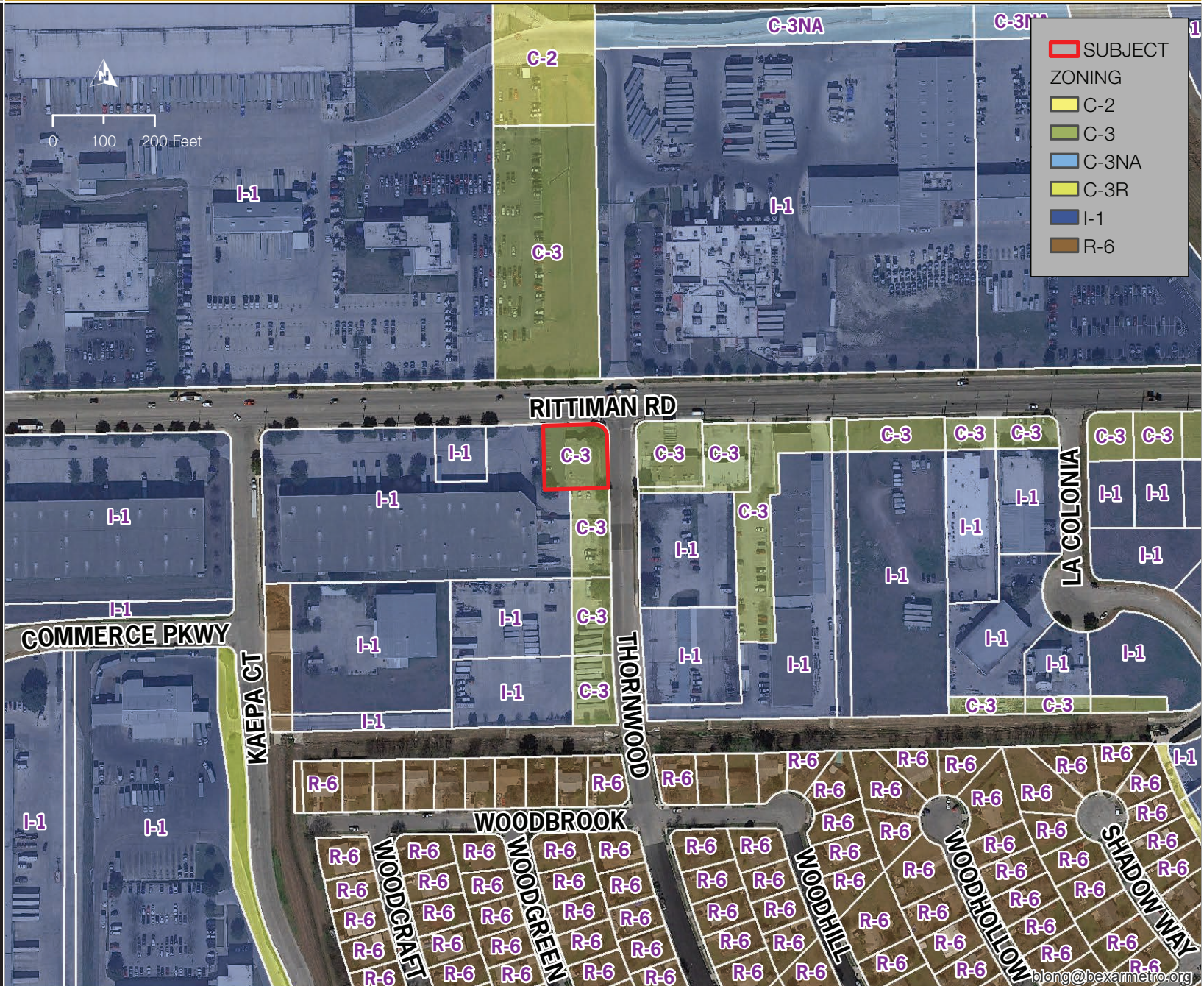
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# Zoning Aerial



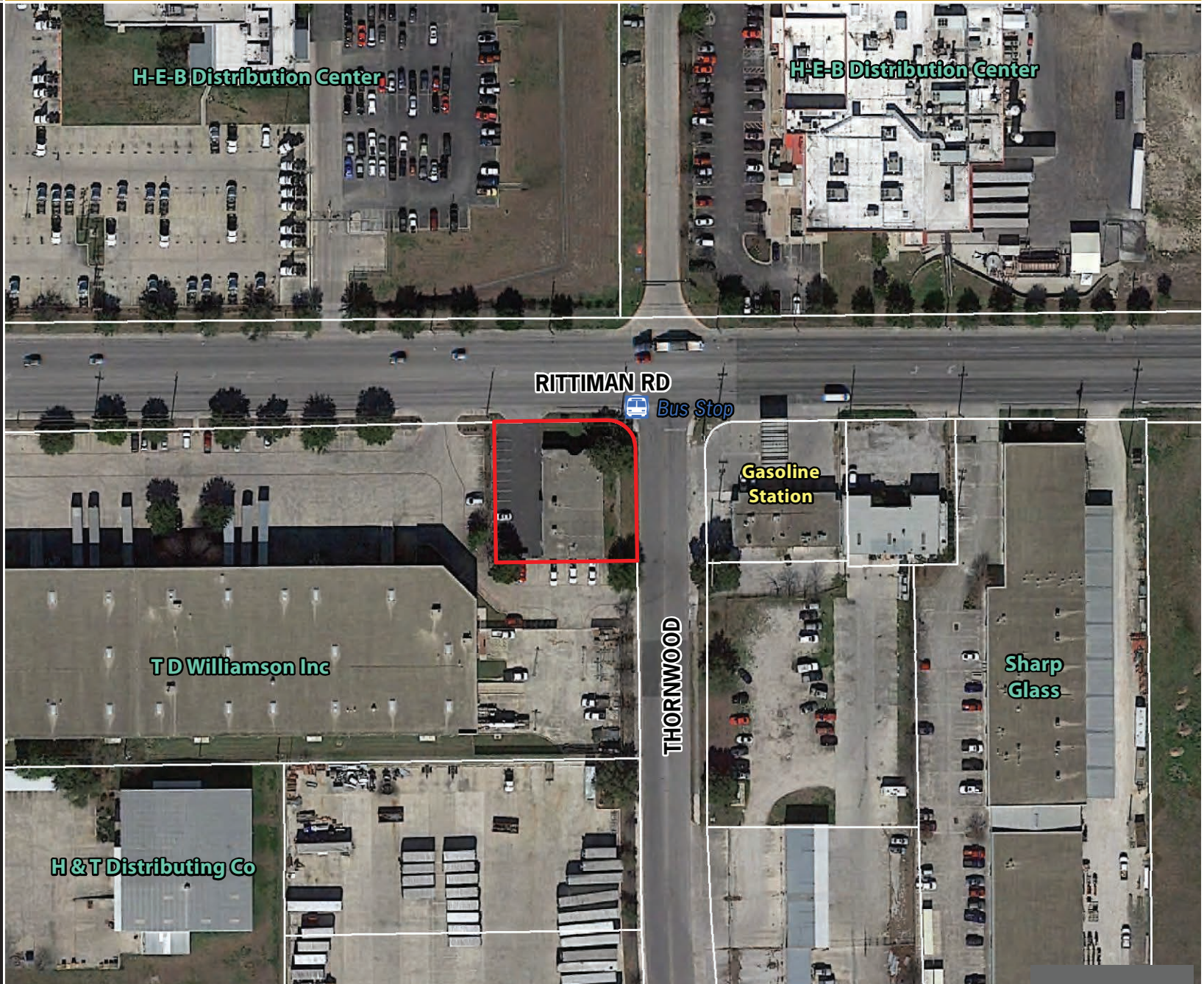
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# Site Aerial



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# Photos



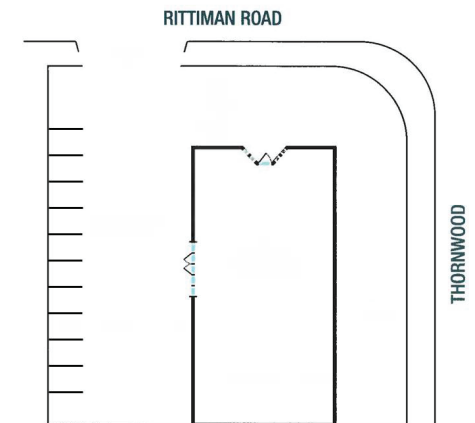
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# Floor Plan



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# Property Summary

|                   |   |
|-------------------|---|
| Address           | 5260 Rittiman Road                      |
| Location          | Rittiman Road and Thornwood             |
| Property Details  | 4,926 SF Office Building<br>0.356 Acres |
| Legal Description | NCB 17145 BLK 2 LOT 2                   |
| Zoning            | C3                                      |
| Floors            | 1                                       |
| Road Frontage     | 109.85 on IH 35 Frontage Road           |

## Comments

- Excellent visibility
- Close to HEB Distribution Center and operations
- Good access on hard corner
- Great owner-user property
- Interior recently renovated

## Traffic Counts

Rittiman Road at Loop 410; 35,195 vpd (2016)

## 2017 Daytime Population

1-mile 14,277  
3-mile 104,471  
5-mile 256,384

## Workers

1-mile 8,419  
3-mile 52,245  
5-mile 130,430

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# Quote Sheet

|                    |   |
|--------------------|---|
| Sale Price         | \$437,000 (\$88.71 PSF)   |
| Earnest Money      | Ten (10) Percent of Purchase Price  |
| Title Commitment   | Delivered to Buyer within ten (10) days of contract Effective Date  |
| Survey             | Current survey delivered to Buyer within fifteen (15) days of contract Effective Date   |
| Feasibility Period | Forty five (45) 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

## 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

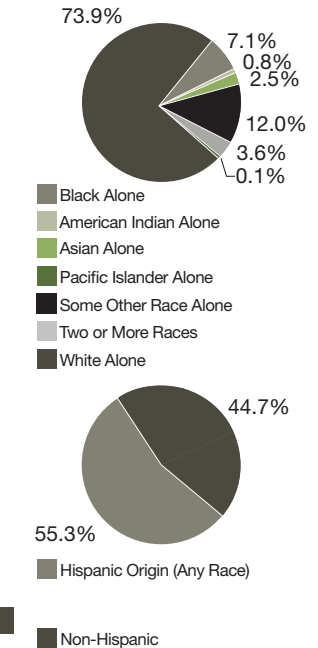
## San Antonio-New Braunfels Metro Area

|                 | Population | Median Age | Total Households |
|-----------------|------------|------------|------------------|
| 2000 Census     | 1,711,703  | 32.9       | 601,265          |
| 2010 Census     | 2,142,508  | 34.1       | 763,022          |
| 2016 Estimate   | 2,392,282  | 35.0       | 846,066          |
| 2021 Projection | 2,632,711  | 35.8       | 928,458          |

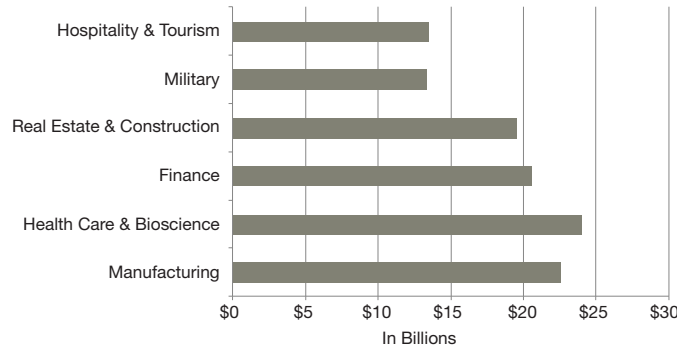
  

|                 | Avg. Household Income | Median Household Income | Per Capita Income |
|-----------------|-----------------------|-------------------------|-------------------|
| 2000 Census     | \$51,426              | \$39,029                | \$18,443          |
| 2010 Census     | \$62,458              | \$50,146                | \$22,135          |
| 2016 Estimate   | \$74,515              | \$54,186                | \$26,902          |
| 2021 Projection | \$80,710              | \$59,097                | \$28,962          |

## Ethnicity



## Major Industries



## Fortune 500 Companies

| SAT | Rankings        | US  |
|-----|-----------------|-----|
| 1   | Valero Energy   | 32  |
| 2   | Tesoro Corp     | 98  |
| 3   | USAA            | 114 |
| 4   | CST Brands, Inc | 299 |
| 5   | iHeartMedia     | 414 |

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.

Sources: U.S. Census; ESRI 2014 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2016 & 2021; Fortune

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# Office Market Snapshot - 3Q 2017

## Citywide

|                      | 3Q 2017    | 3Q 2016    |
|----------------------|------------|------------|
| <b>All Classes</b>   |            |            |
| Inventory            | 30,224,492 | 29,940,341 |
| Direct Vacant        | 4,416,727  | 4,673,386  |
| %Vacant              | 14.6%      | 15.6%      |
| Average Rent         | \$23.30    | \$23.87    |
| 3Q Absorption        | 121,083    | 391,324    |
| YTD Absorption       | 325,320    | 841,500    |
| <b>Class A Space</b> |            |            |
| Inventory            | 11,721,456 | 11,224,965 |
| Direct Vacant        | 1,515,712  | 1,311,201  |
| %Vacant              | 12.9%      | 11.7%      |
| Average Rent         | \$27.92    | \$27.86    |
| 3Q Absorption        | 140,516    | 214,458    |
| YTD Absorption       | 123,640    | 453,299    |
| <b>Class B Space</b> |            |            |
| Inventory            | 15,452,300 | 15,360,965 |
| Direct Vacant        | 2,387,089  | 2,610,388  |
| %Vacant              | 15.4%      | 17.0%      |
| Average Rent         | \$20.77    | \$21.92    |
| 3Q Absorption        | (26,373)   | 137,101    |
| YTD Absorption       | 175,354    | 324,848    |
| <b>Class C Space</b> |            |            |
| Inventory            | 3,050,736  | 3,354,411  |
| Direct Vacant        | 513,926    | 751,797    |
| %Vacant              | 16.8%      | 22.4%      |
| Average Rent         | \$16.91    | \$16.84    |
| 3Q Absorption        | 6,940      | 39,765     |
| YTD Absorption       | 26,326     | 63,353     |

## Central Business District

|                      | 3Q 2017   | 3Q 2016   |
|----------------------|-----------|-----------|
| <b>All Classes</b>   |           |           |
| Inventory            | 5,127,025 | 5,504,574 |
| Direct Vacant        | 823,111   | 1,024,096 |
| %Vacant              | 16.1%     | 18.6%     |
| Average Rent         | \$21.16   | \$23.57   |
| 3Q Absorption        | (23,382)  | 15,497    |
| YTD Absorption       | (14,198)  | 91,157    |
| <b>Class A Space</b> |           |           |
| Inventory            | 2,002,381 | 2,002,381 |
| Direct Vacant        | 253,841   | 238,180   |
| %Vacant              | 12.7%     | 11.9%     |
| Average Rent         | \$26.17   | \$27.71   |
| 3Q Absorption        | (23,981)  | (10,615)  |
| YTD Absorption       | (35,922)  | 20,854    |
| <b>Class B Space</b> |           |           |
| Inventory            | 2,374,905 | 2,566,490 |
| Direct Vacant        | 386,373   | 461,688   |
| %Vacant              | 16.3%     | 18.0%     |
| Average Rent         | \$18.60   | \$21.75   |
| 3Q Absorption        | 8,924     | 17,390    |
| YTD Absorption       | 37,309    | 64,289    |
| <b>Class C Space</b> |           |           |
| Inventory            | 749,739   | 935,703   |
| Direct Vacant        | 182,897   | 324,228   |
| %Vacant              | 24.4%     | 34.7%     |
| Average Rent         | \$16.54   | \$15.51   |
| 3Q Absorption        | (8,325)   | 8,722     |
| YTD Absorption       | (15,585)  | 6,014     |

## Suburban (Non-CBD)

|                      | 3Q 2017    | 3Q 2016    |
|----------------------|------------|------------|
| <b>All Classes</b>   |            |            |
| Inventory            | 25,097,467 | 24,435,767 |
| Direct Vacant        | 3,593,616  | 3,649,290  |
| %Vacant              | 14.3%      | 14.9%      |
| Average Rent         | \$23.74    | \$24.05    |
| 3Q Absorption        | 144,465    | 375,827    |
| YTD Absorption       | 339,518    | 750,343    |
| <b>Class A Space</b> |            |            |
| Inventory            | 9,719,075  | 9,222,584  |
| Direct Vacant        | 1,261,871  | 1,073,021  |
| %Vacant              | 13.0%      | 11.6%      |
| Average Rent         | \$28.25    | \$27.93    |
| 3Q Absorption        | 164,497    | 225,073    |
| YTD Absorption       | 159,562    | 432,445    |
| <b>Class B Space</b> |            |            |
| Inventory            | 13,077,395 | 12,794,475 |
| Direct Vacant        | 2,000,716  | 2,148,700  |
| %Vacant              | 15.3%      | 16.8%      |
| Average Rent         | \$21.16    | \$21.99    |
| 3Q Absorption        | (35,297)   | 119,711    |
| YTD Absorption       | 138,045    | 260,559    |
| <b>Class C Space</b> |            |            |
| Inventory            | 2,300,997  | 2,418,708  |
| Direct Vacant        | 331,029    | 427,569    |
| %Vacant              | 14.4%      | 17.7%      |
| Average Rent         | \$17.08    | \$17.14    |
| 3Q Absorption        | 15,265     | 31,043     |
| YTD Absorption       | 41,911     | 57,339     |

Analysis by REOC San Antonio based on data provided by Xceligent and approved by the San Antonio Office Advisory Board. Statistical Information is calculated for multi-tenant office bldgs 20,000 sf and larger (excluding Single-Tenant, Owner-Occupied, Gov't and Medical Buildings). Rental rates reflect non-weighted strict average asking rental rates quoted on an annual full-service basis. Rents quoted on a non-full-service basis (such as NNN) have been calculated up to reflect the full-service rate.

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# Demographics: 1-Mile

| Summary                                | Census 2010     | 2017             | 2022            |                  |              |              |
|--|-----------------|------------------|-----------------|------------------|--------------|--------------|
| <b>Population</b>                      | <b>7,464</b>    | <b>9,146</b>     | <b>10,183</b>   |                  |              |              |
| Households                             | 2,622           | 3,228            | 3,609           |                  |              |              |
| <b>Families</b>                        | <b>1,799</b>    | <b>2,104</b>     | <b>2,425</b>    |                  |              |              |
| Average Household Size                 | 2.82            | 2.81             | 2.79            |                  |              |              |
| <b>Owner Occupied Housing Units</b>    | <b>1,216</b>    | <b>1,318</b>     | <b>1,403</b>    |                  |              |              |
| Renter Occupied Housing Units          | 1,406           | 1,911            | 2,205           |                  |              |              |
| <b>Median Age</b>                      | <b>29.8</b>     | <b>30.7</b>      | <b>31.8</b>     |                  |              |              |
| <b>Trends: 2017 - 2022 Annual Rate</b> | <b>Area</b>     | <b>State</b>     | <b>National</b> |                  |              |              |
| <b>Population</b>                      | <b>2.11%</b>    | <b>1.67%</b>     | <b>0.83%</b>    |                  |              |              |
| Households                             | 2.26%           | 1.63%            | 0.79%           |                  |              |              |
| <b>Families</b>                        | <b>2.12%</b>    | <b>1.58%</b>     | <b>0.71%</b>    |                  |              |              |
| Owner HHs                              | 1.26%           | 1.58%            | 0.72%           |                  |              |              |
| <b>Median Household Income</b>         | <b>0.39%</b>    | <b>2.23%</b>     | <b>2.12%</b>    |                  |              |              |
| <b>Households by Income</b>            | 2017            |                  | 2022            |                  |              |              |
|  | Number          | Percent          | Number          | Percent          |              |              |
| <\$15,000                              | 807             | 25.0%            | 936             | 25.9%            |              |              |
| <del>\$15,000 - \$24,999</del>         | <del>546</del>  | <del>16.9%</del> | <del>582</del>  | <del>16.1%</del> |              |              |
| \$25,000 - \$34,999                    | 445             | 13.8%            | 447             | 12.4%            |              |              |
| <del>\$35,000 - \$44,999</del>         | <del>643</del>  | <del>19.9%</del> | <del>686</del>  | <del>19.1%</del> |              |              |
| \$50,000 - \$74,999                    | 484             | 15.0%            | 536             | 14.9%            |              |              |
| <del>\$75,000 - \$99,999</del>         | <del>171</del>  | <del>5.3%</del>  | <del>225</del>  | <del>6.2%</del>  |              |              |
| \$100,000 - \$149,999                  | 87              | 2.7%             | 125             | 3.5%             |              |              |
| <del>\$150,000 - \$199,999</del>       | <del>35</del>   | <del>1.1%</del>  | <del>55</del>   | <del>1.5%</del>  |              |              |
| \$200,000+                             | 10              | 0.3%             | 14              | 0.4%             |              |              |
| Median Household Income                | \$30,115        |                  | \$30,712        |                  |              |              |
| <b>Average Household Income</b>        | <b>\$38,178</b> |                  | <b>\$41,860</b> |                  |              |              |
| Per Capita Income                      | \$13,652        |                  | \$15,044        |                  |              |              |
| <b>Population by Age</b>               | Census 2010     |                  | 2017            |                  | 2022         |              |
|  | Number          | Percent          | Number          | Percent          | Number       | Percent      |
| <b>0 - 4</b>                           | <b>747</b>      | <b>10.0%</b>     | <b>681</b>      | <b>9.3%</b>      | <b>925</b>   | <b>9.1%</b>  |
| 5 - 9                                  | 676             | 9.1%             | 851             | 9.3%             | 900          | 8.9%         |
| <b>10 - 14</b>                         | <b>593</b>      | <b>7.9%</b>      | <b>779</b>      | <b>8.5%</b>      | <b>879</b>   | <b>8.7%</b>  |
| 15 - 19                                | 593             | 7.9%             | 653             | 7.1%             | 768          | 7.6%         |
| <b>20 - 24</b>                         | <b>634</b>      | <b>8.2%</b>      | <b>640</b>      | <b>7.0%</b>      | <b>658</b>   | <b>6.5%</b>  |
| 25 - 34                                | 1,000           | 13.4%            | 1,361           | 14.9%            | 1,396        | 13.7%        |
| <b>35 - 44</b>                         | <b>887</b>      | <b>11.9%</b>     | <b>1,096</b>    | <b>11.9%</b>     | <b>1,293</b> | <b>12.7%</b> |
| 45 - 54                                | 901             | 12.1%            | 1,016           | 11.1%            | 1,041        | 10.3%        |
| <b>55 - 64</b>                         | <b>733</b>      | <b>9.8%</b>      | <b>697</b>      | <b>9.8%</b>      | <b>1,007</b> | <b>9.9%</b>  |
| 65 - 74                                | 421             | 5.6%             | 669             | 7.3%             | 791          | 7.8%         |
| <b>75 - 84</b>                         | <b>243</b>      | <b>3.3%</b>      | <b>293</b>      | <b>3.2%</b>      | <b>397</b>   | <b>3.9%</b>  |
| 85+                                    | 54              | 0.7%             | 84              | 0.9%             | 98           | 1.0%         |
| <b>Race and Ethnicity</b>              | Census 2010     |                  | 2017            |                  | 2022         |              |
|  | Number          | Percent          | Number          | Percent          | Number       | Percent      |
| <b>White Alone</b>                     | <b>3,752</b>    | <b>50.3%</b>     | <b>4,383</b>    | <b>47.8%</b>     | <b>4,744</b> | <b>46.7%</b> |
| Black Alone                            | 1,882           | 25.2%            | 2,472           | 27.0%            | 2,831        | 27.9%        |
| <b>American Indian Alone</b>           | <b>97</b>       | <b>1.3%</b>      | <b>114</b>      | <b>1.2%</b>      | <b>125</b>   | <b>1.2%</b>  |
| Asian Alone                            | 241             | 3.2%             | 333             | 3.6%             | 410          | 4.0%         |
| <b>Pacific Islander Alone</b>          | <b>13</b>       | <b>0.2%</b>      | <b>16</b>       | <b>0.2%</b>      | <b>21</b>    | <b>0.2%</b>  |
| Some Other Race Alone                  | 1,174           | 15.7%            | 1,464           | 16.0%            | 1,581        | 15.6%        |
| <b>Two or More Races</b>               | <b>305</b>      | <b>4.1%</b>      | <b>393</b>      | <b>4.3%</b>      | <b>442</b>   | <b>4.4%</b>  |
| <b>Hispanic Origin (Any Race)</b>      | <b>4,165</b>    | <b>55.8%</b>     | <b>5,180</b>    | <b>56.3%</b>     | <b>5,795</b> | <b>56.7%</b> |

Data NetNet Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Est. forecasts for 2017 and 2022.

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# Demographics: 3-Mile

| Summary                                | Census 2010        |              | 2017                |                  | 2022                |                  |
|--|--------------------|--------------|---------------------|------------------|---------------------|------------------|
| <b>Population</b>                      | <b>82,682</b>      |              | <b>91,685</b>       |                  | <b>98,383</b>       |                  |
| Households                             | 29,324             |              | 32,018              |                  | 34,223              |                  |
| <b>Families</b>                        | <b>20,439</b>      |              | <b>22,163</b>       |                  | <b>23,630</b>       |                  |
| Average Household Size                 | 2.78               |              | 2.82                |                  | 2.84                |                  |
| <b>Owner Occupied Housing Units</b>    | <b>17,493</b>      |              | <b>18,091</b>       |                  | <b>19,085</b>       |                  |
| Renter Occupied Housing Units          | 11,831             |              | 13,987              |                  | 15,138              |                  |
| <b>Median Age</b>                      | <b>32.7</b>        |              | <b>33.8</b>         |                  | <b>34.1</b>         |                  |
| <b>Trends: 2017 - 2022 Annual Rate</b> | <b>Area</b>        |              | <b>State</b>        |                  | <b>National</b>     |                  |
| <b>Population</b>                      | <b>1.42%</b>       |              | <b>1.67%</b>        |                  | <b>0.83%</b>        |                  |
| Households                             | 1.34%              |              | 1.63%               |                  | 0.79%               |                  |
| <b>Families</b>                        | <b>1.27%</b>       |              | <b>1.58%</b>        |                  | <b>0.71%</b>        |                  |
| Owner HHs                              | 1.14%              |              | 1.58%               |                  | 0.72%               |                  |
| <b>Median Household Income</b>         | <b>1.39%</b>       |              | <b>2.23%</b>        |                  | <b>2.12%</b>        |                  |
| <b>Households by Income</b>            |                    |              | <b>2017</b>         |                  | <b>2022</b>         |                  |
|  |                    |              | Number              | Percent          | Number              | Percent          |
| <\$15,000                              |                    |              | 4,244               | 13.3%            | 4,581               | 13.4%            |
| <del>\$15,000 - \$24,999</del>         |                    |              | <del>3,680</del>    | <del>11.8%</del> | <del>3,704</del>    | <del>10.8%</del> |
| \$25,000 - \$34,999                    |                    |              | 3,530               | 11.0%            | 3,368               | 9.8%             |
| <del>\$35,000 - \$44,999</del>         |                    |              | <del>5,209</del>    | <del>16.5%</del> | <del>5,147</del>    | <del>15.0%</del> |
| \$50,000 - \$74,999                    |                    |              | 6,821               | 21.3%            | 6,986               | 20.4%            |
| <del>\$75,000 - \$99,999</del>         |                    |              | <del>3,997</del>    | <del>12.5%</del> | <del>4,699</del>    | <del>13.7%</del> |
| \$100,000 - \$149,999                  |                    |              | 2,958               | 9.2%             | 3,831               | 11.2%            |
| <del>\$150,000 - \$199,999</del>       |                    |              | <del>793</del>      | <del>2.5%</del>  | <del>1,036</del>    | <del>3.0%</del>  |
| \$200,000+                             |                    |              | 726                 | 2.3%             | 869                 | 2.5%             |
| Median Household Income                |                    |              | \$47,325            |                  | \$50,719            |                  |
| <del>Average Household Income</del>    |                    |              | <del>\$60,940</del> |                  | <del>\$67,693</del> |                  |
| Per Capita Income                      |                    |              | \$21,621            |                  | \$23,833            |                  |
| <b>Population by Age</b>               | <b>Census 2010</b> |              | <b>2017</b>         |                  | <b>2022</b>         |                  |
|  | Number             | Percent      | Number              | Percent          | Number              | Percent          |
| <b>0 - 4</b>                           | <b>6,793</b>       | <b>8.2%</b>  | <b>7,092</b>        | <b>7.7%</b>      | <b>7,631</b>        | <b>7.8%</b>      |
| 5 - 9                                  | 6,627              | 8.0%         | 6,942               | 7.6%             | 7,401               | 7.5%             |
| <b>10 - 14</b>                         | <b>6,456</b>       | <b>7.8%</b>  | <b>6,735</b>        | <b>7.3%</b>      | <b>7,306</b>        | <b>7.5%</b>      |
| 15 - 19                                | 6,406              | 7.7%         | 6,360               | 6.9%             | 6,838               | 7.0%             |
| <b>20 - 24</b>                         | <b>5,952</b>       | <b>7.1%</b>  | <b>6,726</b>        | <b>7.3%</b>      | <b>6,478</b>        | <b>6.6%</b>      |
| 25 - 34                                | 11,729             | 14.2%        | 13,607              | 14.8%            | 14,800              | 15.0%            |
| <b>35 - 44</b>                         | <b>10,800</b>      | <b>12.7%</b> | <b>11,367</b>       | <b>12.4%</b>     | <b>12,918</b>       | <b>13.1%</b>     |
| 45 - 54                                | 10,857             | 13.1%        | 10,663              | 11.6%            | 10,528              | 10.7%            |
| <b>55 - 64</b>                         | <b>6,473</b>       | <b>10.2%</b> | <b>10,270</b>       | <b>11.2%</b>     | <b>10,393</b>       | <b>10.6%</b>     |
| 65 - 74                                | 4,950              | 6.0%         | 7,066               | 7.7%             | 8,319               | 8.5%             |
| <b>75 - 84</b>                         | <b>3,013</b>       | <b>3.6%</b>  | <b>3,483</b>        | <b>3.8%</b>      | <b>4,297</b>        | <b>4.3%</b>      |
| 85+                                    | 1,025              | 1.2%         | 1,374               | 1.5%             | 1,509               | 1.5%             |
| <b>Race and Ethnicity</b>              | <b>Census 2010</b> |              | <b>2017</b>         |                  | <b>2022</b>         |                  |
|  | Number             | Percent      | Number              | Percent          | Number              | Percent          |
| <b>White Alone</b>                     | <b>47,525</b>      | <b>57.5%</b> | <b>50,299</b>       | <b>54.8%</b>     | <b>52,653</b>       | <b>53.7%</b>     |
| Black Alone                            | 17,801             | 21.5%        | 20,723              | 22.6%            | 22,854              | 23.2%            |
| <b>American Indian Alone</b>           | <b>796</b>         | <b>1.0%</b>  | <b>906</b>          | <b>1.0%</b>      | <b>965</b>          | <b>1.0%</b>      |
| Asian Alone                            | 2,393              | 2.9%         | 3,070               | 3.3%             | 3,699               | 3.8%             |
| <b>Pacific Islander Alone</b>          | <b>201</b>         | <b>0.2%</b>  | <b>282</b>          | <b>0.3%</b>      | <b>291</b>          | <b>0.3%</b>      |
| Some Other Race Alone                  | 10,552             | 12.8%        | 12,350              | 13.5%            | 13,122              | 13.3%            |
| <b>Two or More Races</b>               | <b>3,412</b>       | <b>4.1%</b>  | <b>4,105</b>        | <b>4.5%</b>      | <b>4,576</b>        | <b>4.7%</b>      |
| <b>Hispanic Origin (Any Race)</b>      | <b>36,685</b>      | <b>44.0%</b> | <b>45,625</b>       | <b>50.0%</b>     | <b>50,390</b>       | <b>51.2%</b>     |

Data NetNet Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Earl forecasts for 2017 and 2022.

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# Demographics: 5-Mile

| Summary                                | Census 2010    |              | 2017               |                  | 2022              |                  |             |
|--|----------------|--------------|--------------------|------------------|-------------------|------------------|-------------|
| <b>Population</b>                      | <b>211,080</b> |              | <b>233,536</b>     |                  | <b>280,414</b>    |                  |             |
| Households                             | 77,561         |              | 84,554             |                  | 90,350            |                  |             |
| <b>Families</b>                        | <b>81,794</b>  |              | <b>86,126</b>      |                  | <b>89,765</b>     |                  |             |
| Average Household Size                 | 2.64           |              | 2.69               |                  | 2.70              |                  |             |
| <b>Owner Occupied Housing Units</b>    | <b>46,303</b>  |              | <b>46,060</b>      |                  | <b>51,113</b>     |                  |             |
| Renter Occupied Housing Units          | 31,258         |              | 36,494             |                  | 39,237            |                  |             |
| <b>Median Age</b>                      | <b>38.8</b>    |              | <b>34.9</b>        |                  | <b>36.2</b>       |                  |             |
| <b>Trends: 2017 - 2022 Annual Rate</b> | <b>Area</b>    |              | <b>State</b>       |                  | <b>National</b>   |                  |             |
| Population                             | 1.41%          |              | 1.67%              |                  | 0.83%             |                  |             |
| Households                             | 1.33%          |              | 1.63%              |                  | 0.79%             |                  |             |
| <b>Families</b>                        | <b>1.26%</b>   |              | <b>1.58%</b>       |                  | <b>0.71%</b>      |                  |             |
| Owner HHs                              | 1.24%          |              | 1.58%              |                  | 0.72%             |                  |             |
| <b>Median Household Income</b>         | <b>1.30%</b>   |              | <b>2.23%</b>       |                  | <b>2.12%</b>      |                  |             |
|  |                |              | <b>2017</b>        |                  | <b>2022</b>       |                  |             |
| <b>Households by Income</b>            |                |              | Number             | Percent          | Number            | Percent          |             |
| <\$15,000                              |                |              | 9,380              | 11.1%            | 9,976             | 11.0%            |             |
| <del>\$15,000 - \$24,999</del>         |                |              | <del>8,387</del>   | <del>9.9%</del>  | <del>6,366</del>  | <del>9.3%</del>  |             |
| \$25,000 - \$34,999                    |                |              | 8,341              | 9.9%             | 7,921             | 8.8%             |             |
| <del>\$35,000 - \$44,999</del>         |                |              | <del>12,590</del>  | <del>14.9%</del> | <del>12,117</del> | <del>13.4%</del> |             |
| \$50,000 - \$74,999                    |                |              | 17,999             | 21.3%            | 18,305            | 20.3%            |             |
| <del>\$75,000 - \$99,999</del>         |                |              | <del>10,685</del>  | <del>12.9%</del> | <del>12,623</del> | <del>14.0%</del> |             |
| \$100,000 - \$149,999                  |                |              | 9,679              | 11.4%            | 12,320            | 13.6%            |             |
| <del>\$150,000 - \$199,999</del>       |                |              | <del>3,381</del>   | <del>4.0%</del>  | <del>4,166</del>  | <del>4.6%</del>  |             |
| \$200,000+                             |                |              | 3,943              | 4.7%             | 4,535             | 5.0%             |             |
| Median Household Income                |                |              | \$53,418           |                  | \$56,988          |                  |             |
| Average Household Income               |                |              | \$74,418           |                  | \$82,419          |                  |             |
| Per Capita Income                      |                |              | \$27,580           |                  | \$30,297          |                  |             |
|  |                |              | <b>Census 2010</b> |                  | <b>2017</b>       |                  | <b>2022</b> |
| <b>Population by Age</b>               | Number         | Percent      | Number             | Percent          | Number            | Percent          |             |
| 0 - 4                                  | 15,995         | 7.6%         | 16,618             | 7.1%             | 17,913            | 7.2%             |             |
| 5 - 9                                  | 15,962         | 7.6%         | 16,490             | 7.1%             | 17,455            | 7.0%             |             |
| <b>10 - 14</b>                         | <b>15,684</b>  | <b>7.4%</b>  | <b>16,365</b>      | <b>7.0%</b>      | <b>17,533</b>     | <b>7.0%</b>      |             |
| 15 - 19                                | 15,963         | 7.6%         | 15,952             | 6.8%             | 16,921            | 6.8%             |             |
| <b>20 - 24</b>                         | <b>15,233</b>  | <b>7.2%</b>  | <b>17,325</b>      | <b>7.4%</b>      | <b>18,795</b>     | <b>6.7%</b>      |             |
| 25 - 34                                | 30,044         | 14.2%        | 34,503             | 14.8%            | 37,899            | 15.1%            |             |
| <b>35 - 44</b>                         | <b>27,147</b>  | <b>12.9%</b> | <b>29,298</b>      | <b>12.5%</b>     | <b>32,971</b>     | <b>13.2%</b>     |             |
| 45 - 54                                | 28,388         | 13.5%        | 27,677             | 11.9%            | 27,296            | 10.9%            |             |
| <b>55 - 64</b>                         | <b>22,215</b>  | <b>10.5%</b> | <b>26,909</b>      | <b>11.5%</b>     | <b>27,312</b>     | <b>10.9%</b>     |             |
| 65 - 74                                | 12,566         | 6.0%         | 18,414             | 7.9%             | 21,840            | 8.7%             |             |
| <b>75 - 84</b>                         | <b>6,163</b>   | <b>3.0%</b>  | <b>9,396</b>       | <b>4.0%</b>      | <b>11,593</b>     | <b>4.6%</b>      |             |
| 85+                                    | 3,711          | 1.8%         | 4,585              | 2.0%             | 4,887             | 2.0%             |             |
|  |                |              | <b>Census 2010</b> |                  | <b>2017</b>       |                  | <b>2022</b> |
| <b>Race and Ethnicity</b>              | Number         | Percent      | Number             | Percent          | Number            | Percent          |             |
| <b>White Alone</b>                     | <b>131,747</b> | <b>62.4%</b> | <b>139,593</b>     | <b>59.6%</b>     | <b>146,585</b>    | <b>58.5%</b>     |             |
| Black Alone                            | 40,626         | 19.2%        | 47,195             | 20.2%            | 52,097            | 20.8%            |             |
| <b>American Indian Alone</b>           | <b>1,686</b>   | <b>0.8%</b>  | <b>1,930</b>       | <b>0.8%</b>      | <b>2,097</b>      | <b>0.8%</b>      |             |
| Asian Alone                            | 5,328          | 2.5%         | 6,948              | 3.0%             | 8,456             | 3.4%             |             |
| <b>Pacific Islander Alone</b>          | <b>546</b>     | <b>0.3%</b>  | <b>692</b>         | <b>0.3%</b>      | <b>805</b>        | <b>0.3%</b>      |             |
| Some Other Race Alone                  | 22,489         | 10.7%        | 26,656             | 11.4%            | 28,518            | 11.4%            |             |
| <b>Two or More Races</b>               | <b>6,623</b>   | <b>4.1%</b>  | <b>10,522</b>      | <b>4.5%</b>      | <b>11,857</b>     | <b>4.7%</b>      |             |
| <b>Hispanic Origin (Any Race)</b>      | <b>87,662</b>  | <b>41.5%</b> | <b>102,424</b>     | <b>43.9%</b>     | <b>113,467</b>    | <b>45.3%</b>     |             |

Data Notes: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Earl forecasts for 2017 and 2022.

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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.

|   |               |                                   |            |
|---|---------------|-----------------------------------|------------|
| <u>REOC General Partner, LLC</u>                                  | <u>493853</u> | <u>bharris@reocsanantonio.com</u> | <u>N/A</u> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No.   | Email                             | Phone      |

|                           |               |                                   |            |
|---------------------------|---------------|-----------------------------------|------------|
| <u>Brian Dale Harris</u>  | <u>405243</u> | <u>bharris@reocsanantonio.com</u> | <u>N/A</u> |
| 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>Brian Dale Harris</u>     | <u>405243</u> | <u>bharris@reocsanantonio.com</u> | <u>N/A</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](http://www.trec.texas.gov)

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| Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                             | Phone                 |

|                           |               |                                   |                       |
|---------------------------|---------------|-----------------------------------|-----------------------|
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| Designated Broker of Firm | License No.   | Email                             | Phone                 |

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|                                       |       |
|---------------------------------------|-------|
| Buyer/Tenant/Seller/Landlord Initials | Date  |
| _____                                 | _____ |

Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

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