



CULEBRA ROAD / LOOP 410 AREA
DEVELOPMENT SITE

LOCATION: Southeast quadrant of Culebra Road and Ingram Road, a few blocks north of Loop 410 directly connecting to Ingram Mall on Ingram Road.

SIZE: Approximately 7.7 Acres

FRONTAGE: Approximately 590 feet on Culebra Road
Approximately 271 feet on Ingram Road

UTILITIES: Electricity: City Public Service indicates three-phase overhead primary distribution lines are located along the north side of Culebra Road and on the east side of Ingram Road.

Sewer: San Antonio Water System has sewer mains at several locations on the property.

Water: San Antonio Water System has an 8-inch main in the Ingram Road R.O.W. and a 24-inch main in the Culebra Road R.O.W.

Gas: City Public Service indicates it has gas distribution mains on the north side of the Culebra Road R.O.W.

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

ZONING: C-3, Commercial District, 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 prone area on the property.

TOPOGRAPHY: Gentle slope draining to the southeast



EASEMENTS: Reciprocal Access Easement and Maintenance Agreement, and various utility easements. See Site Drawing.

RESTRICTIONS: None of record.

TRAFFIC COUNT: 2012 Texas State Highway Department Traffic maps indicate 40,000 vehicles per day on Culebra Road southeast of Potranco and 36,000 vehicles per day northwest of Potranco.

DEMOGRAPHICS:

2014 ESRI Estimates	Population	Average Household Income
1.0 Miles	10,730	\$48,175
3.0 Miles	107,784	\$54,357
5.0 Miles	321,548	\$56,632

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing, forecasts for 2014 and 2019.

AREA DEVELOPMENT: The property is surrounded by a variety of development including retail, multifamily, single family and lodging. Ingram Park Mall, Northside Independent School District Athletic Facility and Southwest Research Institute are all nearby.

POTENTIAL USE: Excellent location for retail pads and shopping center, as well as automotive related uses.

INVESTMENT: Price: \$3.00 per square foot: \$1,006,236.00

Terms: Owner prefers cash

- COMMENT:**
- This tract is the premium development parcel in the area.
 - Owner will consider subdivides.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM, OR JIM GUY EGBERT
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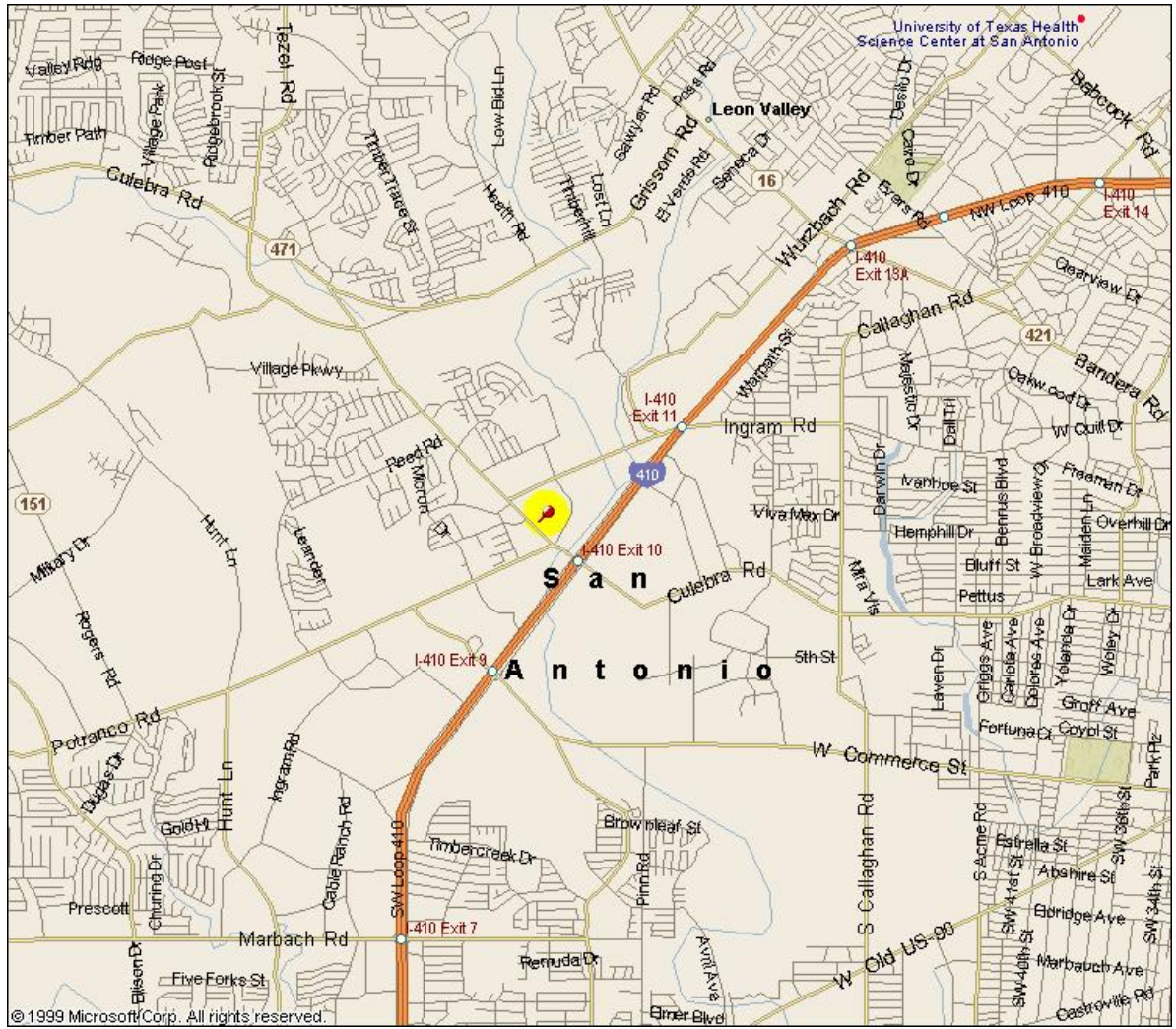
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Area Map



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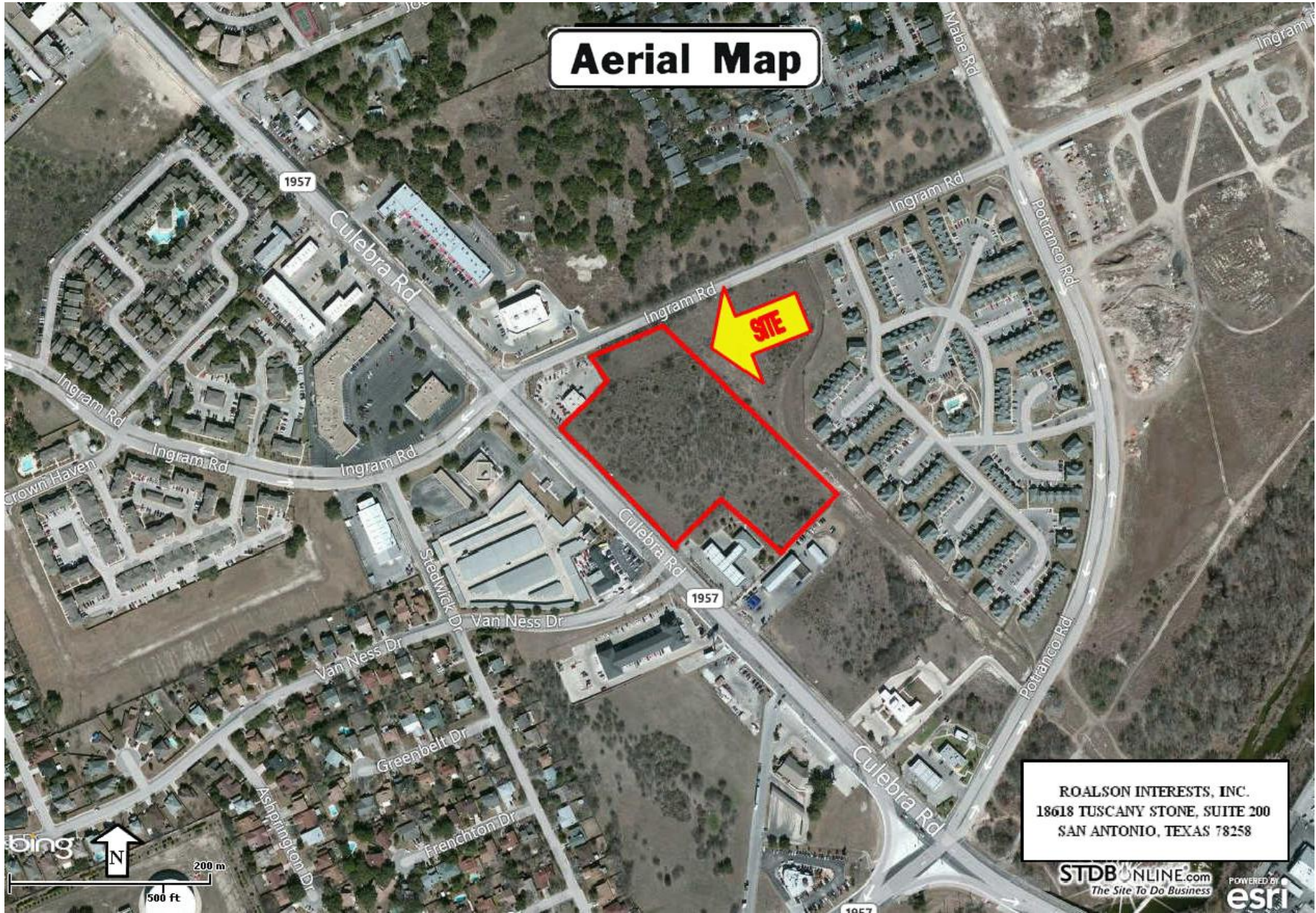
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Aerial Map



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DEMOGRAPHIC OVERVIEW

February 16, 2015

CULEBRA ROAD AT INGRAM ROAD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	10,069	100,959	309,003
2014 Estimate	10,730	107,784	321,548
5 Year Projection	11,572	116,746	341,721
Households			
2010 Census	4,315	35,571	106,104
2014 Estimate	4,551	37,876	111,095
5 Year Projection	4,871	41,034	118,636
2014 Population by Race			
White	65.2%	70.3%	71.2%
Black	10.7%	7.9%	6.9%
Asian or Pacific Islander	2.7%	2.5%	2.5%
American Indian	0.8%	0.8%	0.9%
2014 Population by Ethnicity			
Hispanic Origin	67.6%	71.2%	69.5%
2014 Total Housing Units			
Owner-Occupied	1,288	20,178	63,801
Renter-Occupied	3,263	17,699	47,294
Average Household Size	2.36	2.84	2.83
2014 Household Income			
Income \$ 0 - \$15,000	9.8%	13.3%	14.0%
Income \$ 15,000 - \$24,999	18.1%	13.4%	12.0%
Income \$ 25,000 - \$34,999	16.6%	12.3%	11.5%
Income \$ 35,000 - \$49,999	16.7%	15.0%	15.0%
Income \$ 50,000 - \$74,999	19.6%	21.7%	21.5%
Income \$ 75,000 - \$99,999	10.7%	12.2%	12.1%
Income \$ 100,000 - \$149,999	6.7%	9.1%	10.6%
Income \$ 150,000 - \$199,999	1.5%	2.1%	2.3%
Income \$200,000 +	0.5%	0.8%	1.1%
Average Household Income	\$48,175	\$54,357	\$56,632
Median Household Income	\$38,887	\$44,959	\$46,761
Per Capita Income	\$20,063	\$19,280	\$19,954

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2014 and 2019.

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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.

7.7 Acres / Culebra Road between Potranco and Ingram

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

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