



## STRAUS MEDINA RANCH

**LOCATION:** Property is located in Bexar County on the west side of San Antonio just outside Loop 1604 and south of Hwy 90. This tract fronts on Montgomery Road approximately 1.5+/- miles south of Hwy. 90.

**SIZE:** 729.582 +/- Acres

**DIMENSIONS: Frontage:** 3,700+/- feet of frontage on Montgomery Road

**Depth:** Varies. See survey.

**UTILITIES: Electric:** CPS Energy is located on the entire frontage of Montgomery Road and is also present on the interior of the tract.

**Sewer:** Sewer line crosses the property in two locations. See survey.

**Water:** Both 12" and 24" SAWS waterlines are just off site to the north (per engineer).

**Gas:** Not present

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

**ZONING:** The property sits outside the San Antonio city limits but within the ETJ.

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

**FLOOD PLAIN:** According to Federal Emergency Management Agency maps, there appears to be approximately 457+/- acres in the floodplain.

**TOPOGRAPHY:** The property is very gently sloping to flat. Property drains to the SE.



**EASEMENTS:** A portion of the property is encumbered by a conservation easement. The easement lies almost entirely in the floodplain. Various utility easements are also present.

**DEED RESTRICTIONS:** The conservation easement area is the only area of the property with restrictions.

**DEMOGRAPHICS:**

	3-mile	5-mile	7-mile
Population 2016 Estimate:	11,757	53,127	181,756
5 Year Projection:	18,074	69,610	216,670
Average Household Income:	\$66,445	\$72,371	\$71,696

*Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2016 and 2021.*

**SCHOOL INFORMATION:** The western portion of the property lies within the Medina Valley ISD and the eastern portion lies within Southwest ISD.

**POTENTIAL USE:** Residential development. New single family development exists on our northern boundary.

**INVESTMENT: Price:** \$4,400,000.00

**Terms:** Cash to seller

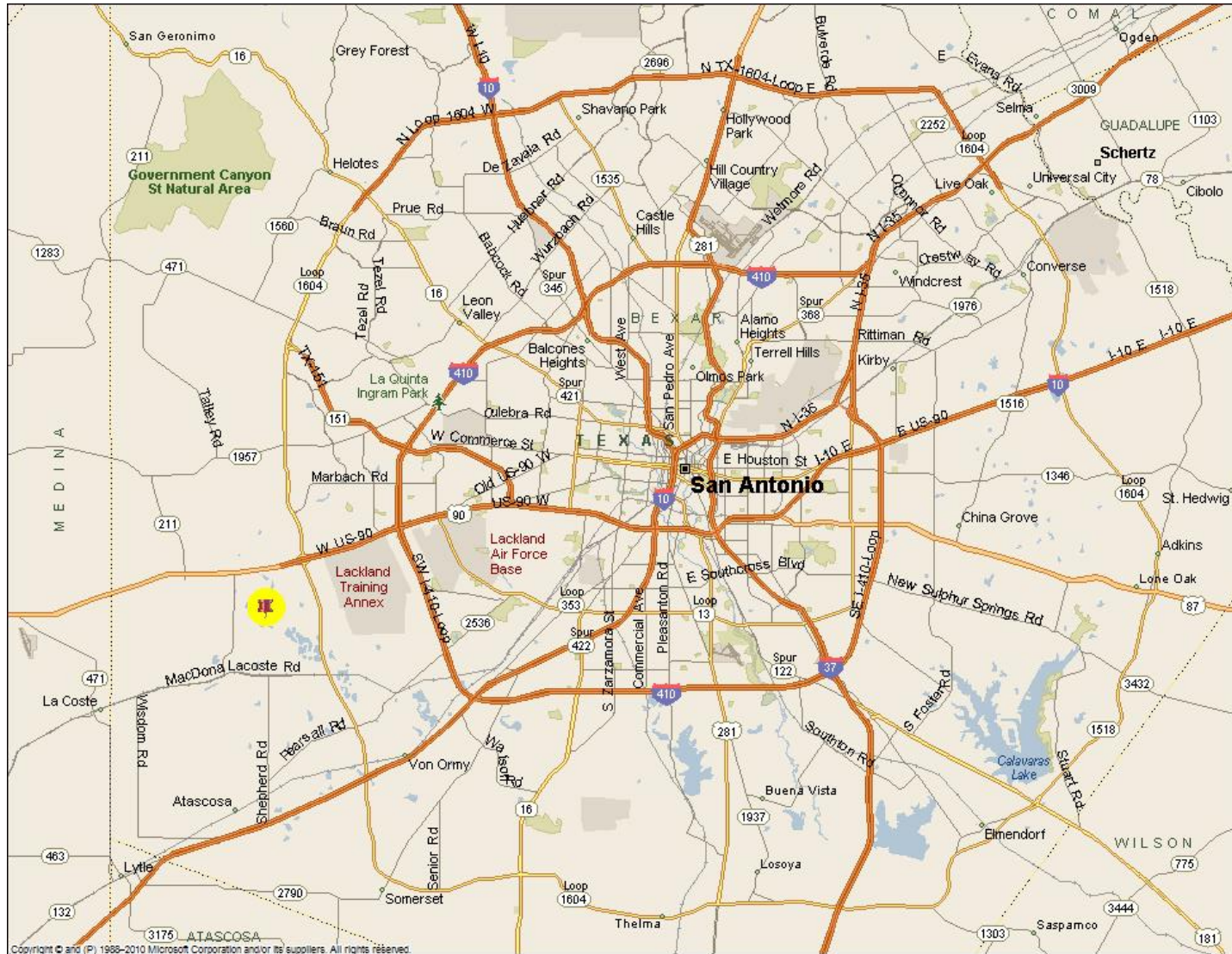
- COMMENTS:**
- The very successful Luckey Ranch/LGI Homes development is on the northern boundary of the property. Home prices range from \$175k-\$250k.
  - 40+/- acre feet of Edwards water rights will convey with the property.
  - New Medina Valley ISD elementary school under construction in Luckey Ranch subdivision.
  - Property is within minutes of Loop 1604 - Hwy 90 Interchange and Lackland Air Force Base.

**FOR INFORMATION CONTACT: MATT HOWARD OR ELDON ROALSON, CCIM**  
**Phone:** (210) 865-4411 • **Fax:** (210) 496-5809 • **Email:** [mhoward@roalson.com](mailto:mhoward@roalson.com) / [eldon@roalson.com](mailto:eldon@roalson.com)

[www.roalson.com](http://www.roalson.com)



# Location Map

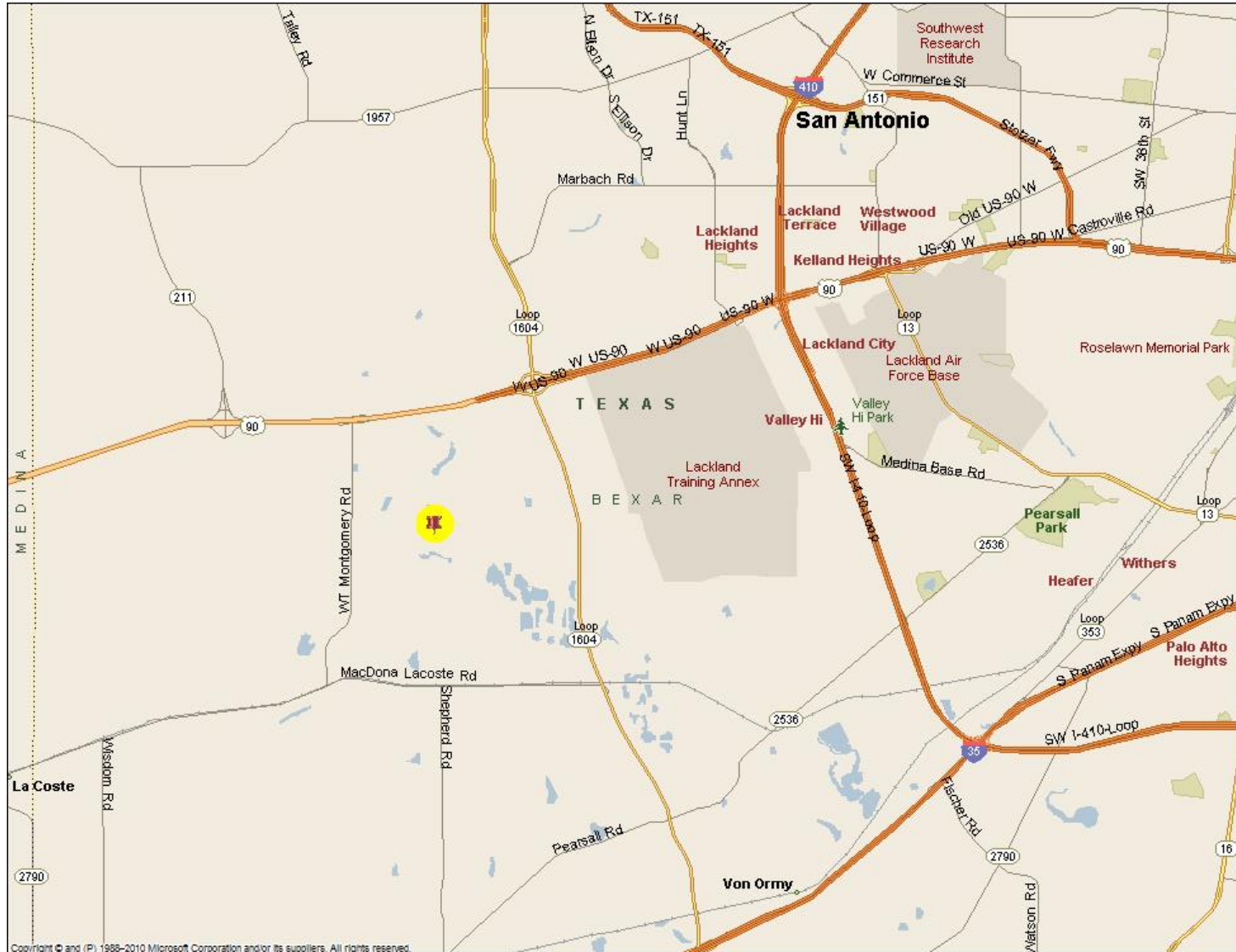


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## Area Map

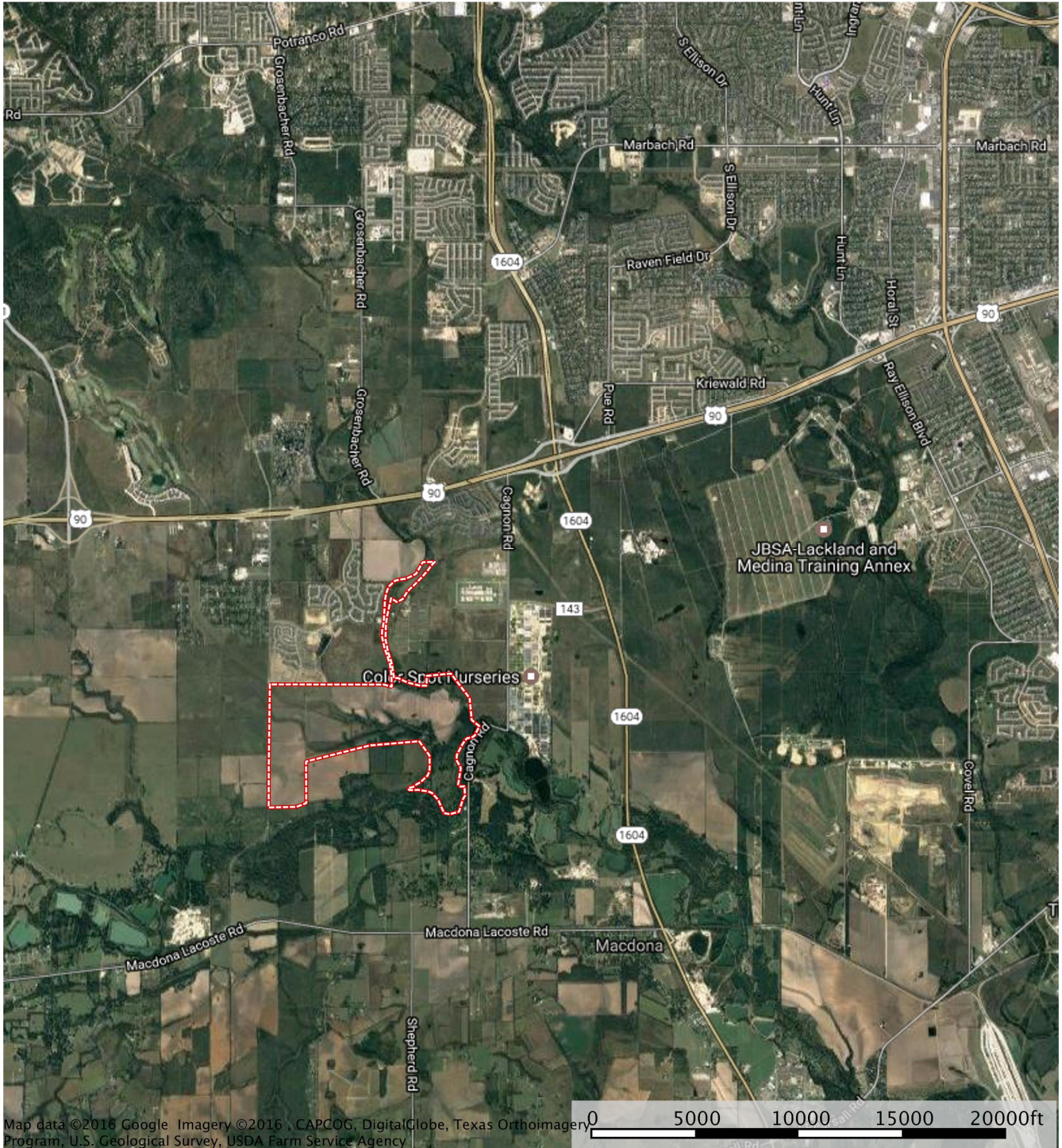


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**Straus Medina**  
Texas, AC +/-



Map data ©2016 Google Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

Boundary

MATT HOWARD  
mhoward@roalson.com

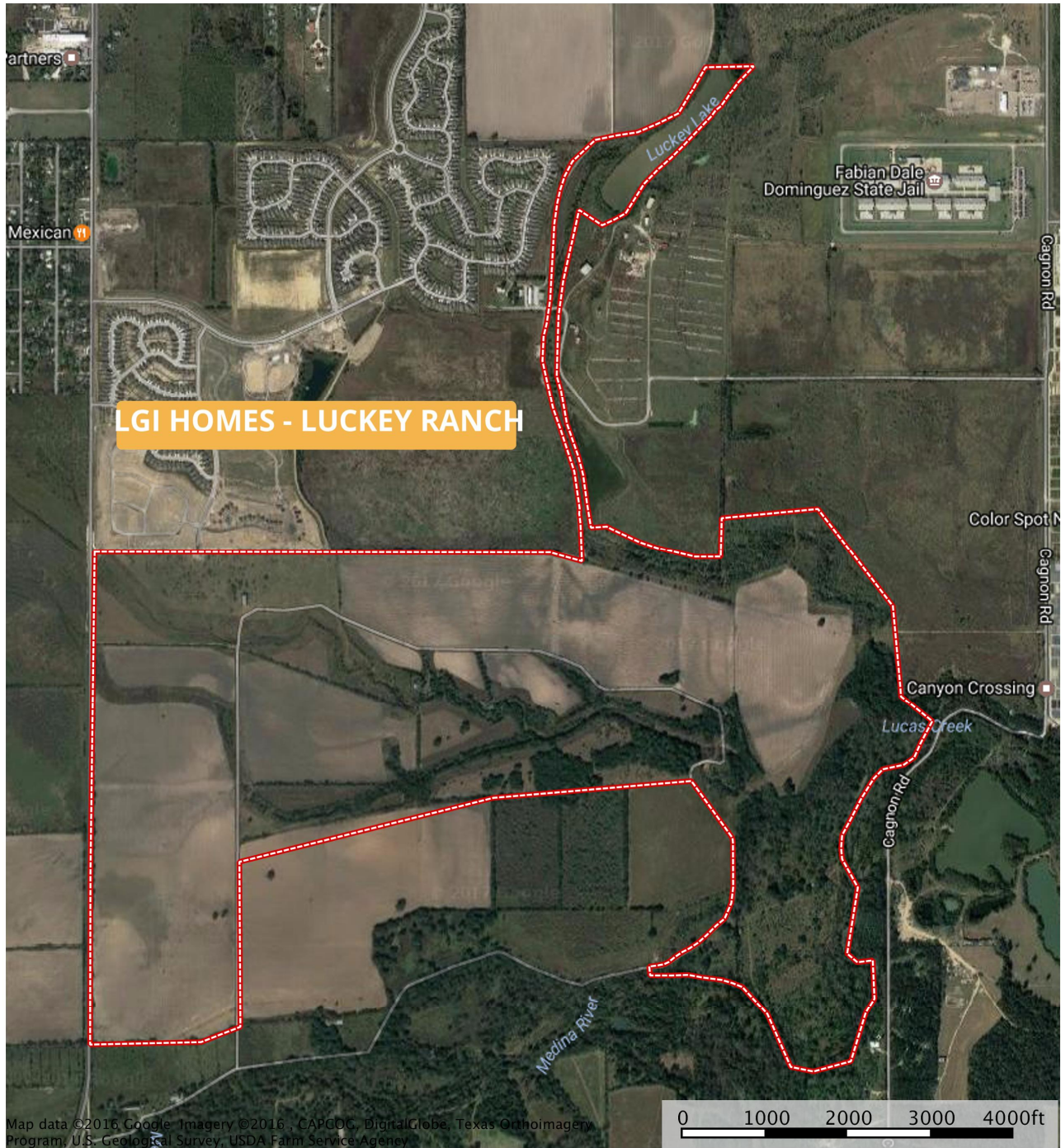
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Straus Medina  
Texas, AC +/-



Boundary

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GIL RODRIGUEZ SURVEY  
11 ABSTRACT 615  
COUNTY BLOCK 4319

447.66 ACRES ± 610.71 ACRES  
BEING THAT 610.544 ACRES  
LUCKEY RANCH GLOBAL ASSOCIATES,  
(VOL.12452 PGS.419-428 O.P.R.)

JOHN BARRIT SURVEY 66  
ABSTRACT 47  
COUNTY BLOCK 4317

OWNER: BEXAR COUNTY  
188.01 ACRES  
(VOL. 6338, PGS. 1093-1098 O.P.R.)

GIL RODRIGUEZ SURVEY  
11 ABSTRACT 615  
COUNTY BLOCK 4319

ASA WIKSON SURVEY 68  
ABSTRACT 793  
COUNTY BLOCK 4318

729.582 ACRES  
31,780,583 SQ.FT. MORE OR LESS

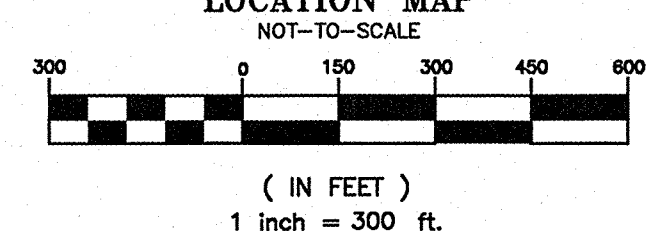
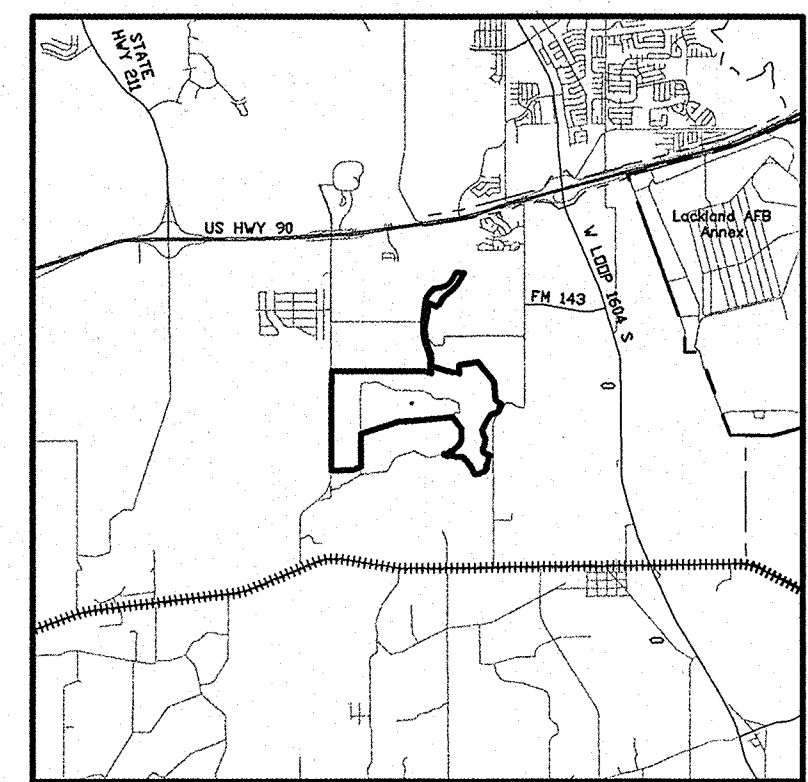
GIL RODRIGUEZ SURVEY  
11 ABSTRACT 615  
COUNTY BLOCK 4319

G M DALSON  
SURVEY NO. 10  
ABSTRACT NO. 209

GUADALUPE NAJAR  
SURVEY NO. 9  
ABSTRACT NO. 546

GUADALUPE NAJAR  
SURVEY NO. 9  
ABSTRACT NO. 546

JUAN DE DIOS NIETO SURVEY NO. 8  
ABSTRACT NO. 543 COUNTY BLOCK 4252



REVISIONS:  
2011-11-11  
2011-10-27  
ATTORNEY'S COMMENTS

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO TEXAS 78216  
PHONE: 210.375.6000  
FAX: 210.375.6010  
555 EAST RAMSEY  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FROM REGISTRATION # 00288-00  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FROM REGISTRATION # 00288-00

LAND TITLE SURVEY  
OF

A 729.582 ACRE OR 31,780,583 SQUARE FEET MORE OR LESS TRACT OF LAND COMPRISED OF ALL THAT CALLED 47.155 ACRES "TRACT A" CONVEYED TO BEXAR METROPOLITAN WATER DISTRICT IN WARRANTY DEED RECORDED IN GENERAL WARRANTY DEED RECORD IN VOLUME 934, PAGE 865-869, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN BARRIT SURVEY 66, ABSTRACT 47, COUNTY BLOCK 4317, THE ASA WIKSON SURVEY 68, ABSTRACT 793, COUNTY BLOCK 4318, THE GIL RODRIGUEZ SURVEY 11, ABSTRACT 615, COUNTY BLOCK 4319, AND THE RAFAEL ALDERITE SURVEY 12, ABSTRACT 21, COUNTY BLOCK 4320, ALL IN BEXAR COUNTY, TEXAS.

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JOB NO. 9260-11  
DATE SEPTEMBER 2011  
DESIGNER J.N.N.  
CHECKED JF DRAW J.N.N.  
SHEET 2 OF 2





## Demographic and Income Comparison Profile

10488 Straus Medina, San Antonio, Texas, 78252  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 29.35526  
Longitude: -98.72812

	3 miles	5 miles	7 miles
<b>Census 2010 Summary</b>			
Population	7,388	37,933	153,053
Households	1,847	10,955	44,644
Families	1,381	8,793	35,134
Average Household Size	2.83	3.22	3.18
Owner Occupied Housing Units	1,377	8,178	31,042
Renter Occupied Housing Units	470	2,777	13,602
Median Age	31.8	28.8	28.4
<b>2016 Summary</b>			
Population	11,757	53,127	181,756
Households	3,404	15,524	52,880
Families	2,492	12,257	41,165
Average Household Size	2.82	3.25	3.23
Owner Occupied Housing Units	2,451	11,212	35,242
Renter Occupied Housing Units	952	4,312	17,638
Median Age	32.5	30.5	29.5
Median Household Income	\$54,229	\$58,123	\$54,674
Average Household Income	\$62,644	\$67,655	\$64,988
<b>2021 Summary</b>			
Population	18,074	69,610	216,670
Households	6,099	21,154	64,110
Families	4,419	16,498	49,653
Average Household Size	2.61	3.17	3.21
Owner Occupied Housing Units	4,045	14,585	42,550
Renter Occupied Housing Units	2,054	6,569	21,560
Median Age	33.9	31.6	30.3
Median Household Income	\$55,604	\$61,640	\$60,361
Average Household Income	\$66,445	\$72,371	\$71,696
<b>Trends: 2016-2021 Annual Rate</b>			
Population	8.98%	5.55%	3.58%
Households	12.37%	6.38%	3.93%
Families	12.14%	6.12%	3.82%
Owner Households	10.54%	5.40%	3.84%
Median Household Income	0.50%	1.18%	2.00%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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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.*

11-2-2015



**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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