

ARONOV

CONCHO CROSSING

US HWY. 67 & FM HWY 2288, NWC
SAN ANGELO, TOM GREEN COUNTY, TEXAS



- Join Concho Crossing a 160,000 SF powerful collection of prominent national retail merchants offering apparel, office supplies, arts/crafts/fabrics, electronics, fashion, sporting goods and books
- Sell to the San Angelo, TX metropolitan market (pop. 110,119), the retail hub of West Texas generating \$1.5 billion in annual retail sales
- Gain proximity to the orbit of Sunset Mall: 560,000 SF, 64 stores, anchored by Dillard's / Sears / JCPenney / Bealls, \$300/SF in sales, 6 million customer visits, reaching a 14-county, 160,000 person trade area
- Serve the affluent SW growth corridor of the City from a site next to its finest neighborhood—The Bluffs
- Share a \$200 million volume traffic light with Wal-Mart Supercenter, Sam's Club and Lowe's
- High visibility from all approaches with road frontage on four (4) sides
- Regional access at the US HWY 67/LOOP 306 interchange
- Convenient local access to US HWY 67 (5 lanes) and FM HWY 2288 (4 lanes)
- Exposure to strong traffic counts: 35,000 VPD on LOOP 306 plus 14,000 VPD on US HWY 67
- Massive retail concentration---27 big boxes located within 1 mile of the site



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This information is from sources deemed reliable, but not guaranteed by agent. Package is subject to prior sale, price change, correction and withdrawal.

AERIAL



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SAN ANGELO

H-E-B

THE HOME DEPOT

A

BEST BUY



ROSS

BEALLS

Sears

Dillard's

JCPenney

SUNSET

306



SITE

LOWE'S

Walmart

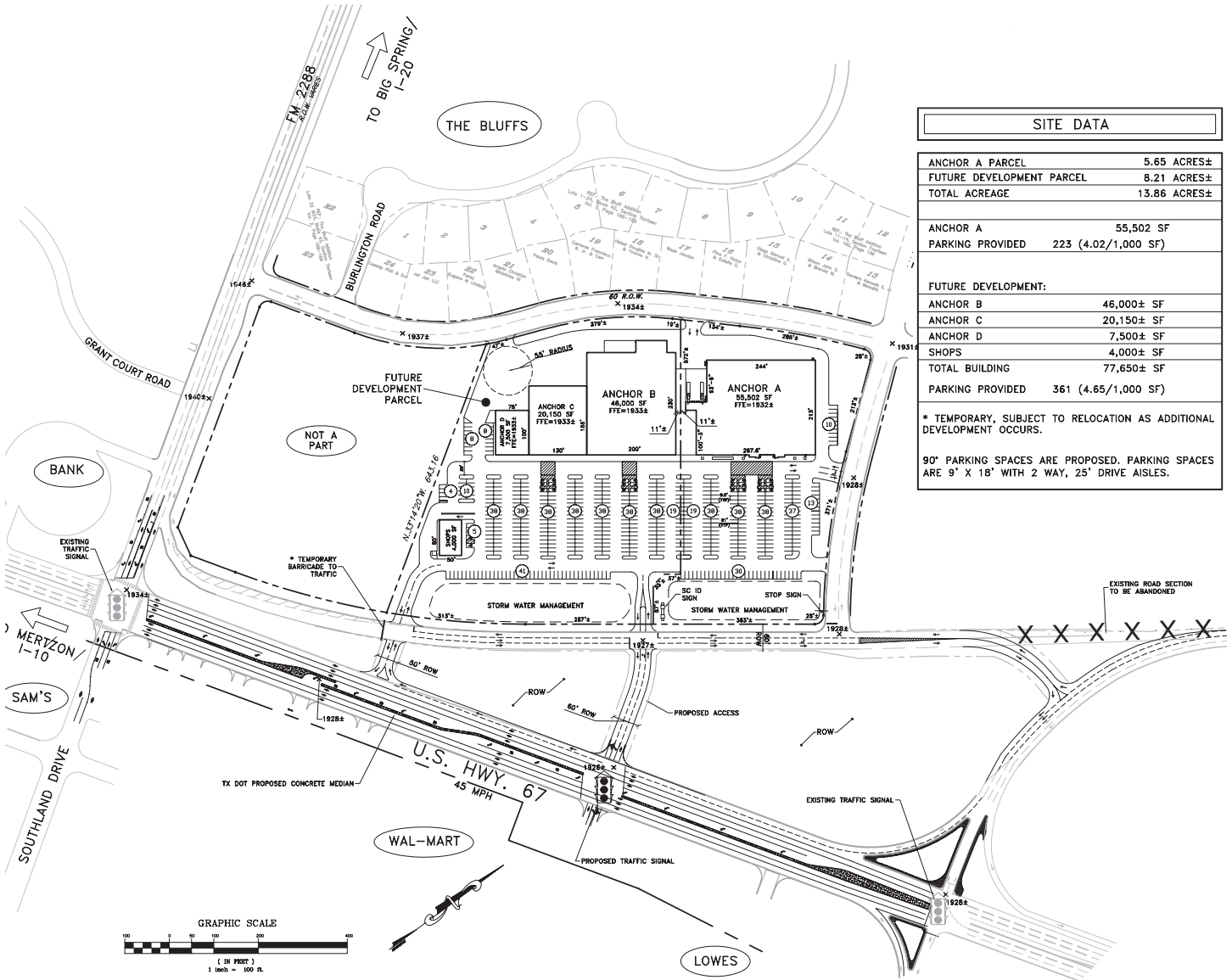
SOUTHLAND BLVD

67

Sams CLUB

Green Meadows

Otter Creek Run
Owls Nest Dr
De Coach Trail



SITE DATA

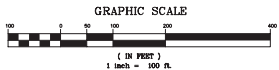
ANCHOR A PARCEL	5.65 ACRES±
FUTURE DEVELOPMENT PARCEL	8.21 ACRES±
TOTAL ACREAGE	13.86 ACRES±

ANCHOR A	55,502 SF
PARKING PROVIDED	223 (4.02/1,000 SF)

FUTURE DEVELOPMENT:	
ANCHOR B	46,000± SF
ANCHOR C	20,150± SF
ANCHOR D	7,500± SF
SHOPS	4,000± SF
TOTAL BUILDING	77,650± SF
PARKING PROVIDED	361 (4.65/1,000 SF)

* TEMPORARY, SUBJECT TO RELOCATION AS ADDITIONAL DEVELOPMENT OCCURS.

90' PARKING SPACES ARE PROPOSED. PARKING SPACES ARE 9' X 18' WITH 2 WAY, 25' DRIVE AISLES.



ARONOV

THE MARKET

	5 mi. radius	10 mi. radius	25 mi. radius
2010 POPULATION			
Total Population	57,358	97,690	110,545
Male Population	48.0%	48.6%	48.9%
Female Population	52.0%	51.4%	51.1%
Median Age	34.7	34.0	34.9

2010 INCOME			
Median HH Income	\$44,230	\$41,222	\$41,386
Per Capita Income	\$23,427	\$20,709	\$20,543
Average HH Income	\$55,808	\$52,225	\$52,192

2010 HOUSEHOLDS			
Total Households	23,614	37,526	42,114
Average Household Size	2.34	2.48	2.50

2010 HOUSING			
Owner Occupied Housing Units	52.1%	54.0%	55.4%
Renter Occupied Housing Units	36.3%	34.2%	32.2%
Vacant Housing Units	11.6%	11.8%	12.4%

POPULATION			
1990 Population	52,504	90,381	101,189
2000 Population	55,291	94,451	107,027
2010 Population	57,358	97,690	110,545
2015 Population	58,754	99,825	112,882
1990-2000 Annual Rate	0.52%	0.44%	0.56%
2000-2010 Annual Rate	0.36%	0.33%	0.32%
2010-2015 Annual Rate	0.48%	0.43%	0.42%

In the identified market area, the current year population is 110,545. In 2000, the Census count in the market area was 107,027. The rate of change since 2000 was 0.32 percent annually. The five-year projection for the population in the market area is 112,882, representing a change of 0.42 percent annually from 2010 to 2015. Currently, the population is 48.9 percent male and 51.1 percent female.

POPULATION BY EMPLOYMENT

- 55.3% in white collar jobs (compared to 61.6 percent of U.S. employment)
- 22.1% in service jobs (compared to 17.3 percent of U.S. employment)
- 22.6% in blue collar jobs (compared to 21.1 percent of U.S. employment)

	5 mi. radius	10 mi. radius	25 mi. radius
MEDIAN HOUSEHOLD INCOME			
1990 Median HH Income	\$26,073	\$23,999	\$24,300
2000 Median HH Income	\$34,851	\$32,618	\$33,151
2010 Median HH Income	\$44,230	\$41,222	\$41,386
2015 Median HH Income	\$49,966	\$47,340	\$47,466
1990-2000 Annual Rate	2.94%	3.12%	3.15%
2000-2010 Annual Rate	2.35%	2.31%	2.19%
2010-2015 Annual Rate	2.47%	2.81%	2.78%

PER CAPITA INCOME			
1990 Per Capita Income	\$13,060	\$11,428	\$11,457
2000 Per Capita Income	\$19,897	\$17,268	\$17,353
2010 Per Capita Income	\$23,427	\$20,709	\$20,543
2015 Per Capita Income	\$25,612	\$22,651	\$22,486
1990-2000 Annual Rate	4.3%	4.21%	4.24%
2000-2010 Annual Rate	1.61%	1.79%	1.66%
2010-2015 Annual Rate	1.8%	1.81%	1.82%

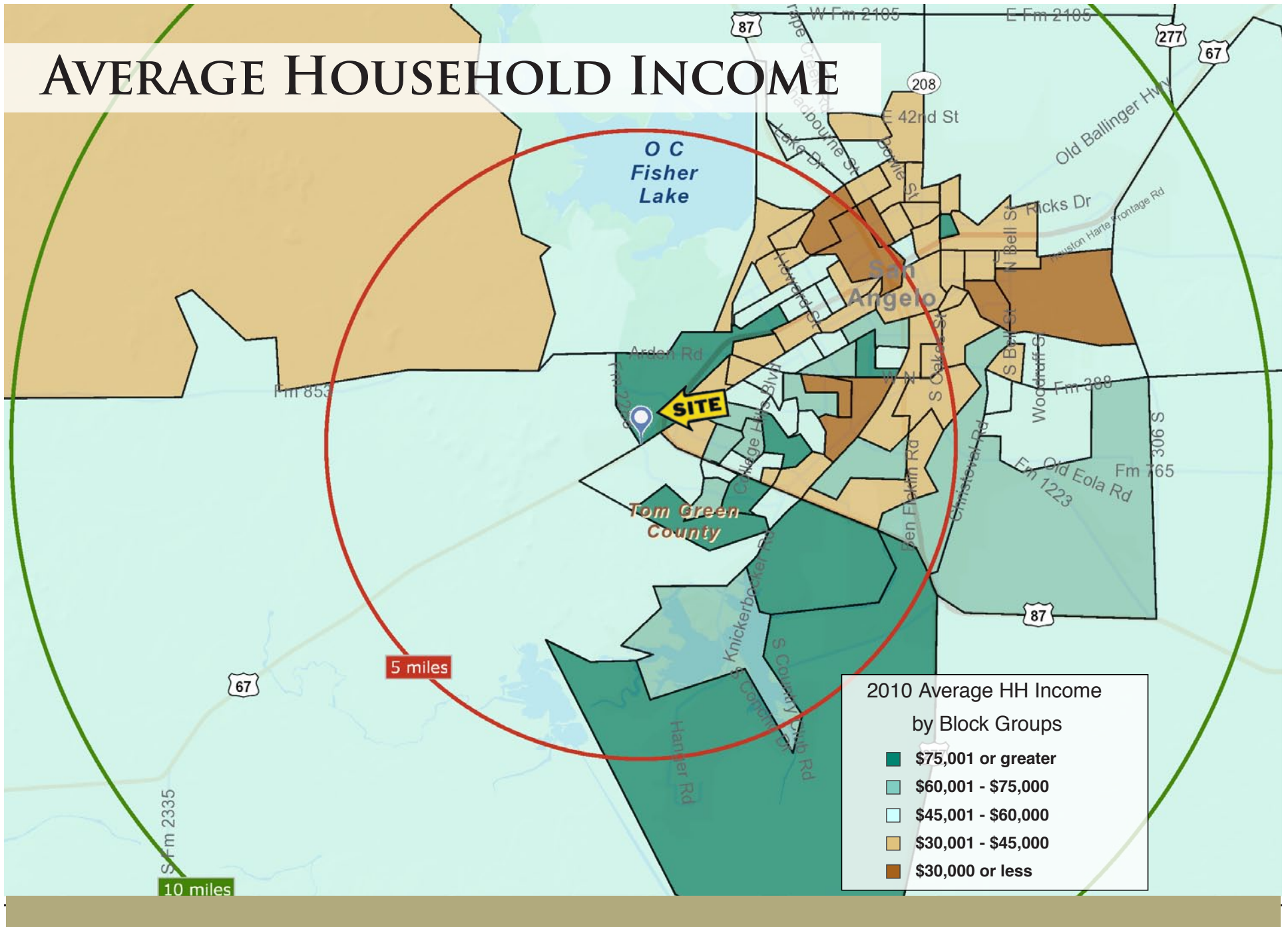
AVERAGE HOUSEHOLD INCOME			
1990 Average HH Income	\$33,552	\$30,511	\$30,751
2000 Average HH Income	\$47,911	\$43,721	\$44,253
2010 Average HH Income	\$55,808	\$52,225	\$52,192
2015 Average HH Income	\$60,782	\$56,878	\$56,894
1990-2000 Annual Rate	3.63%	3.66%	3.71%
2000-2010 Annual Rate	1.5%	1.75%	1.62%
2010-2015 Annual Rate	1.72%	1.72%	1.74%

HOUSEHOLDS			
1990 Households	20,242	32,723	36,407
2000 Households	22,616	36,169	40,645
2010 Households	23,614	37,526	42,114
2015 Households	24,277	38,485	43,157
1990-2000 Annual Rate	1.12%	1.01%	1.11%
2000-2010 Annual Rate	0.42%	0.36%	0.35%
2010-2015 Annual Rate	0.56%	0.51%	0.49%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

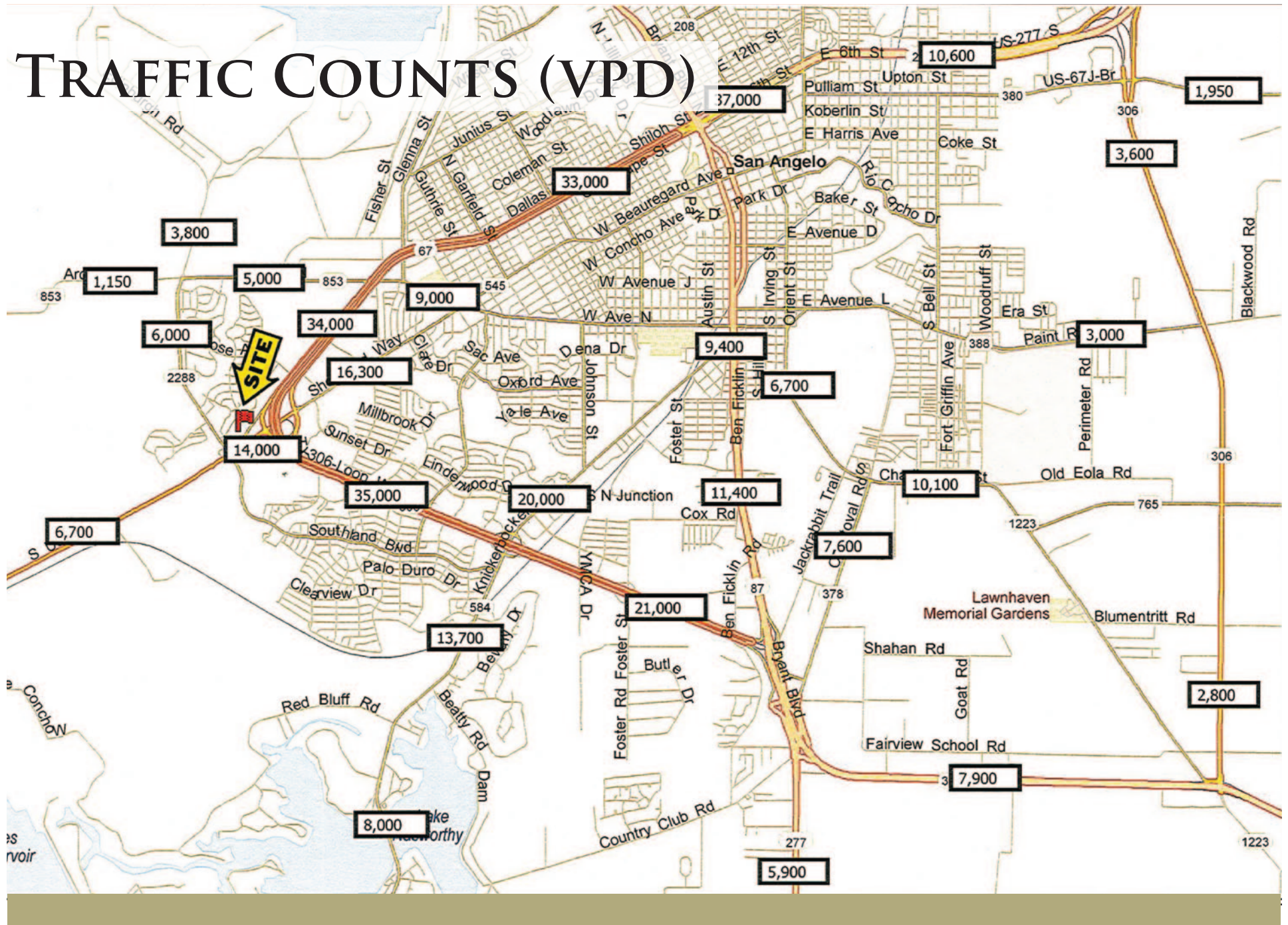
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AVERAGE HOUSEHOLD INCOME



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TRAFFIC COUNTS (VPD)



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ARONOV

SAN ANGELO, TX MAJOR EMPLOYERS

TOP TEN MAJOR EMPLOYERS

Employer	Category	Employees
Goodfellow Air Force Base (Plus 4,000 Students)	Military	2688
Shannon Health System	Health Care	2467
San Angelo ISD	Education	2069
Angelo State University	Education	1455
City of San Angelo	Government	909
San Angelo Community Medical Center	Health Care	865
San Angelo State Supported Living Center	Education	861
Tom Green County	Government	764
Verizon, Inc.	Communications	645
Ethicon (Johnson & Johnson)	Medical Supplies	618

(Source: San Angelo Chamber of Commerce, Nov. 2009)

TOP TEN PRIVATE EMPLOYERS

Employer	Category	Employees
Shannon Health System	Health Care	2467
San Angelo Community Medical Center	Health Care	865
Verizon, Inc.	Communications	645
Ethicon (Johnson & Johnson)	Medical Supplies	618
SITEL, Inc.	Teleservicing	613
BlueCross BlueShield of Texas	Medical Claims Processing	400
Lone Star Beef Processors	Beef Processing	400
Hirschfeld Steel	Steel Building Materials	365
Reece Albert Inc.	Highway & Street Construction	360
Stripes Convenience Stores	Convenience Stores	342

(Source: San Angelo Chamber of Commerce, Nov. 2009)

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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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**BROKER: ROALSON INTERESTS, INC.
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SAN ANTONIO, TX 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.

Concho Crossing, San Angelo, TX

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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