



**LOOP 410 / HIGHWAY 151 AREA  
CABLE RANCH ROAD  
DEVELOPMENT PROPERTY**

**LOCATION:** The tract is located on Cable Ranch Road just south of Lakeside Parkway and west of Loop 410.

**SIZE:** +/- 10.286 Acres

**FRONTAGE:** Approximately 500 feet

**UTILITIES:**      **Electricity:** Underground three-phase in Cable Ranch.

**Sewer:** 8-inch line is located in Cable Ranch Road.

**Water:** 12-inch line located in Cable Ranch Road.

**Gas:** 8-inch line in Cable Ranch Road.

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity*

**ZONING:** MF-25, Multi-family, City of San Antonio.

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

**FLOOD PLAIN:** Federal Emergency Management Agency maps do not appear to indicate any 100-year flood plain.

**TOPOGRAPHY:** The tract is generally level with enough grade change to accommodate drainage.

**EASEMENTS:** There is a small electrical easement at the rear of the property.

**DEED RESTRICTIONS:** The property is subject to restrictions and covenants of the Westlakes Owners' Association, which were designed to promote quality development. (Details available upon request.)



**DEMOGRAPHICS:**

<u>2012</u>	3.0 Miles	5.0 Miles	7.0 Miles
Population Estimate:	119,383	250,413	464,145
Average Household Income:	\$52,003	\$52,705	\$52,693

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

**POTENTIAL USE:**

The Property's friendly development characteristics and convenient access to State Highway 151 and Marbach Road makes it attractive for a variety of uses including multifamily, office and service type users.

**AREA DEVELOPMENT:**

- Westlakes is a major master-planned area with primary thoroughfares and utilities in place.
- Westover Marketplace, a 425,000 square foot power center is on the northwest corner of Loop 410 and Highway 151. It includes Lowe's, Target, Office Depot, Sportsman's Warehouse and numerous national retail tenants and restaurants.
- Monterrey Village, a planned 250 acre mixed use development, is located at the south side of Highway 151 between Loop 410 and Potranco. It is anchored by Home Depot and Bel's Furniture.

**INVESTMENT:**

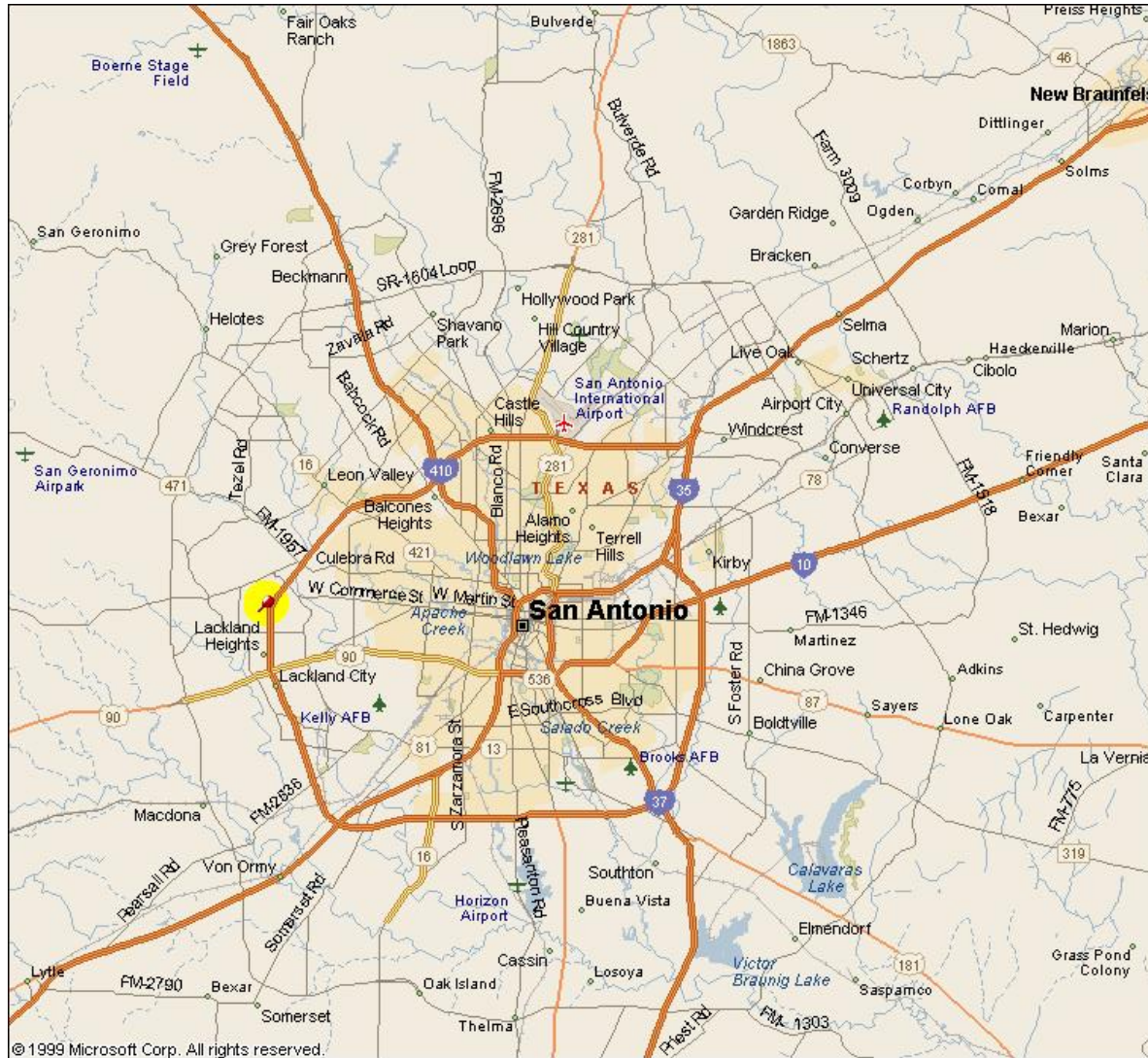
\$2.50 per square foot; \$1,120,145

**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR JIM GUY EGBERT**  
**Phone:** 210-496-5800 • **Fax:** (210) 496-5809 • **Email:** [eldon@roalson.com](mailto:eldon@roalson.com) / [jimguy@roalson.com](mailto:jimguy@roalson.com)  
[www.roalson.com](http://www.roalson.com) View Available Properties: [Map](#) / [Summary](#)

g:\listfile\Cable Ranch Road\6-13



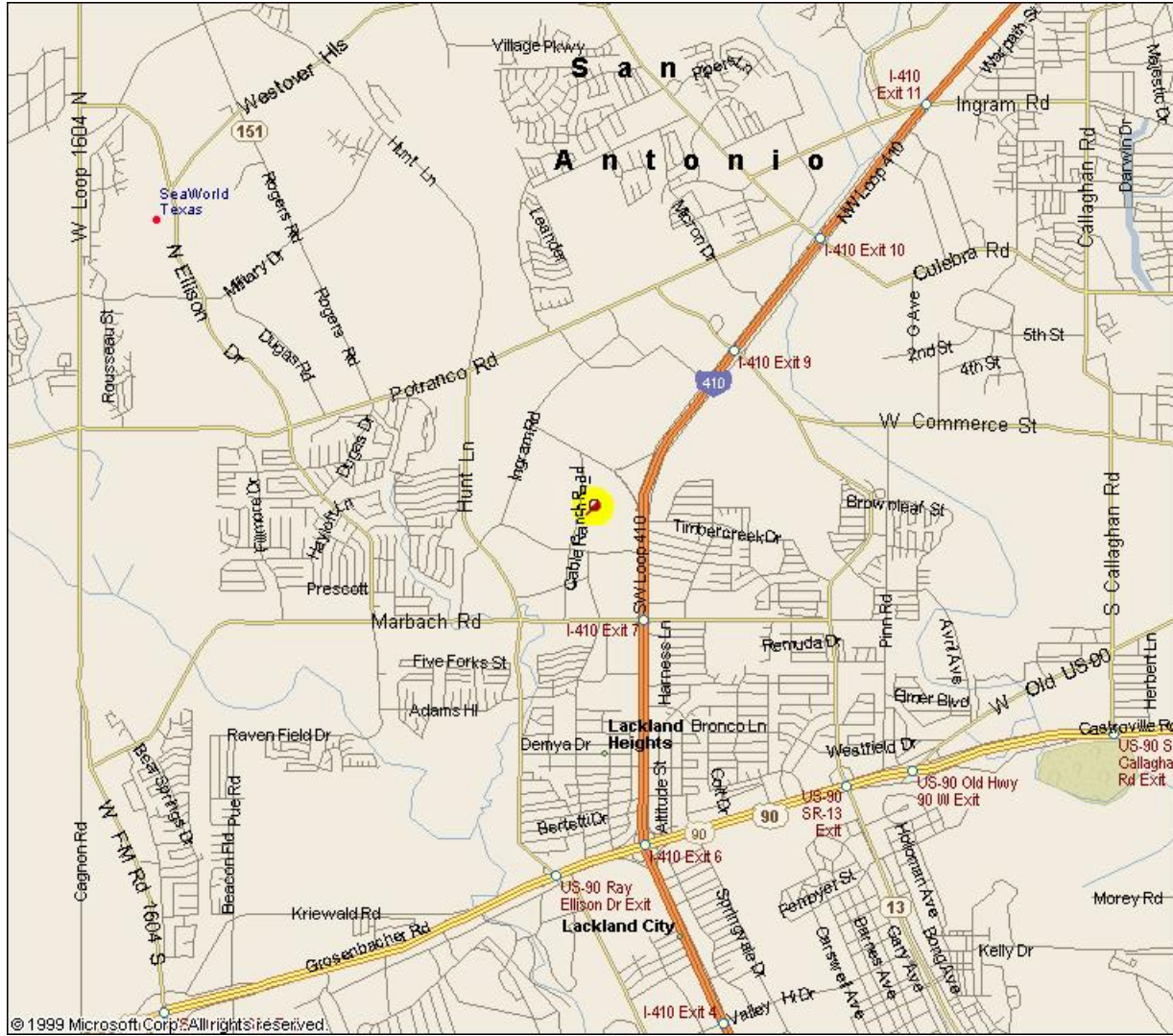
## Location Map



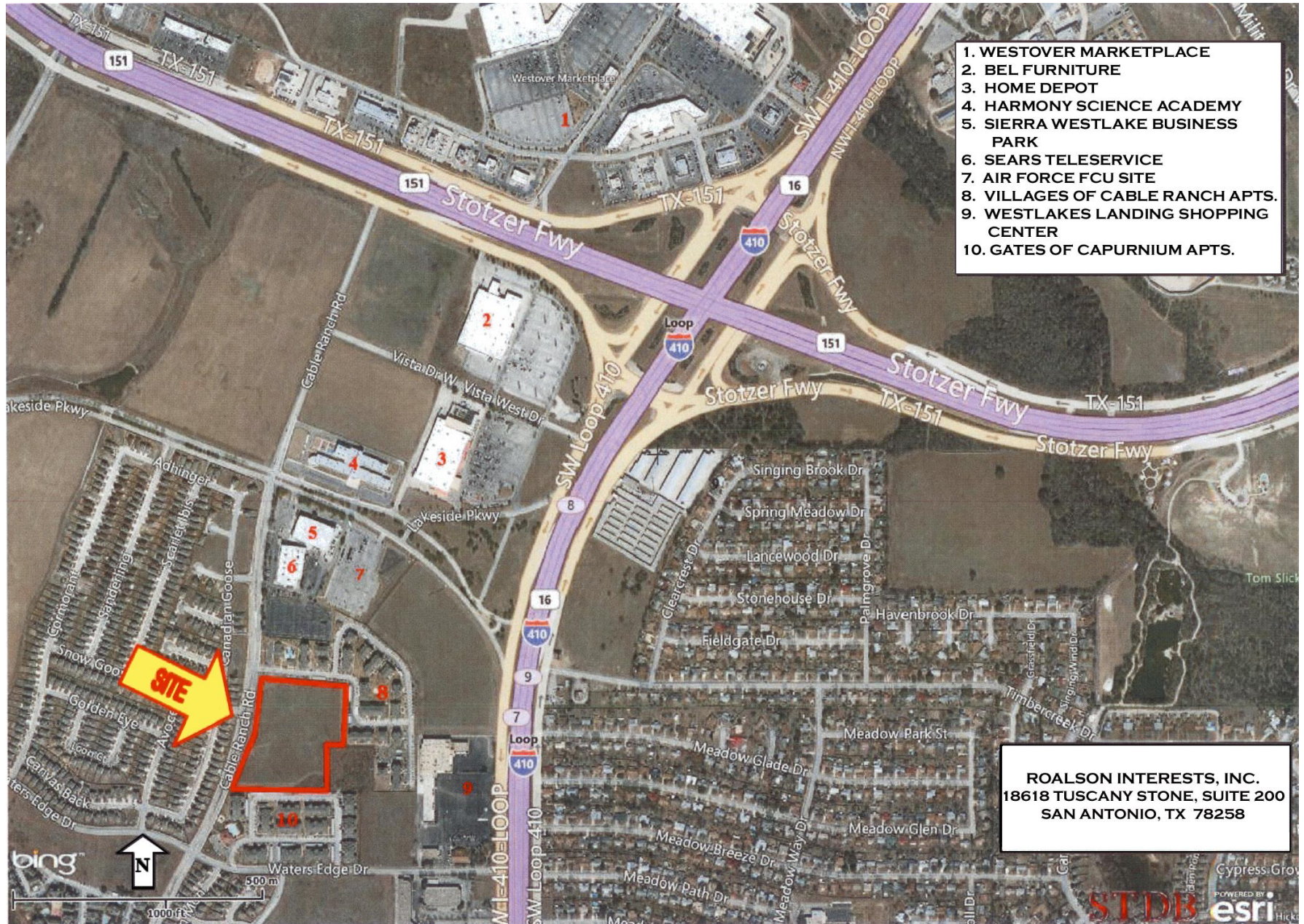
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**Area Map**



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1. WESTOVER MARKETPLACE
2. BEL FURNITURE
3. HOME DEPOT
4. HARMONY SCIENCE ACADEMY
5. SIERRA WESTLAKE BUSINESS PARK
6. SEARS TELESERVICE
7. AIR FORCE FCU SITE
8. VILLAGES OF CABLE RANCH APTS.
9. WESTLAKES LANDING SHOPPING CENTER
10. GATES OF CAPURNIUM APTS.

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

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**AERIAL MAP**

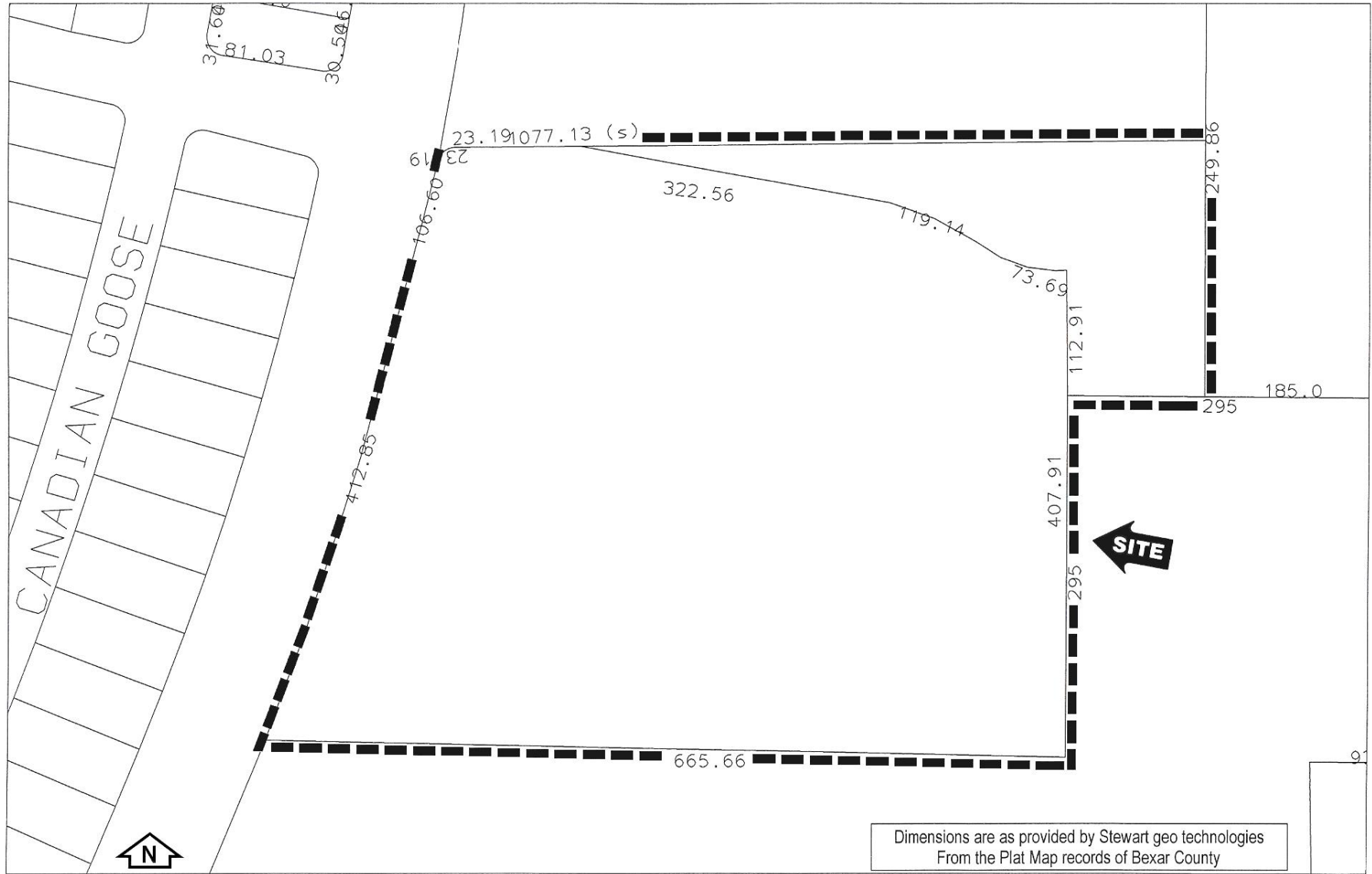
**SITE**

**ROALSON INTERESTS, INC.**  
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# Plat Map



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## DEMOGRAPHIC OVERVIEW

June 12, 2013

### CABLE RANCH ROAD

	3.0 Miles:	5.0 Miles:	7.0 Miles:
<b>Population</b>			
2010 Census	114,510	240,579	446,340
2012 Estimate	119,383	250,413	464,145
5 Year Projection	130,852	274,196	506,882
<b>Households</b>			
2010 Census	37,038	76,077	145,191
2012 Estimate	38,419	78,966	150,659
5 Year Projection	42,401	87,161	165,859
<b>2012 Population by Race</b>			
White	68.1%	69.5%	71.7%
Black	9.0%	8.2%	6.5%
Asian or Pacific Islander	2.3%	2.2%	2.2%
American Indian	0.9%	0.9%	1.0%
<b>2012 Population by Ethnicity</b>			
Hispanic Origin	67.6%	67.6%	69.5%
<b>2012 Total Housing Units</b>			
Owner-Occupied	54.4%	57.4%	57.0%
Renter-Occupied	39.1%	36.4%	36.3%
Average Household Size	3.01	3.04	2.98
<b>2012 Household Income</b>			
Income \$ 0 - \$14,999	13.0%	14.4%	16.1%
Income \$ 15,000 - \$24,999	12.5%	12.3%	12.8%
Income \$ 25,000 - \$34,999	13.7%	12.6%	12.3%
Income \$ 35,000 - \$49,999	19.7%	18.4%	17.5%
Income \$ 50,000 - \$74,999	21.5%	21.7%	20.2%
Income \$ 75,000 - \$99,999	10.7%	10.6%	10.1%
Income \$100,000 - \$149,999	6.8%	7.7%	8.1%
Income \$150,000 - \$199,999	1.2%	1.5%	1.8%
Income \$200,000 +	0.8%	0.8%	1.0%
Average Household Income	\$52,003	\$52,705	\$52,693
Median Household Income	\$41,844	\$42,385	\$41,183
Per Capita Income	\$17,857	\$17,998	\$18,176

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

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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**

# 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.

**10.286 ACRES / CABLE RANCH ROAD**

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