



**RESIDENTIAL DEVELOPMENT OPPORTUNITY
PECAN SPRINGS RANCH, UP TO 378 ACRES,
DIVISIBLE INTO PODS
NORTHWEST SAN ANTONIO, TEXAS**

LOCATION: The property is located on the south side of Toutant Beauregard, in northwest Bexar County.

SIZE: 378 Acres; Owner may consider subdivides.

DIMENSIONS: **Frontage:** Varies. See Property Exhibits.

UTILITIES: **Electricity:** City Public Service along frontage on Toutant Beauregard Road.

Sewer: Septic and ½ acre lots. There is a 16" sewer line approximately 14,200 feet away, along Scenic Loop Road.

Water: San Antonio Water Systems has a 16" water line along Toutant Beauregard in front of the property.

Gas: Not available.

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

ZONING: The property is outside the San Antonio city limits, but within its Extraterritorial Jurisdiction.

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

TOPOGRAPHY: The property has a relatively gentle topography with most slope in the 0-10% range.

FLOOD PLAIN: See property exhibit. Federal Emergency Management Agency maps do not appear to indicate any 100 year flood plain on the property.

EASEMENTS: There are drainage easements and various utility easements on the property.



DEED

RESTRICTIONS:

None of record. Reasonable restrictive covenants will be required by owner to promote a master planned residential community.

DEMOGRAPHICS:

2012 ESRI Estimates:	Population	Average Household Income
1-mile radius	365	\$98,051
3-mile radius	4,847	\$116,628
5-mile radius	20,369	\$121,667

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

AREA

DEVELOPMENT:

The property is surrounded by high-end residential and is located close to neighborhood retail services.

POTENTIAL USES:

The property would be an excellent site for a master planned residential community.

INVESTMENT:

Contact Broker.

COMMENTS:

- The property lies within the Northside ISD.
- A new NISD elementary school was opened in 2013 and a new middle school will be opened in the fall of 2014, right in front of the property.
- Close proximity to IH-10, shopping and employment centers lends this project to a quality residential development.
- Owner is willing to phase in tract sizes.

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

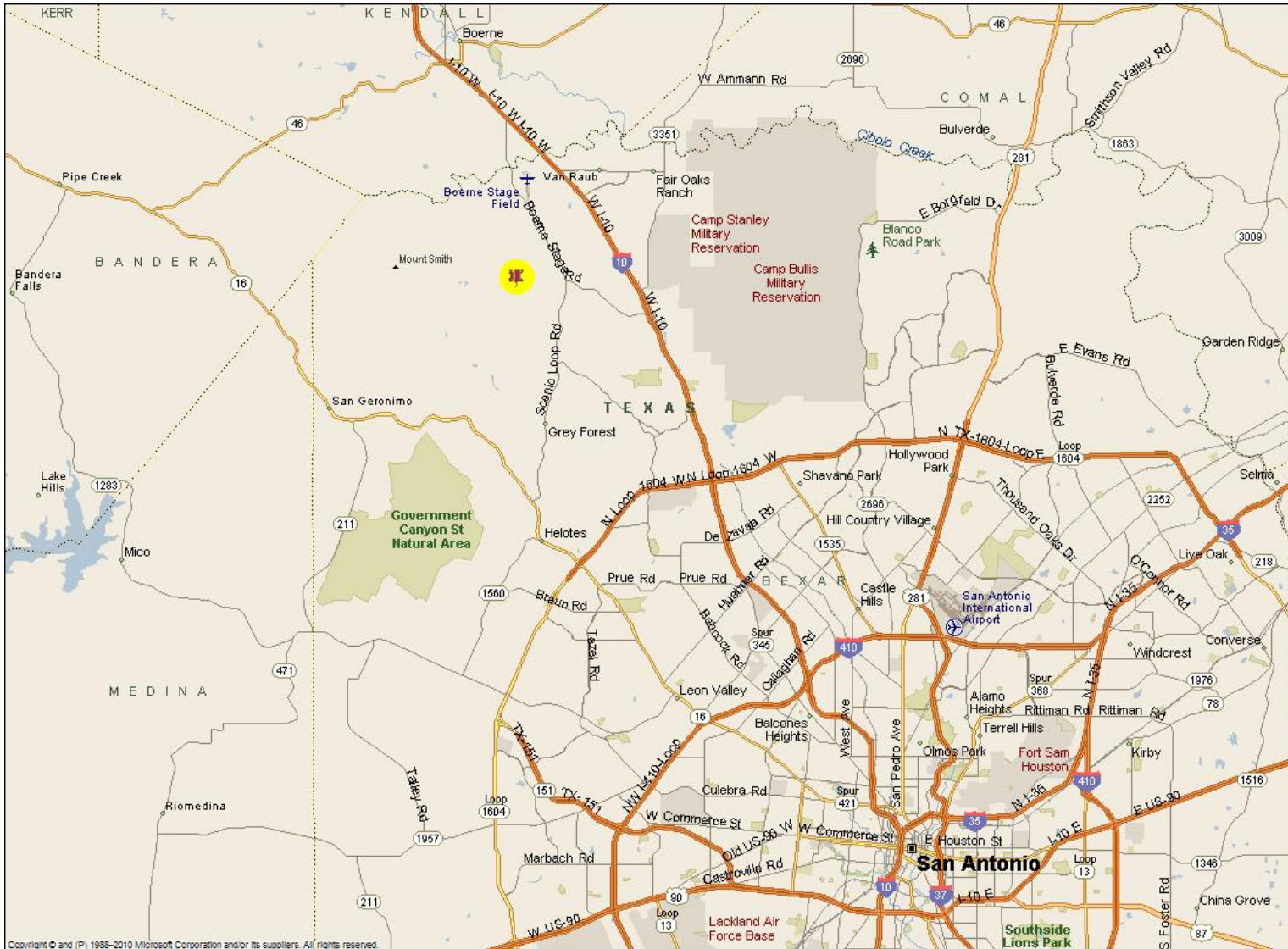
Phone: (210) 496-5800 • **Fax:** (210) 496-5809 • **Email:** jimguy@roalson.com / eldon@roalson.com

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

g:\listfile\281-pecanspringsranch\2-13



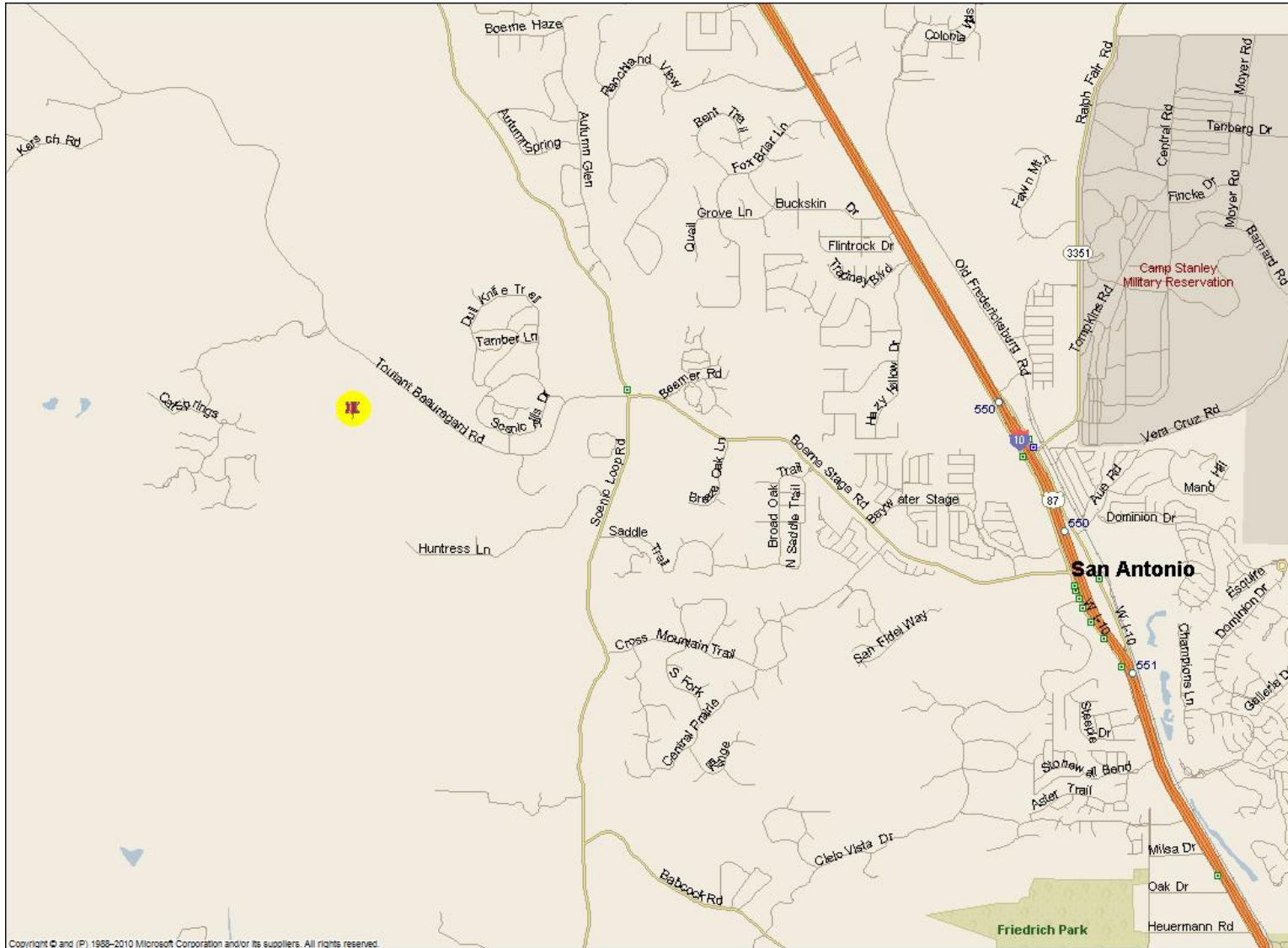
Location Map



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.



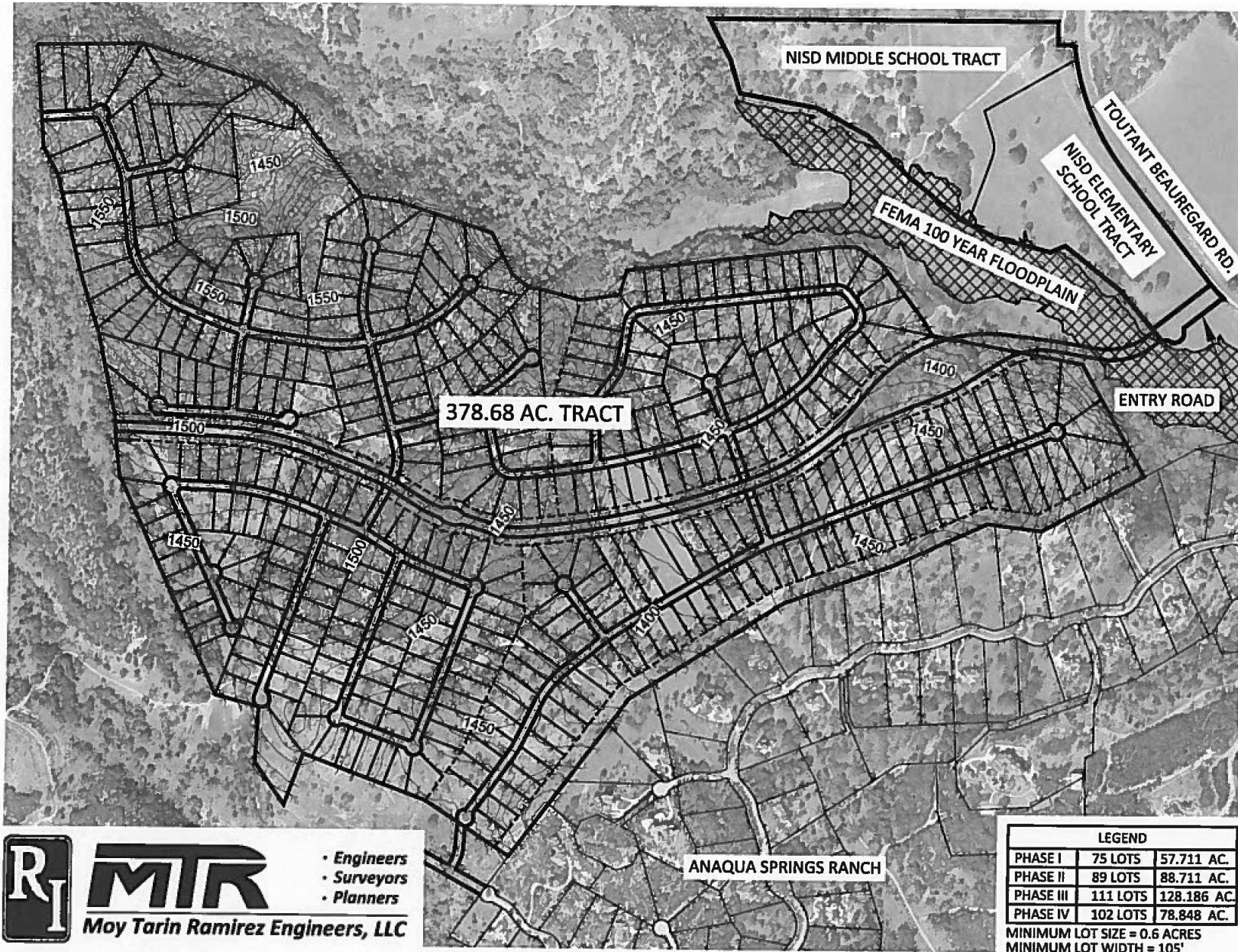
MTR

Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

LEGEND		
PHASE I	75 LOTS	57.711 AC.
PHASE II	89 LOTS	88.711 AC.
PHASE III	111 LOTS	128.186 AC.
PHASE IV	102 LOTS	78.848 AC.
MINIMUM LOT SIZE = 0.6 ACRES		
MINIMUM LOT WIDTH = 105'		

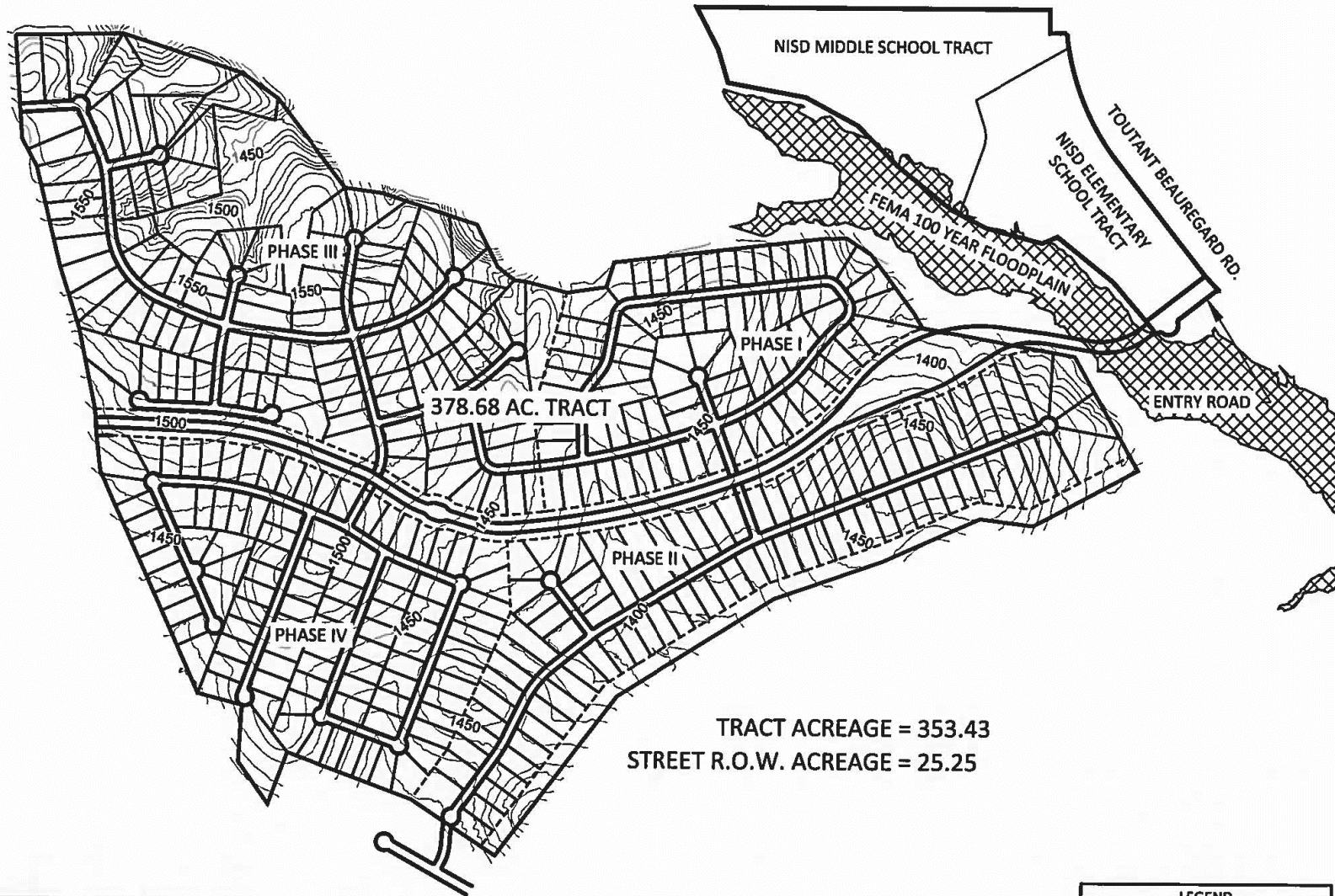
This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy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



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.



Roalson Interests, Inc.
Real Estate Services



TRACT ACREAGE = 353.43
STREET R.O.W. ACREAGE = 25.25



MTR

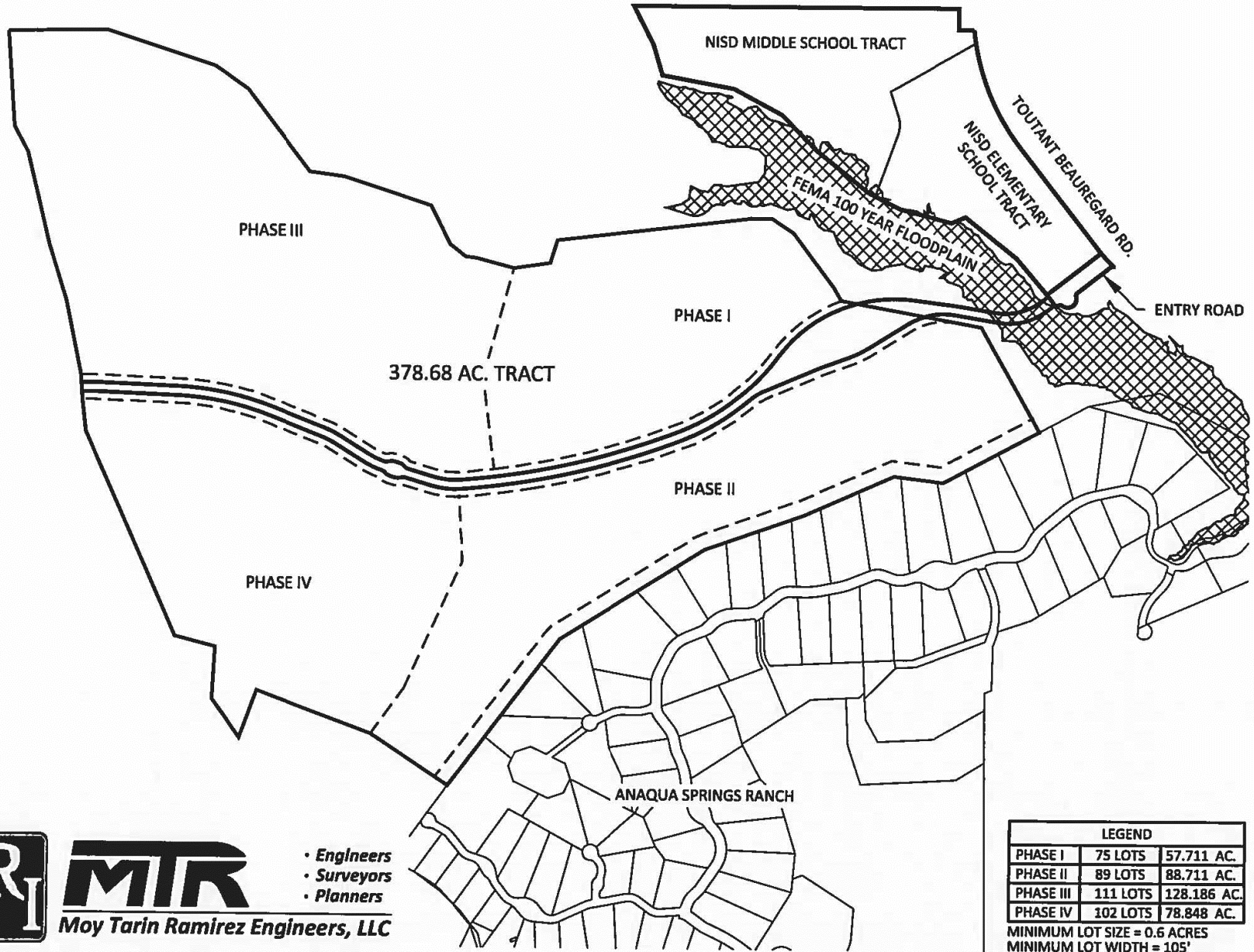
Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

LEGEND		
PHASE I	75 LOTS	57.711 AC.
PHASE II	89 LOTS	88.711 AC.
PHASE III	111 LOTS	128.186 AC.
PHASE IV	102 LOTS	78.848 AC.

MINIMUM LOT SIZE = 0.6 ACRES
MINIMUM LOT WIDTH = 105'

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.

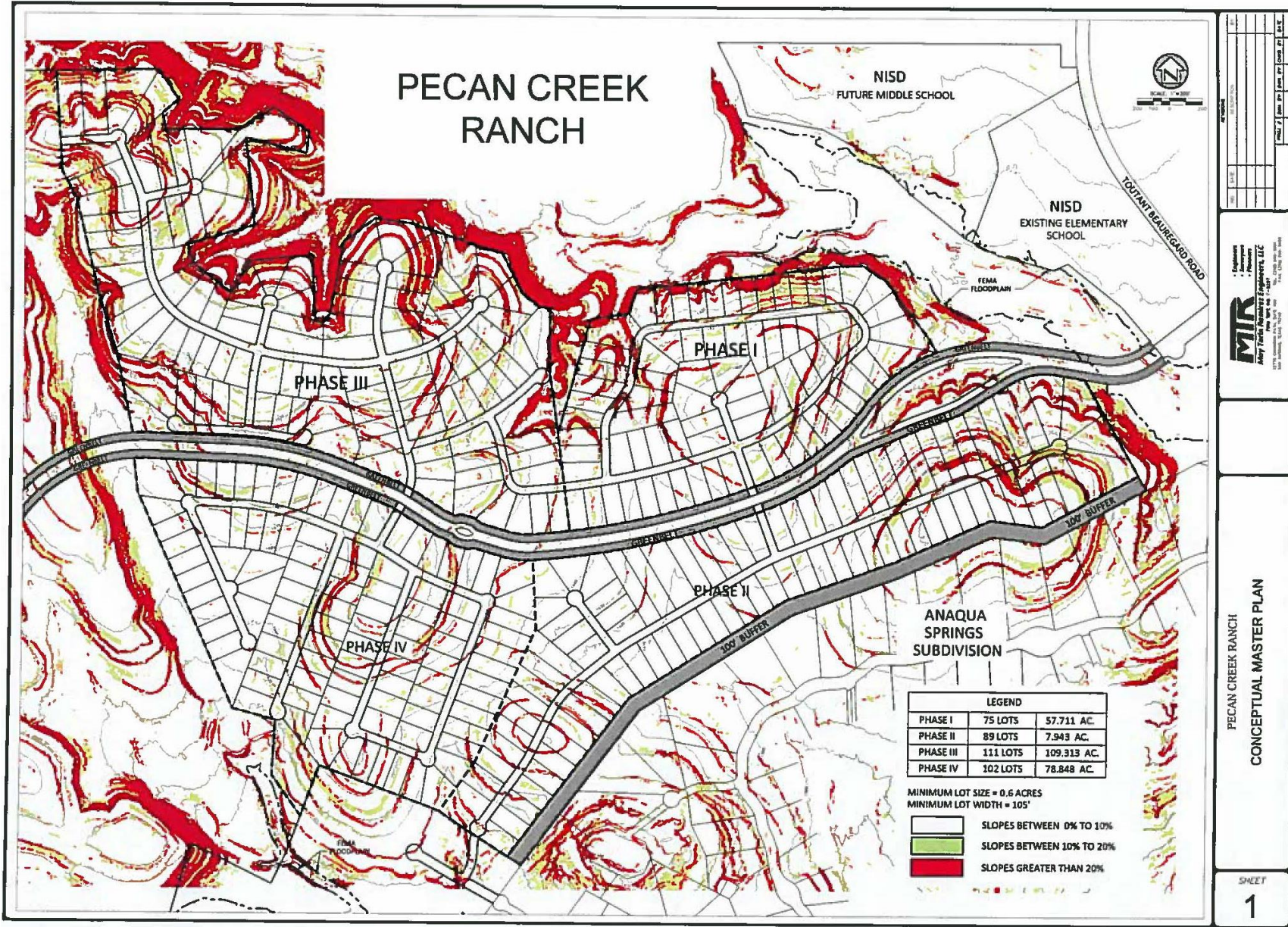


MTR

Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

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.



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

February 6, 2013

PECAN SPRINGS RANCH

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	340	4,619	18,829
2012 Estimate	365	4,847	20,369
5 Year Projection	426	5,450	23,446
Households			
2010 Census	119	1,637	6,508
2012 Estimate	128	1,713	7,023
5 Year Projection	149	1,935	8,122
2012 Population by Race			
White	92.6%	90.6%	89.9%
Black	1.1%	1.3%	1.3%
Asian or Pacific Islander	1.1%	1.6%	2.3%
American Indian	0.5%	0.4%	0.5%
2012 Population by Ethnicity			
Hispanic Origin	31.8%	27.6%	26.9%
2012 Total Housing Units			
Owner-Occupied	85.4%	86.1%	85.0%
Renter-Occupied	13.1%	9.5%	10.3%
Average Household Size	2.85	2.83	2.89
2012 Household Income			
Income \$ 0 - \$15,000	10.2%	4.7%	3.7%
Income \$ 15,000 - \$24,999	1.6%	3.3%	3.7%
Income \$ 25,000 - \$34,999	7.8%	5.4%	4.2%
Income \$ 35,000 - \$49,999	7.8%	7.2%	6.3%
Income \$ 50,000 - \$74,999	14.1%	14.5%	15.0%
Income \$ 75,000 - \$99,999	12.5%	11.0%	13.9%
Income \$ 100,000 - \$149,999	32.8%	32.2%	27.9%
Income \$ 150,000 - \$199,999	7.8%	11.1%	12.9%
Income \$200,000 +	5.5%	10.7%	12.4%
Average Household Income	\$98,051	\$116,628	\$121,667
Median Household Income	\$90,708	\$103,449	\$103,406
Per Capita Income	35,952	\$41,127	\$42,503

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.

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.

378 ACRES - PECAN SPRINGS RANCH, TOUTANT BEAUREGARD, SAN ANTONIO, TX 78006

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