



**PRIME COMMERCIAL ACREAGE
STONE OAK PARKWAY NEAR U.S. 281 NORTH
SAN ANTONIO, TEXAS**

LOCATION: The lots are located at the south side of Stone Oak Parkway, west of Highway 281 North.

SIZE AND FRONTAGE: **3.754 Acres consisting of 2 Platted Lots:**

| LOT # | SIZE (AC.) | FRONTAGE (FT) |
|--------------|-------------------|----------------------|
| 2 | 1.919 | 273.34 |
| 3 | 1.836 | 291.75 |

UTILITIES: **Electricity:** Available along the frontage of Stone Oak Parkway.

Sewer: Sewer is located along the western edge of Lot 2.

Water: Available along Stone Oak Parkway in front of the property.

Gas: Available along Stone Oak Parkway frontage.

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

ZONING: C-3, ERZD, Commercial District, City of San Antonio, and C-3, Commercial under the Stone Oak Master Plan

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

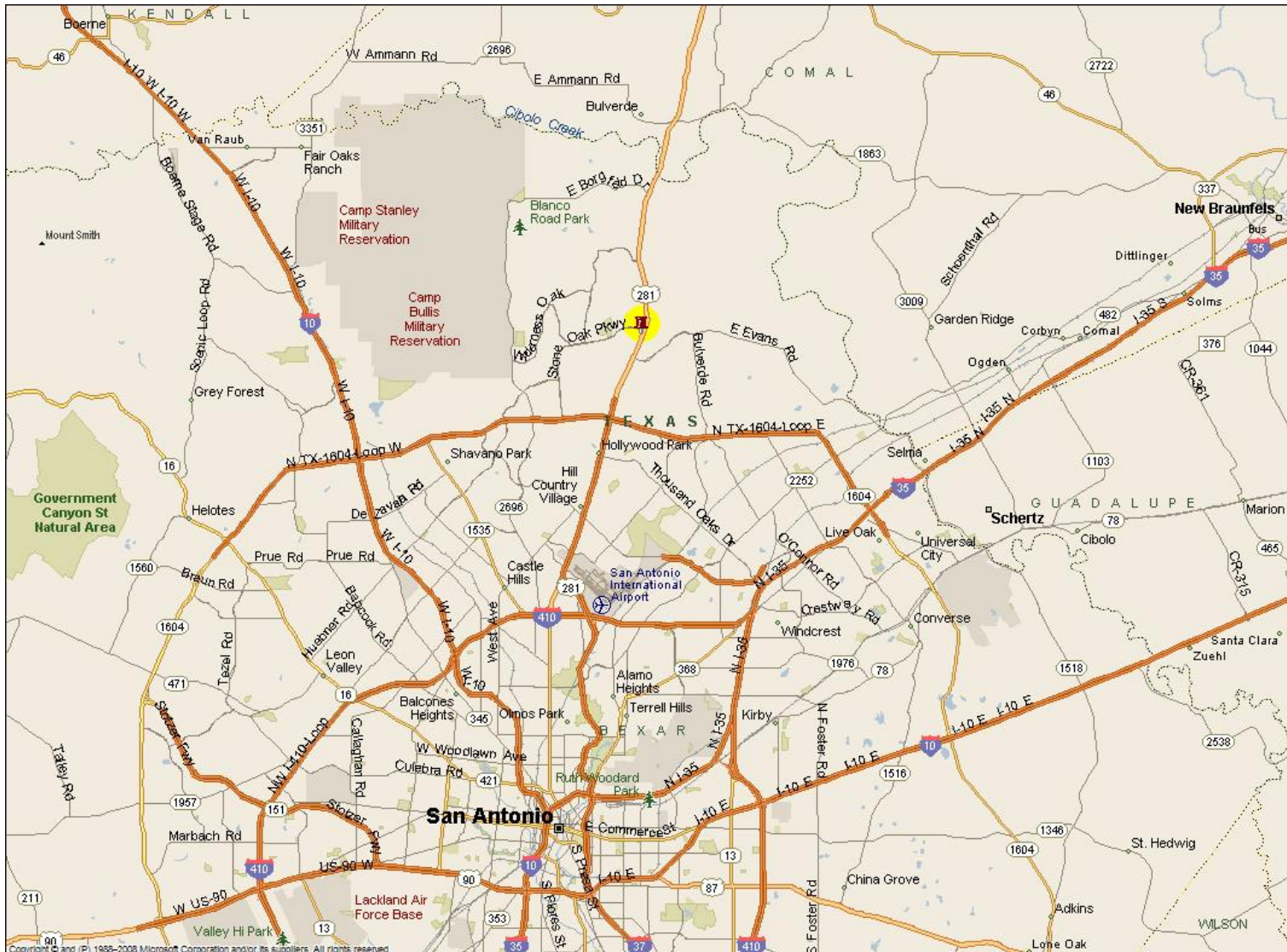
FLOOD PLAIN: Federal Emergency Management Agency maps do not appear to indicate any 100-year flood plain on any of the lots.

TOPOGRAPHY: The lots drain to the southwest.

EASEMENTS: There are various utility easements reflected on the Plat. There is a drainage access easement on the east side of Lot 3 for Clear Channel and these lots. The driveway is at a median cut in Stone Oak Parkway. See Plat.



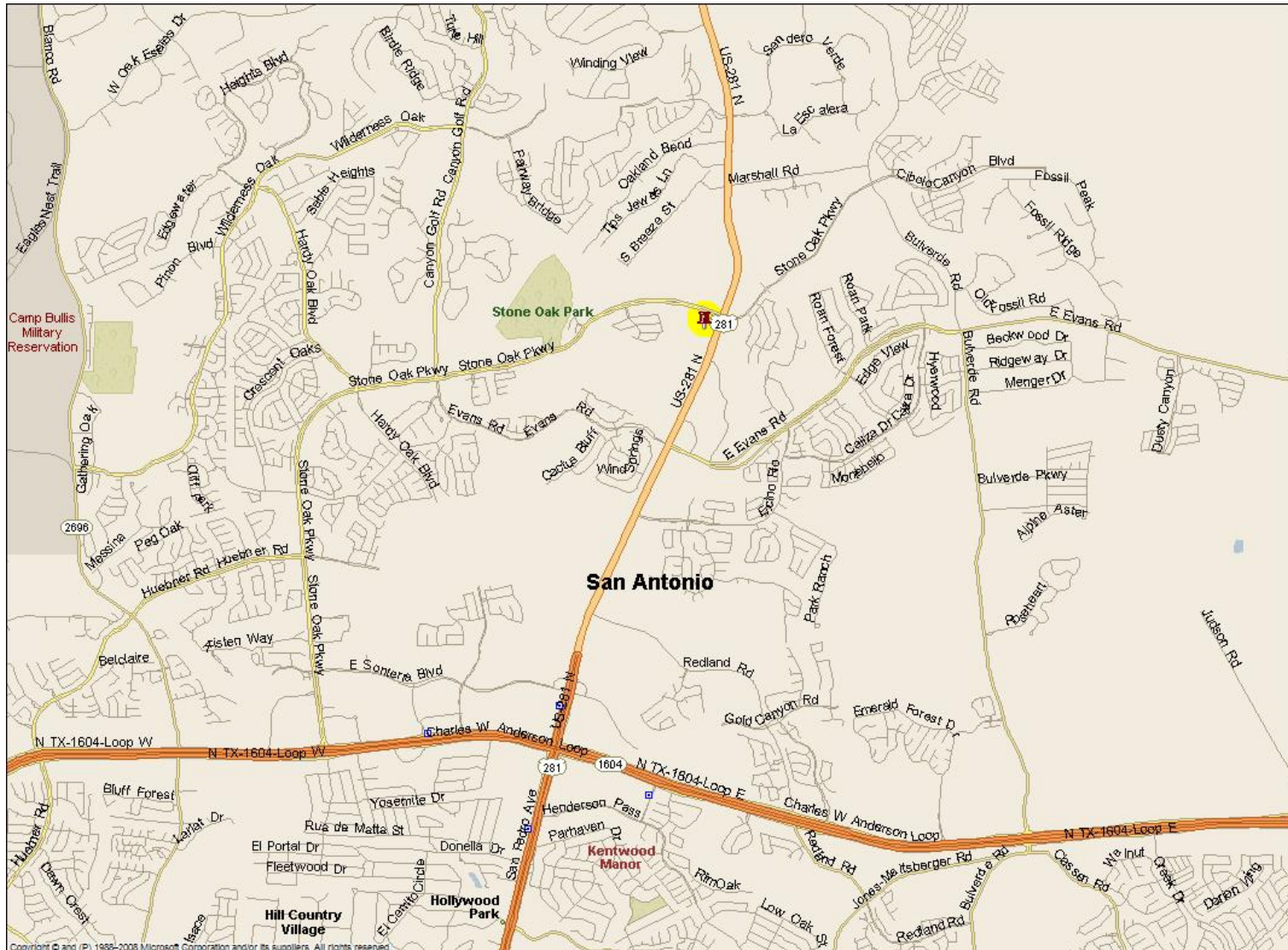
Location Map



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.



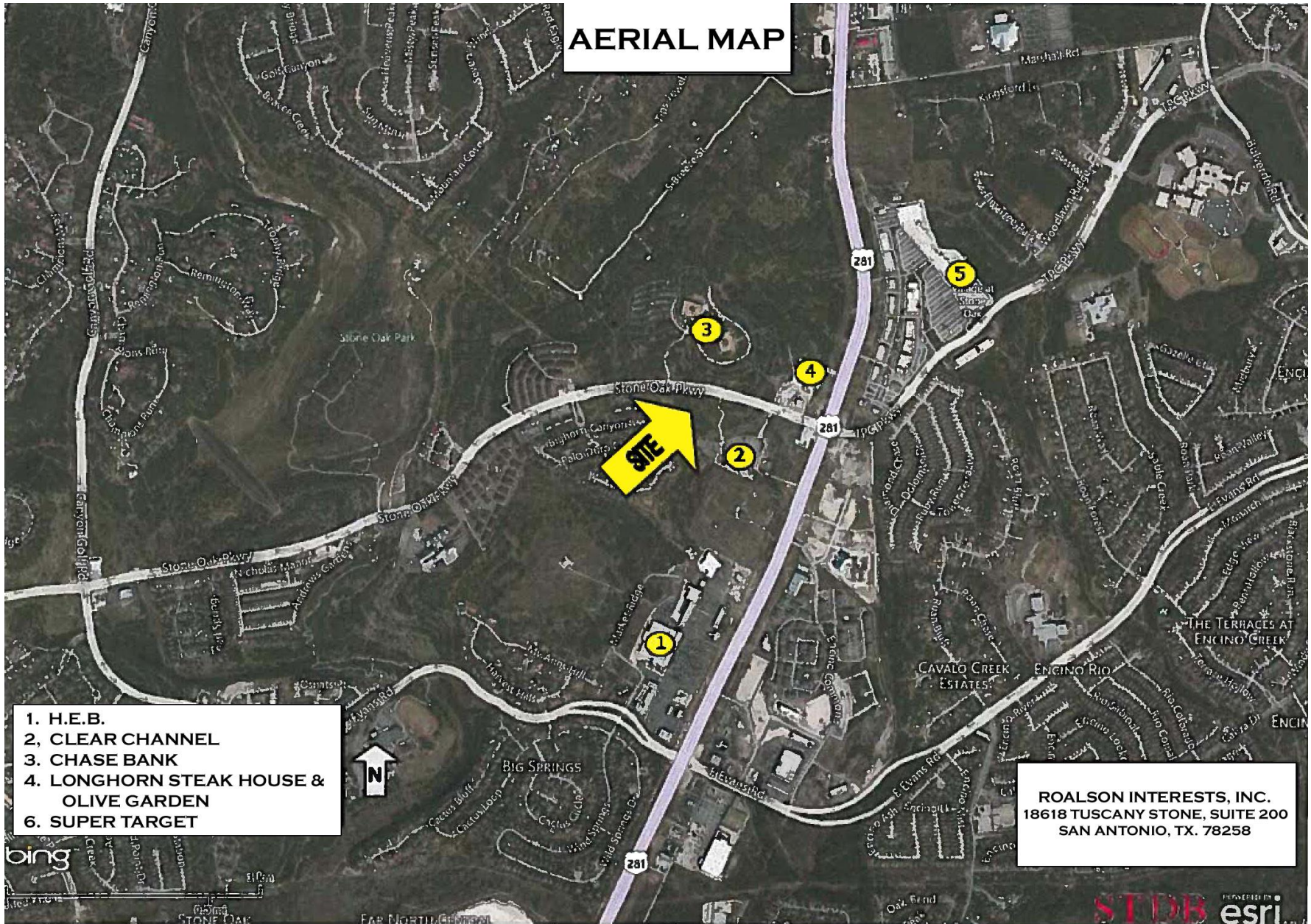
Area Map



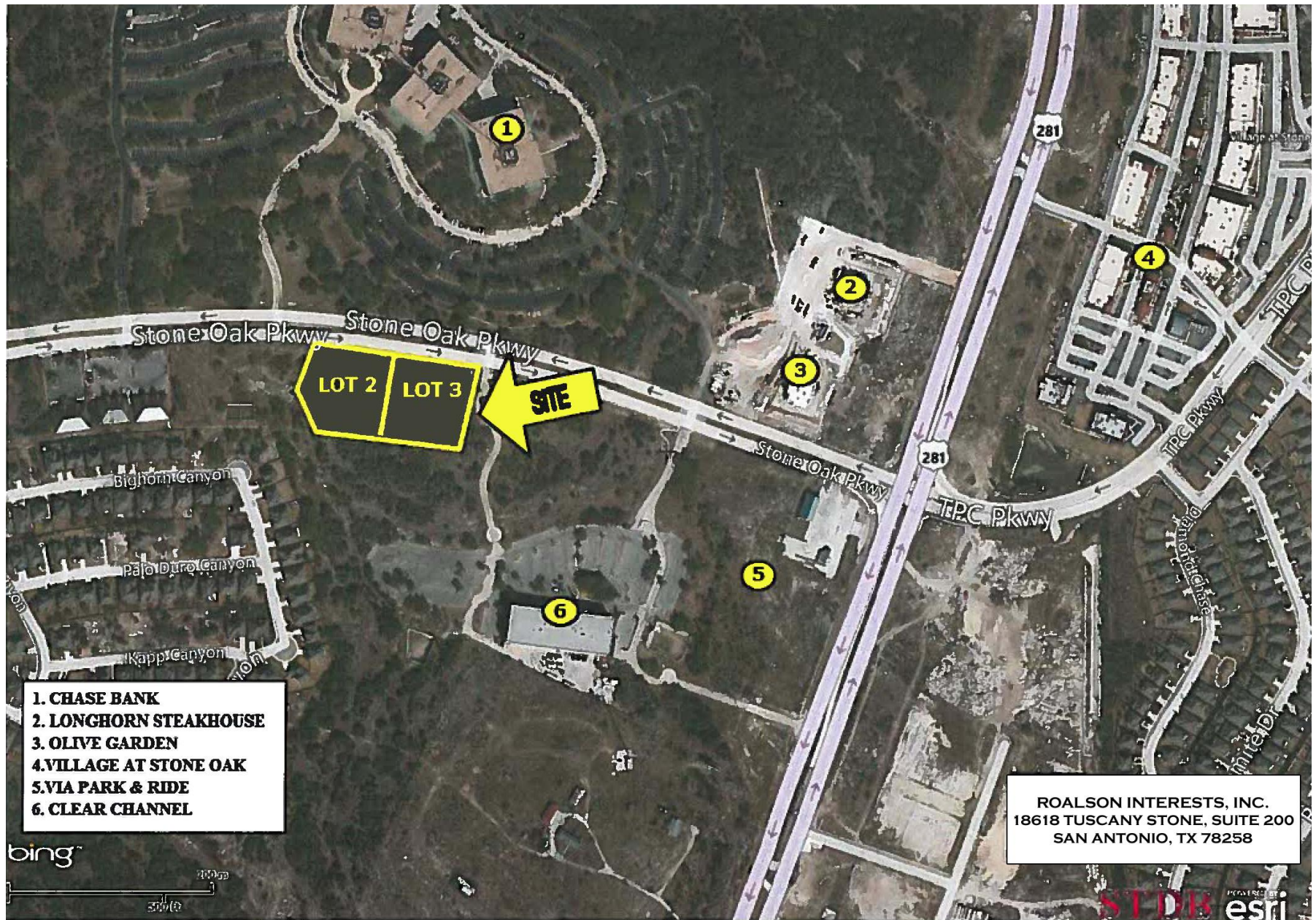
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AERIAL MAP



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- 1. CHASE BANK
- 2. LONGHORN STEAKHOUSE
- 3. OLIVE GARDEN
- 4. VILLAGE AT STONE OAK
- 5. VIA PARK & RIDE
- 6. CLEAR CHANNEL

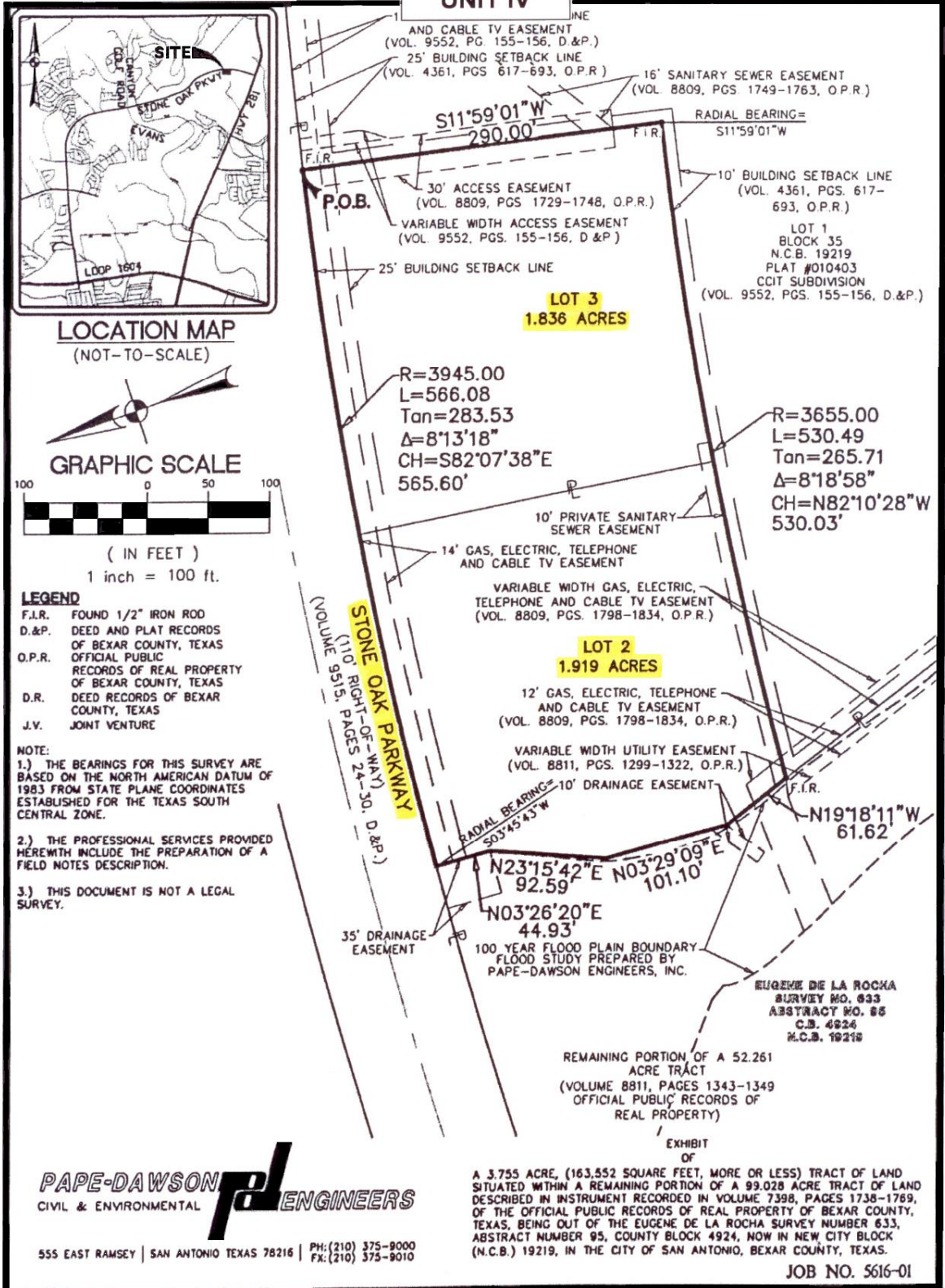
ROALSON INTERESTS, INC.
18618 TUSCANY STONE, SUITE 200
SAN ANTONIO, TX 78258

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PLAT MAP

UNIT IV



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DEMOGRAPHIC OVERVIEW

January 30, 2015

US HWY 281 AT STONE OAK PARKWAY

| | 1.0 Miles: | 3.0 Miles: | 5.0 Miles: |
|-------------------------------------|------------|------------|------------|
| Population | | | |
| 2010 Census | 6,013 | 60,130 | 130,070 |
| 2014 Estimate | 6,971 | 68,468 | 143,645 |
| 5 Year Projection | 7,908 | 77,544 | 160,307 |
| Households | | | |
| 2010 Census | 2,244 | 20,540 | 47,487 |
| 2014 Estimate | 2,614 | 23,599 | 52,521 |
| 5 Year Projection | 2,980 | 26,776 | 58,573 |
| 2014 Population by Race | | | |
| White | 76.0% | 78.8% | 80.5% |
| Black | 6.0% | 5.4% | 4.9% |
| Asian or Pacific Islander | 10.4% | 6.8% | 5.4% |
| American Indian, Eskimo, Aleut | 0.4% | 0.4% | 0.5% |
| 2014 Population by Ethnicity | | | |
| Hispanic Origin | 32.4% | 32.2% | 32.5% |
| 2014 Total Housing Units | | | |
| Owner-Occupied | 1,501 | 16,351 | 36,879 |
| Renter-Occupied | 1,113 | 7,248 | 15,642 |
| Average Household Size | 2.67 | 2.89 | 2.72 |
| 2014 Household Income | | | |
| Income \$ 0 - \$15,000 | 1.8% | 2.4% | 3.1% |
| Income \$ 15,000 - \$24,999 | 4.6% | 3.4% | 4.3% |
| Income \$ 25,000 - \$34,999 | 3.6% | 3.5% | 4.4% |
| Income \$ 35,000 - \$49,999 | 6.8% | 6.8% | 7.7% |
| Income \$ 50,000 - \$74,999 | 14.0% | 13.0% | 14.4% |
| Income \$ 75,000 - \$99,999 | 11.4% | 12.9% | 13.0% |
| Income \$ 100,000 - \$149,999 | 22.6% | 24.3% | 22.9% |
| Income \$ 150,000 - \$199,999 | 17.4% | 18.2% | 16.8% |
| Income \$200,000 + | 17.7% | 15.5% | 13.4% |
| Average Household Income | \$139,148 | \$135,841 | \$126,872 |
| Median Household Income | \$112,439 | \$111,628 | \$104,403 |
| Per Capita Income | \$50,172 | \$47,644 | \$46,549 |

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

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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.

10.28 Acres / SWC U.S. 281 at Stone Oak Parkway, San Antonio, 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.

18618 Tuscany Stone, Suite 200
San Antonio, Texas 78258
Phone (210) 496-5800 Fax (210) 496-5809