



**SAN ANTONIO, TEXAS
MARBACH ROAD / ELLISON DRIVE
COMMERCIAL DEVELOPMENT OPPORTUNITY**

LOCATION: The property is at the southeast quadrant of Marbach Road at Ellison Drive, less than two miles west of S.W. Loop 410.

SIZE: Approximately 7.001 Acres

FRONTAGE: Ellison Drive Approx. 498.09¢
Marbach Road Shared cross access (See Exhibits)

UTILITIES: **Electricity:** City Public Service indicates there is a 3 phase overhead line on the east side of Ellison Drive.

Sewer: San Antonio Water System has an 8 inch main along Ellison Drive.

Water: San Antonio Water System has a main on Ellison Drive.

Gas: City Public Service has a 12 inch main on the north side of Marbach Road.

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

ZONING: C-3R, Commercial District, Restrictive Alcohol Sales, City of San Antonio. This zoning does not allow the sale of alcoholic beverages for on premise consumption.

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



DEMOGRAPHICS:

	1.0 Mile	3.0 Miles	5.0 Miles
Population 2015 Estimate:	16,239	119,174	216,094
5 Year Projection:	17,389	133,057	242,339
Average Household Income:	\$62,269	\$63,319	\$64,301

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2015 and 2020.

FLOOD PLAIN:

According to Federal Emergency Management Agency Maps, the parcels do not appear to have any 100-year flood prone areas.

TOPOGRAPHY:

There is a gentle slope with drainage generally to the west.

EASEMENTS:

Some utility, drainage and fill easements exist; see Survey.

DEED

RESTRICTIONS:

Commercial ECRs to create quality development are in place. Contact Broker.

AREA

DEVELOPMENT:

Considerable neighborhood commercial, and residential development surrounds the properties. Wal-Mart is at the southwest corner and a CVS is at the southeast corner.

POTENTIAL USE:

Surrounding neighborhood and commercial development promote continued growth of commercial uses, medium to high density residential, and health care services.

INVESTMENT:

Contact Broker

COMMENTS:

- Property has cross-access to Marbach Road via driveway on the east side of CVS. See the Preliminary Concept Site Plan.
- Excellent retail / commercial location with great visibility and access.
- Wal-Mart is at the southwest corner and CVS is at the southeast corner of the Marbach / Ellison intersection.
- Marbach Road is a designated major thoroughfare and is a four lane, curbed roadway, with a center left turn lane. The intersection of Marbach Road and Ellison Drive is controlled by a traffic signal.

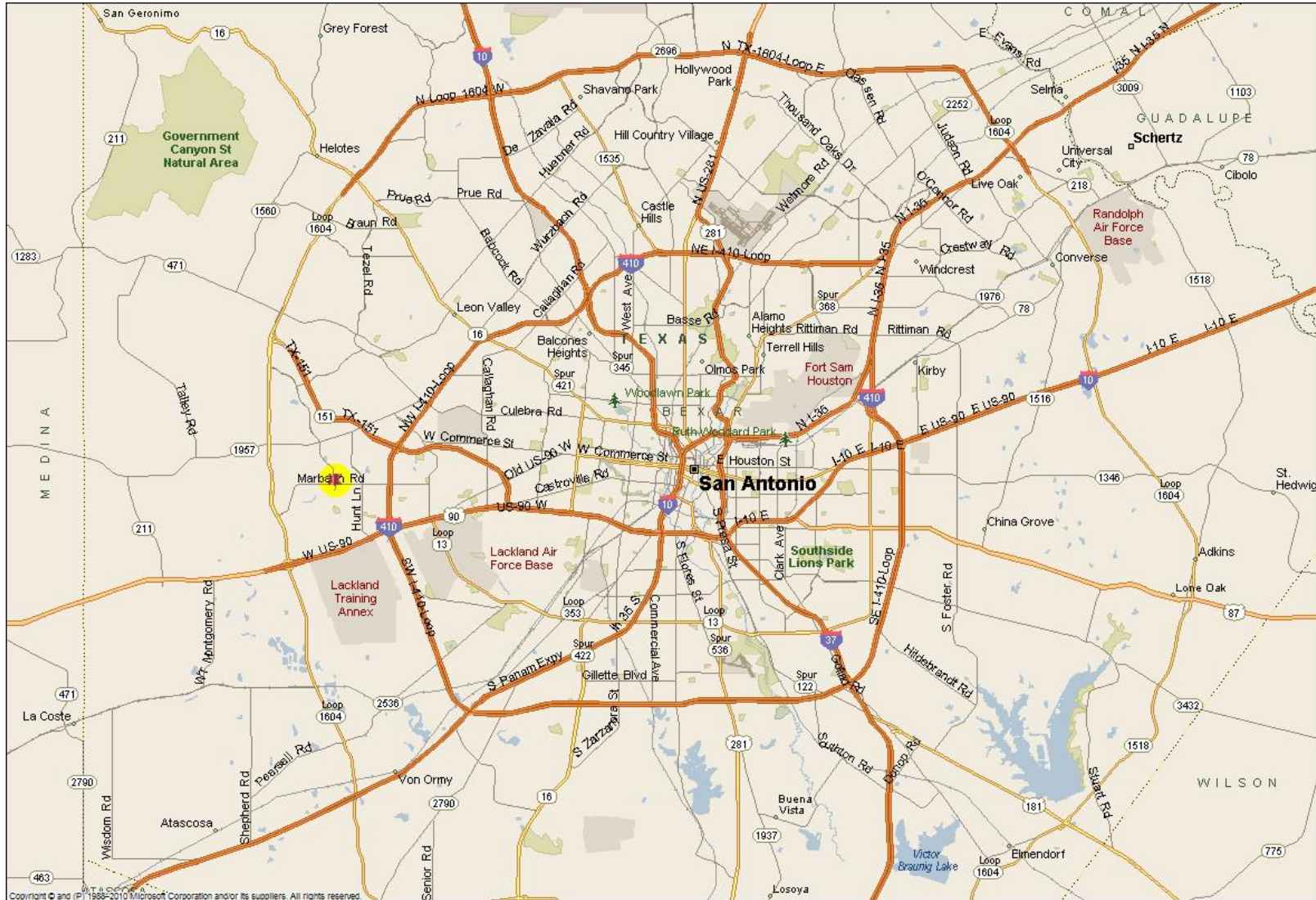
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR MATT HOWARD

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

www.roalson.com



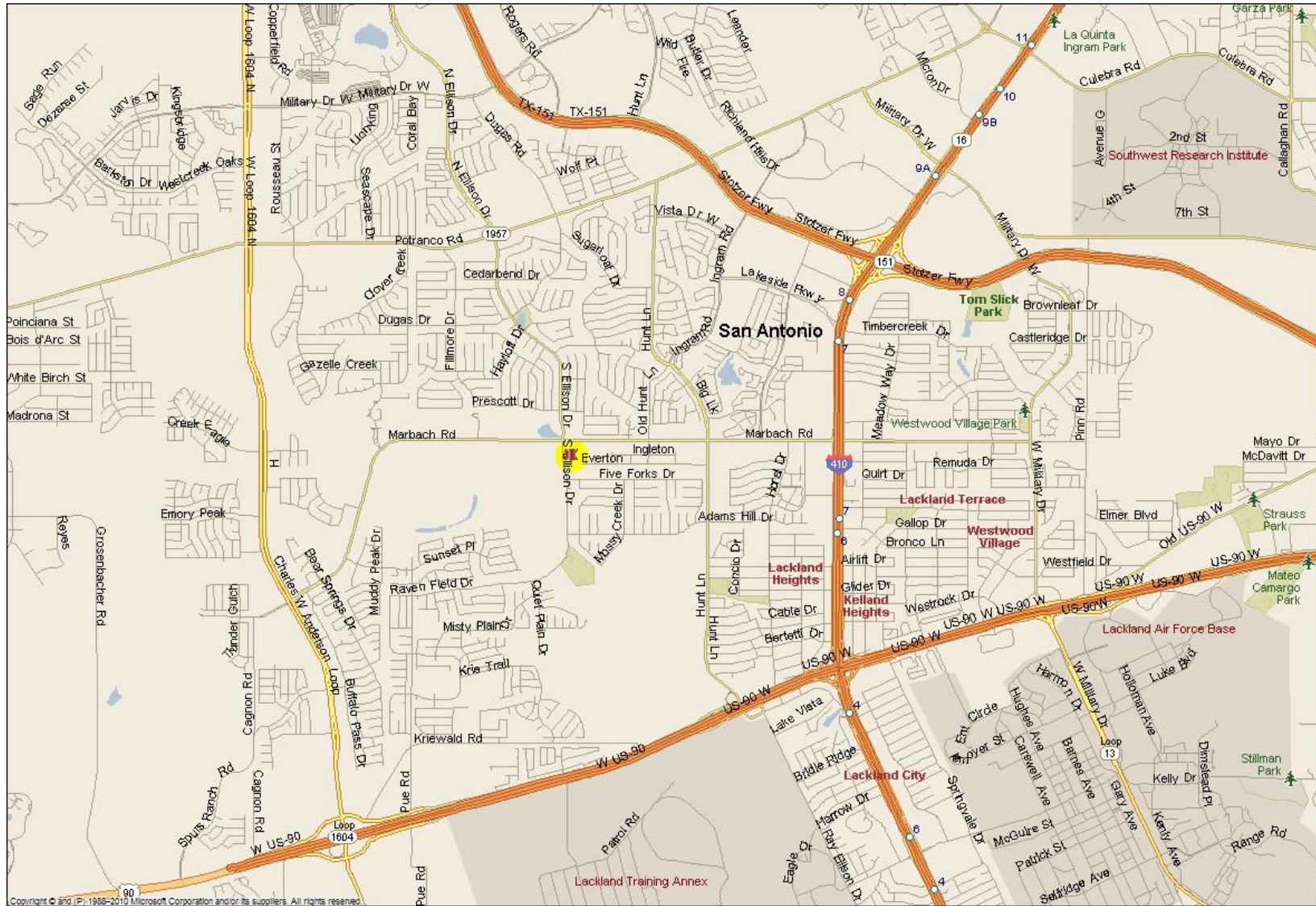
Location Map



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



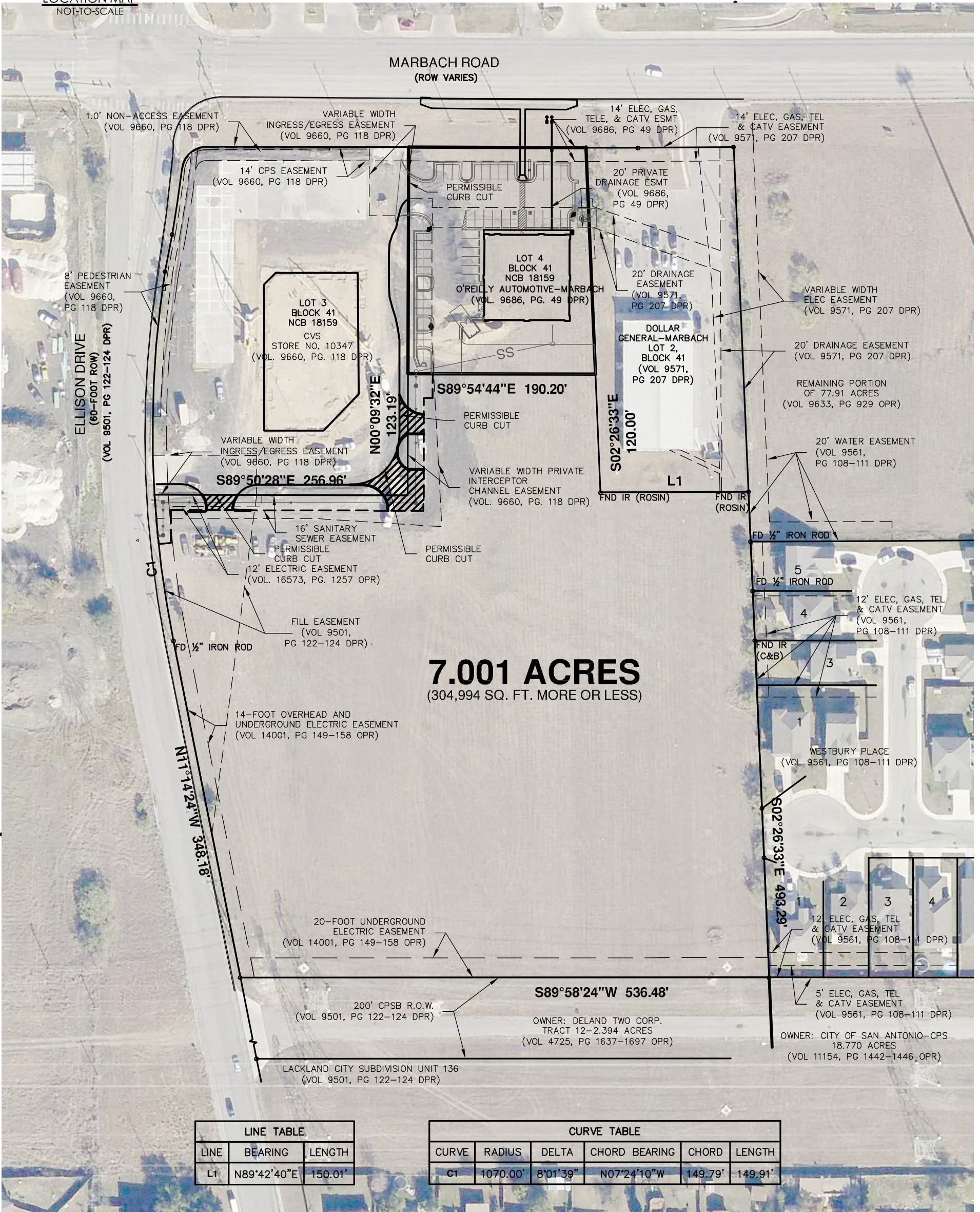
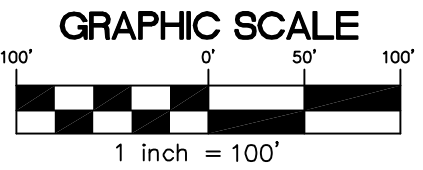
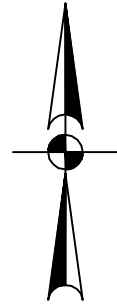
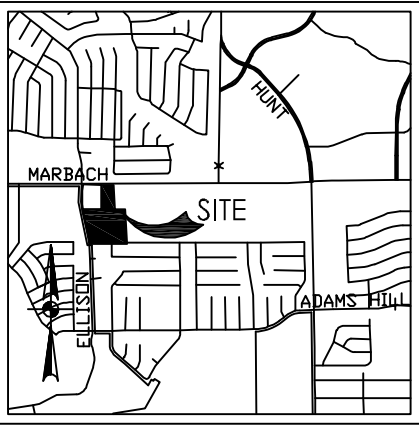
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7.001 ACRES
(304,994 SQ. FT. MORE OR LESS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°42'40"E	150.01'

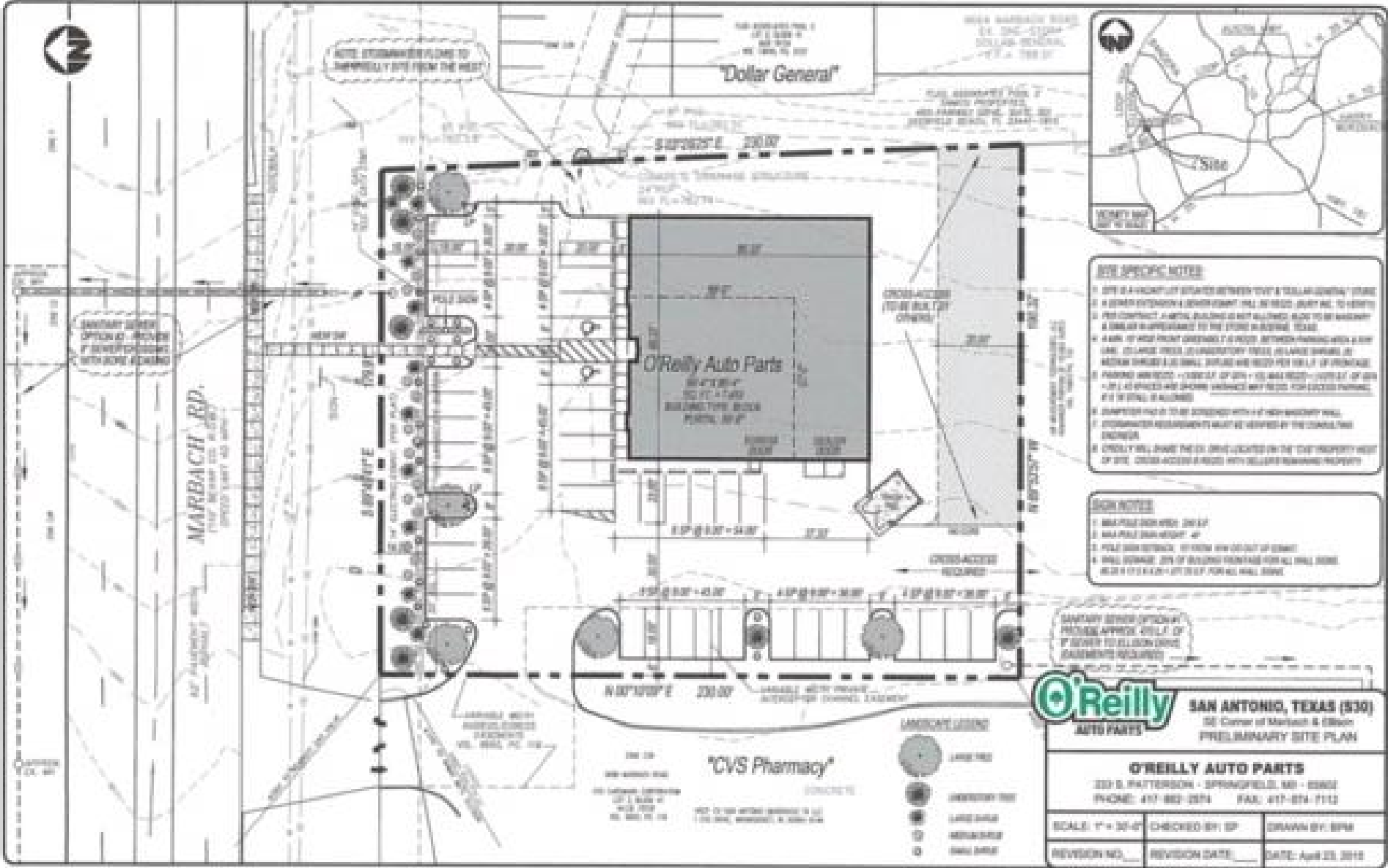
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1070.00'	8°01'39"	N07°24'10"W	149.79'	149.91'

JOB NO. 8431-00
DATE MARCH 2016
DESIGNER -
CHECKED MJ DRAWN JV
SHEET EX 2

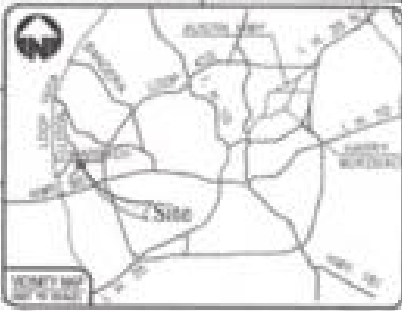
SAN ANTONIO, TEXAS



2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800



NOTE: EXISTING BUILDING TO REMOVED SITE FROM THE WEST



SEE SPECIFIC NOTES

1. SITE IS A REMOVAL OF EXISTING STRUCTURE WITH A RETAIL BUILDING TO BE
2. A GRADE EXISTING IN THE EXISTING LOT TO BE MAINTAINED TO EXIST
3. PER CONTRACT A RETAIL BUILDING IS NOT ALLOWED TO BE BUILT ON THE EXISTING LOT
4. A 4' x 6' x 10' SIGN SHALL BE PLACED AT THE CORNER OF THE BUILDING TO BE BUILT
5. ALL EXISTING TREES TO BE MAINTAINED SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO
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SIGN NOTES

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EXISTING DRIVE OPTION: PROPOSE APPROX. 10' x 7' DRIVE TO ALLOW DRUG DELIVERIES TO OCCUR

O'Reilly SAN ANTONIO, TEXAS (S30)
 227 S. PATTERSON - SPRINGFIELD, MO - 65802
 PHONE: 417-827-2574 FAX: 417-874-1712

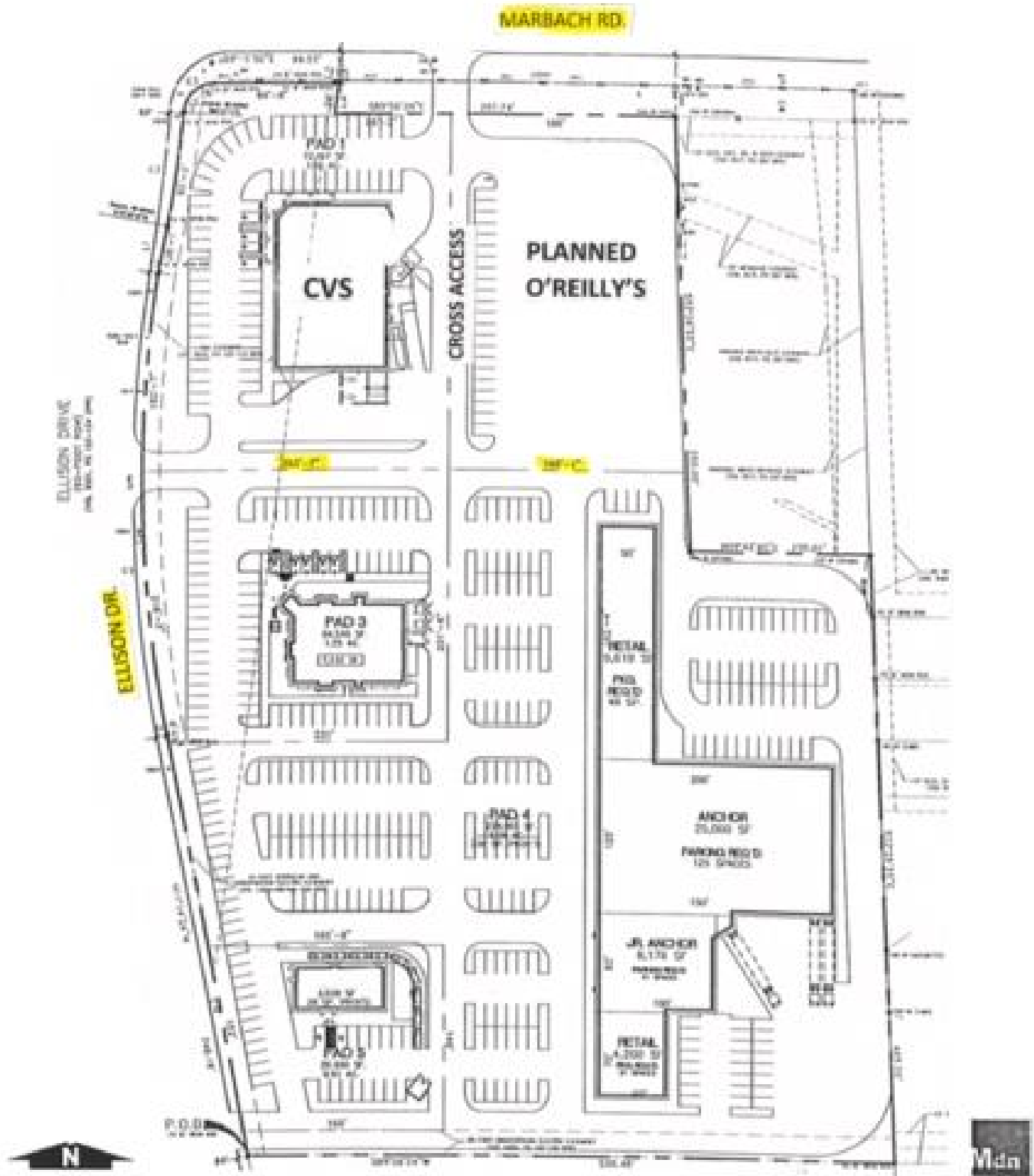
O'REILLY AUTO PARTS		
227 S. PATTERSON - SPRINGFIELD, MO - 65802	PHONE: 417-827-2574 FAX: 417-874-1712	
SCALE: 1" = 30'-0"	CHECKED BY: SP	DRAWN BY: BFM
REVISION NO.:	REVISION DATE:	DATE: April 23, 2012

CVS Pharmacy
 227 S. PATTERSON - SPRINGFIELD, MO - 65802
 PHONE: 417-827-2574 FAX: 417-874-1712

- LANDSCAPING**
- LARGE TREE
 - MEDIUM TREE
 - SMALL TREE
 - SHRUB
 - WALL PLANT



PRELIMINARY CONCEPT SITE PLAN



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DEMOGRAPHIC OVERVIEW

July 17, 2015

MARBACH ROAD NEAR ELLISON DRIVE

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	15,129	104,186	191,211
2015 Estimate	16,239	119,174	216,094
5 Year Projection	17,389	133,057	242,339
Households			
2010 Census	4,624	33,428	59,332
2015 Estimate	5,015	38,191,	67,347
5 Year Projection	5,385	42,626	76,338
2015 Population by Race			
White	66.7%	67.3%	68.0%
Black	9.4%	9.5%	9.6%
Asian or Pacific Islander	2.4%	2.6%	2.7%
American Indian	0.8%	0.9%	0.8%
2015 Population by Ethnicity			
Hispanic Origin	71.5%	67.9%	64.1%
2015 Total Housing Units			
Owner-Occupied	3,604	24,324	41,370
Renter-Occupied	1,411	13,867	25,978
Average Household Size	3.24	3.11	3.04
2015 Household Income			
Income \$ 0 - \$15,000	6.5%	8.7%	9.4%
Income \$ 15,000 - \$24,999	10.2%	9.9%	10.5%
Income \$ 25,000 - \$34,999	10.9%	10.5%	10.9%
Income \$ 35,000 - \$49,999	16.9%	16.3%	15.0%
Income \$ 50,000 - \$74,999	27.7%	23.6%	22.0%
Income \$ 75,000 - \$99,999	13.8%	15.1%	15.1%
Income \$ 100,000 - \$149,999	9.0%	11.3%	12.0%
Income \$ 150,000 - \$199,999	4.0%	3.3%	3.3%
Income \$200,000 +	0.9%	1.3%	1.7%
Average Household Income	\$62,269	\$63,319	\$64,301
Median Household Income	\$53,117	\$53,222	\$53,201
Per Capita Income	\$19,221	\$20,474	\$20,981

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2015 and 2020.

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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 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:
 - 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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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