



CULEBRA ROAD / LOOP 410 AREA DEVELOPMENT SITE

LOCATION: Southeast corner of Culebra Road and Ingram Road, a few blocks north of Loop 410 directly in the neighborhood - to - Ingram Mall traffic patterns.

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

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:** 2006 Texas State Highway Department Traffic maps indicate 52,000 vehicles per day on Culebra Road southeast of Potranco and 44,000 vehicles per day northwest of Potranco.
- DEMOGRAPHICS:** 2008 Experian/Applied Geographic Solutions population estimates are 92,001 people in a 3 mile radius and 296,359 people in a 5 mile radius.
- 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 shopping center and automotive related uses.
- INVESTMENT:** **Price:** \$3.75 per square foot; \$1,257,795.00
Terms: Owner prefers cash
- COMMENT:** This tract is the premium development parcel in the area.

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

Phone: 210-496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / jimguy@roalson.com

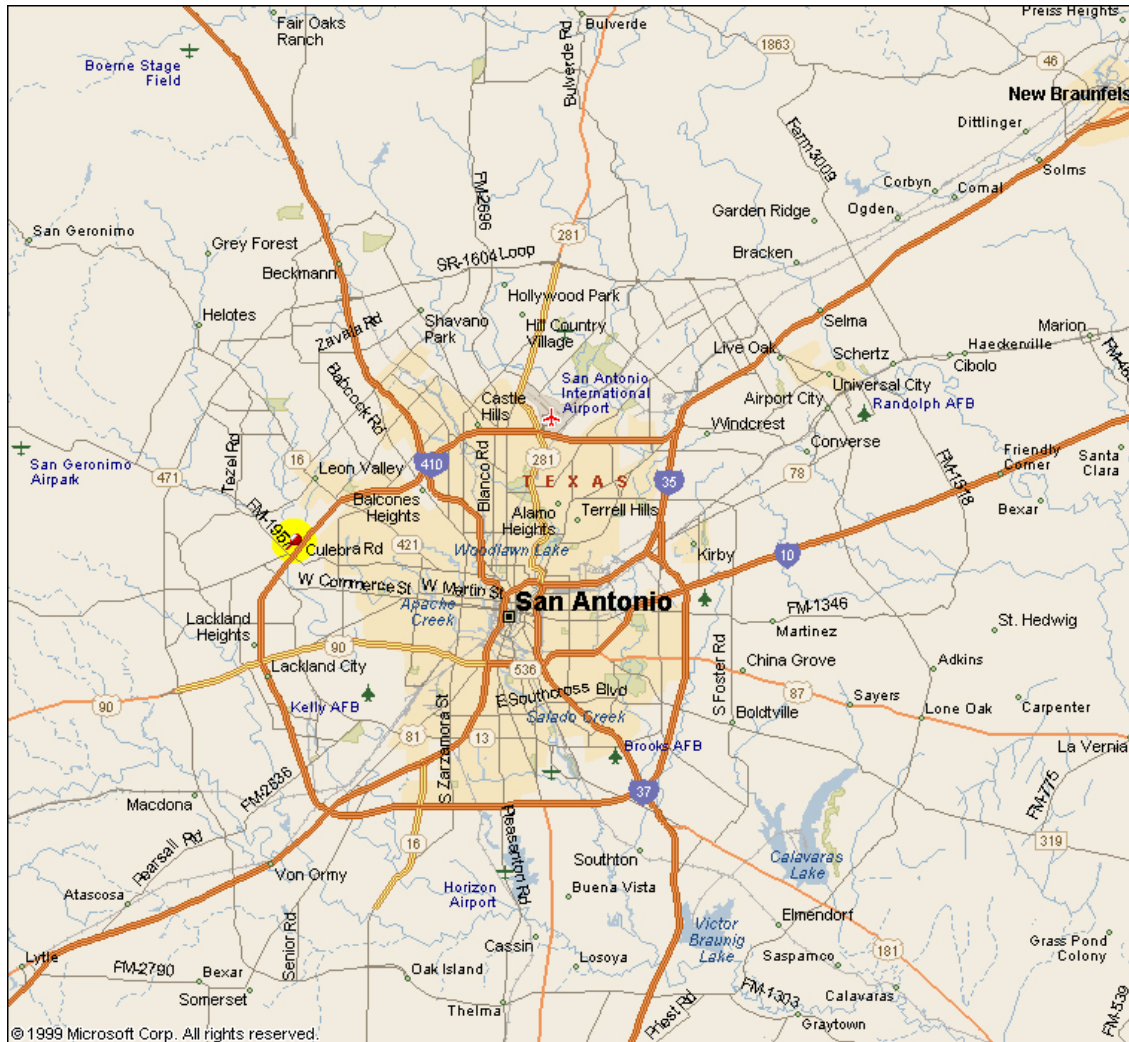
www.roalson.com

View Available Properties: [Map](#) / [Summary](#)

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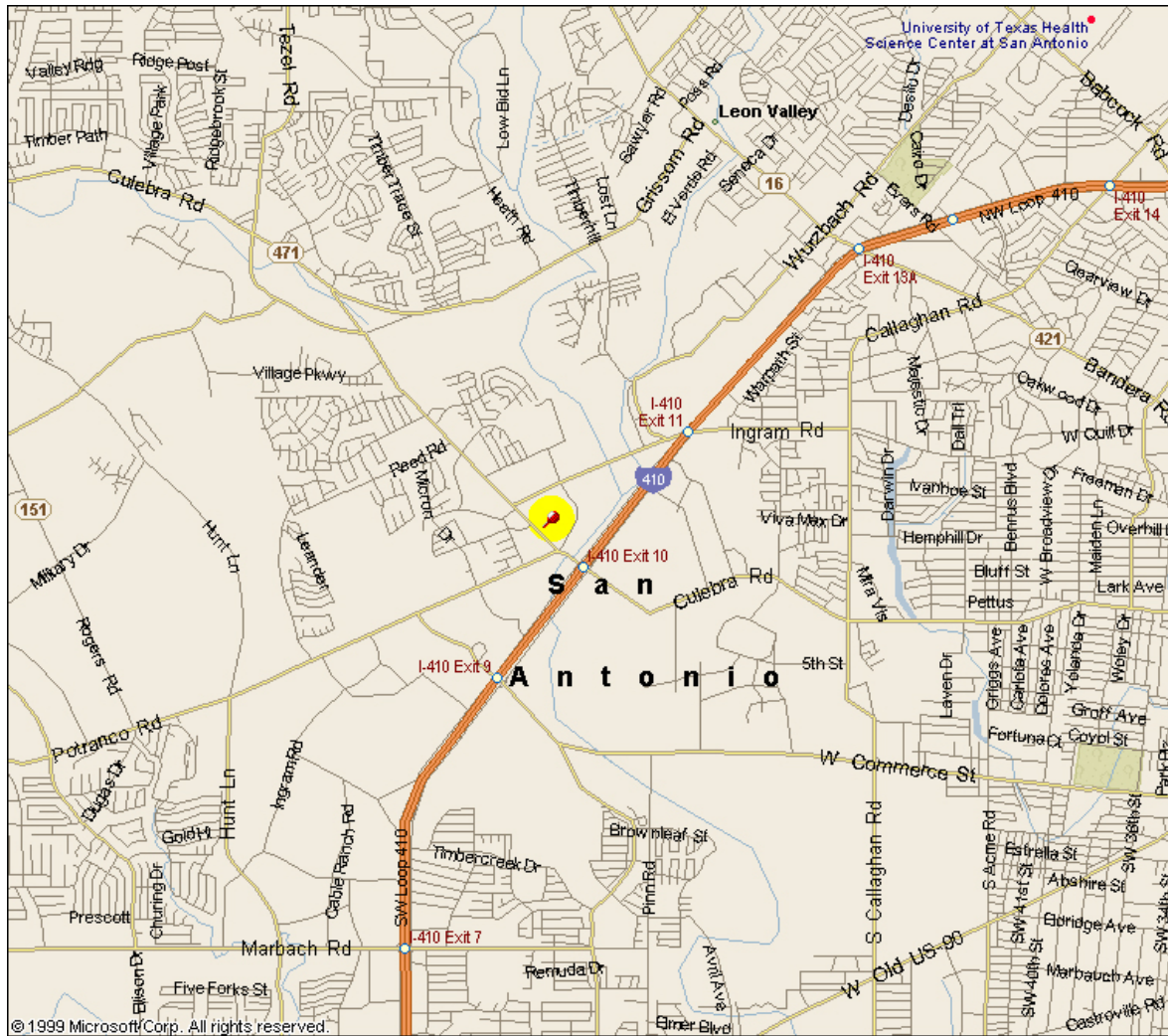
Location Map



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.



Area Map



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Aerial Map



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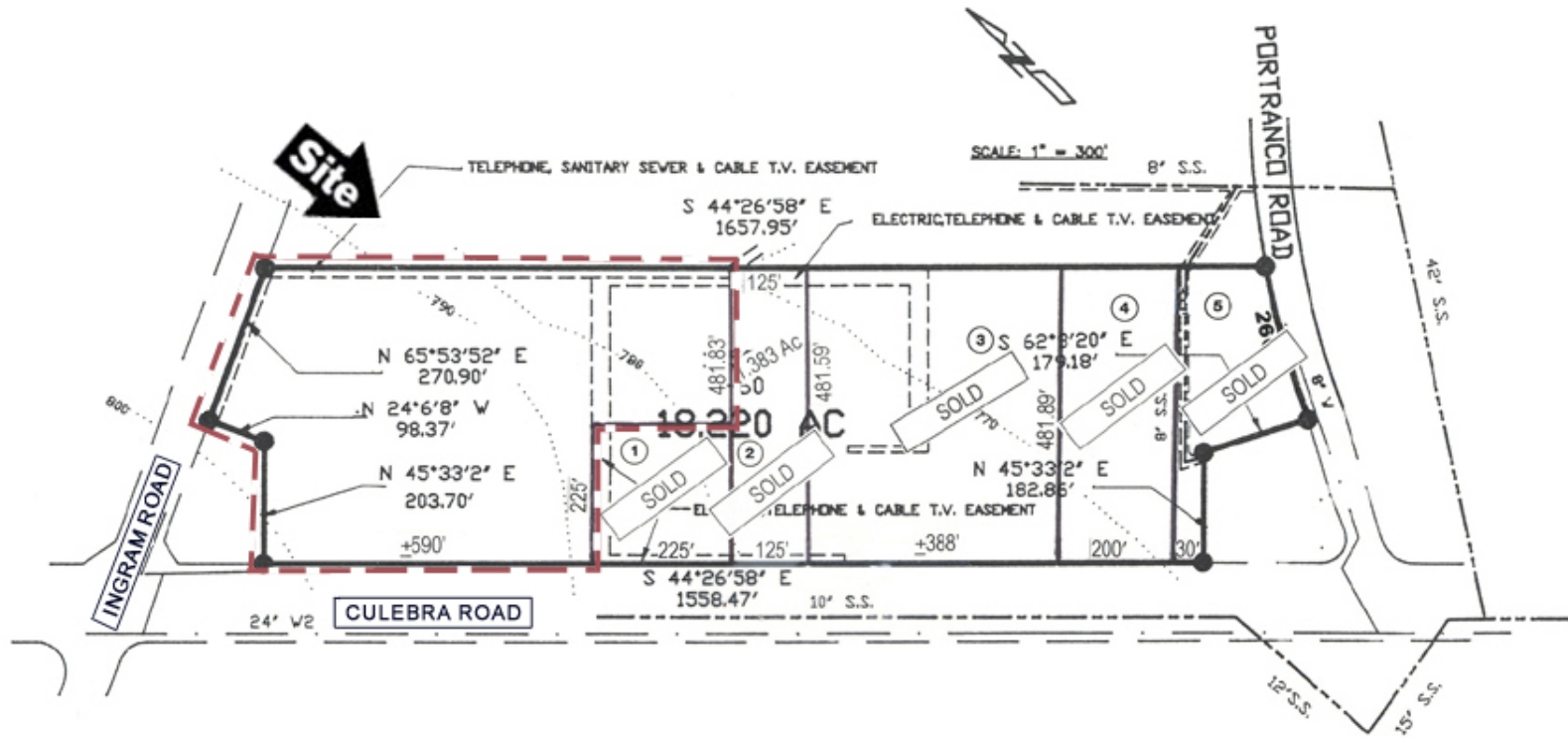
Aerial Map



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SITE DRAWING

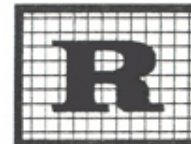


LEGEND

	SANITARY SEWER
	WATER LINE
	GAS LINE
	ELECTRIC LINE

1. Diamond Shamrock
2. Wash Me By Hand Car Wash
3. Planned Health Care Facility
4. SW Research Credit Union
5. Exxon

NOTE:
INFORMATION FOR THIS DRAWING
WAS FURNISHED BY OTHERS



RosinGroup, Inc.
Environmental / Planning / Engineering
Registered Professional Land Surveyor



DEMOGRAPHIC OVERVIEW

June 16, 2008

CULEBRA ROAD AT INGRAM ROAD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2000 Census	9,739	73,610	248,051
2008 Estimate	11,660	92,001	296,359
5 Year Projection	13,264	103,503	333,541
Households			
2000 Census	4,197	25,536	84,250
2008 Estimate	4,825	31,747	100,065
5 Year Projection	5,533	35,968	113,087
2008 Population by Race			
White	53.6%	58.5%	62.3%
Black	10.1%	7.4%	6.3%
Asian or Pacific Islander	2.4%	2.3%	2.1%
American Indian	0.9%	1.0%	0.9%
2008 Population by Ethnicity			
Hispanic Origin	66.0%	70.1%	69.8%
2008 Total Housing Units			
Owner-Occupied	37.0%	54.6%	59.0%
Renter-Occupied	58.3%	40.4%	35.8%
Average Household Size	2.42	2.89	2.93
2008 Household Income			
Income \$ 0 - \$15,000	8.0%	10.3%	10.7%
Income \$ 15,000 - \$24,999	5.8%	8.2%	10.9%
Income \$ 25,000 - \$34,999	15.5%	11.9%	8.9%
Income \$ 35,000 - \$49,999	25.9%	18.6%	11.2%
Income \$ 50,000 - \$74,999	22.1%	24.0%	17.0%
Income \$ 75,000 - \$99,999	15.2%	16.4%	16.2%
Income \$ 100,000 - \$149,999	6.5%	8.3%	9.1%
Income \$ 150,000 - \$199,999	0.8%	1.5%	1.7%
Income \$200,000 +	0.1%	0.8%	1.1%
Average Household Income	\$53,896	\$58,182	\$60,017
Median Household Income	\$45,731	\$50,698	\$51,644
Per Capita Income	\$21,235	\$20,231	\$20,446

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

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.

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

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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