



**ROALSON INTERESTS, INC.
AVAILABLE PROPERTIES SUMMARY**

FOR DETAILED PROPERTY INFORMATION, VISIT OUR WEBSITE AT WWW.ROALSON.COM
OR CALL ELDON ROALSON (EX.2) OR JIM GUY EGBERT (EX.3) FOR FAX OR MAIL COPY.

May, 2012

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**FEATURED PROPERTIES
FORMER BANK LOCATIONS**
*-Four Stand Alone Branches
-Two Office Sublease Locations*

NO.	NAME / LOCATION	SIZE	ZONING	PRICE	PRICE PER SQ. FT./\$	COMMENTS
1	4727 Medical Drive, San Antonio, Texas BUILDING ON A GROUND LEASE UNDER CONTRACT	Land 1 Acre Building 43,560 Square Feet	Commercial C-3	Contact Broker		- - Site is located within the South Texas Medical Center. - Medical Drive at Wurzbach Road is one of the key intersections in the South Texas Medical Center.
2	Crown Tower 8700 Crownhill San Antonio, Texas FOR SUBLEASE	5,132 Rentable Square Feet		Contact Broker		- First floor space - Signage rights. - Available immediately. - Convenient access to the Loop 410 / Broadway intersection.

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**FEATURED PROPERTIES
(CONTINUED)**

NO.	NAME / LOCATION	SIZE	ZONING	PRICE	PRICE PER SQ. FT./\$	COMMENTS
3	Northwest Center 7550 W. I. H. 10 San Antonio, Texas FOR SUBLEASE	Suite 150: 1,726 Rentable Square Feet Suite 1000: 11,434 Rentable Square Feet		Contact Broker		<ul style="list-style-type: none"> - First floor and Tenth floor space. - Signage rights. - Available immediately.

IMPROVED PROPERTIES

NO	NAME / LOCATION	SIZE (SQ. FT.)	ZONING	TOTAL PRICE \$	PRICE PER SQ.FT/\$	COMMENTS
1	1930 William Cannon Drive Austin, TX LEASED	Land: .57 AC. Building: 3,385 SF	GR . General Commercial	850,000	-	<ul style="list-style-type: none"> - Former restaurant - Quality commercial location in South Austin, TX, west of I.H. 35 - Available Now
2	Retail Shopping Center in U.S. 281 / Brookhollow area. San Antonio, TX (14427 Brookhollow)	3,600 SF Bldg.	C-3, Commercial	Contact Broker	--	<ul style="list-style-type: none"> - Great investment opportunity - Retail strip center next to H.E.B. anchored shopping center at U.S. 281 and Brookhollow - 100% leased

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FOR LEASE

NO	NAME / LOCATION	SIZE (SQ. FT.)	ZONING	TOTAL PRICE \$	PRICE PER SQ. FT./\$	COMMENTS
1	495 10 TH Street, #103 Floresville, TX FOR SUBLEASE	Appx. 2,000	Commercial	Contact Broker		<ul style="list-style-type: none"> - Exceptional visibility and accessibility on Highway 181 - Positioned in front of the hospital - Available immediately

LAND

NO	NAME / LOCATION	SIZE (ACRES)	ZONING	TOTAL PRICE \$	PRICE PER SQ. FT./\$	COMMENTS
1	W/S I.H. 10 West between Highway 87 and Highway 46, Boerne, Texas	.829	Kendall County	325,000	9.00/SF	- Exceptional visibility and frontage on IH 10 access road
NEW 2	NWQ IH 10 at Foster Road	2.879	C-3	1,003,274		<ul style="list-style-type: none"> - Site has cross-access through Flying J Travel Plaza to Foster Road. - Great retail development site - New Wal-Mart being built just north of this site at Foster Rd and Binz-Engleman Rd
3	SW/S IH 10 at Menger Springs Blvd, just south of Highway 46, Boerne, Texas	Tract 1: 5.8 Tract 2: 6.4 Total: 12.2	B-2 Comm Kendall County	Tract 1: 3,031,776 Tract 2: 4,460,541	Tract 1: 12.00 Tract 2: 16.00	- Quality commercial property fronting IH 10 by Methodist Healthcare and Morningside Ministries (411E2)
4	NC IH 10 West at Scenic Loop Road / Boerne, TX	Lot 1: 1.37 Lot 2: 1.21 Lot 3: 1.34	B-2 Comm Kendall County		LOT 1: 25 LOT 2: 20 LOT 3: 15	<ul style="list-style-type: none"> - Signalized intersection with excellent traffic - Tremendous visibility and access at southern entrance to Boerne (412B5)
5	NWC IH 10 West at Scenic Loop Road, Boerne, TX	20.983	B-2 Comm Kendall County	13,710,292	15.00	<ul style="list-style-type: none"> - Exceptional frontage & visibility - Southern gateway to Boerne from San Antonio (412B5)

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NO	NAME / LOCATION	SIZE (ACRES)	ZONING	TOTAL PRICE \$	PRICE PER SQ. FT./\$	COMMENTS
6	E/S IH 10, North of Hwy. 87, Boerne, Texas (also fronts on Hwy. 87)	20.448	B-2 Highway Comm \ddot{u} Kendall County	6,012,325	6.75	<ul style="list-style-type: none"> - Exceptional commercial tract in the developing San Antonio to Boerne corridor - IH 10 and Main Street Frontage (411E2)
7	Pad and Junior Anchor Sites / SWC IH 35 South at Highway 16 South	Outlot 1: 1.05 Outlot 2: 1.62 Outlot 3: 1.29 Outlot 4: 1.51 Outlot 5: 1.30 Outlot 6: 1.32 Outlot 7: 1.04 Outlot 8: 1.05	C-3	914,760 1,129,075 1,011,463 1,052,410 849,420 919,987 815,443 919,987	20.00 16.00 18.00 16.00 15.00 16.00 18.00 16.00	<ul style="list-style-type: none"> - Great visibility - Access enhancements being done by TXDOT including signal light intersection (681C1)
8	E/S IH 37, north of Donop Road	10	County	522,720	1.20	<ul style="list-style-type: none"> - Desirable commercial/industrial development location - Excellent IH 37 visibility and easy access to IH 37 / Donop Road interchange
9	E/S IH 37, north of Donop Road UNDER CONTRACT	12.77	County	528,448	.95	<ul style="list-style-type: none"> - The 10 acre tract has frontage on Union Pacific Railroad ROW (718E7)
NEW 10	Hwy. 46 at Old Boerne Road, west of Hwy. 281	5.31	R2 . City of Bulverde	504,000	2.18	<ul style="list-style-type: none"> - Excellent visibility and accessibility - The highway frontage and corner location combined with very reasonable pricing creates an attractive commercial development opportunity.
11	N/S Highway 87 South, E/S of City of China Grove	504.326	Commercial & Single Family- China Grove	9,108,540	18,000/Acre	<ul style="list-style-type: none"> - Excellent residential development opportunity - Commercial potential with 4,700 feet of Highway 87 frontage - Only 3 miles east of Loop 410 (654C3)
12	EC Highway 151 at West Military Drive	5.004	C-3, GC-2	3,814,549	17.50	<ul style="list-style-type: none"> - Great going home corner tract - Strategically located in Westover Hills - On the Highway 151 corridor (612E1)

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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.



LAND - CONTINUED

NO	NAME / LOCATION	SIZE (ACRES)	ZONING	TOTAL PRICE \$	PRICE PER SQ.FT/\$	COMMENTS
13	NEC U.S. 281 North at Highway 46, Bulverde, TX	27	C-3, C-2, City of Bulverde	Contact Broker		<ul style="list-style-type: none"> - Major 281 corridor intersection - Strong traffic counts - Excellent visibility & accessibility (384B7)
14	SEQ U.S. 281 North at State Highway 46, Bulverde, TX	86.78	C-2, C-3/ Front Comal County on Balance	Contact Broker		<ul style="list-style-type: none"> - Exceptional commercial location - Major highway frontage in a high growth corridor (384B7)
15	SWC U.S. 281 at Stone Oak Parkway	10.28 (8 platted lots)	C-3, ERZD	Contact Broker	Individual Pad Prices	<ul style="list-style-type: none"> - Platted lots at a strategic U.S. 281 intersection north of Loop 1604 - Great visibility and frontage along U.S. 281 and Stone Oak Parkway (483D4)
16	SWC Loop 410 at Lakeside Parkway, just south of Hwy 151	13.69	C-3	Contact Broker		<ul style="list-style-type: none"> - Attractive development site - Fast growing commercial area - Will subdivide. (613B4)
17	SWC S.E. Loop 410 at Moursund Boulevard	1.487	Urban Dev. District, City South	1,165,926	18.00	<ul style="list-style-type: none"> - Tremendous visibility and access - Located near new Texas A&M San Antonio campus (682D4)
18	E/S S. E. Loop 410 just south of Sinclair Road	25.07	I-1, C-3NA on frontage	\$ 525,000	\$20,941/Ac.	<ul style="list-style-type: none"> - Ideal for light industrial user - Super Wal-Mart north at Loop 410/Rigsby (652F3)
19	SEC S.W. Loop 410 at South Zarzamora	4.95	Urban Development District, City of San Antonio	\$ 2,587,464	12.00	<ul style="list-style-type: none"> - Strategic commercial corner adjacent to Verano Master Planned Community and new Texas A&M San Antonio campus - Near Palo Alto College (681F4)
20	S/S South Loop 1604 East, West of US Highway 281 South	13.938	Outside City Limits	348,450	\$25,000/Ac.	<ul style="list-style-type: none"> - Investment/Development acreage - Very close to 1604 S./281 S. intersection (751A3)
21	W/S Loop 1604, just south of Highway 151, Westover Hills Area	20.95	C-3/Front C-2/Buffer on Rear	5,475,492	6.00	<ul style="list-style-type: none"> - SWQ 1604/Highway 151 Interchange - Fastest growing residential sector in San Antonio - Surrounded by Westover Hills, Alamo Ranch and Westpointe (578A6)
22	NC S. E. Loop 1604 at Highway 181 / Elmendorf, Texas	2.36 & 2.2	Bexar County San Antonio ETJ	\$ 1,649,088 \$ 1,148,796	16.00 12.00	<ul style="list-style-type: none"> - Corner locations offer opportunity for a variety of retail and commercial uses. (720E4)



LAND - CONTINUED

NO	NAME / LOCATION	SIZE (ACRES)	ZONING	TOTAL PRICE \$	PRICE PER SQ.FT/\$	COMMENTS
23	NEQ Loop 1604 at Military Drive West	17.22	C-3, C-2, C-2NA	5,250,722	7.00	- Fastest growing housing sector in San Antonio - Tremendous exposure/access to Loop 1604 and Military Drive West (612A1)
24	NC of N. Loop 1604 at Vance Jackson	17.32	MPCD, ERZD	11,317,000	15.00	- Most significant commercial growth area in San Antonio - South entrance to The Rim Shopping Center (514E5)
25	NEC FM 3009 at Ripps Kreusler, just southeast of I.H. 35	60,000 Square Feet	GB-3 to 250q depth, Schertz	1,620,000	27.00	- Ground Lease - Best corner available - Close proximity to HEB store (521C4)
26	NC Bandera Road at Scenic Loop Road	31.456	B-3 City of Helotes	6,851,117	5.00	- Exceptional commercial development corner on the Bandera Road corridor (512D6)
27	Highway 16 (Bandera Road), 3 miles E. of Hwy. 211	91.47	In the County, San Antonio ETJ	2,744,100	30,000 / AC	- Appealing residential development opportunity - Has water and sewer Utility Service Agreements with SAWS - North Side Independent School District (511D1)
28	Cable Ranch Road UNDER CONTRACT	10.3	MF-24	1,120,145	2.50	- Attractive site for multifamily project or back office uses. (613B4)
29	NEC Cascade Caverns at Old San Antonio Road Boerne, Texas	5.0106	B-2 City of Boerne	2,619,140	12.00	- Excellent commercial corner - Strong I.H. 10 access and visibility (412B5)
30	Culebra Road between Potranco and Ingram	7.7	C-3	1,257,795	3.75	- Excellent commercial location - Near 410 and Ingram Mall (579E8)
31	Marbach Road at Ellison Drive PARCEL A - UNDER CONTRACT	a) 13.677 (SWC) b) 10.318 (SEC)	a) In County b) C-3R	Contact Broker		- Excellent corner investment/development opportunities - West of Loop 410 - High growth residential area (612F6)

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LAND - CONTINUED

NO	NAME / LOCATION	SIZE (ACRES)	ZONING	TOTAL PRICE \$	PRICE PER SQ.FT/\$	COMMENTS
32	5501 & 5505 McCullough	14,520SF	Retail Dist. . City of Olmos Park	334,000	23.00	<ul style="list-style-type: none"> - Strategic Commercial Pad Site along the McCullough corridor - Close proximity to high end residential and retail shops in Olmos Park - Easy access to Hwy 281 (582E5)
33	Neal Road, East of Applewhite	18.494	In County	268,163	14,500/Ac	<ul style="list-style-type: none"> - Near Toyota site - Hilltop views (715F8)
34	SC Old Corpus Christi Road at Gillette Road, approximately one mile south of Loop 1604 UNDER CONTRACT	1,010.97	Bexar & Wilson Counties	4,903,500	4,850/Ac.	<ul style="list-style-type: none"> - Very nice large acreage investment opportunity - Convenient to Loop 1604 - San Antonio River frontage (720D8)
35	S/S Toutant Beauregard Road, between Anaqua Springs and Sundance Ranch UNDER CONTRACT	60	In the County, San Antonio ETJ	1,855,000	35,000 / AC	<ul style="list-style-type: none"> - Exceptional residential development opportunity - North Side Independent School District - Convenient access to IH 10 and San Antonio - SAWS water Utility Service Agreement allocation (446B7)
36	S/S UTSA Boulevard, just west of Valero Way	3.3	C-2 with a small portion of R-6	\$ 1,868,724	13.00	<ul style="list-style-type: none"> - Near Valero Corporate Headquarters and across from University of Texas at San Antonio campus - Easy access to Loop 1604 and I.H. 10 freeways (514B7)

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OUT OF SAN ANTONIO LAND

NO	NAME / LOCATION	SIZE (ACRES)	ZONING	TOTAL PRICE \$	PRICE PER SQ.FT/\$	COMMENTS
1	SWQ IH 10 and Highway 46, Seguin	1.628 & 2.226	C, Commercial, City of Seguin	1,170,108 1,163,576	16.50 12.00	<ul style="list-style-type: none">- High traffic counts- Excellent visibility- Easy access- Adjacent to Caterpillar facie
2	S/S Highway 90, east of its intersection with FM 471, Castroville	9.81	Outside the city limits	1,816,125	3.84	<ul style="list-style-type: none">- Easy access to San Antonio- Great frontage on two major thoroughfares
3	422 FM 306, New Braunfels, TX	2	Comal	1,045,440	12.00	<ul style="list-style-type: none">- Excellent commercial corner on FM 306 just west of IH 35, one block west of the HEB tract at IH 35 and FM 306.
4	EC US Highway 181 and Broadway Boulevard Portland, TX	32.152	Commercial Retail (CR)	Contact Broker		<ul style="list-style-type: none">- In the path of development- Surrounded by residential and commercial development- Hard corner location- Tremendous access and visibility
5	Concho Crossing NC of Hwy 67 and Southland San Angelo, TX	13	Commercial Retail (CR)	Contact Broker		<ul style="list-style-type: none">- Pads in planned shopping center- Exceptional commercial intersection- Located in affluent growth corridor of San Angelo
6	Highway 46 New Braunfels, TX	4.968	C-3 City of New Braunfels	811,522	3.75	<ul style="list-style-type: none">- The frontage of property is on the heavily traveled Highway 46.- The property is surrounded by commercial and residential development.

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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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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.

All Available Properties

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.

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TREC No. OP-K

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