



**LOOP 410 / HIGHWAY 151 AREA
DEVELOPMENT PROPERTY**

LOCATION: The tract is located at the southwest corner of Loop 410 and Lakeside Parkway in the southwest quadrant of Loop 410 / Highway 151.

SIZE: 13.69 Acres

FRONTAGE: Approximately 1,300 feet on Loop 410 Access Road and Lakeside Parkway

UTILITIES:

Electricity: Overhead three-phase along Loop 410

Sewer: 12-inch line located in Loop 410. 8-inch line located in Lakeside Parkway.

Water: 12-inch lines located in Lakeside Parkway and along Loop 410 frontage.

Gas: 4-inch lines in Loop 410 and Lakeside Parkway.

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity

ZONING: C-3, Commercial District, City of San Antonio.

Prospective buyers should verify the zoning and permitted uses for the property with the appropriate governing authority.

FLOOD PLAIN: Federal Emergency Management Agency maps do not appear to indicate any 100-year flood plain.

TOPOGRAPHY: The tract is generally level with enough grade change to accommodate drainage.

EASEMENTS: There are utility and drainage easements on the site to facilitate development.

DEMOGRAPHICS:

2017 ESRI Estimates:	Population	Average Household Income
3-mile radius	124,560	\$ 59,899
5-mile radius	281,215	\$ 62,431



DEED

RESTRICTIONS:

The property is subject to restrictions and covenants of the Westlakes Owners' Association, which were designed to promote quality commercial development. (Details available upon request.)

TRAFFIC COUNT:

2016 Texas Highway Department of Transportation Traffic Count Map indicates 130,713 vehicles per day on Loop 410 between Marbach and Highway 90.

POTENTIAL USE:

Surrounding development combined with Loop 410 frontage, and convenient access to State Highway 151 and Marbach Road makes the property attractive for mixed use development, including a variety of retail, office, hospitality, entertainment and neighborhood services.

AREA

DEVELOPMENT:

- Westlakes is a major master-planned area with primary thoroughfares and utilities in place.
- Westover Marketplace, a 425,000 square foot power center development on the northwest corner of Loop 410 and Highway 151, including Lowe's, Target, Office Depot and numerous national retail tenants and pad users.
- Monterrey Village, a planned 250 acre mixed use development, is located at the south side of Highway 151 between Loop 410 and Potranco. It is anchored by Home Depot and Bel's Furniture.
- The property is strategically positioned in the retail development along Loop 410 between Highway 151 and Marbach Road. It is the only remaining undeveloped site between Marbach and Highway 151.

INVESTMENT:

Contact Broker

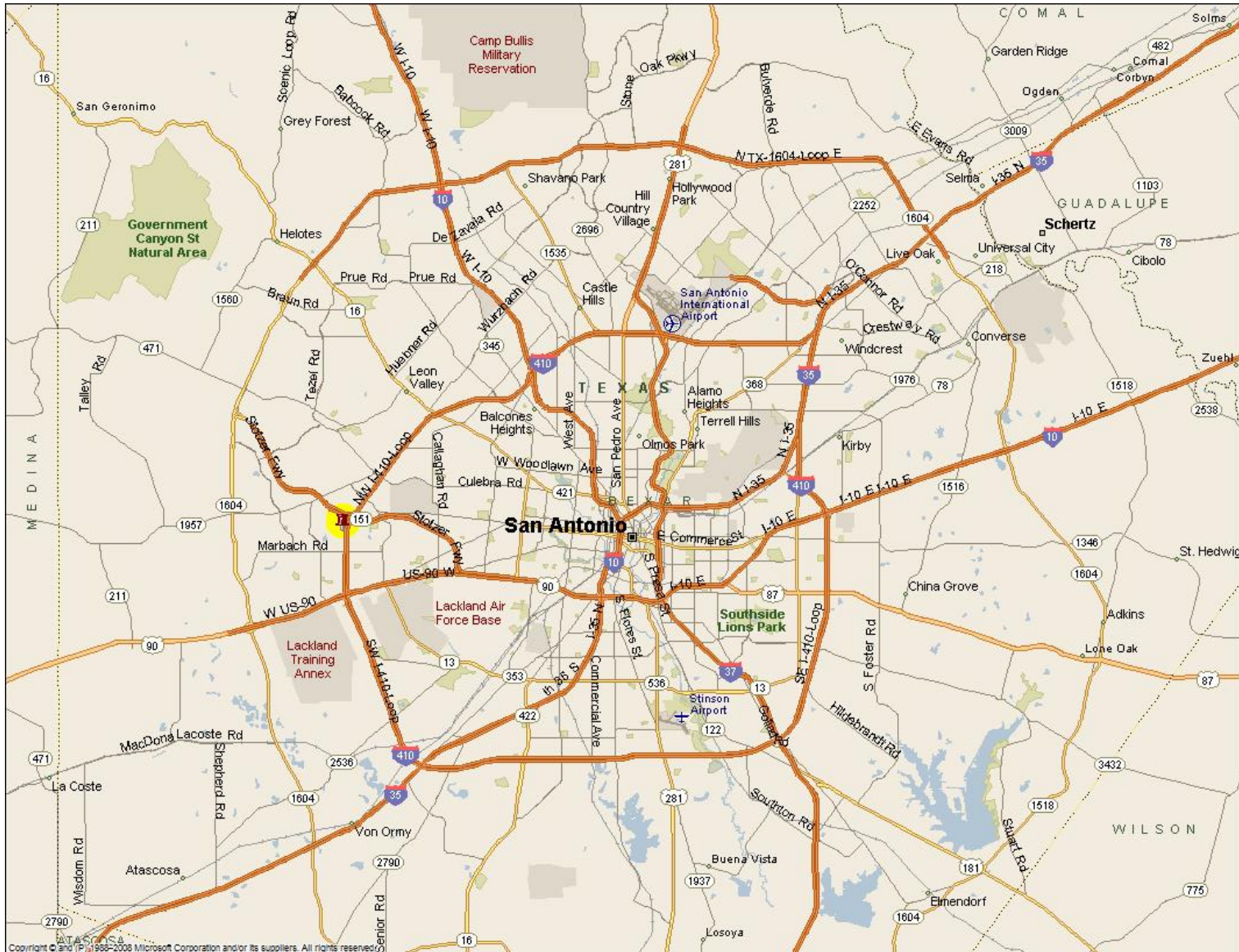
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR MATT HOWARD

Phone: 210-496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / mhoward@roalson.com

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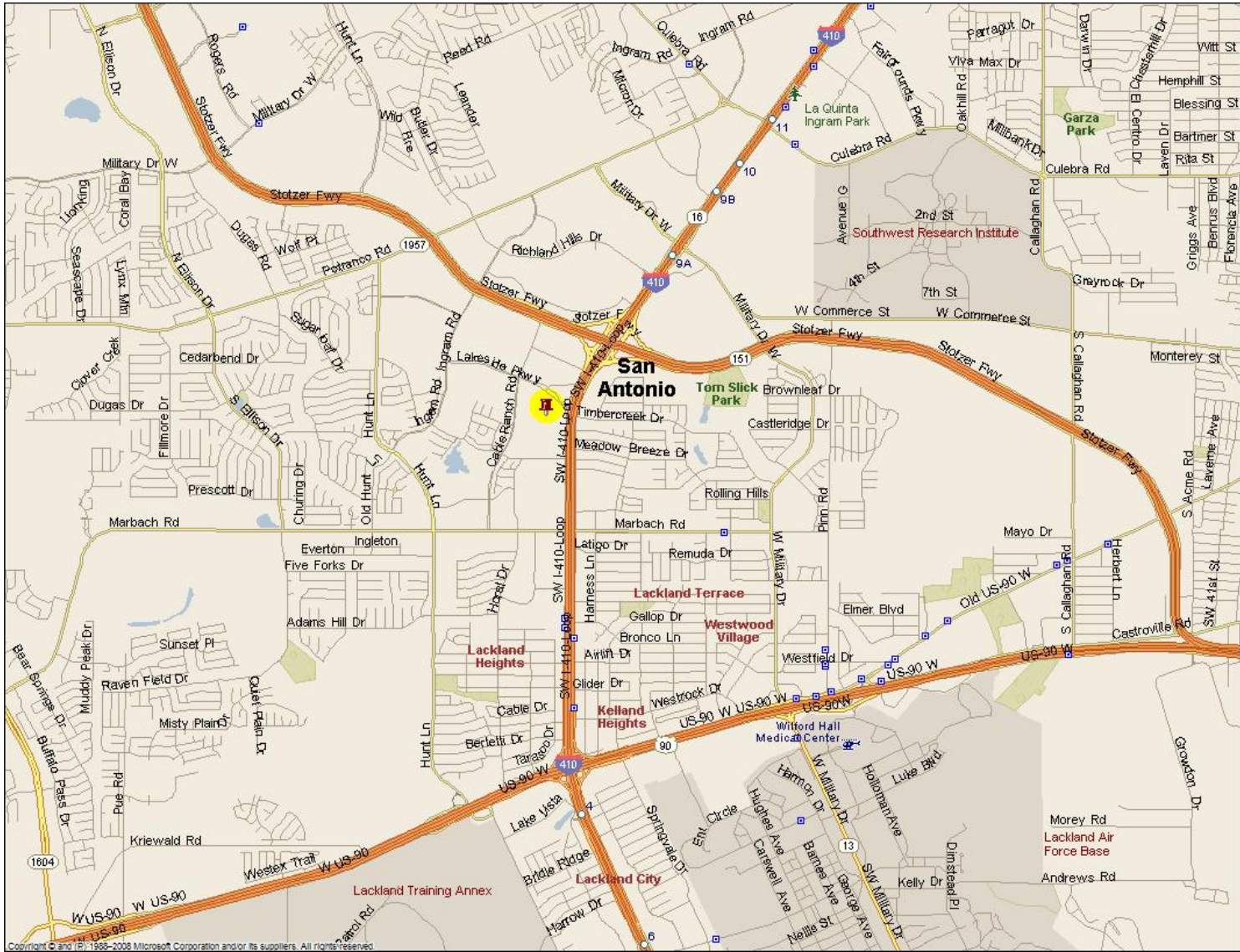
Location Map



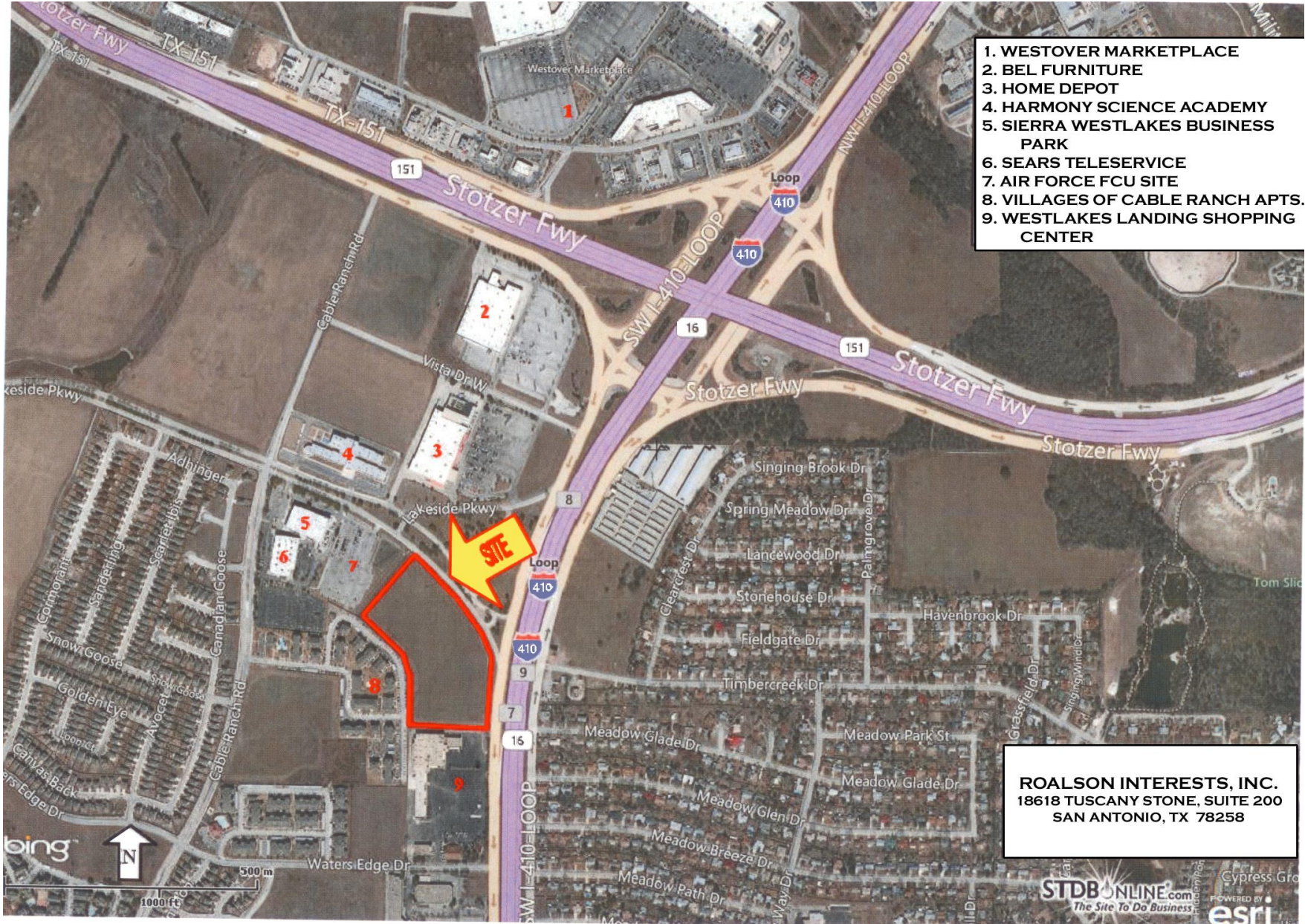
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Area Map



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- 1. WESTOVER MARKETPLACE
- 2. BEL FURNITURE
- 3. HOME DEPOT
- 4. HARMONY SCIENCE ACADEMY
- 5. SIERRA WESTLAKES BUSINESS PARK
- 6. SEARS TELESERVICE
- 7. AIR FORCE FCU SITE
- 8. VILLAGES OF CABLE RANCH APTS.
- 9. WESTLAKES LANDING SHOPPING CENTER

ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TX 78258

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DEMOGRAPHIC OVERVIEW

February 23, 2018

LOOP 410 AT LAKESIDE

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	13,118	109,481	246,403
2017 Estimate	16,833	124,560	281,215
5 Year Projection	18,858	134,434	303,241
Households			
2010 Census	4,847	35,242	77,938
2017 Estimate	6,082	39,951	88,118
5 Year Projection	6,795	43,263	95,113
2017 Population by Race			
White	66.1%	66.8%	68.2%
Black	10.9%	9.4%	8.4%
Asian or Pacific Islander	2.3%	2.7%	2.5%
American Indian	0.9%	0.9%	0.9%
2017 Population by Ethnicity			
Hispanic Origin	72.2%	68.9%	69.6%
2017 Total Housing Units			
Owner-Occupied	2,402	21,390	51,870
Renter-Occupied	3,680	18,562	36,248
Average Household Size	2.77	3.00	3.07
2017 Household Income			
Income \$ 0 - \$14,999	12.5%	10.6%	11.0%
Income \$ 15,000 - \$24,999	14.2%	11.1%	10.4%
Income \$ 25,000 - \$34,999	16.0%	12.0%	11.1%
Income \$ 35,000 - \$49,999	14.7%	15.9%	15.3%
Income \$ 50,000 - \$74,999	21.0%	22.9%	22.5%
Income \$ 75,000 - \$99,999	12.2%	13.4%	13.3%
Income \$100,000 - \$149,999	8.0%	10.6%	11.7%
Income \$150,000 - \$199,999	1.2%	2.4%	3.0%
Income \$200,000 +	0.2%	1.1%	1.5%
Average Household Income	\$51,237	\$59,899	\$62,431
Median Household Income	\$41,235	\$50,293	\$51,471
Per Capita Income	\$18,074	\$20,137	\$20,394

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.

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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date