



COMMERCIAL PAD OPPORTUNITY NORTH CENTRAL SAN ANTONIO, TEXAS

LOCATION: The site is located on the northwest corner of TPC Parkway at Bulverde Road.

SIZE: .92 Acre

DIMENSIONS: **Frontage:** Property fronts on Bulverde Rd.

UTILITIES: **Electric:** City Public Service maps indicate service on Bulverde Road in front of the property.

Water: San Antonio Water Systems (SAWS) has a 16" main on TPC Parkway and a 20' main on Bulverde Road in front of the property.

Sewer: San Antonio Water Systems (SAWS) has an 8" main on the east and south sides of the property.

Gas: City Public Service maps indicate gas mains on TPC Parkway and Bulverde Road in front of the property.

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

ZONING: C-2; ERZD Commercial, City of San Antonio

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

TOPOGRAPHY: The site drains generally to the east into the intersection.

FLOOD PLAIN: FEMA flood maps do not indicate any 100 year flood plain on the property.

EASEMENTS: There are utility, drainage and access easements. See Plat.



DEED

RESTRICTIONS:

Some restrictions are in place to promote quality development. Contact Broker.

DEMOGRAPHICS:

2016 ESRI Estimates:	Population	Average Household Income
1-mile radius	9,431	\$134,330
3-mile radius	57,600	\$128,921
5-mile radius	123,683	\$123,736

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

POTENTIAL USE:

The property's convenient location and great visibility make it appealing for various retail, medical and other neighborhood services.

AREA

DEVELOPMENT:

The property is surrounded by residential and retail uses, as well as the Johnson High School campus.

INVESTMENT:

\$881,655.00; \$22.00/SF

COMMENTS:

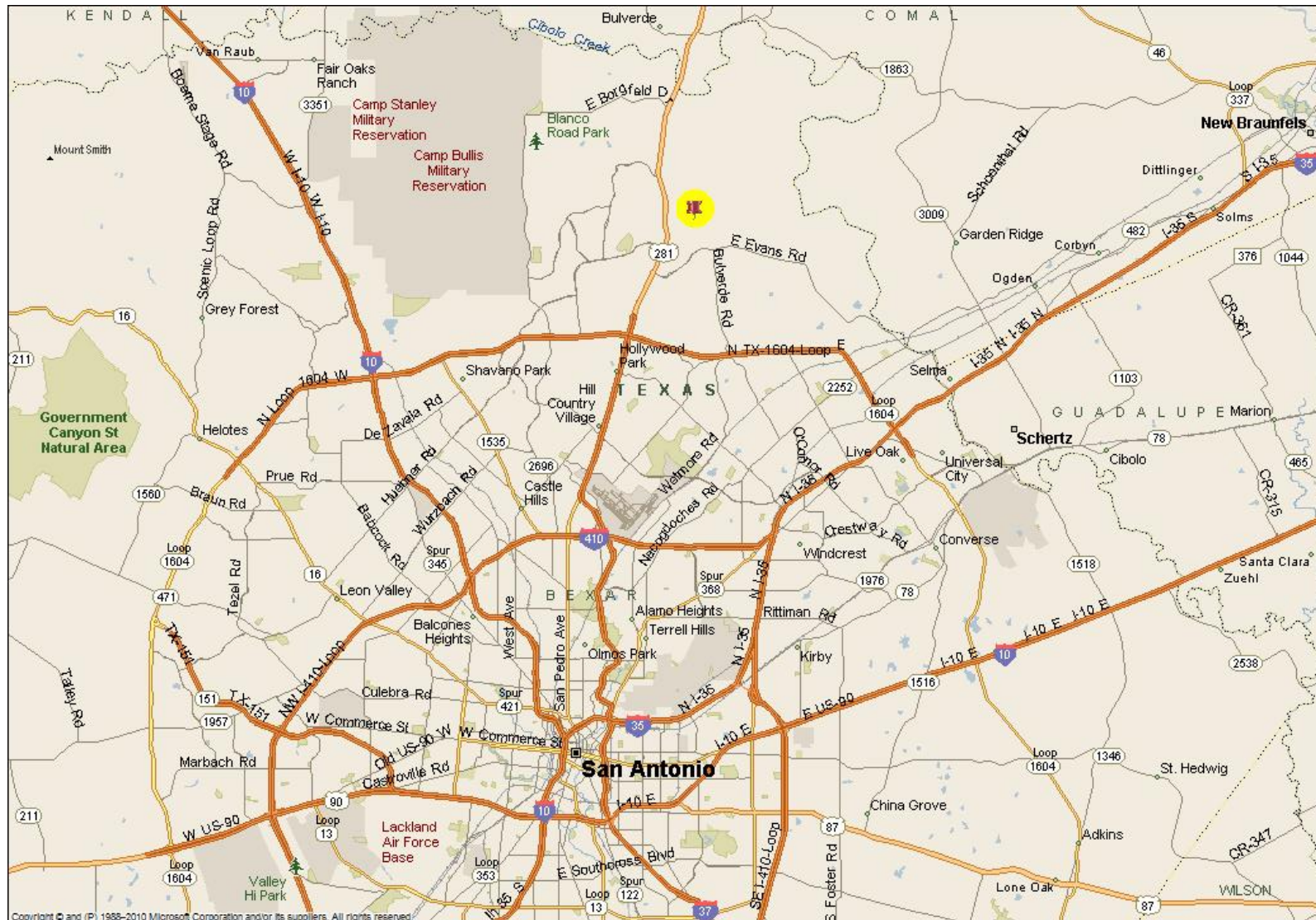
- ☐ The property is across TPC Parkway from Johnson High School.
- ☐ This is a platted lot with utilities available.

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

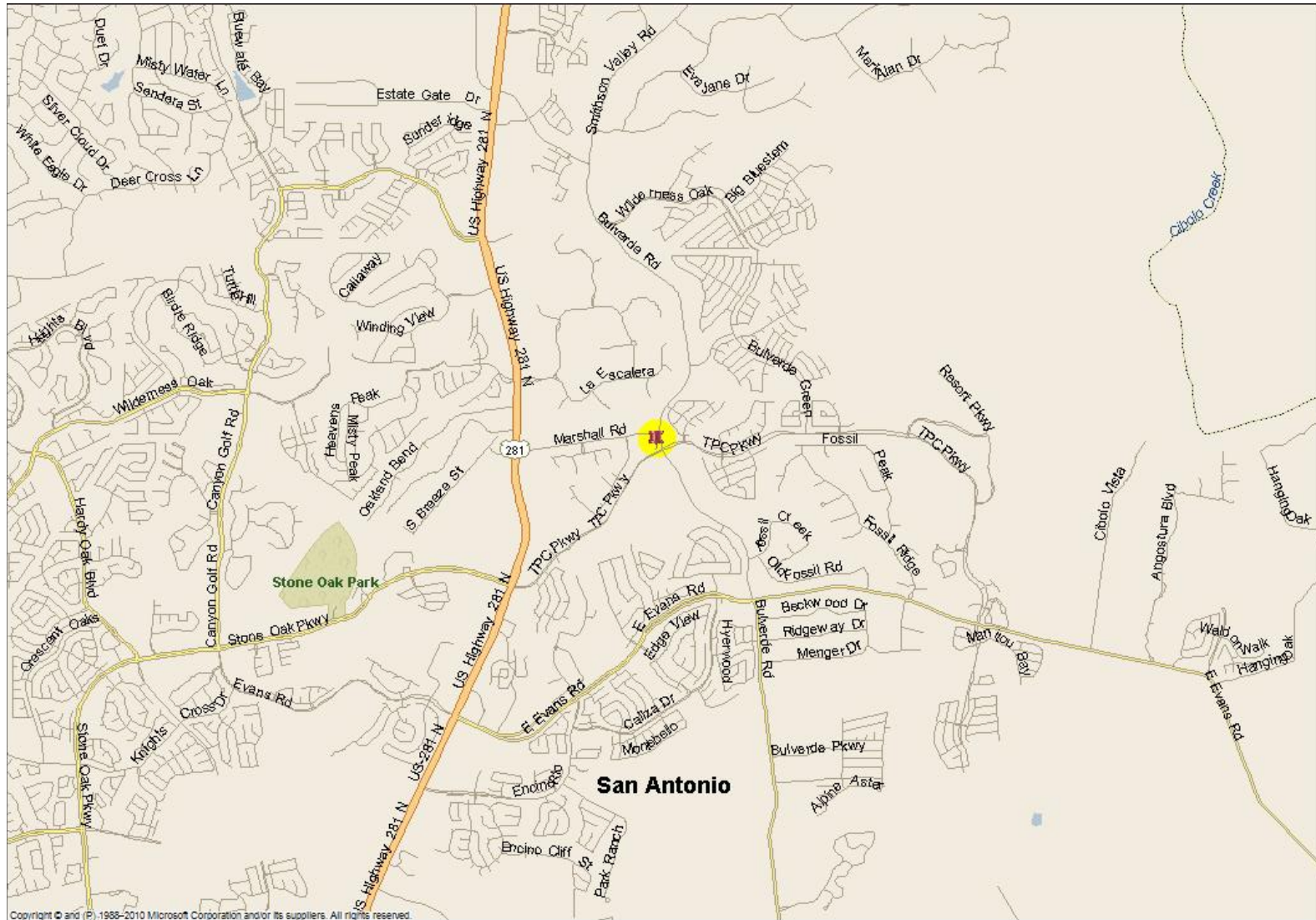


This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy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



Roalson Interests, Inc.
Real Estate Services

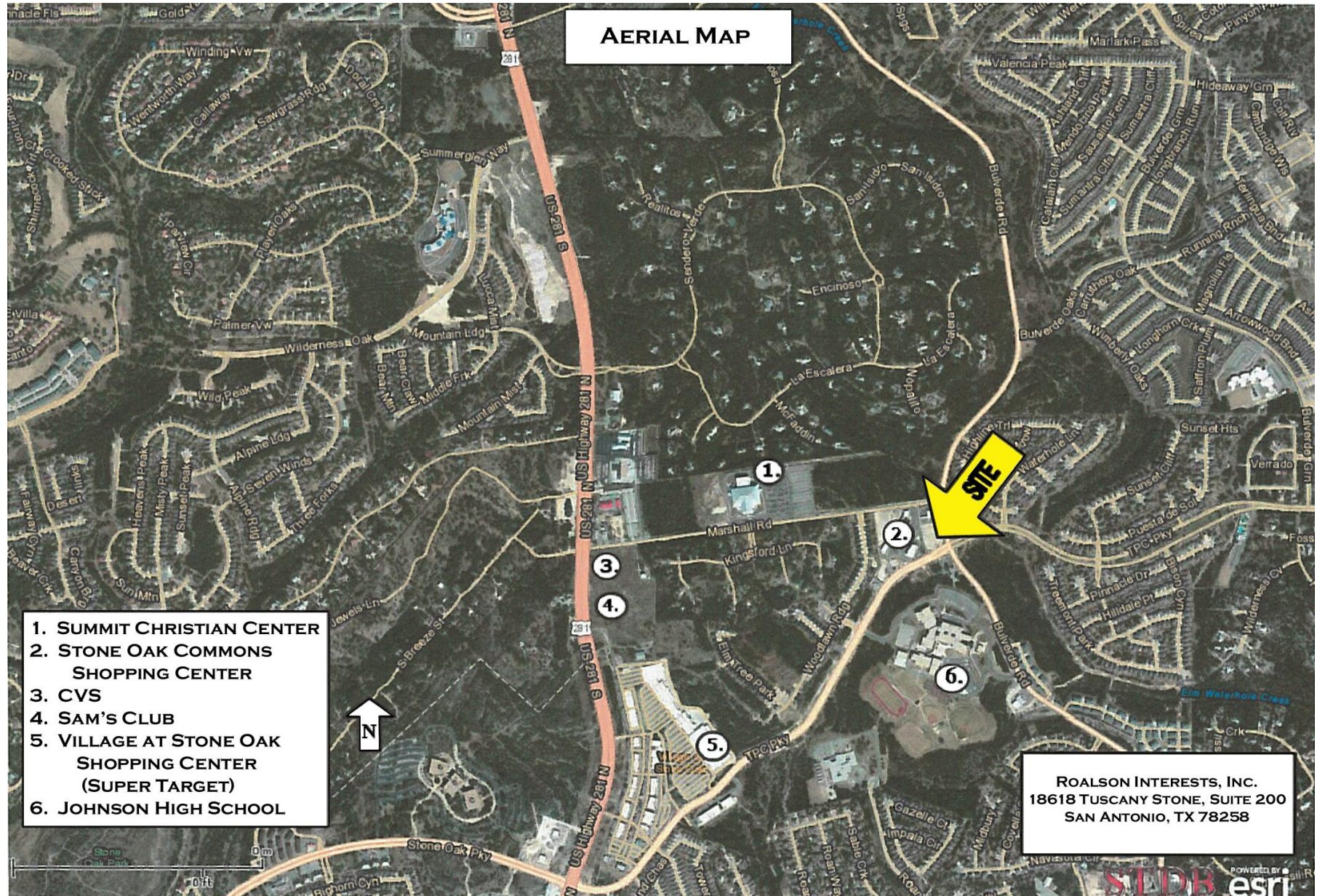
Area Map



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.



Roalson Interests, Inc.
Real Estate Services



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.



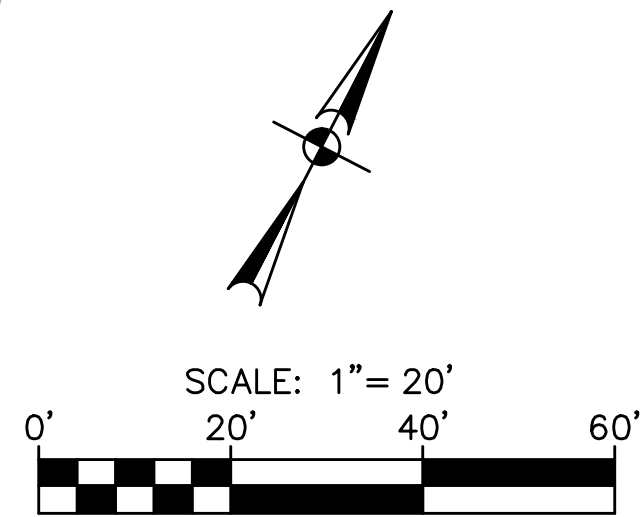
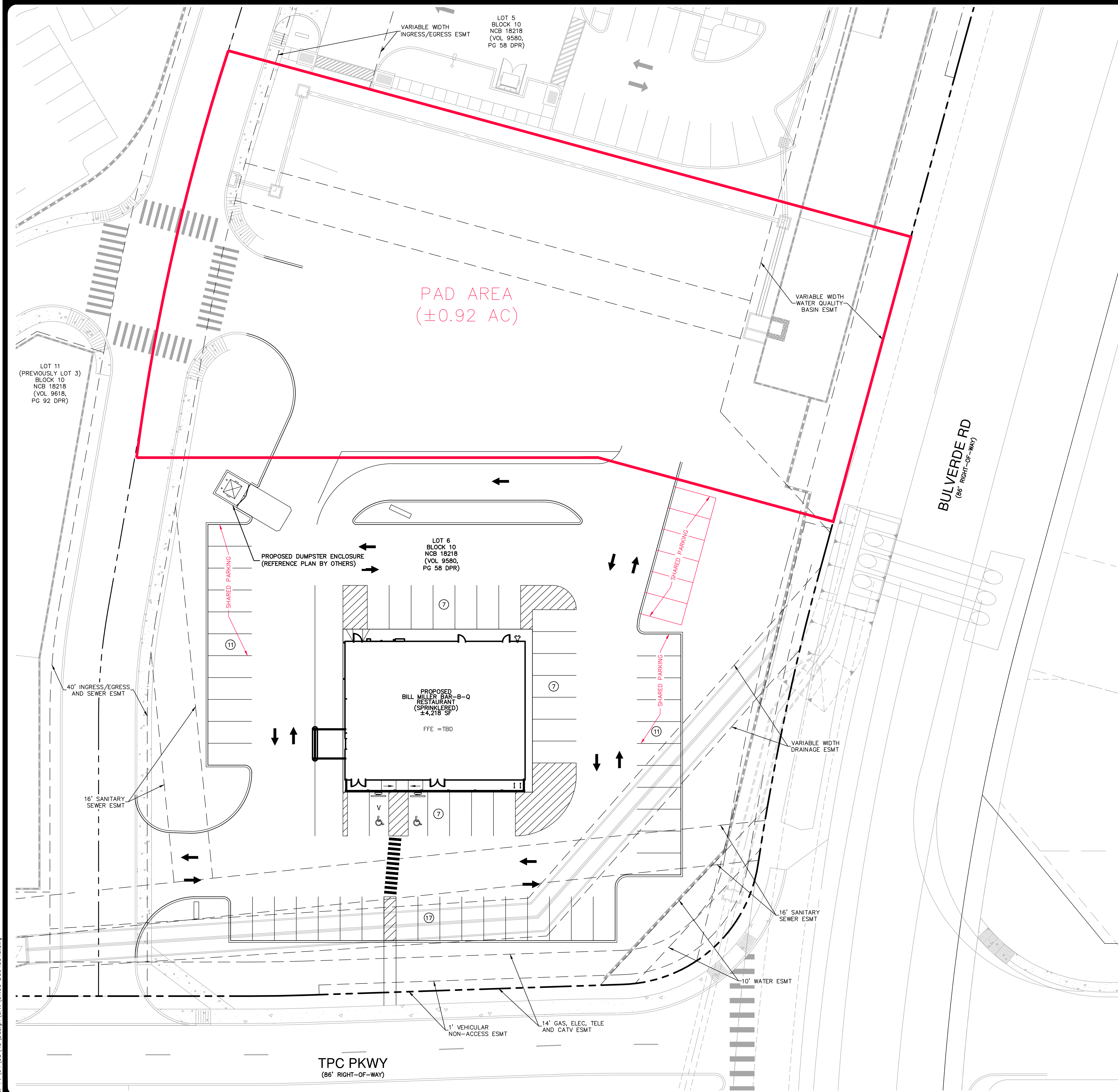
 Boundary



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.6277 - mapright.com

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.

Date: Feb 27, 2017 3:07pm User ID: bscrcall
File: P:\6A\3843\Design\DWG\C1.00 D663843.dwg

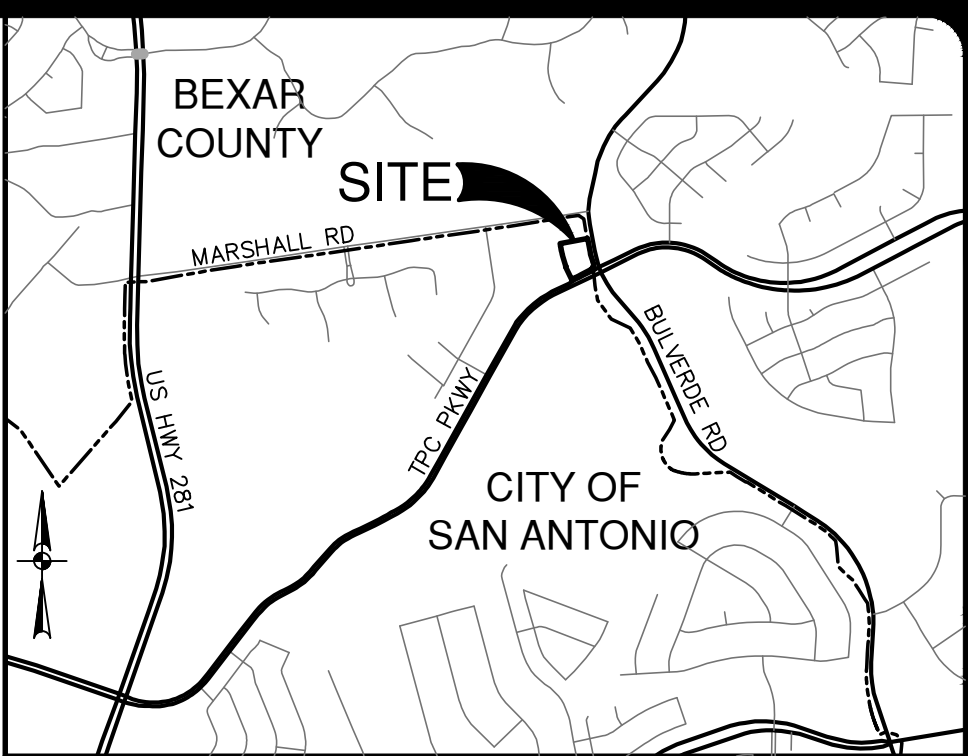


LEGEND:

- | | |
|--|---|
| | PROPERTY LINE |
| | LIGHT-DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET) |
| | MODERATE-DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET) |
| | CONCRETE SIDEWALK (SEE DETAIL SHEET) |
| | COORDINATE POINT |
| | EXISTING CURB TO BE REMOVED |
| | EXISTING CURB TO REMAIN |
| | PROPOSED CURB (SEE DETAIL SHEET) |
| | PROPOSED WHEEL STOP (SEE DETAIL SHEET) |
| | PROPOSED ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING (FOR REFERENCE ONLY NOT TO BE PAINTED ON GROUND) |
| | PROPOSED PARKING SPACE COUNT |
| | PROPOSED SITE LIGHTING (SEE PLAN BY OTHERS) |

KEYED NOTES

- ① PROPOSED 4" SOLID STRIPE
- ② 2' CURB TRANSITION (SEE DETAIL SHEET)
- ③ SIDEWALK RAMP @ 12:1 MAX SLOPE (SEE DETAIL SHEET)
- ④ PROPOSED STRIPED ISLAND (SEE DETAIL SHEET)
- ⑤ ACCESSIBLE PARKING SIGN AND WHEEL STOP (SEE DETAIL SHEET)
- ⑥ MATCH EXISTING SIDEWALK AND/OR TOP OF CURB (SEE DETAIL SHEET)
- ⑦ CONCRETE/CONCRETE PAVEMENT JUNCTURE (SEE DETAIL SHEET)
- ⑧ CONCRETE/ASPHALT PAVEMENT JUNCTURE (SEE DETAIL SHEET)



LOCATION MAP
NOT-TO-SCALE

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING CONSTRUCTION. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
3. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE PROJECT GEOTECH REPORT, THE PROJECT SPECIFICATIONS, THE CURRENT APPLICABLE CITY, COUNTY AND/OR TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND WATER AND SEWER PURVEYOR STANDARD SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, SIGNS OR OTHER ITEMS INTENDED TO REMAIN.
5. CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
6. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED AFTER CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING VEGETATION IN ALL DISTURBED AREAS BY PERIODIC WATERING OR OTHER APPROVED MEANS. REFERENCE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF ALL ITEMS COVERED WITHIN THE SCOPE OF WORK OF THESE PLANS.
8. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.
9. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, ACCESS MUST BE PROVIDED TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
10. CONTRACTOR SHALL PRESERVE ALL PROPERTY CORNER MONUMENTATION, CONTROL POINTS & BENCHMARKS. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS SUBS OR EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PAVEMENT NOTES:

1. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
2. ALL SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
3. PAVEMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

STRIPING/SIGNAGE NOTES:

1. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT UNLESS NOTED OTHERWISE. WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS. REFERENCE DETAIL SHEET FOR STRIPED ISLANDS.
2. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
3. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
3. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
4. ALL DIMENSIONAL CONTROL POINTS AND DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
5. REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
6. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL CURBS WITHIN PRIVATE PROPERTY ARE 6" HIGH AND ALL CURBS WITHIN PUBLIC RIGHT-OF-WAY ARE 7" HIGH EXCEPT AT CURB RAMPS OR SPECIFICALLY NOTED OTHERWISE.

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE ASSUMPTION OF DENNIS R. PLOTT, P.E. #67109. IT IS NOT TO BE USED FOR CONSTRUCTION.

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.372.9000
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #1008890

BILL MILLER BAR-B-Q #XX
TPC PKWY, SAN ANTONIO, TEXAS
SITE / DIMENSIONAL CONTROL / PAVEMENT PLAN

PLAT NO.	-
JOB NO.	6438-43
DATE	FEBRUARY 2017
DESIGNER	BAC
CHECKED	DRAWN BAC
SHEET	C1.00



Demographic and Income Comparison Profile

TPC Pkwy at Bulverde Rd
3159 Marshall Rd, San Antonio, Texas, 78259
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.66117
Longitude: -98.43584

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	7,349	44,623	102,401
Households	2,387	15,195	36,147
Families	1,787	11,860	27,598
Average Household Size	3.08	2.93	2.82
Owner Occupied Housing Units	1,551	11,271	26,449
Renter Occupied Housing Units	836	3,924	9,698
Median Age	31.7	34.0	35.1
2016 Summary			
Population	9,431	57,600	123,683
Households	3,033	19,427	43,261
Families	2,264	14,992	32,815
Average Household Size	3.11	2.96	2.85
Owner Occupied Housing Units	1,878	13,580	30,306
Renter Occupied Housing Units	1,155	5,846	12,956
Median Age	32.9	34.9	35.8
Median Household Income	\$106,750	\$105,914	\$102,700
Average Household Income	\$134,330	\$128,921	\$123,736
2021 Summary			
Population	11,192	66,492	140,023
Households	3,594	22,327	48,749
Families	2,669	17,137	36,817
Average Household Size	3.11	2.97	2.86
Owner Occupied Housing Units	2,208	15,447	33,955
Renter Occupied Housing Units	1,385	6,881	14,794
Median Age	33.5	35.0	35.9
Median Household Income	\$110,837	\$110,677	\$107,041
Average Household Income	\$144,159	\$138,014	\$132,254
Trends: 2016-2021 Annual Rate			
Population	3.48%	2.91%	2.51%
Households	3.45%	2.82%	2.42%
Families	3.35%	2.71%	2.33%
Owner Households	3.29%	2.61%	2.30%
Median Household Income	0.75%	0.88%	0.83%

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

June 01, 2017

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.

<p>BROKER: ROALSON INTERESTS, INC. 18618 TUSCANY STONE, SUITE 200 SAN ANTONIO, TEXAS 78258</p>



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