

.....
WISEMAN
GARDEN OFFICES
WISEMAN BLVD & ROGERS RD
.....




TRANSWESTERN[®]
Experience Extraordinary

UNIQUE USER OPPORTUNITY
BREAKING GROUND 2018



CLASS "A" GARDEN OFFICES CUTTING EDGE

Wiseman Garden Offices is a cutting edge development in the epicenter of Westover Hills. The project will feature five freestanding buildings totaling 25,000 SF with flexible floor size and layout options. Each building will feature upscale facades offering shell or build-out options. Wiseman Garden Offices offers great visibility, signage opportunities and convenient parking for your growing business.

INVESTMENT/USER OPPORTUNITY HIGHLIGHTS INCLUDE:

- 5 Free-Standing Office/Medical Buildings - 5,000 SF Each
- Located On The Hard Corner of Wiseman Blvd and Rogers Rd
- Flexible Floor Plans
- Shell Or Build-out Option
- Signage Opportunities
- Parking Ratio: 4.56/1000
- Contact Broker For Pricing Information

CONTACT:

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LICIA SHREVES

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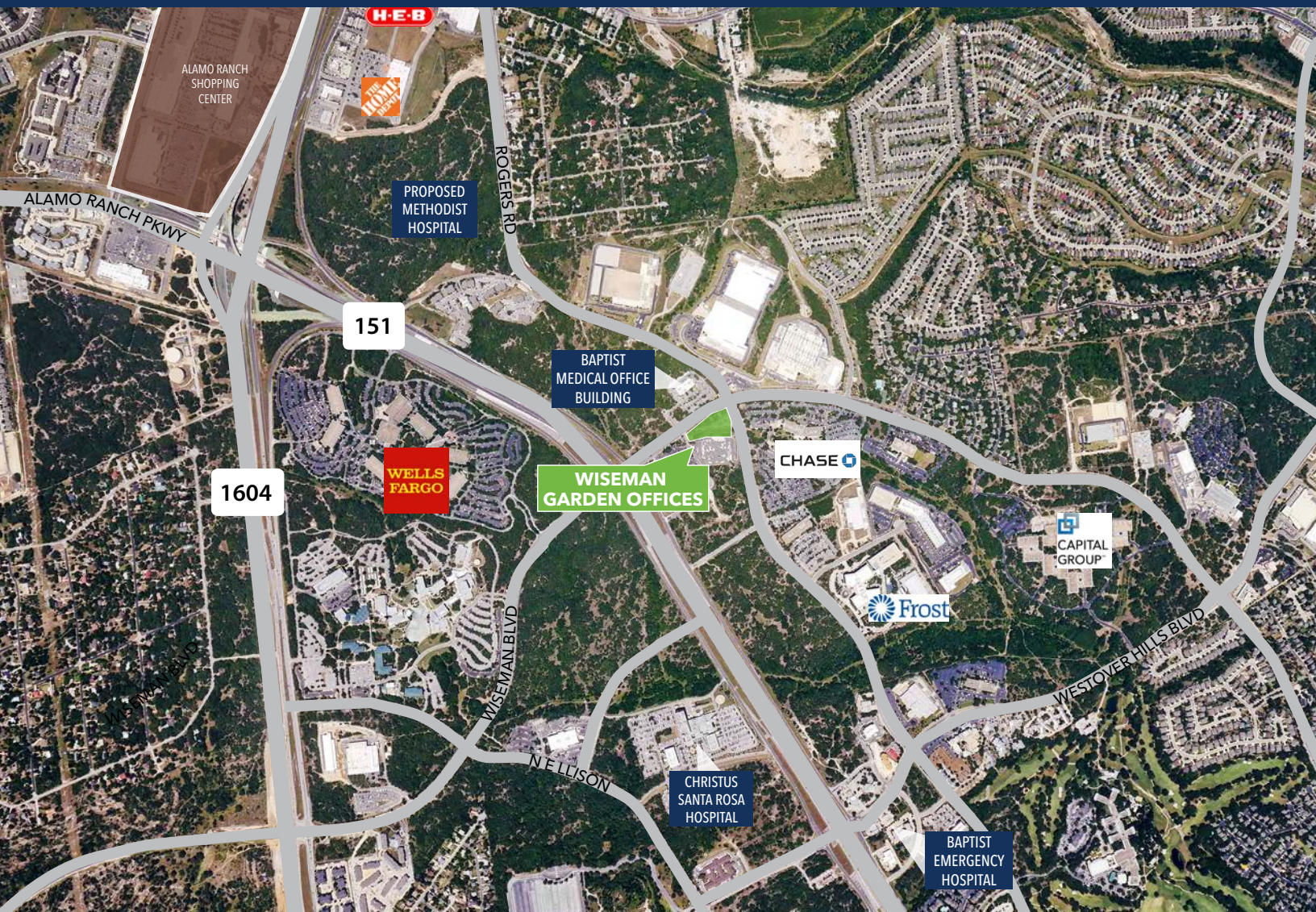
WISEMAN GARDEN OFFICES BOOMING LOCATION

Be a part of Westover Hills and its rapidly growing area. Wiseman Garden Offices is scheduled to break ground in 2018. Located in close proximity to hospital campuses, major business headquarters, retail shopping centers, and growing residential communities. Wiseman Garden Offices is well positioned to capture the growing office needs of the area. According to SABOR, *"The far West Side has been one of Bexar County's fastest-growing areas over the last decade due to its abundance of land, its good schools, its relatively clear roads and its lack of regulations."*

IDEAL CLASS A SPACE

LOCATED IN WESTOVER HILLS

- Up To 25,000 SF Of Class A Space Available
- Far West Submarket
- Easy Access From Hwy 151 & Loop 1604



WISEMAN GARDEN OFFICES SITE PLAN



FLEXIBLE OPTIONS

- Up To 25,000 SF Of Class A Space Available
- Shell Or Custom Build-Out Options
- Investment/User Opportunities
- Convenient Parking

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WISEMAN GARDEN OFFICES ELEVATION SAMPLE

SINGLE USER ELEVATION SAMPLE



DUAL USER ELEVATION SAMPLE



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WISEMAN GARDEN OFFICES DEMOGRAPHICS

Radius	3 Mile		5 Mile		10 Mile	
Population						
2022 Projection	114,994		279,116		785,792	
2017 Estimate	104,836		255,173		719,637	
2010 Census	88,645		220,066		625,476	
Growth 2017 - 2022	9.69%		9.38%		9.19%	
Growth 2010 - 2017	18.26%		15.95%		15.05%	
2017 Population by Hispanic Origin	60,673		148,425		449,026	
2017 Population	104,836		255,173		719,637	
White	87,249	83.22%	212,620	83.32%	610,405	84.82%
Black	9,318	8.89%	22,447	8.80%	52,638	7.31%
Am. Indian & Alaskan	1,127	1.08%	2,725	1.07%	8,614	1.20%
Asian	3,681	3.51%	9,042	3.54%	28,435	3.95%
Hawaiian & Pacific Island	292	0.28%	692	0.27%	1,741	0.24%
Other	3,169	3.02%	7,648	3.00%	17,804	2.47%
U.S. Armed Forces	1,363		3,425		13,470	
Households						
2022 Projection	38,953		95,162		277,203	
2017 Estimate	35,489		87,030		253,787	
2010 Census	29,776		75,016		220,239	
Growth 2017 - 2022	9.76%		9.34%		9.23%	
Growth 2010 - 2017	19.19%		16.02%		15.23%	
Owner Occupied	25,918	73.03%	61,308	70.44%	146,431	57.70%
Renter Occupied	9,571	26.97%	25,721	29.55%	107,356	42.30%
2017 Households by HH Income	35,490		87,031		253,786	
Income: <\$25,000	2,954	8.32%	9,367	10.76%	51,817	20.42%
Income: \$25,000 - \$50,000	7,282	20.52%	17,679	20.31%	61,759	24.34%
Income: \$50,000 - \$75,000	7,999	22.54%	19,050	21.89%	51,385	20.25%
Income: \$75,000 - \$100,000	6,272	17.67%	15,633	17.96%	35,210	13.87%
Income: \$100,000 - \$125,000	4,621	13.02%	10,661	12.25%	22,614	8.91%
Income: \$125,000 - \$150,000	2,886	8.13%	6,851	7.87%	13,865	5.46%
Income: \$150,000 - \$200,000	2,355	6.64%	5,261	6.04%	10,350	4.08%
Income: \$200,000+	1,121	3.16%	2,529	2.91%	6,786	2.67%
2017 Avg Household Income	\$85,938		\$82,790		\$69,523	
2017 Med Household Income	\$73,348		\$71,421		\$55,944	

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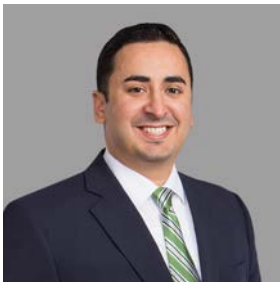
MAKE THE WISEMAN CHOICE



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FOR INFORMATION



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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luis Garza	604856	luis.garza@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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