



**IH 37 SOUTH COMMERCIAL DEVELOPMENT SITE
SAN ANTONIO, TEXAS**

LOCATION: The property is located at the east side of IH 37 South, just north of Donop Road, and south of the IH 37/US 181 intersection.

SIZE: 10 Acres

FRONTAGE: **IH 37 ROW:** Approximately 727 feet

Donop Road: Approximately 55 feet

UTILITIES: **Electricity:** 3-Phase Overhead Electric on the northwest side of Donop Road.

Sewer: San Antonio Water System has a 24" main in Southton Road at I.H. 37 South.

Water: San Antonio Water System 8" main on the southeast side of Donop Rd..

Gas: Not available.

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

ZONING: The property is outside the city limits of San Antonio in Bexar County; however, it lies within the boundaries of the San Antonio Extraterritorial Jurisdiction (ETJ).

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

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

TOPOGRAPHY: The property has a relatively gentle fall to the southeast.

EASEMENTS: There is a City Public Service electric line on the south end of the property.



DEED

RESTRICTIONS: None of record.

TRAFFIC COUNT: 2010 Texas Department of Transportation maps indicate 50,000 vehicles per day on IH 37 South at Donop Road.

DEMOGRAPHICS:

2010 ESRI Estimates:	Population	Average Household Income
5-mile radius	20,269	\$51,681
7-mile radius	70,559	\$47,570

AREA

DEVELOPMENT: Light industrial and residential uses are in the vicinity of the property.

INVESTMENT: \$ 522,720.00; \$1.20 per square foot

COMMENTS:

- Excellent IH 37 exposure and easy access to the IH 37/Donop Rd. interchange make this property attractive for a variety of commercial and industrial uses.
- The property location affords convenient access to the Eagle Ford Shale oil and gas area for oil field service companies.
- Baker Hughes is building a regional facility on a 60 acre site just north of the property.
- The property's south side fronts the Union Pacific Railroad Right-of-Way for 1,132 feet.
- There is a 12.77 acre tract available for sale on the adjacent north side of this property. This would accommodate a user needing 20-25 acres. [Click here to see information on this tract.](#)

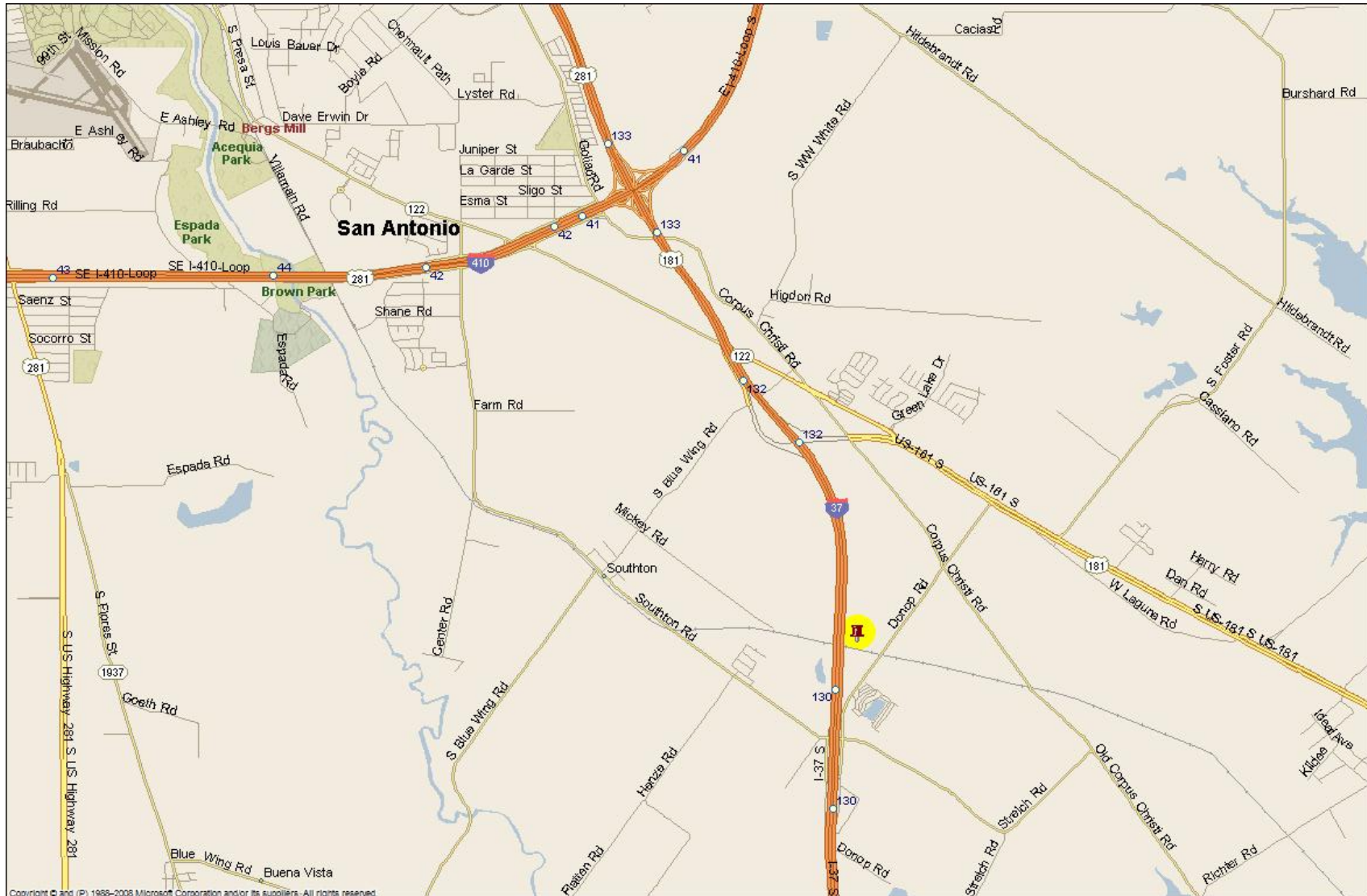
FOR INFORMATION CONTACT: JIM GUY EGBERT OR ELDON ROALSON, CCIM

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

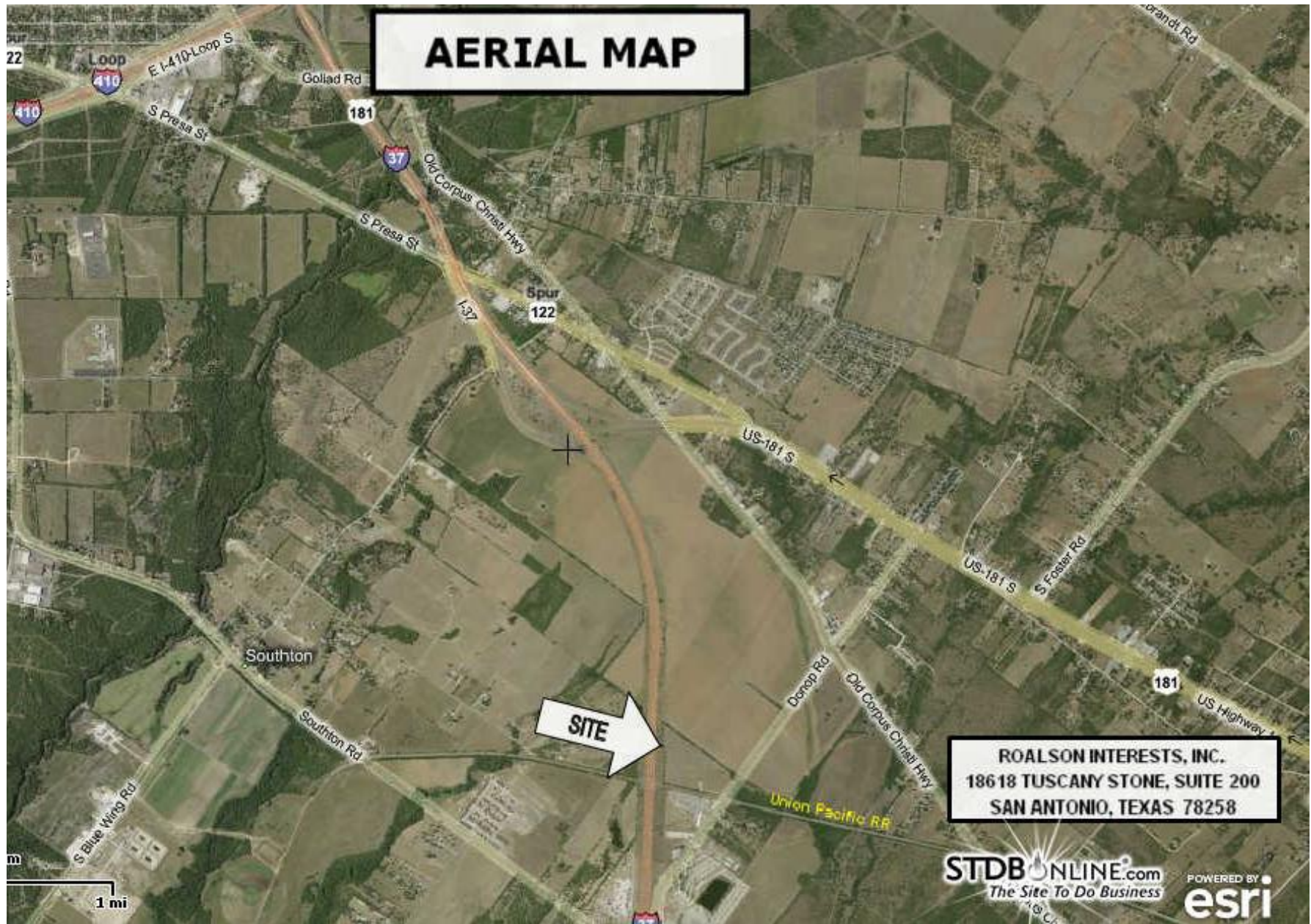
View Available Properties: [Location Map](#) / [Available Property Summary](#) www.roalson.com



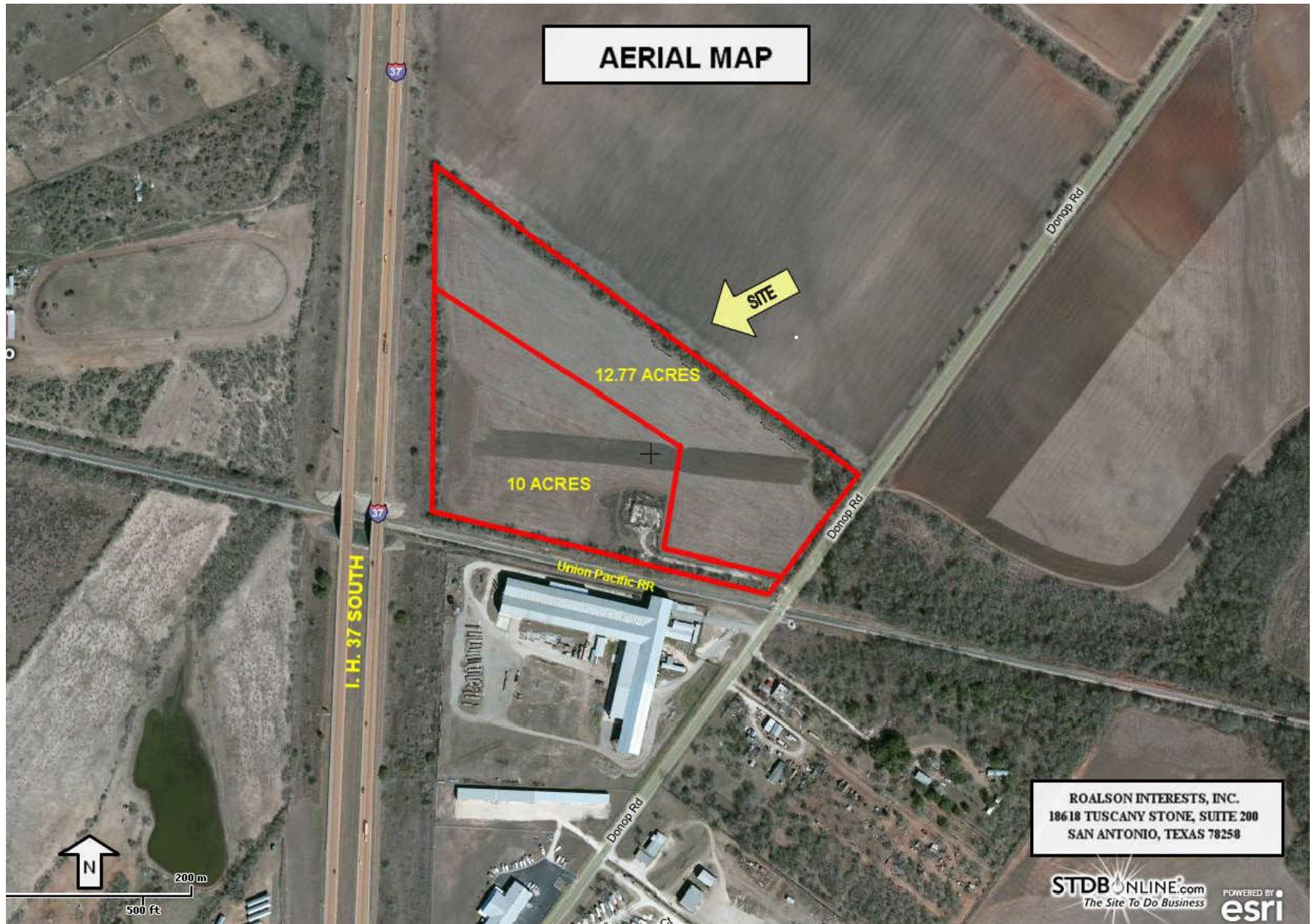
Area Map



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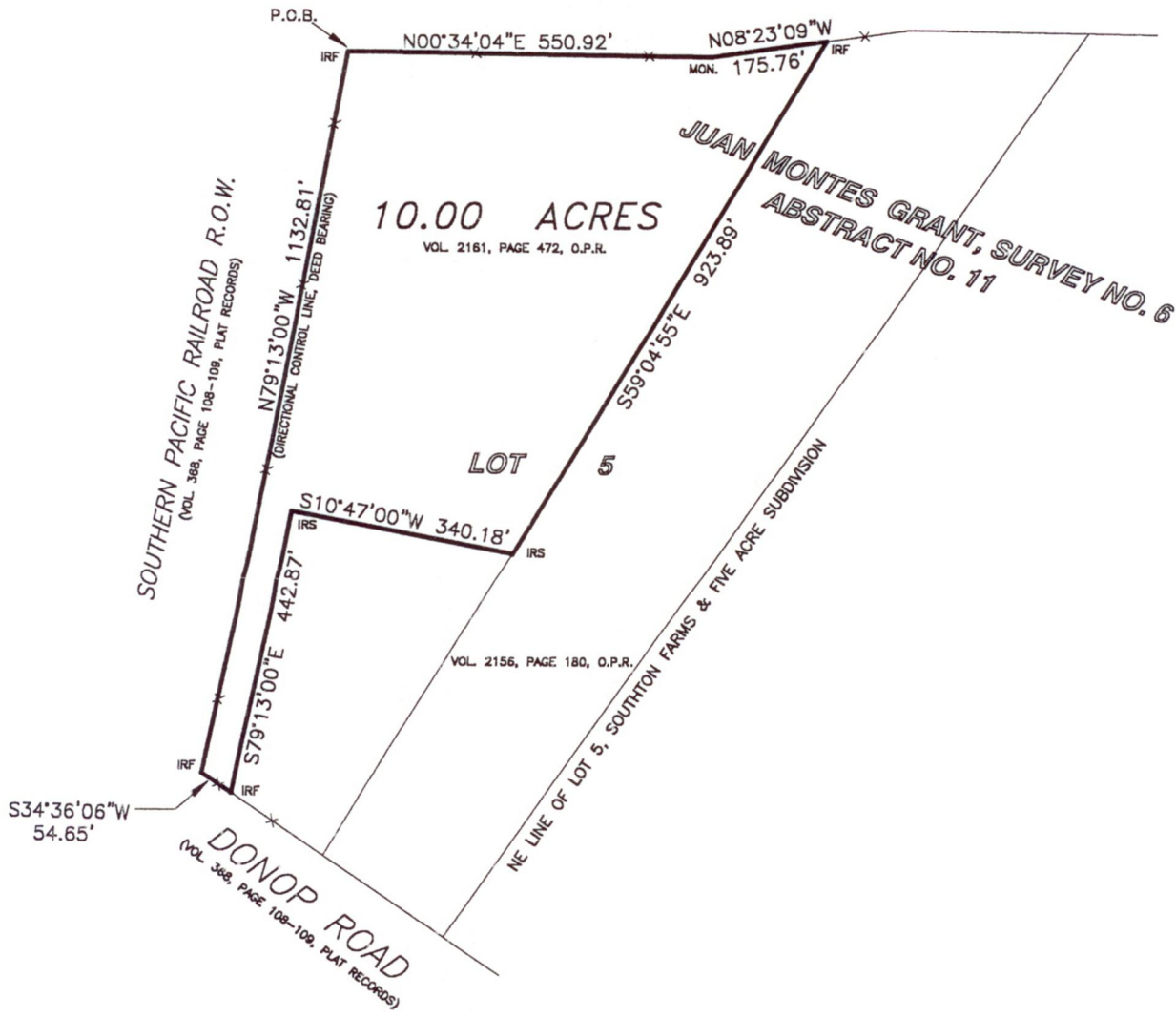
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Survey

INTERSTATE HIGHWAY NO. 37

VARIABLE WIDTH RIGHT OF WAY, (VOL. 5407, PAGE 507, DEED RECORDS)



LEGEND:

- x— = WIRE FENCE
- IRS = 1/2" IRON ROD SET
- IRF = 1/2" IRON ROD FOUND
- MON. = CONCRETE MONUMENT FOUND
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

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South Side cashing in on Eagle Ford Shale

Could be biggest boom for area since arrival of Toyota

BY SANFORD NOWLIN

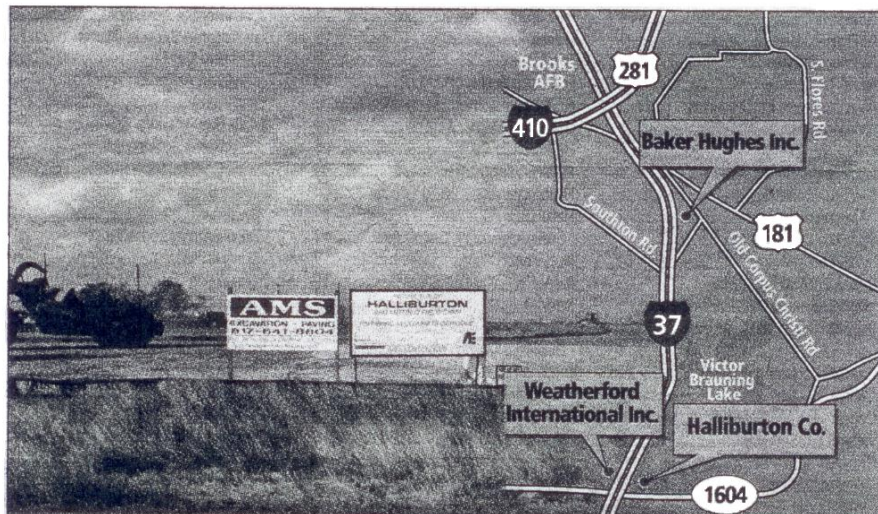
The hottest spot for San Antonio-area job growth is a slice of South Bexar County where Loop 1604 runs in two narrow lanes and the nearest businesses on intersecting Interstate 37 are truckstops and fireworks stands.

Last week, oilfield services giant Halliburton Co. broke ground near that intersection on a \$50 million operations center that will house 1,500 workers. The facility is one of four sprouting up in the area — all by major oilfield-services companies working in the Eagle Ford Shale.

Because of its proximity to the thriving South Texas petroleum formation, the eco-

nomically disadvantaged South Side may emerge as the biggest winner as jobs and investment percolate up to the Alamo City. Local officials say the cluster of shale-related businesses is the area's most significant job generator since Toyota opened a 2,300-employee truck plant nearly 10 years ago.

"The aggregate economic impact for the South Side could even be greater than Toyota," says David Marquez, executive director of the Bexar County Economic Development Department. "The ancillary businesses and development that these companies attract will have a major impact



Halliburton recently began work on a \$50 million campus in South Bexar County that will employ 1,500 workers.

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DEMOGRAPHIC OVERVIEW

February 28, 2011

IH 37 SOUTH, JUST NORTH OF DONOP ROAD

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2000 Census	4,922	14,452	59,980
2010 Estimate	5,753	20,269	70,559
5 Year Projection	6,333	23,299	76,428
Households			
2000 Census	1,596	4,585	19,961
2009 Estimate	1,888	6,369	23,363
5 Year Projection	2,083	7,321	25,314
2010 Population by Race			
White	74.7%	64.3%	59.4%
Black	2.0%	2.8%	5.9%
Asian or Pacific Islander	0.5%	0.8%	0.6%
American Indian	0.7%	1.0%	1.0%
2010 Population by Ethnicity			
Hispanic Origin	59.2%	71.2%	72.8%
2010 Total Housing Units			
Owner-Occupied	65.4%	68.4%	59.5%
Renter-Occupied	25.3%	22.6%	31.9%
Average Household Size	3.00	3.14	2.96
2010 Household Income			
Income \$ 0 - \$15,000	12.8%	12.5%	16.5%
Income \$ 15,000 - \$24,999	13.6%	10.4%	11.8%
Income \$ 25,000 - \$34,999	14.7%	11.9%	14.3%
Income \$ 35,000 - \$49,999	22.4%	20.7%	19.2%
Income \$ 50,000 - \$74,999	19.1%	25.3%	22.2%
Income \$ 75,000 - \$99,999	9.2%	11.9%	9.9%
Income \$ 100,000 - \$149,999	6.9%	6.0%	4.9%
Income \$ 150,000 - \$199,999	0.5%	0.7%	0.5%
Income \$200,000 +	0.8%	0.5%	0.7%
Average Household Income	\$49,378	\$51,681	\$47,570
Median Household Income	\$40,724	\$46,426	\$41,659
Per Capita Income	\$16,655	\$16,429	\$15,966

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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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
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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.

APPROXIMATELY 10 ACRES – IH 37 SOUTH / 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

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