



**COMMERCIAL DEVELOPMENT OPPORTUNITY
US HIGHWAY 281 NORTH AT SENDERO VERDE
SAN ANTONIO, TEXAS**

LOCATION: The property is located on the east side of U.S. Highway 281, just north of Sendero Verde, approximately 4 miles north of Loop 1604.

SIZE: 10.7 Acres

DIMENSIONS: *Frontage:* Approximately 1,445 Feet on U.S. 281
Depth: Varies up to 625 Feet

UTILITIES: *Electricity:* CPS has a 3-Phase overhead is on U.S. 281 in front on the site.

Sewer: SAWS has an 8ö main at the southwest corner of the property.

Water: SAWS has a 24ö water main on U.S. 281 in front of the property.

Gas: CPS has a main on the west side of U.S. 281 across from the property.

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

ZONING: Bexar County, OCL; in the San Antonio Extraterritorial Jurisdiction

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

TOPOGRAPHY: The drainage is generally to the southeast and east from a low at the southerly end of the site.

FLOOD PLAIN: According to FEMA maps there does not appear to be a 100 year flood plain on the property.

EASEMENTS: There is a channel easement and an anchor easement on the property.



DEED

RESTRICTIONS: None of record. Quality development covenants will be required by owner.

TRAFFIC COUNT: Most recent Texas Department of Transportation maps indicate 49,104 vehicles per day on U.S. Highway 281, just south of the property.

DEMOGRAPHICS:

2015 ESRI Estimates:	Population	Average Household Income
1-mile radius	3,519	\$127,215
3-mile radius	58,394	\$141,022
5-mile radius	116,849	\$136,417

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

AREA

DEVELOPMENT: The property is surrounded by residential development and has significant commercial development, including a Sam's Club, CVS, and a Super Target anchored shopping center a short distance to the south.

POTENTIAL USES:

The property's excellent major thoroughfare frontage and strong household demographics make it appealing for a variety of uses, such as retail, office and healthcare.

INVESTMENT: \$2,563,506.00; \$5.50 per square foot

COMMENTS:

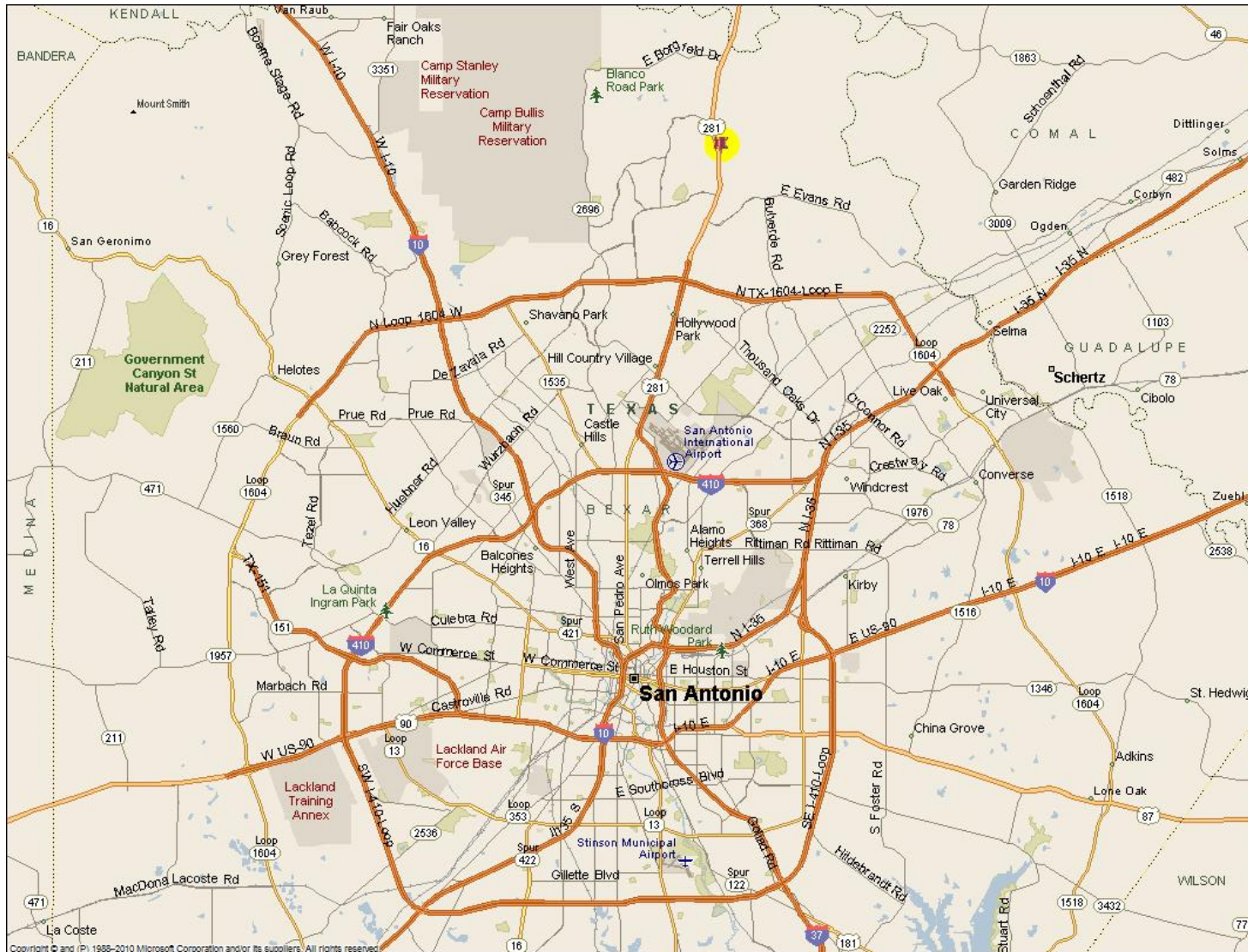
- The property is located in the high-growth U.S. 281 corridor.
- The property is situated between sites owned by major anchors including HEB and Walmart just to the north, with a Super Target and Sam's Wholesale Club just to the south.
- The property is on the Edwards Aquifer Recharge Zone and is Category One.
- It has vested rights and a SAWS Utility Service Agreement.
- It is part of the Sendero Ranch PUD and in the master POADP.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM
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www.roalson.com



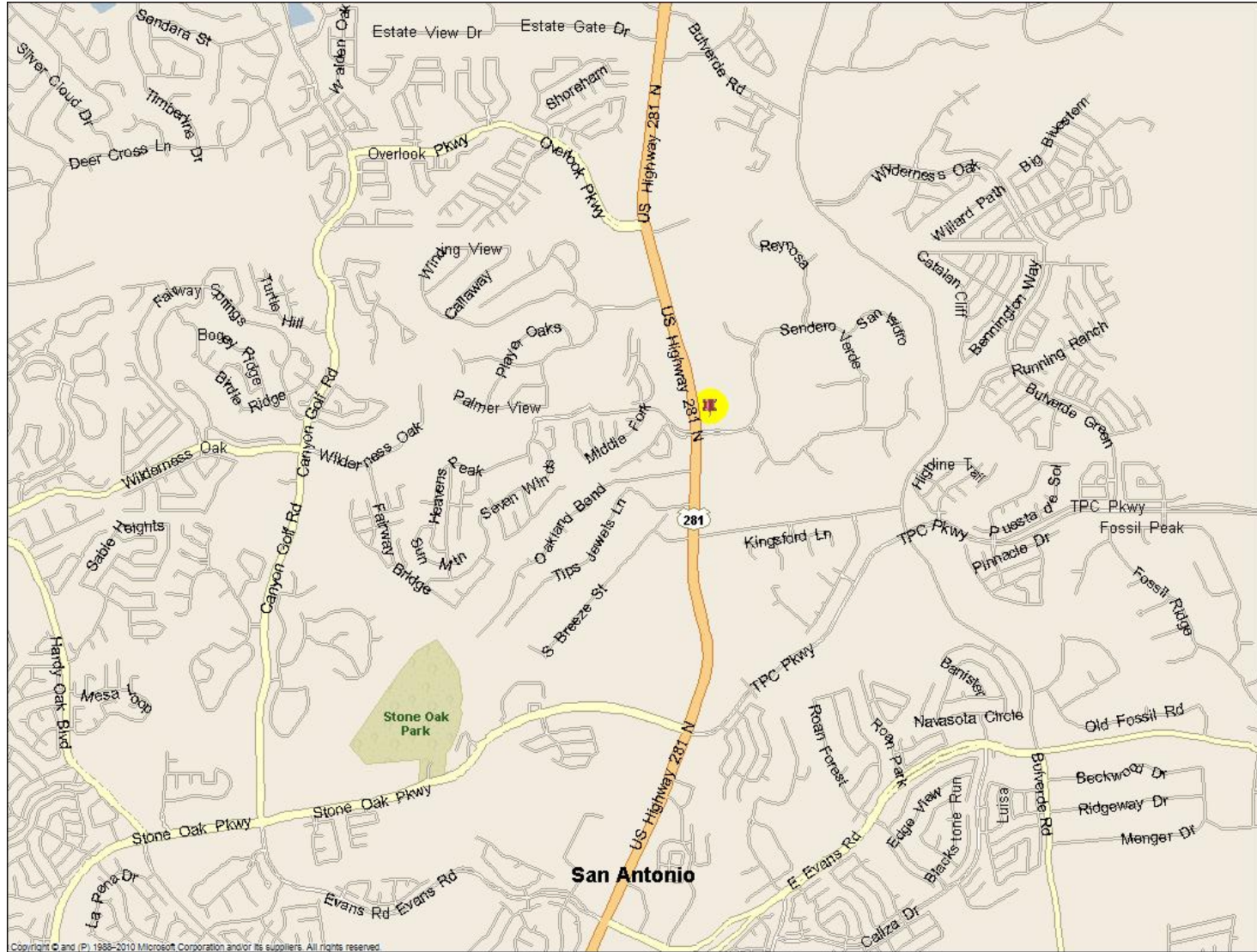
Location Map



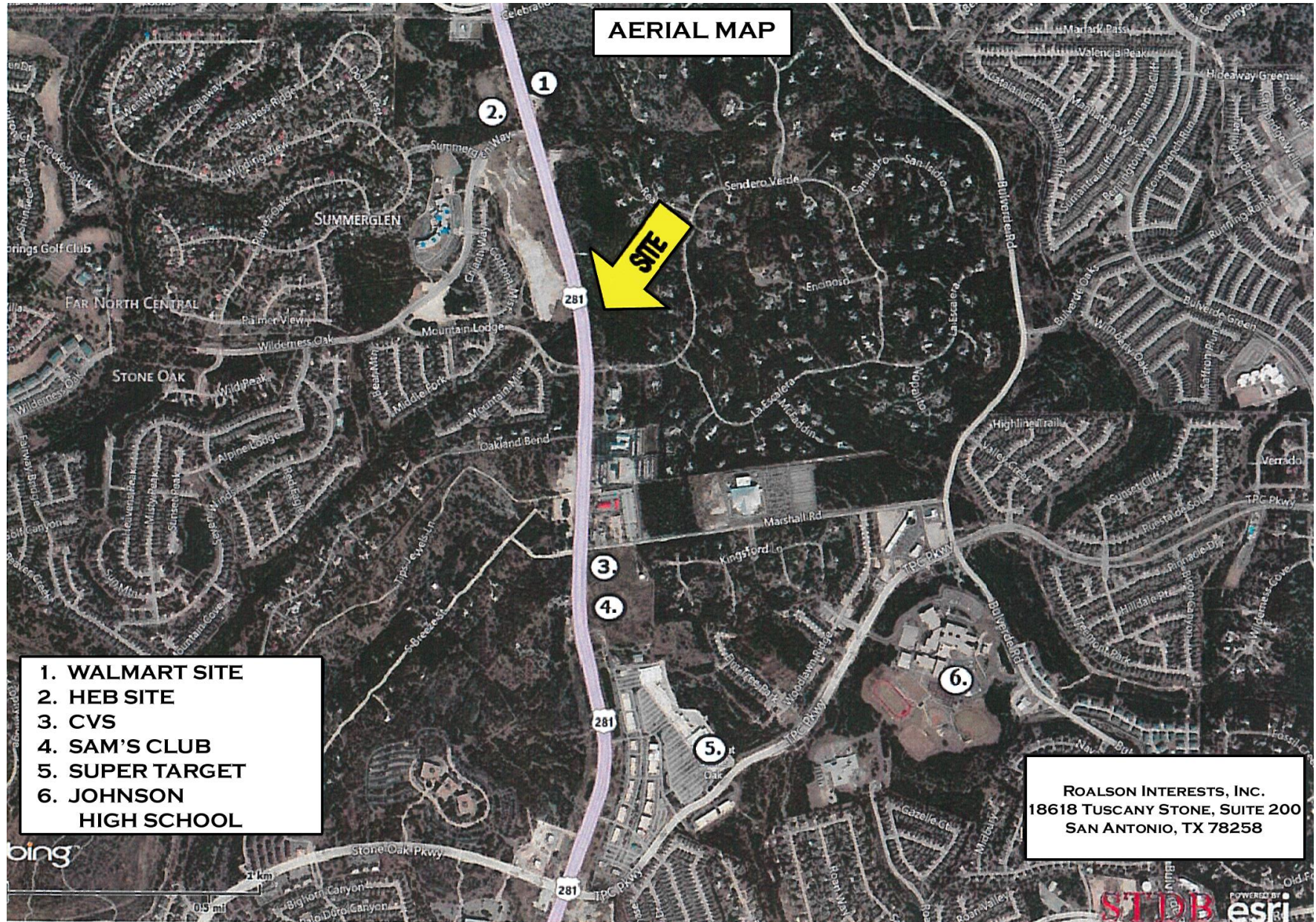
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Area Map



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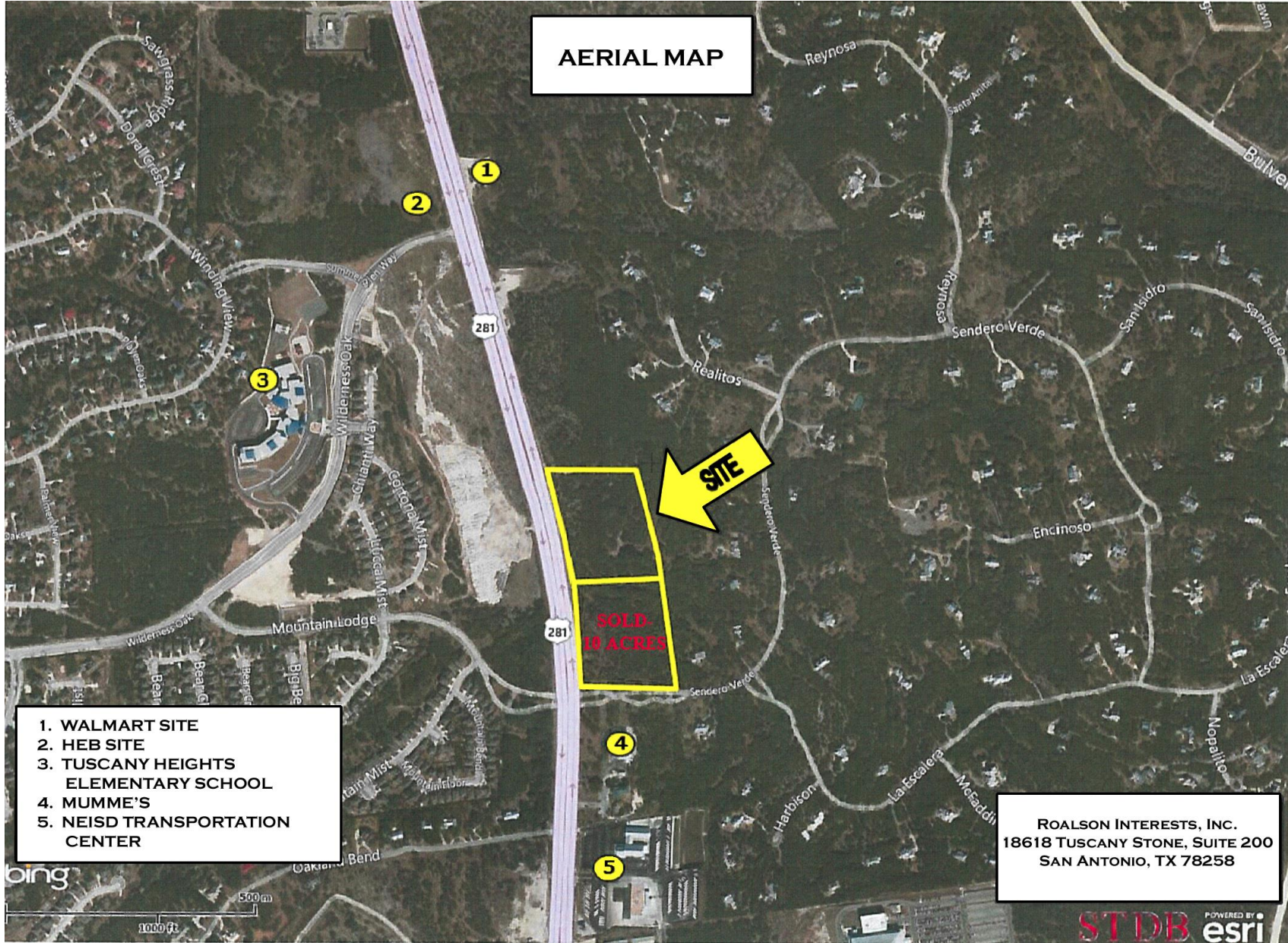


AERIAL MAP

- 1. WALMART SITE
- 2. HEB SITE
- 3. CVS
- 4. SAM'S CLUB
- 5. SUPER TARGET
- 6. JOHNSON HIGH SCHOOL

ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TX 78258

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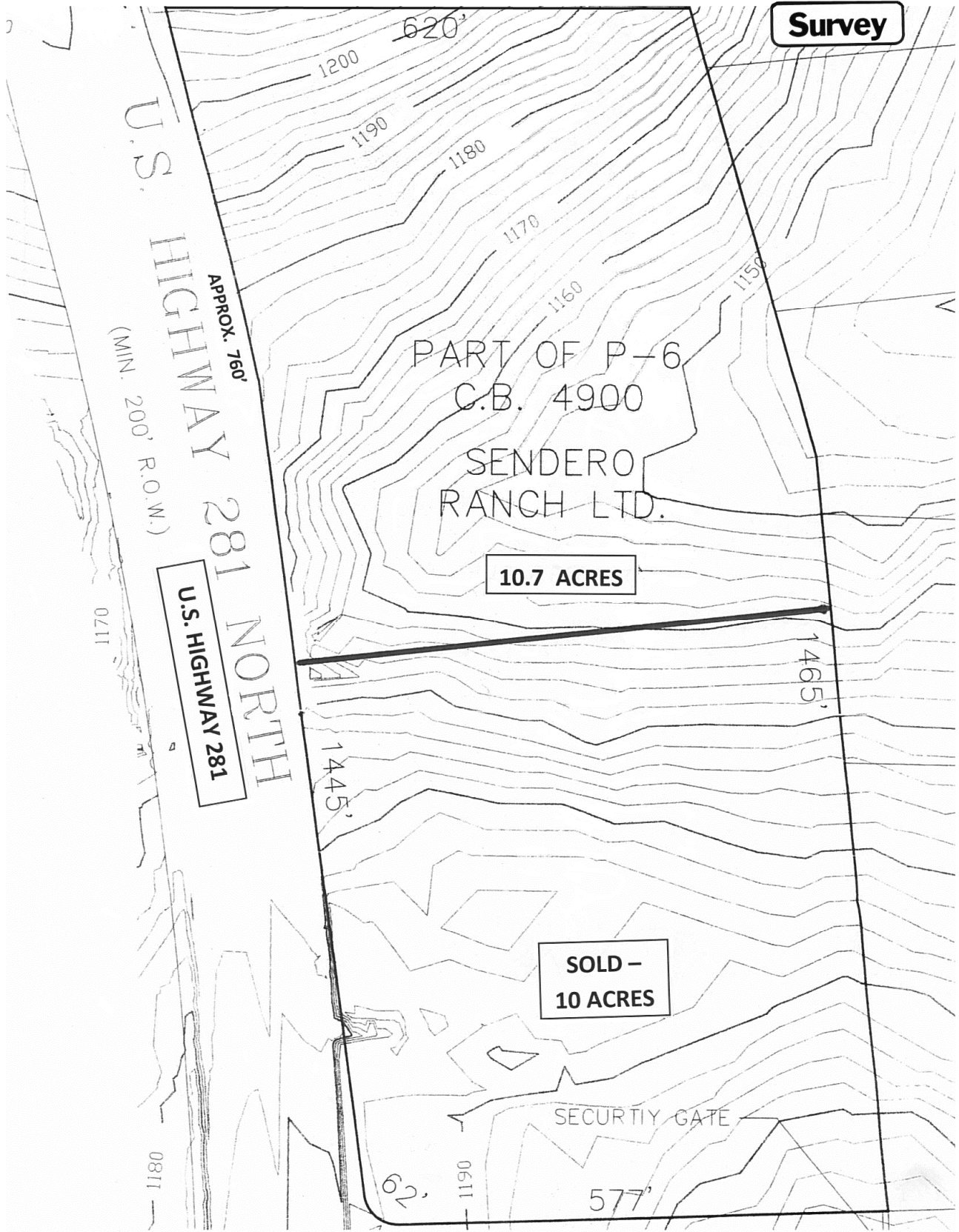


AERIAL MAP

- 1. WALMART SITE
- 2. HEB SITE
- 3. TUSCANY HEIGHTS
ELEMENTARY SCHOOL
- 4. MUMME'S
- 5. NEISD TRANSPORTATION
CENTER

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DEMOGRAPHIC OVERVIEW

December 3, 2015

24701 US HIGHWAY 281 NORTH, SAN ANTONIO, TX

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	3,011	47,730	98,621
2015 Estimate	3,519	58,394	116,849
5 Year Projection	4,080	67,160	133,257
Households			
2010 Census	930	15,956	34,454
2015 Estimate	1,104	19,736	41,022
5 Year Projection	1,292	22,825	46,944
2015 Population by Race			
White	76.5%	78.3%	79.5%
Black	6.4%	5.7%	5.0%
Asian or Pacific Islander	6.8%	6.8%	6.3%
American Indian	0.4%	0.4%	0.4%
2015 Population by Ethnicity			
Hispanic Origin	33.4%	32.2%	32.7%
2015 Total Housing Units			
Owner-Occupied	722	14,015	29,892
Renter-Occupied	382	5,721	11,130
Average Household Size	3.19	2.95	2.84
2015 Household Income			
Income \$ 0 - \$15,000	3.1%	2.1%	2.1%
Income \$ 15,000 - \$24,999	3.2%	2.4%	2.3%
Income \$ 25,000 - \$34,999	4.1%	2.8%	2.9%
Income \$ 35,000 - \$49,999	5.7%	4.6%	6.2%
Income \$ 50,000 - \$74,999	12.0%	16.4%	16.7%
Income \$ 75,000 - \$99,999	18.8%	16.6%	15.6%
Income \$ 100,000 - \$149,999	24.5%	20.9%	22.0%
Income \$ 150,000 - \$199,999	14.3%	14.6%	14.2%
Income \$200,000 +	14.4%	19.7%	18.0%
Average Household Income	\$127,215	\$141,022	\$136,417
Median Household Income	\$104,129	\$108,775	\$106,461
Per Capita Income	\$44,262	\$48,690	\$47,950

Source: U.S. Bureau of the Census, 2000 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.

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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