



**COMMERCIAL CORNER
HIGHWAY 151 CORRIDOR IN WESTOVER HILLS**

- LOCATION:** The property is at the east corner of State Highway 151 at West Military Drive in Northwest San Antonio.
- SIZE:** 5.004 Acres
- FRONTAGE:** **State Highway 151:** 584.19 feet
West Military Drive: 279.08 feet
- UTILITIES:** **Electricity:** City Public Service is at the north corner of Highway 151 at West Military Drive
Water: A San Antonio Water System 12 inch main is located on the property along the Highway 151 frontage.
Sewer: A San Antonio Water System 18 inch main is on the Highway 151 frontage approximately 400 feet south of the Property.
Gas: None in the immediate vicinity.
- Prospective buyers should retain an independent engineer to verify the location, accessibility, and available capacity of all utilities.*
- ZONING:** C-3, GC-2, Commercial, Highway 151 Gateway Corridor District, City of San Antonio.
Prospective buyers should verify the zoning for the property with the appropriate governing authority.
- FLOOD PLAIN:** The Federal Emergency Management Agency maps do not indicate any 100 year flood plain on the property.
- TOPOGRAPHY:** The property has a gentle slope draining generally to the east away from the intersection.
- EASEMENTS:** There is a water line easement along the Highway 151 frontage.
- DEED RESTRICTIONS:** The Property is subject to the Westover Hills development covenants and restrictions which promote quality development in the area.



DEMOGRAPHICS:

	1.0 Mile	3.0 Miles	5.0 Miles
Population 2017 Estimate:	12,750	110,139	287,428
5 Year Projection:	13,939	120,897	319,742
Average Household Income	\$83,641	\$73,576	\$71,709

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

AREA DEVELOPMENT:

The site is in Westover Hills, a master planned development that is home to some of San Antonio’s key employers. Wells-Fargo operations center, Northwest Vista College and Takata Seat Belt are just northwest of the property. Westover Hills is also home to Sea World of Texas, QVC, The Capital Group, Sony Microelectronics, the Hyatt Hill Country Resort, Microsoft, Chase Financial Services, Maxim and many other corporations. The employment generated by these businesses is having a major impact on the area residential growth. Westover Hills is also the location of health care campuses including Methodist Healthcare, Baptist Healthcare and Christus Santa Rosa. Northwest Vista College has an enrollment of over 18,000 students.

POTENTIAL USE:

This is a strategic intersection corner with potential for a variety of uses including retail, office, hospitality, medical and other neighborhood services.

INVESTMENT:

Price: \$3,814,549; \$17.50 per square foot

COMMENTS:

- The property is in the fastest growing housing sector in San Antonio with all major San Antonio home builders active in the area.
- A Pape-Dawson 2002 Geo-Physical Study identified a small sink hole on the property near the Highway 151 frontage.

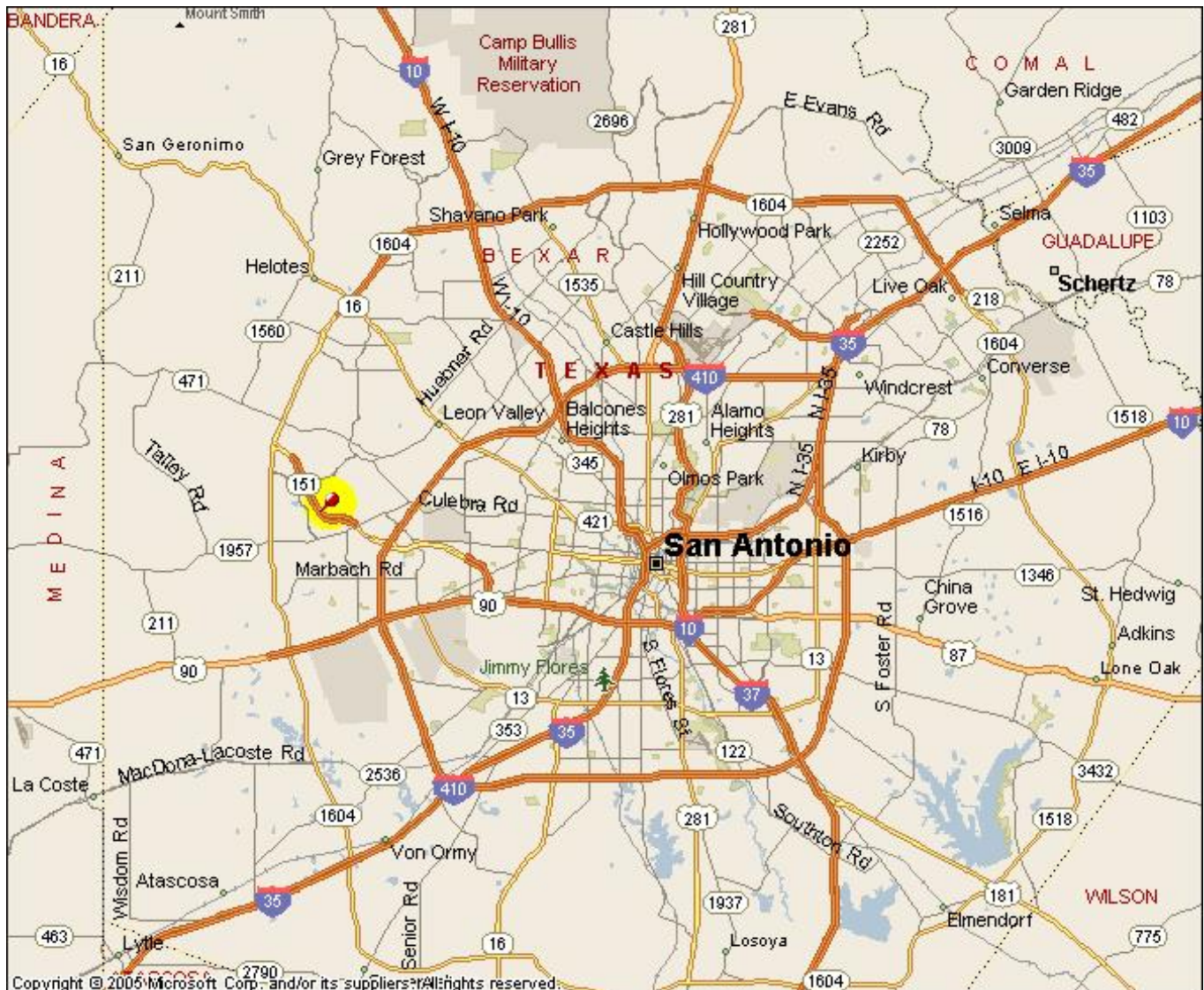
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM

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

www.roalson.com



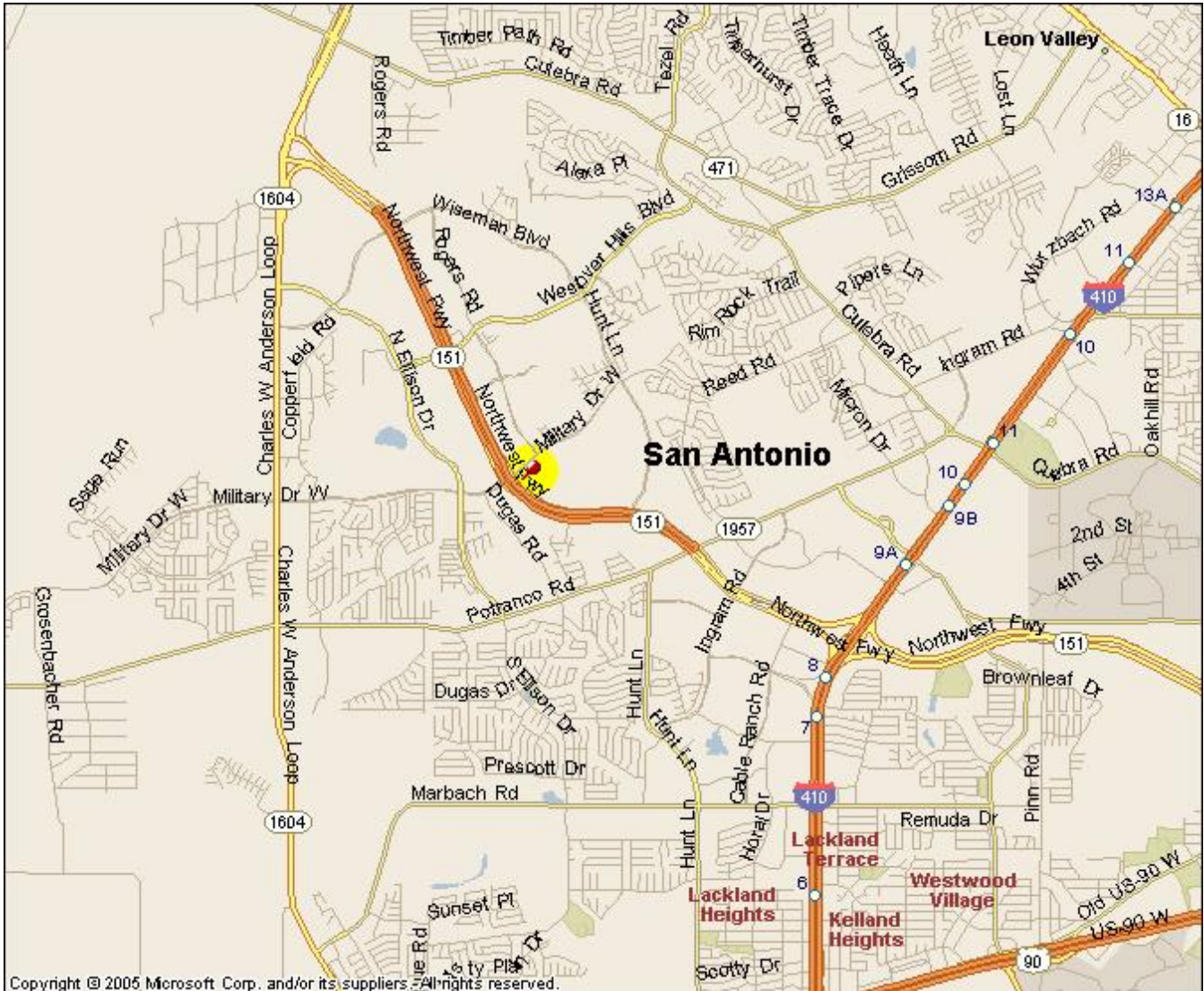
LOCATION MAP



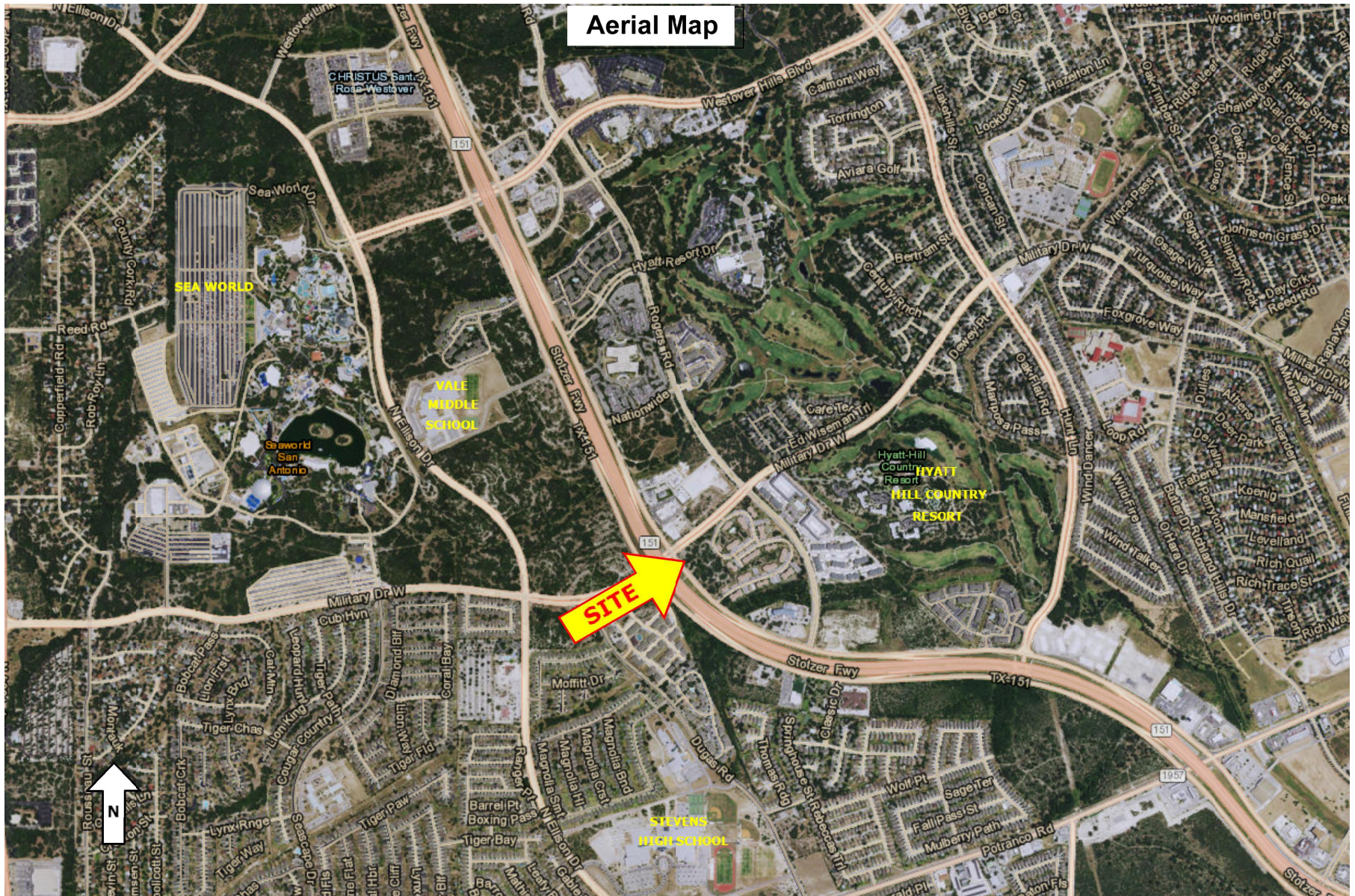
This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



AREA MAP



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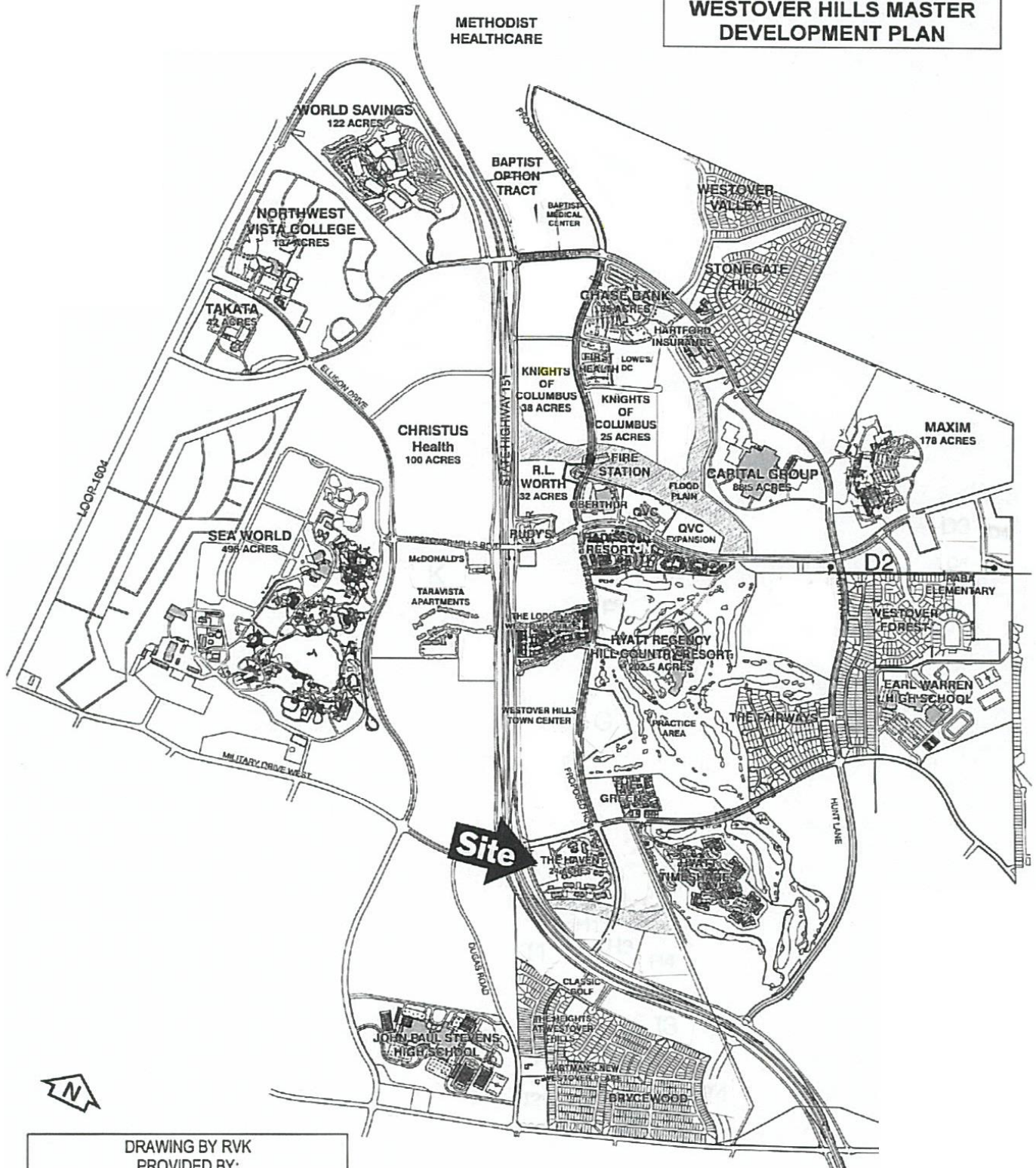
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WESTOVER HILLS MASTER DEVELOPMENT PLAN

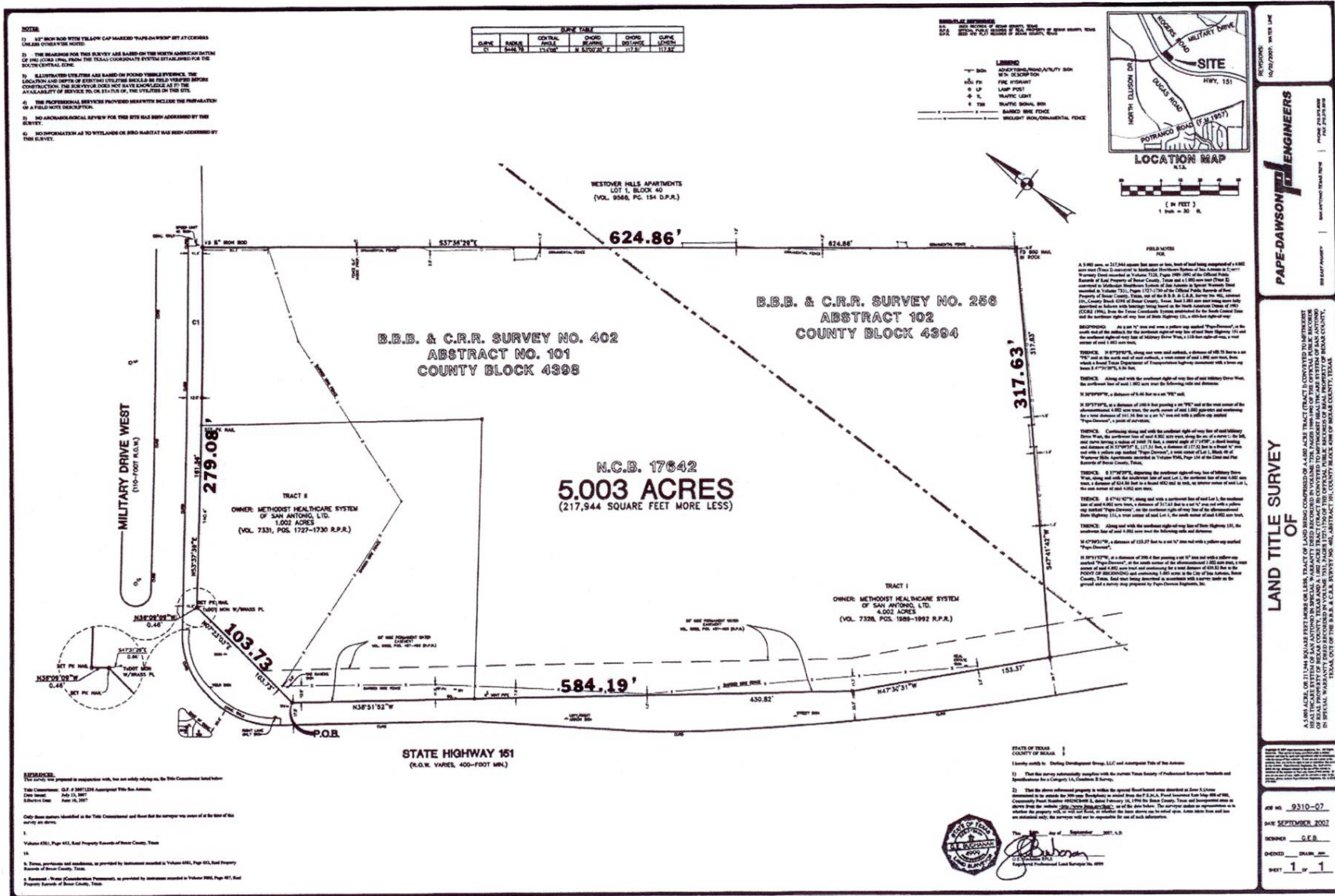


DRAWING BY RVK
PROVIDED BY:
CHARLES MARTIN WENDER REAL ESTATE

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Survey



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DEMOGRAPHIC OVERVIEW

April 30, 2018

HIGHWAY 151 AT WEST MILITARY DRIVE

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	10,982	93,382	239,620
2017 Estimate	12,750	110,139	287,428
5 Year Projection	13,939	120,897	319,742
Households			
2010 Census	4,042	31,499	80,155
2017 Estimate	4,922	36,889	94,612
5 Year Projection	5,471	40,495	104,904
2017 Population by Race			
White	66.1%	66.9%	69.0%
Black	11.3%	10.4%	8.7%
Asian or Pacific Islander	5.6%	3.6%	3.1%
American Indian	0.7%	0.8%	0.8%
2017 Population by Ethnicity			
Hispanic Origin	51.9%	63.2%	64.9%
2017 Total Housing Units			
Owner-Occupied	2,199	21,956	60,365
Renter-Occupied	2,722	14,934	34,247
Average Household Size	2.59	2.98	3.03
2017 Household Income			
Income \$ 0 - \$15,000	5.5%	7.0%	7.7%
Income \$ 15,000 - \$24,999	4.1%	7.1%	8.0%
Income \$ 25,000 - \$34,999	6.2%	9.0%	9.3%
Income \$ 35,000 - \$49,999	13.9%	14.0%	14.4%
Income \$ 50,000 - \$74,999	22.0%	24.1%	23.5%
Income \$ 75,000 - \$99,999	22.9%	16.6%	15.6%
Income \$ 100,000 - \$149,999	15.8%	15.5%	15.2%
Income \$ 150,000 - \$199,999	5.0%	4.4%	4.2%
Income \$200,000 +	4.6%	2.3%	2.2%
Average Household Income	\$83,641	\$73,576	\$71,709
Median Household Income	\$72,241	\$60,649	\$58,669
Per Capita Income	\$32,090	\$24,736	\$23,691

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

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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.

Roalson Interests, Inc.	0338503		(210)496-5800
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm Eldon Roalson	_____ License No. 214067	_____ Email eldon@roalson.com	_____ Phone (210)445-5858
_____ Licensed Supervisor of Sales Agent/ Associate Matthew Howard	_____ License No. 603462	_____ Email mhoward@roalson.com	_____ Phone (210)865-4411
_____ 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

IABS 1-0 Date