



**9.81 ACRES ON U.S. HIGHWAY 90 AND F.M. 471
NEAR CASTROVILLE, TEXAS**

LOCATION: The property is on the south side of U.S Highway 90, east of the intersection of U.S. Highway 90 and F.M. 471 South.

SIZE: 9.81 Acres

DIMENSIONS: **Frontage:** 526 feet along U.S. Highway 90
681 feet along F.M. 471 South

Depth: Varies. See Survey.

UTILITIES: **Electricity:** City Public Service has 3 phase service along U.S. Highway 90.

Sewer: Septic Required.

Water: The City of Castroville has a water main located on the North side of U.S. Highway 90 in front of the property.

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

ZONING: OCL; Outside City Limits of Castroville

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

DEMOGRAPHICS:

	3-mile	5-mile	7-mile
Population 2013 Estimate:	5,023	8,470	14,295
5 Year Projection	5,203	8,864	15,436
Average Household Income:	\$ 71,213	\$ 69,124	\$ 69,284

Source: U. S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2013 and 2018.

FLOOD PLAIN: Federal Emergency Management Agency maps do not appear to indicate any 100 year flood plain area on the property.



- TOPOGRAPHY:** The property is level to a very gentle slope toward FM 471.
- EASEMENTS:** There are utility easements along FM 471 at Highway 90 to service the property. There is also a right-of-way easement and an overhead electric easement. See Survey.
- DEED RESTRICTIONS:** None of record
- TRAFFIC COUNT:** 2012 Texas Highway Traffic Count Map indicates 23,000 vehicles per day west of the intersection of FM 471 and 19,600 vehicles per day on U.S. Highway 90 east of the FM 471 intersection.
- AREA DEVELOPMENT:** Alamo Area Veterinary Clinic is on the immediate west side of the property and a mobile home park is on the east side. There are also various retail developments including Wommack Chevrolet, financial institutions, convenience stores, Dollar General, Sonic Drive In, McDonalds, Pizza Hut, and Domino's Pizza.
- POTENTIAL USE:** The site is nicely located for retail/commercial services and office/warehouse uses.
- INVESTMENT:** \$ 1,816,125.00; \$ 4.25 per square foot
- COMMENTS:**
- Site is located along a high traffic U.S thoroughfare with convenient access to San Antonio.
 - The site offers great frontage on two thoroughfares.

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

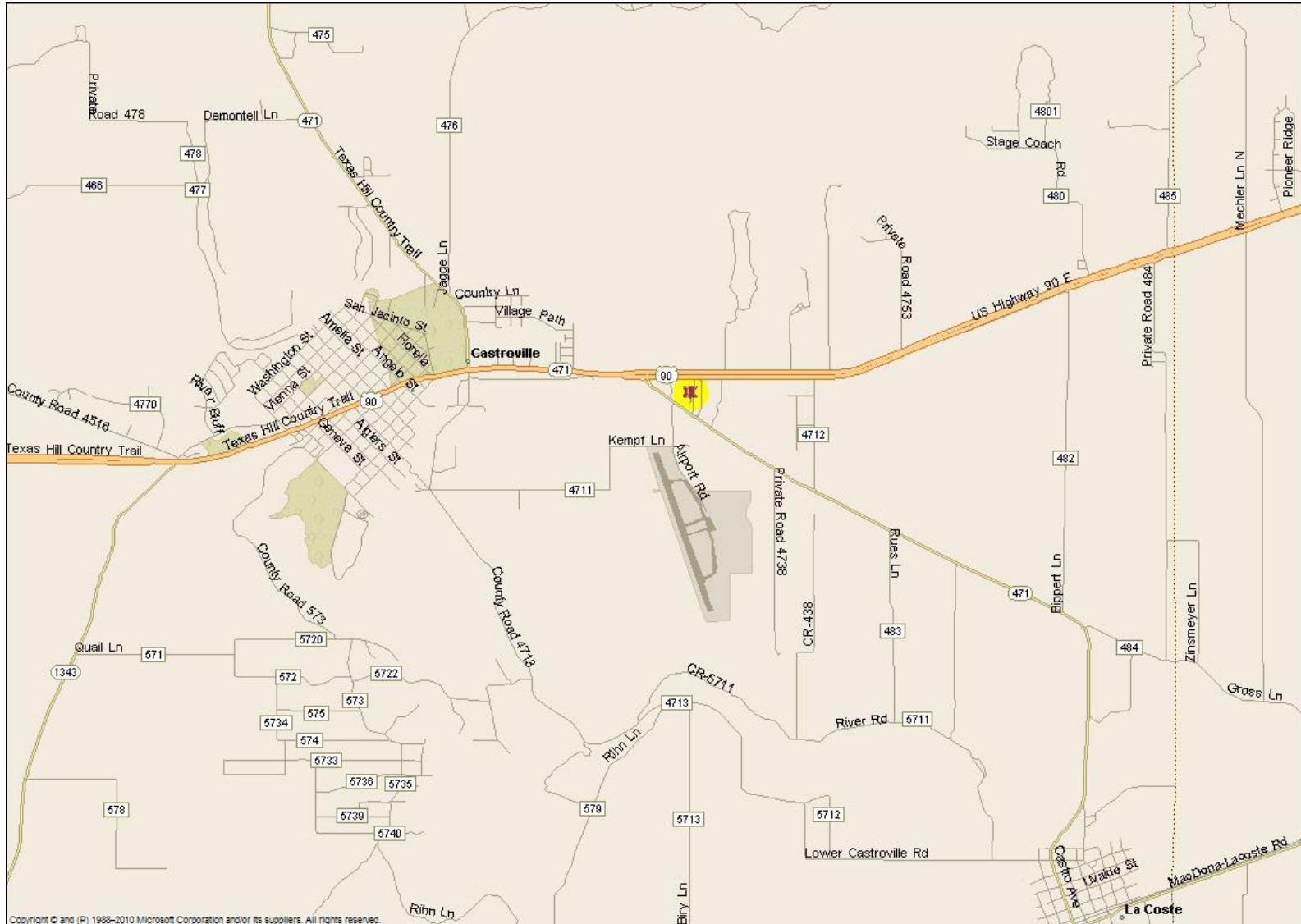
Phone: (210) 496-5800 É Fax: (210) 496-5809 É Email: jimguy@roalson.com / eldon@roalson.com

View Available Properties: [Location Map](#) / [Available Property Summary](#) www.roalson.com

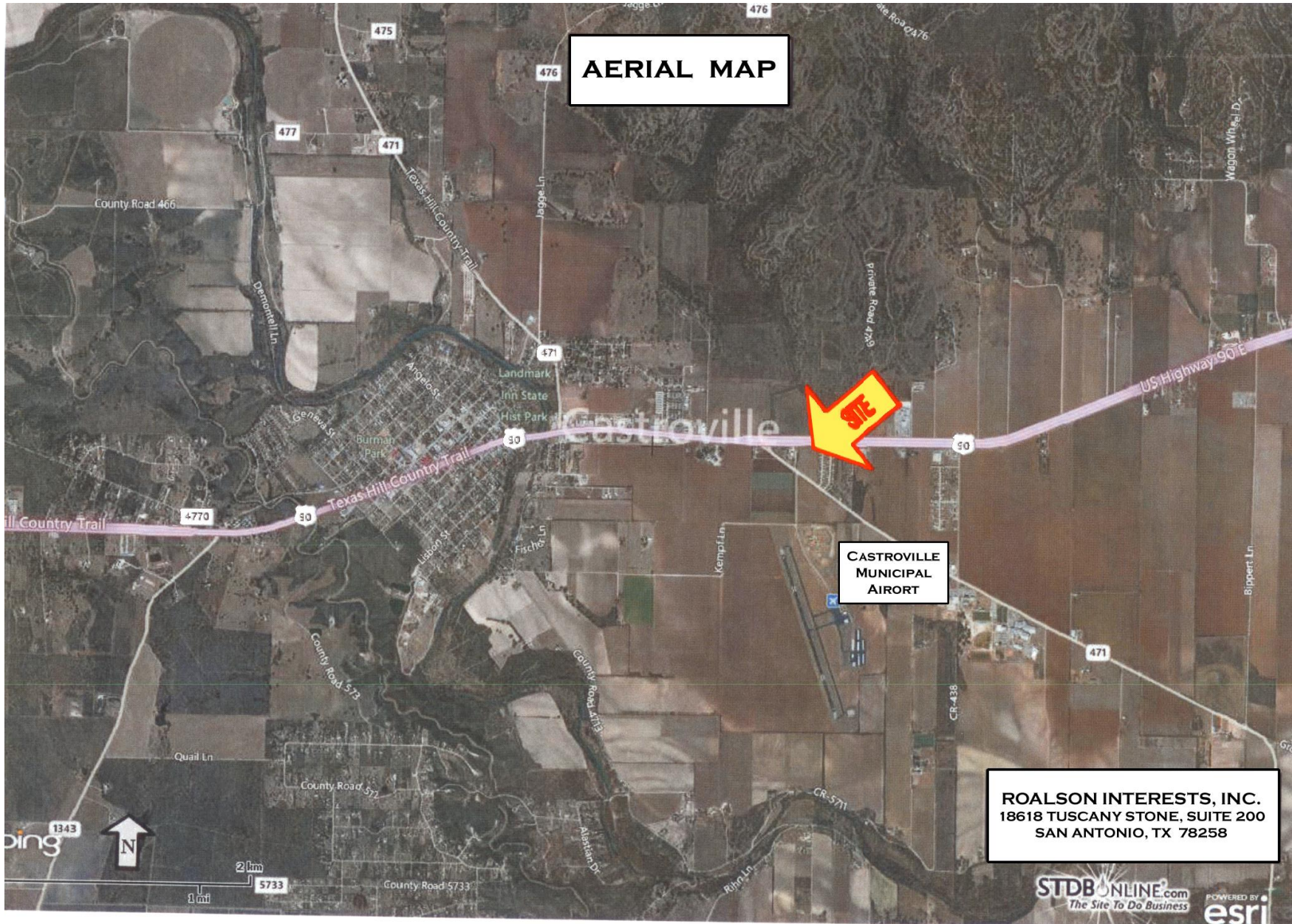
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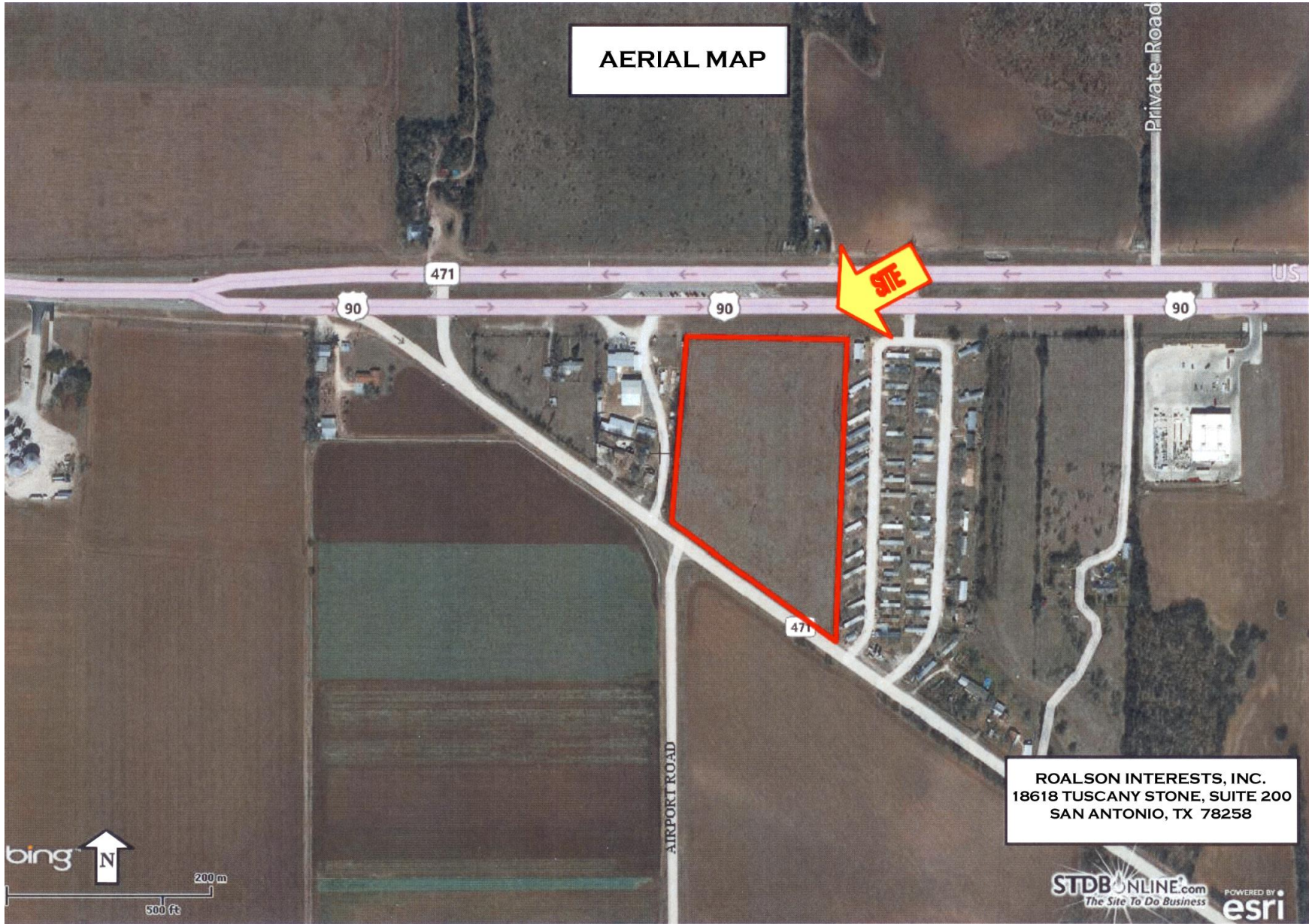
Area Map



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AERIAL MAP

SITE

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

STDB ONLINE.com
The Site To Do Business
POWERED BY
esri

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Survey

MEDINA COUNTY, TEXAS

Sur. 97



Scale 1" = 200'

BEARINGS SHOWN HEREON
ARE GEODETIC FROM GPS
OBSERVATIONS

APPROXIMATE BURIED PIPELINE

LEGEND:

- E — OVERHEAD ELECTRIC LINE
- xx — FENCE LINE
- POB POINT OF BEGINNING
- D R DEED RECORDS MEDINA COUNTY TEXAS
- O P R OFFICIAL PUBLIC RECORDS MEDINA COUNTY TEXAS

PREPARED FOR: Marshal Persyn & Joy Persyn

GF# 43739

SURVEYED ON THE GROUND: June 7 2006

abst 1259

U. S. HIGHWAY 90

ROW Deed
Vol 117 Pg 495 D R
POB

9.81 Acres

9.89 Acres
Walter Sutherland et ux
to
Marshal Persyn et ux
December 30 1955
Vol 169 Pg 55 D R

12.1168 Acres
Albert Lee Gilliam Jr et al
to
The Albert Lee Gilliam Jr
& Barbara L Gilliam Living Trust
January 30, 1998
Vol 344 Pg 109; O P R

L. M. COLLARD

COUNTY ROAD 4711
AIRFIELD ROAD

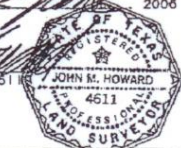
F M HIGHWAY 471

24.73 Acres
This day surveyed

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTION WERE
PREPARED FROM AN ACTUAL SURVEY PERFORMED ON
THE GROUND, UNDER MY SUPERVISION AND THAT THEY
ARE TRUE AND CORRECT AND THERE ARE NO APPARENT
DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA
OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR
OVERLAPPING OF IMPROVEMENTS TO THE BEST OF MY
KNOWLEDGE AND BELIEF EXCEPT AS SHOWN THEREIN
JOHN HOWARD SURVEYING COMPANY ACCEPTS
RESPONSIBILITY FOR THIS PLAT ONLY TO THE
ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED

THIS THE 15th DAY OF June 2006

JOHN HOWARD, R.F.S., No. 4511
402 STATE HWY 173 SOUTH
HONDO TEXAS 78861
(830) 426-4776



A Plat of a 9.81 Acre Tract of land situated about
14.7 miles N 88° E of Hondo in Medina County, Texas.



DEMOGRAPHIC OVERVIEW

April 23, 2014

HIGHWAY 90 AT HIGHWAY 471, CASTROVILLE, TX

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	5,020	8,378	13,510
2013 Estimate	5,023	8,470	14,295
5 Year Projection	5,203	8,864	15,436
Households			
2010 Census	1,869	3,042	4,758
2013 Estimate	1,878	3,087	5,050
5 Year Projection	1,963	3,256	5,480
2013 Population by Race			
White	89.9%	88.0%	85.5%
Black	1.1%	1.1%	2.0%
Asian or Pacific Islander	0.9%	0.8%	1.0%
American Indian	0.8%	0.9%	1.0%
2013 Population by Ethnicity			
Hispanic Origin	41.1%	44.1%	46.1%
2013 Total Housing Units			
Owner-Occupied	70.2%	71.5%	73.1%
Renter-Occupied	18.2%	18.2%	17.8%
Average Household Size	2.62	2.71	2.81
2013 Household Income			
Income \$ 0 - \$15,000	10.3%	9.2%	9.2%
Income \$ 15,000 - \$24,999	9.7%	11.1%	10.8%
Income \$ 25,000 - \$34,999	9.3%	9.0%	8.6%
Income \$ 35,000 - \$49,999	12.4%	12.1%	12.1%
Income \$ 50,000 - \$74,999	18.1%	20.8%	21.3%
Income \$ 75,000 - \$99,999	20.2%	20.0%	19.2%
Income \$ 100,000 - \$149,999	14.9%	13.1%	14.4%
Income \$ 150,000 - \$199,999	2.9%	2.9%	2.9%
Income \$200,000 +	2.2%	1.8%	1.6%
Average Household Income	\$71,213	\$69,124	\$69,284
Median Household Income	\$65,994	\$57,854	\$58,454
Per Capita Income	\$26,263	\$24,886	\$24,401

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2013 and 2018.

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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.

9.81 ACRES / HIGHWAY 90 / CASTROVILLE, TEXAS

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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