



**COMMERCIAL DEVELOPMENT TRACT
LOOP 1604 / HIGHWAY 151 / WESTOVER HILLS AREA**

LOCATION: The property is strategically located at the southwest quadrant of Loop 1604 and Highway 151, the major interchange in northwest San Antonio, just south of the Culebra/1604 intersection. It is on the west side of Loop 1604 between Valley Meadow and Misty Woods in front of North San Antonio Hills Subdivision.

SIZE: 20.95 acres

DIMENSIONS: **Frontage:** Approximately 1,700 feet on Loop 1604
Depth: Varies from 445 feet to 522.9 feet. See Survey.

UTILITIES: **Electricity:** 3-phase on the west side of Loop 1604 in front of the property.

Sewer: According to San Antonio Water System, the closest sanitary sewer main is located approximately 1,900 feet east of the subject property. An off site extension under Loop 1604 would be required as well as easements from property owners. Alternatively, there is sewer infrastructure for a 3,200 acre master planned community just south of the property on the west side of Loop 1604.

Water: According to a Vickrey & Associates study in December, 2004, BexarMet water service is on Misty Woods and Valley Meadow adjacent to the property.

Gas: None at this time

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

ZONING: The property is zoned C-3, Commercial District, 400 feet deep from Loop 1604. The remaining approximately 100 feet is zoned C-2, 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 show any 100-year flood plain on this property.

TOPOGRAPHY: The property is a hilltop on the north end with a gentle fall to the south and east. The south end has the most significant slope southwest into a drainage easement.

EASEMENTS: Some utility and drainage easements are of record on the property. See Survey.

DEED RESTRICTIONS: Subdivision Restrictions and Covenants generally permit commercial development.



TRAFFIC:

2011 Texas Highway Traffic Count Map indicates 72,000 vehicles per day on Loop 1604 south of Culebra, and 24,000 vehicles per day north of Potranco.

DEMOGRAPHICS:

	3 ó mile	5 ó mile
2012 Population Estimates:	72,117	220,444
Average Household Income:	\$ 67,538	\$ 65,703

POTENTIAL USE:

The tract, with 2 corners and excellent Loop 1604 exposure, lends itself to a variety of uses including retail, office, health care, hospitality, business park and others.

INVESTMENT:

\$6.50 per square foot; \$5,931,783

COMMENTS:

❑ The site is on the west side of 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 directly across Loop 1604. 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 growth which is the fastest growing sector in San Antonio.

❑ Westover Hills is also the location of health care campuses including Methodist Healthcare, Baptist Healthcare and Christus Santa Rosa. See aerial map for locations.

❑ Northwest Vista College, a rapidly growing campus, now has an enrollment of over 16,000 students.

❑ Alamo Ranch, a 900,000 square foot retail development, is located on the west side of Loop 1604 between State Highway 151 and Culebra Road, just north of the property. Lowe's, Target, J. C. Penney, Dick's Sporting Goods, Best Buy, Petsmart, Office Max and Steinmart anchor this shopping center.

❑ According to MetroStudy, the west sector of San Antonio is the fastest growing sector and consistently accounts for some 30% of San Antonio's new homes annually. All major San Antonio home builders are committed in the area having acreage representing over 67,000 current and future lots / homes.

❑ Texas Department of Transportation has expanded Loop 1604 with a four lane, divided highway in front of the property.

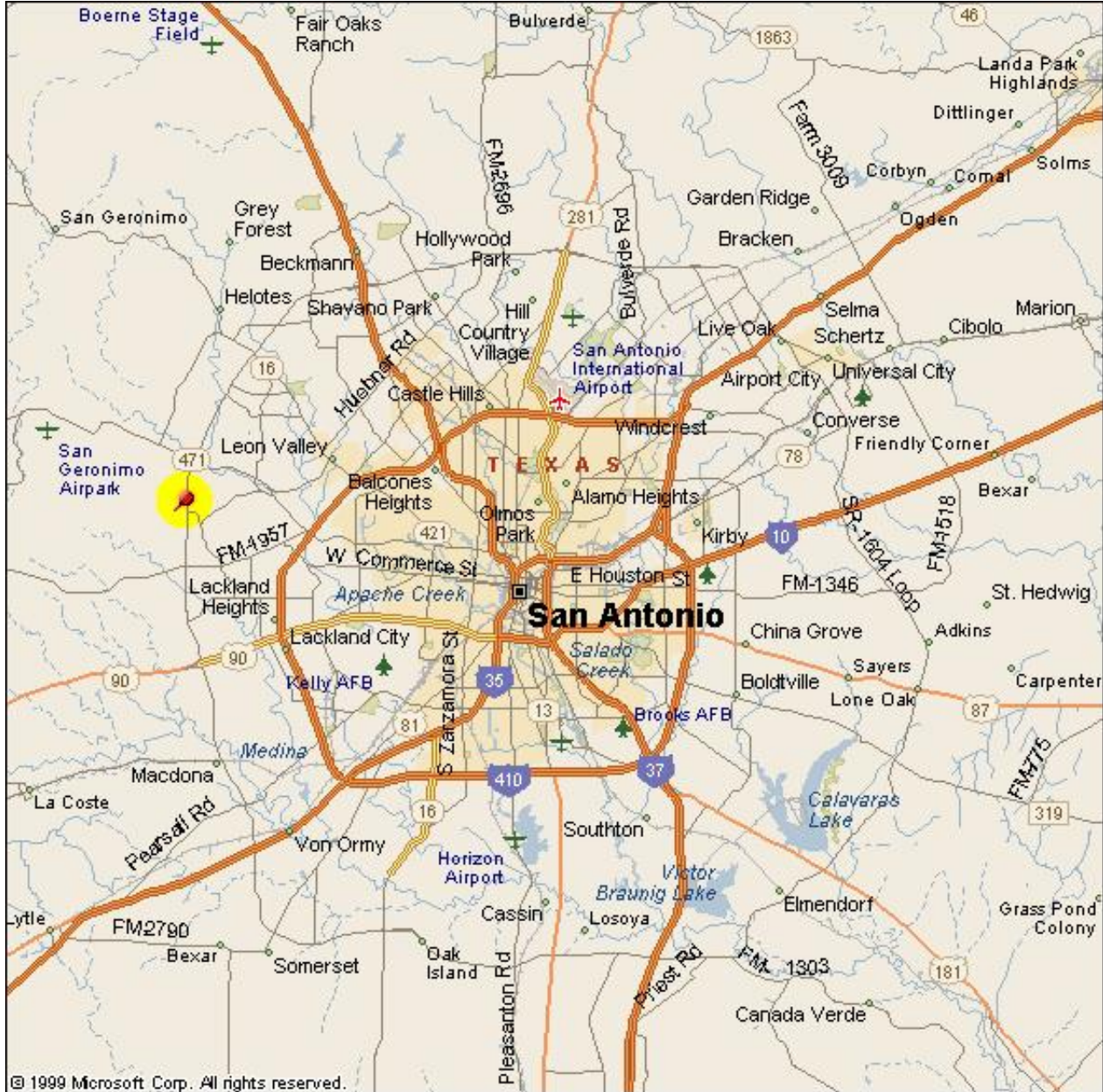
❑ Wiseman Boulevard, a major thoroughfare road just south of the property has been extended west from Loop 1604 through the Village at West Pointe, a planned 3,200 acre mixed use tract which is on the immediate south side of North San Antonio Hills and the property.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR JIM GUY EGBERT
Phone: 210-496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / jimguy@roalson.com
www.roalson.com View Available Properties: [Map](#) / [Summary](#)

g:\1604-Valley Meadow\Property Profile\6-13



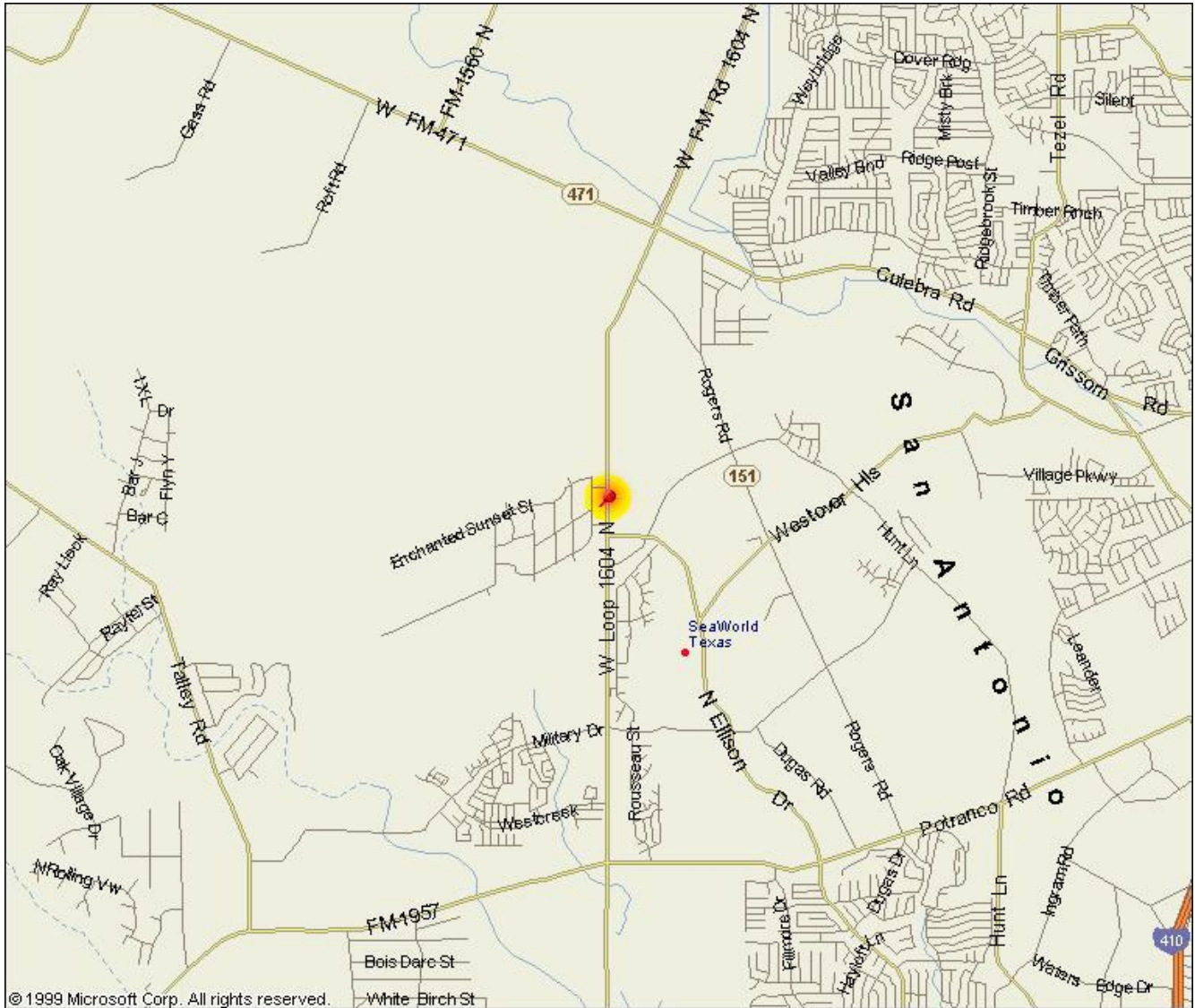
LOCATION MAP



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.



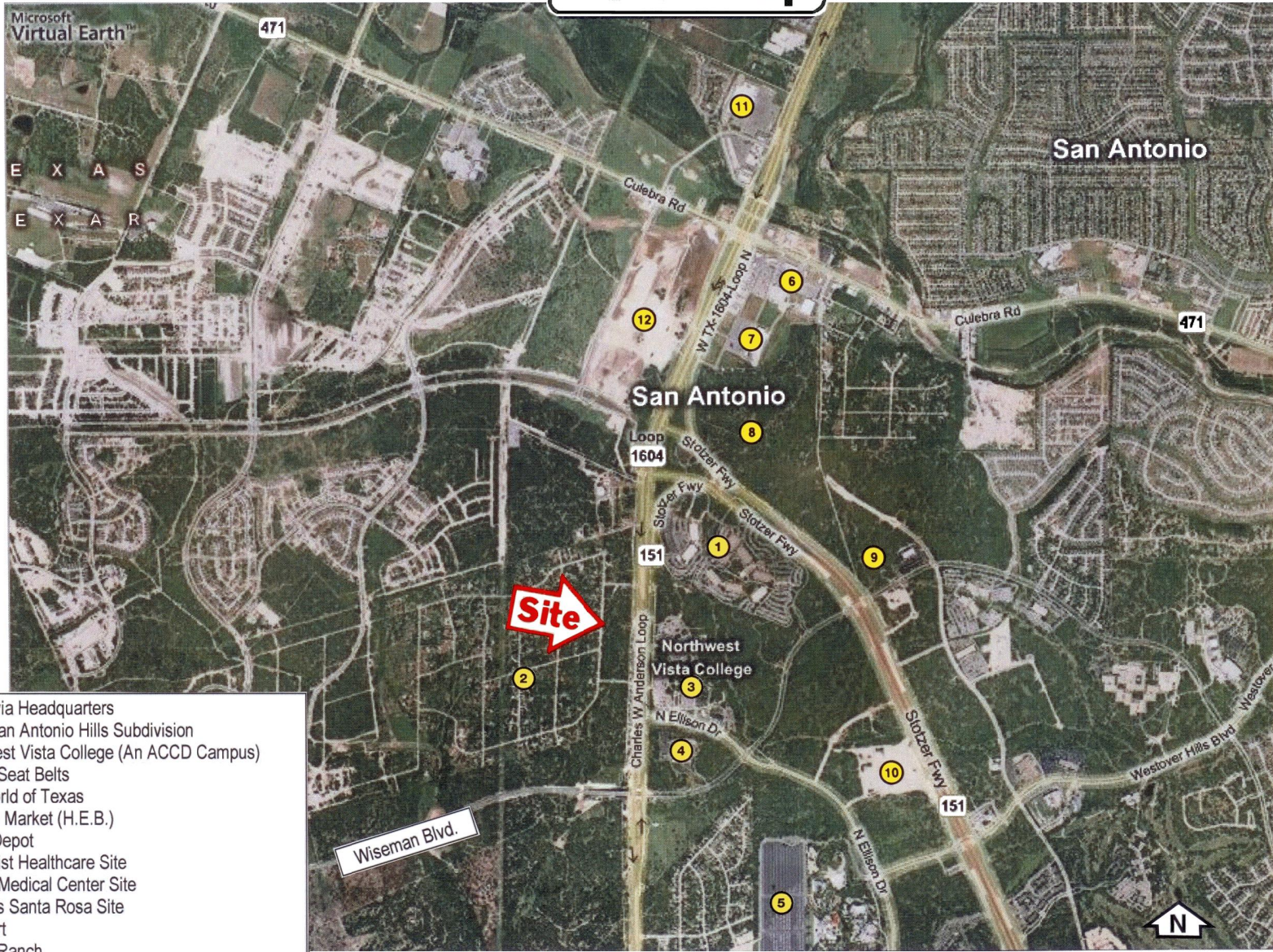
AREA MAP



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.



Aerial Map

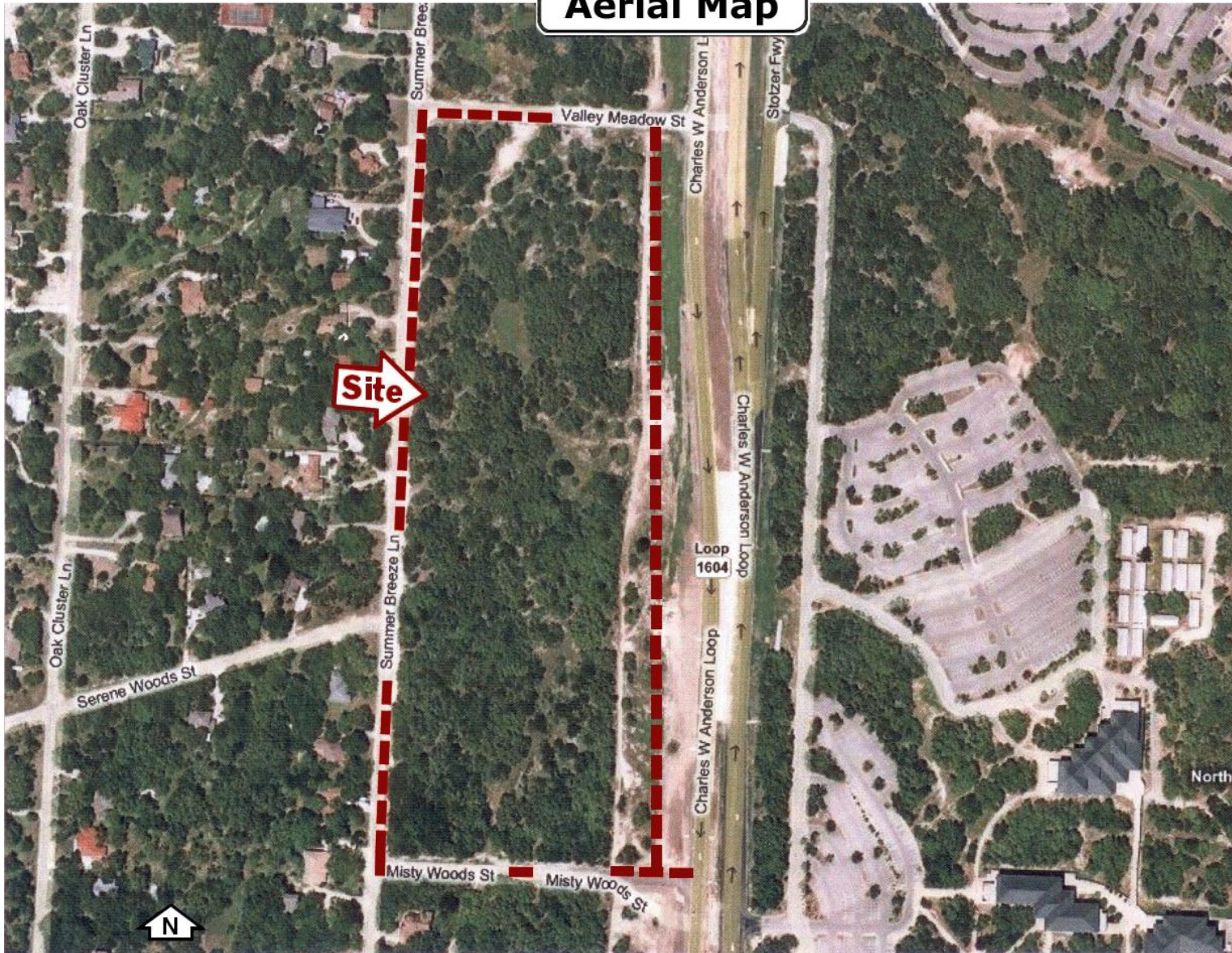


- 1. Wachovia Headquarters
- 2. North San Antonio Hills Subdivision
- 3. Northwest Vista College (An ACCD Campus)
- 4. Takata Seat Belts
- 5. Sea World of Texas
- 6. Culebra Market (H.E.B.)
- 7. Home Depot
- 8. Methodist Healthcare Site
- 9. Baptist Medical Center Site
- 10. Christus Santa Rosa Site
- 11. Walmart
- 12. Alamo Ranch

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.



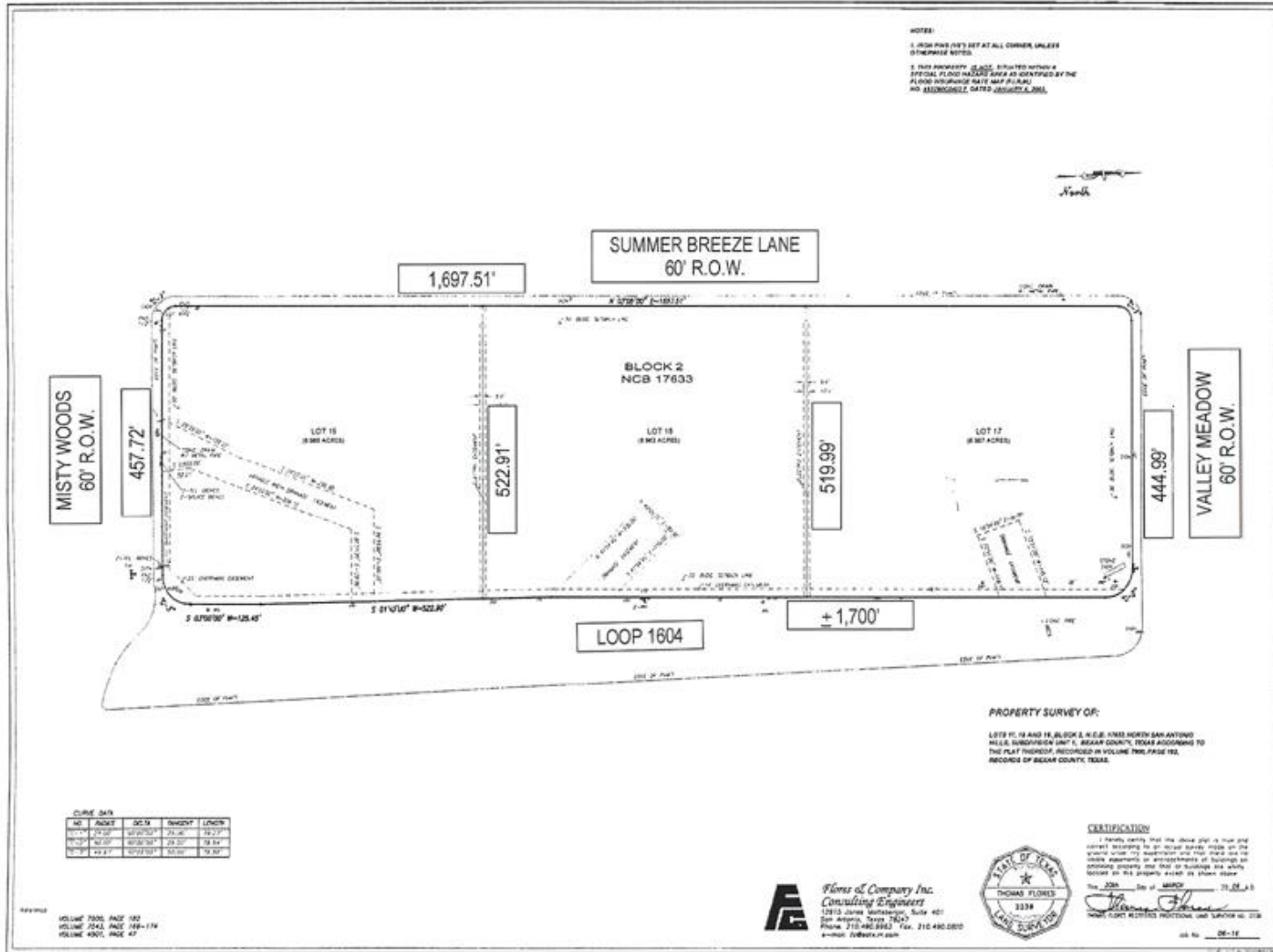
Aerial Map



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.



Survey



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.



DEMOGRAPHIC OVERVIEW

June 9, 2013

LOOP 1604 AT VALLEY MEADOW

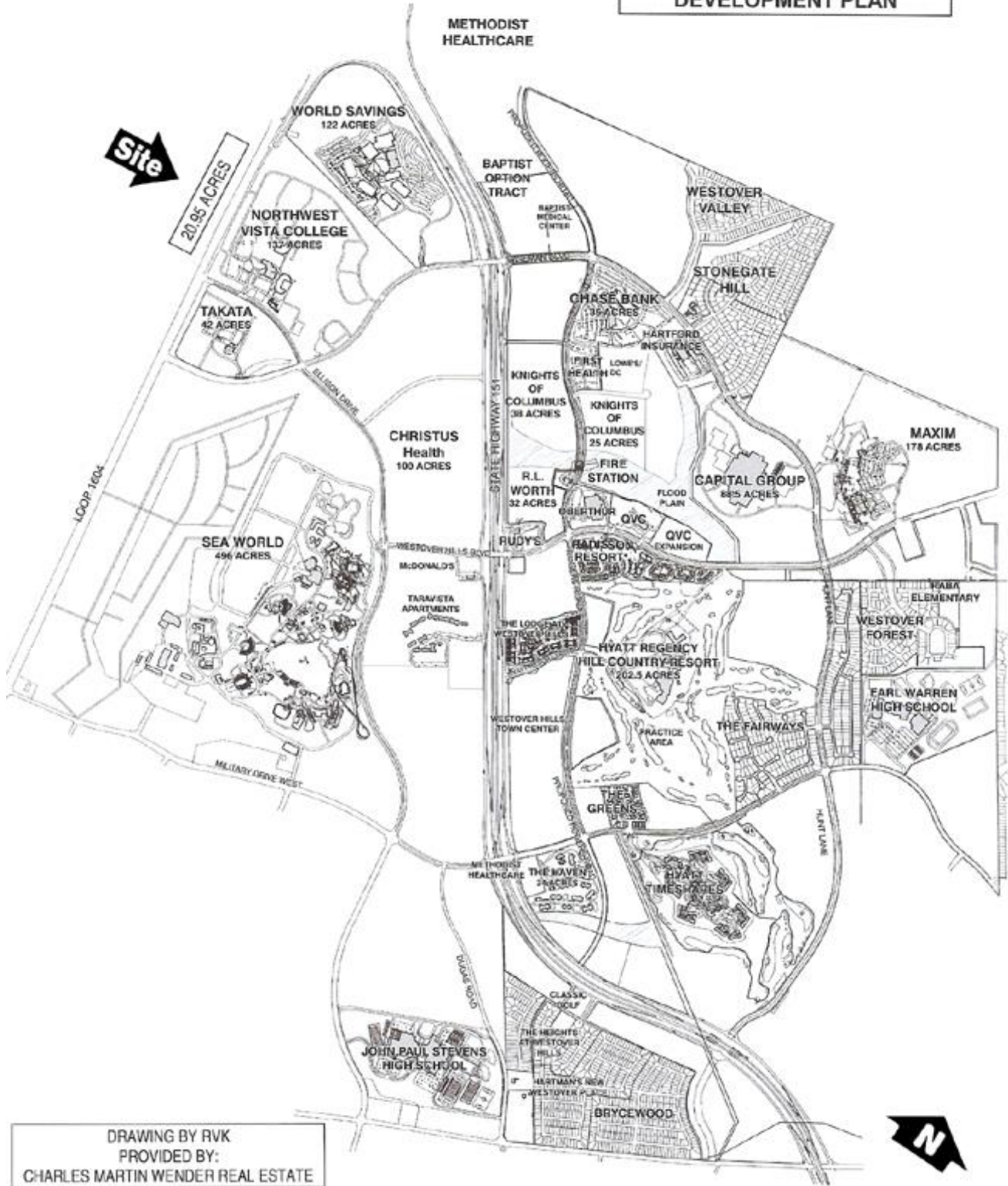
	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	1,331	67,601	208,427
2012 Estimate	1,596	72,117	220,444
5 Year Projection	1,999	81,053	245,890
Households			
2010 Census	554	22,437	70,020
2012 Estimate	654	23,865	73,610
5 Year Projection	820	27,057	82,353
2012 Population by Race			
White	74.9%	70.8%	71.5%
Black	8.8%	9.0%	8.4%
Asian or Pacific Islander	5.0%	3.2%	3.0%
American Indian	0.6%	0.8%	0.8%
2012 Population by Ethnicity			
Hispanic Origin	43.5%	56.7%	58.0%
2012 Total Housing Units			
Owner-Occupied	62.8%	69.3%	67.5%
Renter-Occupied	27.5%	26.7%	28.2%
Average Household Size	2.44	3.02	2.99
2012 Household Income			
Income \$ 0 - \$15,000	4.6%	7.9%	7.8%
Income \$ 15,000 - \$24,999	4.3%	7.3%	8.0%
Income \$ 25,000 - \$34,999	14.2%	10.4%	10.6%
Income \$ 35,000 - \$49,999	18.3%	17.7%	17.0%
Income \$ 50,000 - \$74,999	11.5%	25.4%	26.2%
Income \$ 75,000 - \$99,999	11.0%	13.1%	14.2%
Income \$ 100,000 - \$149,999	19.3%	13.4%	12.3%
Income \$ 150,000 - \$199,999	9.5%	2.9%	2.6%
Income \$200,000 +	7.2%	1.8%	1.4%
Average Household Income	\$92,858	\$67,538	\$65,703
Median Household Income	\$66,903	\$54,510	\$54,320
Per Capita Income	\$33,897	\$22,292	\$22,022

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

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.

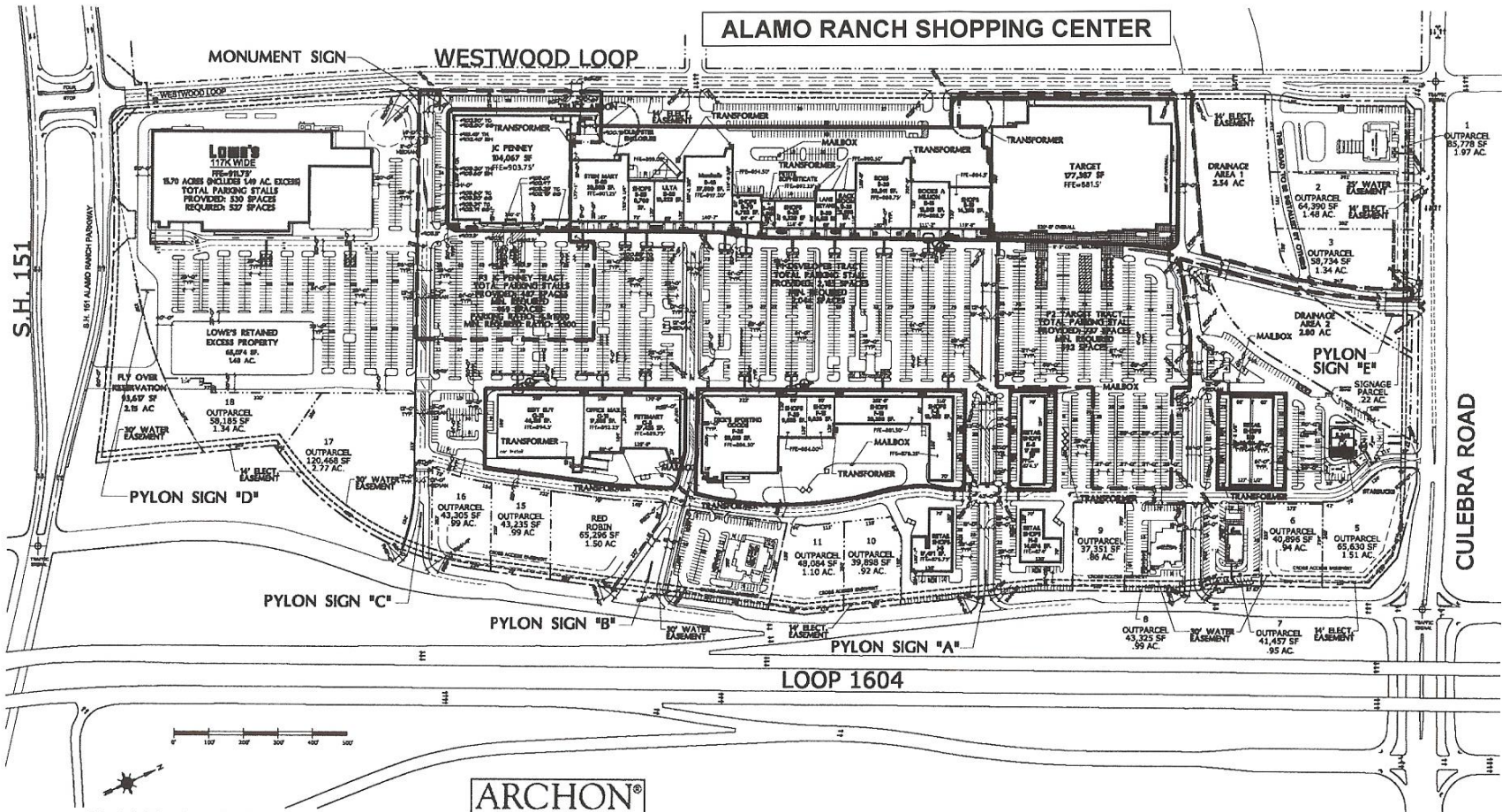


WESTOVER HILLS MASTER DEVELOPMENT PLAN



DRAWING BY RVK
PROVIDED BY:
CHARLES MARTIN WENDER REAL ESTATE

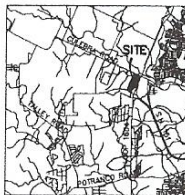
This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy 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.



ALAMO RANCH CONCEPTUAL SITE PLAN 63

1 SP-63 SCALE: 1" = 400'-0"

E:\2005\0519\SITEPLANS\SP-63 070607
SP-63 - 070607
JULY 06, 2007



LOCATION MAP



LEGEND

- PROPERTY LINE
- TRUCK TURNING RADIUS
- OUTSIDE SALES AREA
- ACCESSIBLE ROUTE
- PERMISSIBLE BUILDING AREA

AREA / BUILDING / PARKING TABULATIONS						
TENANTS	SITE AREA	ACRESAGE	BUILDG. AREA	PARKING REQUIRED	PARKING PROVIDED	ACCESS. PARKING
P1	31 ANCHOR / RETAIL SHOPS	2,138,185 SF GLA	98.09 AC.	244,323 SF GLA / 209,879 SF GLA	2,044	689
P2	ANCHOR 'A' TENANT	569,041 SF GLA	13.06 AC.	177,387 SF GLA	882	727
P3	ANCHOR 'B' TENANT	340,625 SF GLA	7.82 AC.	104,087 SF GLA	488	487
P10	ANCHOR 'C' TENANT	683,847 SF GLA	15.70 AC.	117,000 SF GLA	577	530
SUB-TOTAL		3,731,678 SF GLA	85.67 AC.	(25%) 832,646 SF GLA	3,632	3,430
17 OUTPARCELS		636,338 SF GLA	21.50 AC.	21.50 AC.		
MAIN ENTRANCE DRIVE		43,003 SF	0.99 AC.			
SIGNAGE PARCEL		9,713 SF	0.22 AC.			
DEVELOPABLE AREA		4,720,762 SF	108.38 AC.			
FLY OVER DEDICATION		93,617 SF	2.15 AC.			
DRAINAGE AREA #1		110,358 SF	2.54 AC.			
DRAINAGE AREA #2		121,698 SF	2.80 AC.			
CULEBRA R.O.W. DEDICATION		22,216 SF	.51 AC.			
WESTWOOD LOOP R.O.W. DEDICATION		116,300 SF	2.63 AC.			
ALAMO RANCH PARKWAY DEDICATION (SP-151)		131,573 SF	3.02 AC.			
OVERALL PROPERTY / TOTAL		5,316,749 SF	122.07 AC.			

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.

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.

20.955 Acres / Loop 1604 at Valley Meadow

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.

18618 Tuscany Stone, Suite 200
San Antonio, Texas 78258
Phone (210) 496-5800 Fax (210) 496-5809