



**EXCEPTIONAL COMMERCIAL DEVELOPMENT SITE
IH 10 WEST / LOOP 1604 AREA
SAN ANTONIO, TEXAS**

LOCATION: The property is located at the northwest and northeast corners of Vance Jackson at Loop 1604 on the south side of The Rim mixed use development, just east of the IH 10 / Loop 1604 intersection.

SIZE: 17.32 Acres Total (NWC – 8.8 Ac.; NEC – 8.5 Ac.)

FRONTAGE: There is significant road frontage on Loop 1604 and Vance Jackson. See Survey.

UTILITIES: All available except sewer which requires an extension from Leon Creek just west of the property.

Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING: MPCD-Master Planned Commercial District - ERZD, City of San Antonio.

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

TRAFFIC COUNT: 2011 State Highway Department Map indicates 133,000 vehicles per day on Loop 1604 at Vance Jackson, 156,000 vehicles per day on IH 10 between Loop 1604 and UTSA Boulevard and 106,000 vehicles per day on IH 10 at Old Fredericksburg Road just north of Loop 1604.

DEMOGRAPHICS: 2012 ESRI population estimates:

	1-mile	3-mile	5-mile
2012 Population Estimates:	2,335	44,578	174,171
Average Household Income:	\$94,105	\$90,212	\$87,495



POTENTIAL USE: This is an exceptional location for commercial / retail / hospitality development as well as other uses such as healthcare services.

AREA

DEVELOPMENT:

- Major development in the area includes The Rim Shopping Center and mixed use master planned development, La Cantera which includes The Shops at La Cantera, Six Flags – Fiesta Texas theme park, Valero Corporate Headquarters, NuStar Corporate Headquarters, Medtronics Regional Customer Support and Sales Office, the University of Texas at San Antonio and The Eilan, a \$400 million dollar mixed use project includes 539 apartment units, 250,000 square feet of office space, and 60,000 square feet of retail space.
- The Rim is anchored by Bass Pro Shop, Target, J. C. Penney, the Palladium IMAX theater, Lowe’s and Best Buy.
- Victory Medical Center, a new surgical hospital, is at the SWC of 1604 / Vance Jackson. The hospital / clinic will employ 250 and includes 84,000 SF of medical office space.

CONTRACT

PRICE:

Contact Broker.

COMMENTS:

- The IH 10 / Loop 1604 area is the most significant commercial growth area in San Antonio.
- The Loop 1604 / Vance Jackson intersection is the south entrance to The Rim Shopping Center and just east of IH 10 and Loop 1604.
- The Texas Department of Transportation has recently completed the Vance Jackson bridge over Loop 1604. This will significantly increase traffic on Vance Jackson to The Rim, as well as to other major developments in the area.

FOR INFORMATION CONTACT: JIM GUY EGBERT OR ELDON ROALSON, CCIM

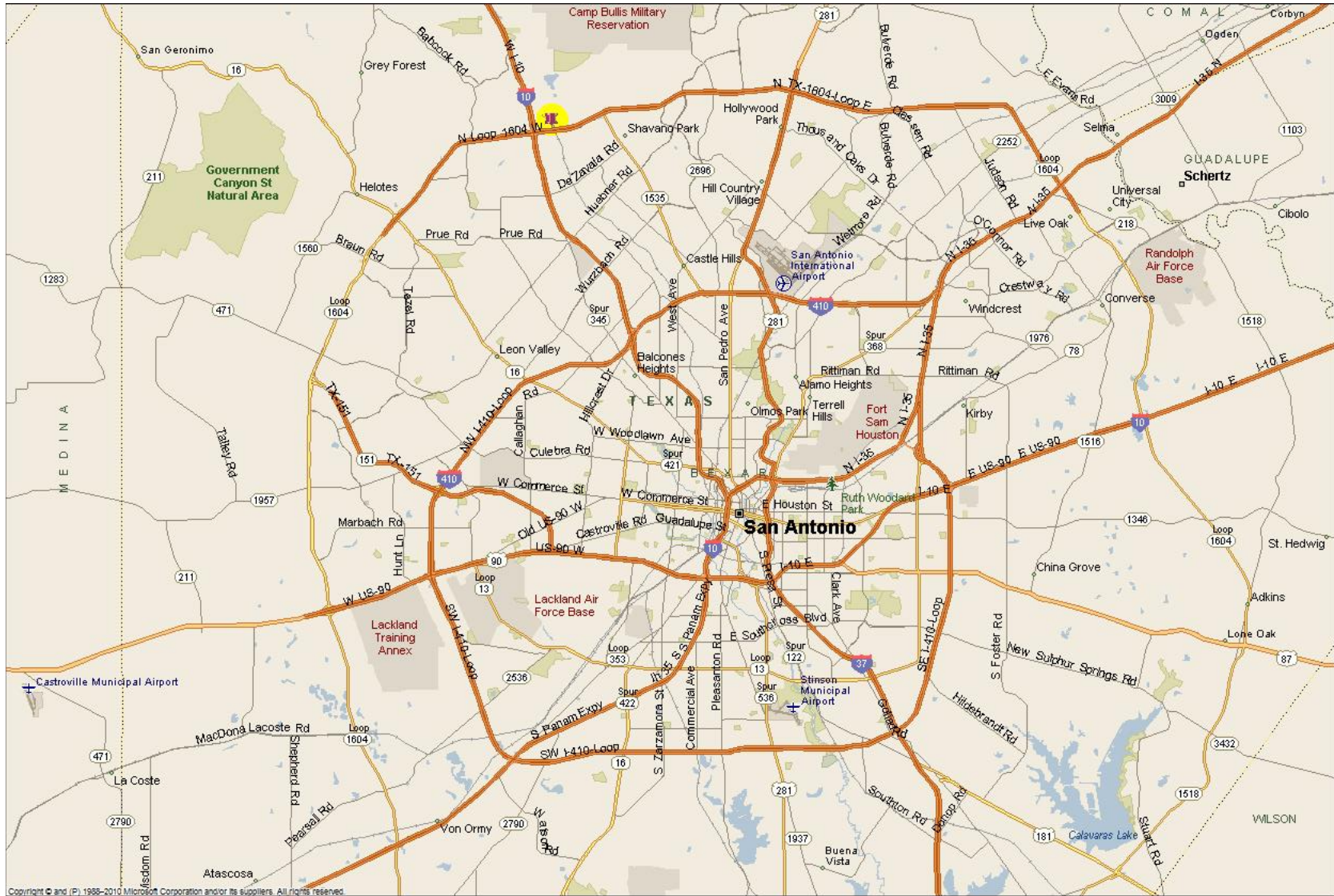
Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** jimguy@roalson.com / eldon@roalson.com

View Available Properties: [Location Map](#) / [Available Property Summary](#) www.roalson.com

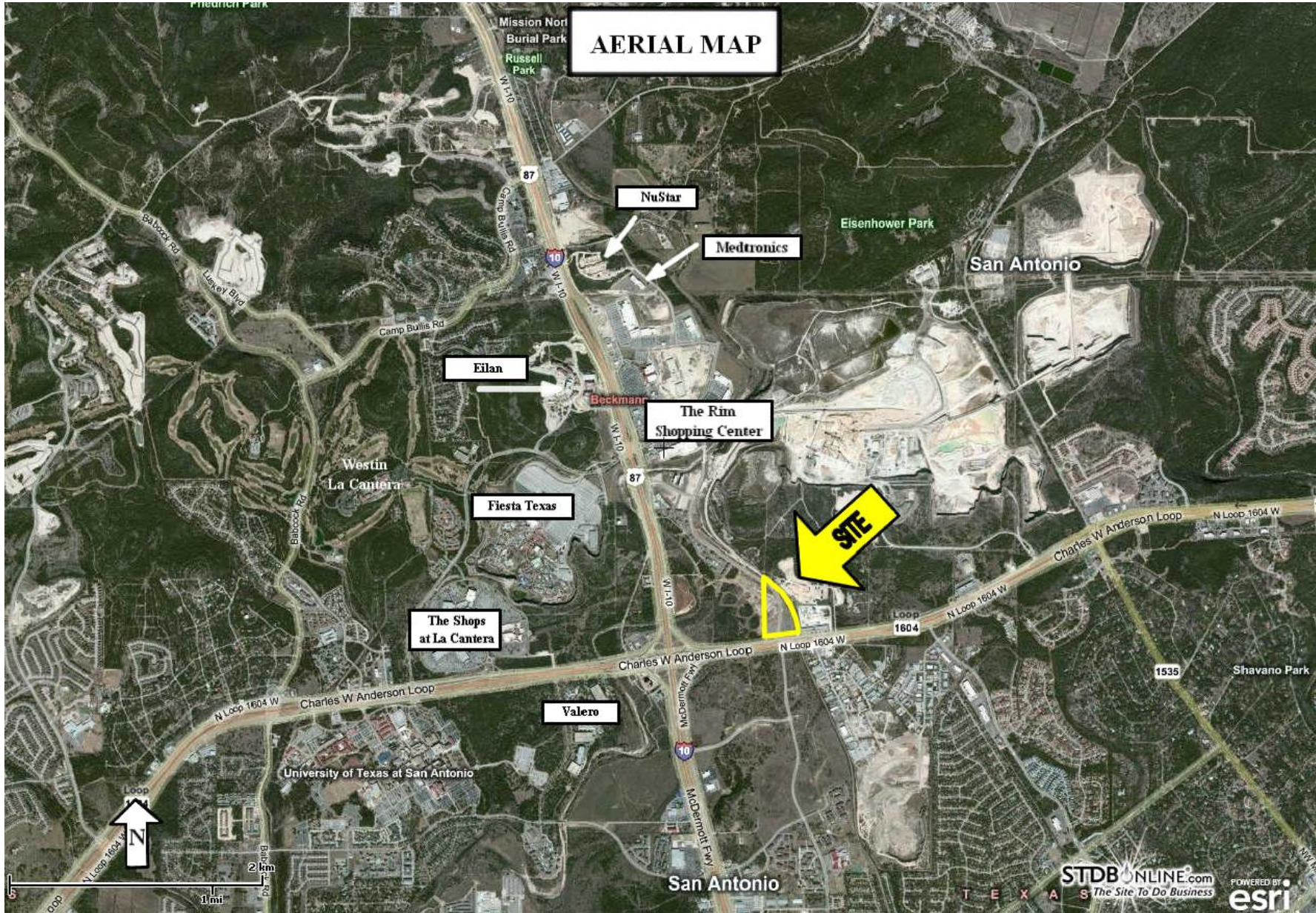
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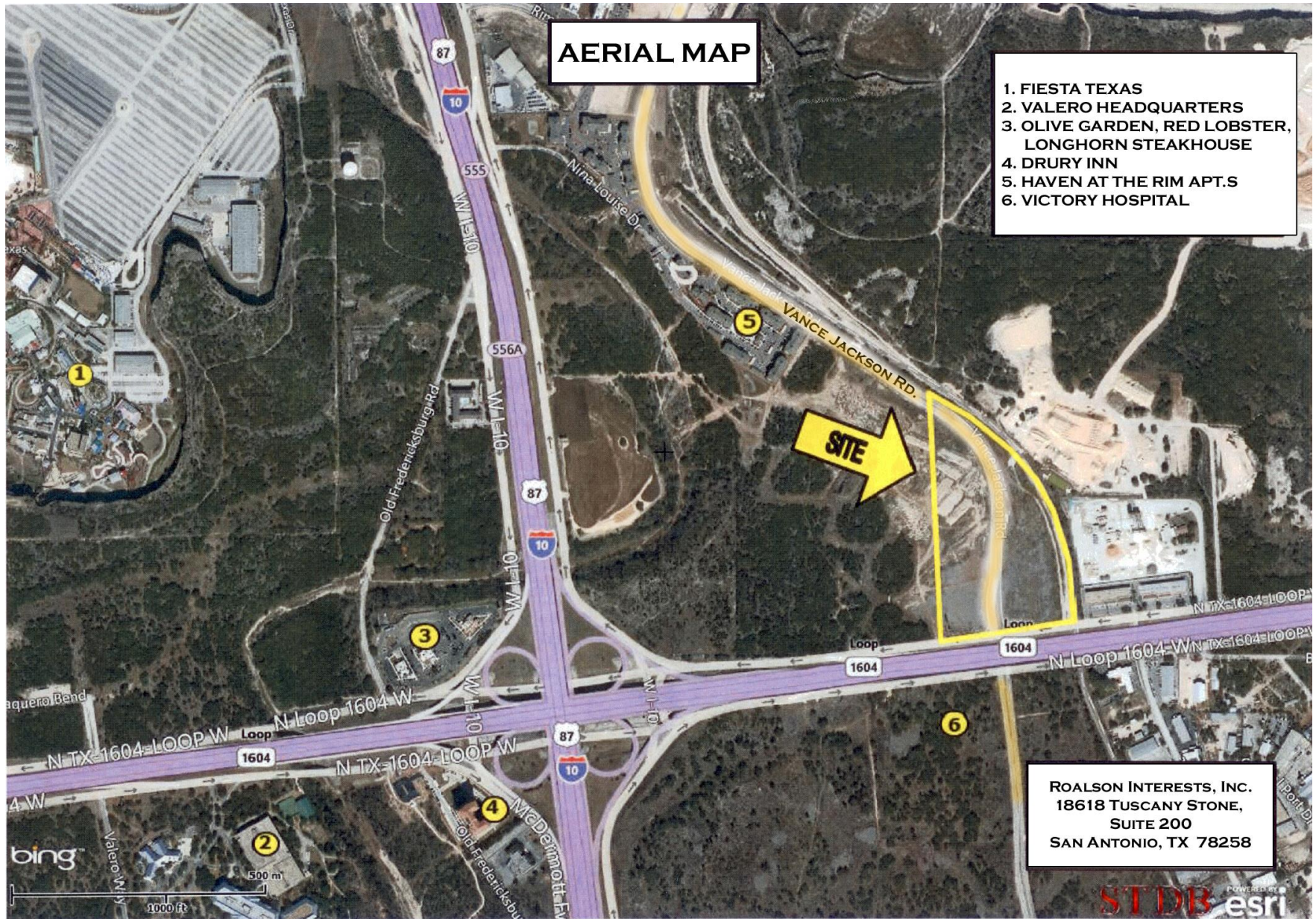
Location Map



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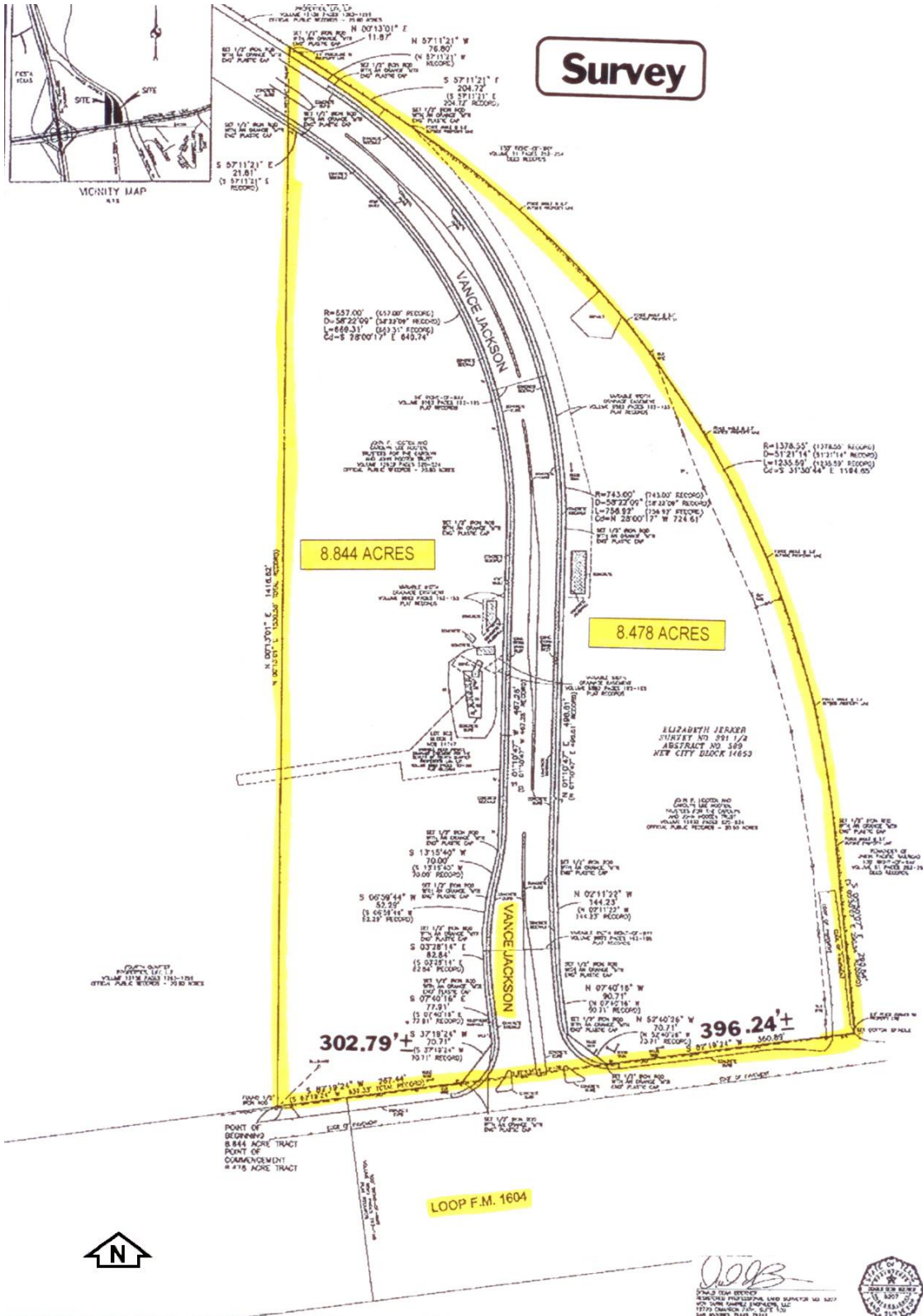


AERIAL MAP

- 1. FIESTA TEXAS
- 2. VALERO HEADQUARTERS
- 3. OLIVE GARDEN, RED LOBSTER, LONGHORN STEAKHOUSE
- 4. DRURY INN
- 5. HAVEN AT THE RIM APT.S
- 6. VICTORY HOSPITAL

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

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DEMOGRAPHIC OVERVIEW

June 17, 2013

N. LOOP 1604 AT VANCE JACKSON ROAD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	1,950	42,906	165,033
2012 Estimate	2,335	44,578	174,171
5 Year Projection	2,623	49,032	194,910
Households			
2010 Census	1,010	17,104	67,583
2012 Estimate	1,226	17,841	71,345
5 Year Projection	1,391	19,916	80,591
2012 Population by Race			
White	82.8%	74.3%	76.6%
Black	2.9%	6.3%	5.1%
Asian or Pacific Islander	5.2%	7.8%	7.0%
American Indian	0.5%	0.5%	0.6%
2012 Population by Ethnicity			
Hispanic Origin	33.7%	37.8%	39.5%
2012 Total Housing Units			
Owner-Occupied	41.5%	43.6%	49.4%
Renter-Occupied	52.1%	49.5%	44.2%
Average Household Size	1.90	2.31	2.39
2012 Household Income			
Income \$ 0 - \$15,000	4.3%	9.4%	8.1%
Income \$ 15,000 - \$24,999	1.4%	4.6%	5.4%
Income \$ 25,000 - \$34,999	3.8%	5.6%	6.5%
Income \$ 35,000 - \$49,999	10.2%	8.0%	10.2%
Income \$ 50,000 - \$74,999	16.2%	18.3%	21.1%
Income \$ 75,000 - \$99,999	20.9%	17.2%	15.2%
Income \$ 100,000 - \$149,999	33.1%	22.5%	18.6%
Income \$ 150,000 - \$199,999	5.1%	6.6%	8.0%
Income \$200,000 +	5.1%	7.7%	6.8%
Average Household Income	\$94,105	\$90,212	\$87,495
Median Household Income	\$84,165	\$73,171	\$65,862
Per Capita Income	\$46,690	\$38,441	\$36,628

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2012 and 2017.

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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**

Roalson Interests, Inc.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

17 ACRES / LOOP 1604 AT VANCE JACKSON / SAN ANTONIO, TEXAS

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or (512) 465-3960.

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