



**SAN ANTONIO
STRATEGIC COMMERCIAL CORNER TRACT
IH 10 WEST AT LOOP 1604**

LOCATION: The property is at the northeast corner of IH 10 West at Loop 1604.

SIZE: 20.212 Acres

FRONTAGE: 1,286.46 Feet
(1604/IH 10 Combined)

UTILITIES: Utilities are generally available. Contact Broker for additional information.

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

ZONING: The property is zoned C-3, Commercial District, City of San Antonio, ERZD, Urban Corridor.

TRAFFIC COUNT: 2003 Texas Highway Department Traffic Count Maps indicate:

<u>LOCATION</u>	<u>VEHICLES PER DAY</u>
IH 10, just south of Loop 1604	123,000
IH 10, just north of Loop 1604	76,000
Loop 1604, just east of IH 10	95,000
Loop 1604, just west of IH 10	76,000

FLOOD PLAIN: Federal Emergency Management Agency flood maps show the center line of Leon Creek on the west boundary of the property. See Survey for approximate location of flood plain area.

TOPOGRAPHY: The site is slightly above grade to IH 10 and drains to the Leon Creek basin on the west boundary.

EASEMENTS: Utility, drainage, cross-access and ingress/egress easements affect the property and are located primarily on the highway frontage and west boundary.

DEED RESTRICTIONS: None appear to be of record. Home Improvement Center restriction on part of property appears to no longer apply. (Call for details.)

DEMOGRAPHICS:

2005 Experian / Applied Solutions Estimates	POPULATION	HOUSEHOLDS	
	2005 Estimate	2005 Estimate	2005 Avg. Household Income
3 mile radius	31,423	12,566	\$ 76,923
5 mile radius	128,779	53,896	\$ 79,670
7 mile radius	281,404	119,945	\$ 72,444



**AREA
DEVELOPMENT:**

Excellent location in the heart of IH 10's growth path with several significant developments in the immediate vicinity

- University of Texas at San Antonio's 600 acre, over 26,000 student campus immediately to the west. UTSA has a \$19 million building project consisting of a 66,000 square foot wellness and recreation center and an 11,000 square foot child-care center. A future science, bioscience and engineering building is also planned.
- Valero/Ultramar Diamond Shamrock 700,000 square foot Corporate Headquarters with 1,700 employees.
- Six Flags Fiesta Texas Park in the northwest quadrant of Loop 1604 and IH 10 with annual attendance counts of approximately 2,000,000.
- Projects in the La Cantera / Six Flags Fiesta Texas area include:
 - Westin La Cantera Resort;
 - La Cantera, 18-hole golf course, home of the Texas Open;
 - Mira Vista Apartments;
 - The new Shops at La Cantera to include Neiman Marcus, Nordstrom, Dillard's and Foley's
 - Security Service Federal Credit Union headquarters.
- The Rim, Thomas Enterprises' new 700 acre development to include a 1.5 million square foot life style center with The Palladium Theater, a power center and future mixed retail, office, hotel and multifamily phases. The property's lead anchor tenant will be Bass Pro Shops, a 200,000 square foot outlet scheduled to open in late 2005.

POTENTIAL USE:

The property's excellent intersection location on the high growth IH 10 corridor, high traffic counts and close proximity to major generators make it an attractive location for mixed-use development including lodging, retail/restaurant, financial services, office, residential, as well as recreational activities desiring to be near Six Flags Fiesta Texas.

PRICE:

Price Available Upon Request

COMMENTS:

- Excellent development opportunity at a high growth major thoroughfare intersection.
- The property lies within the Edwards Aquifer Recharge Zone.

FOR INFORMATION CONTACT: ELDON ROALSON, CCIM

Phone: (210) 496-5800

Fax: (210) 496-5809

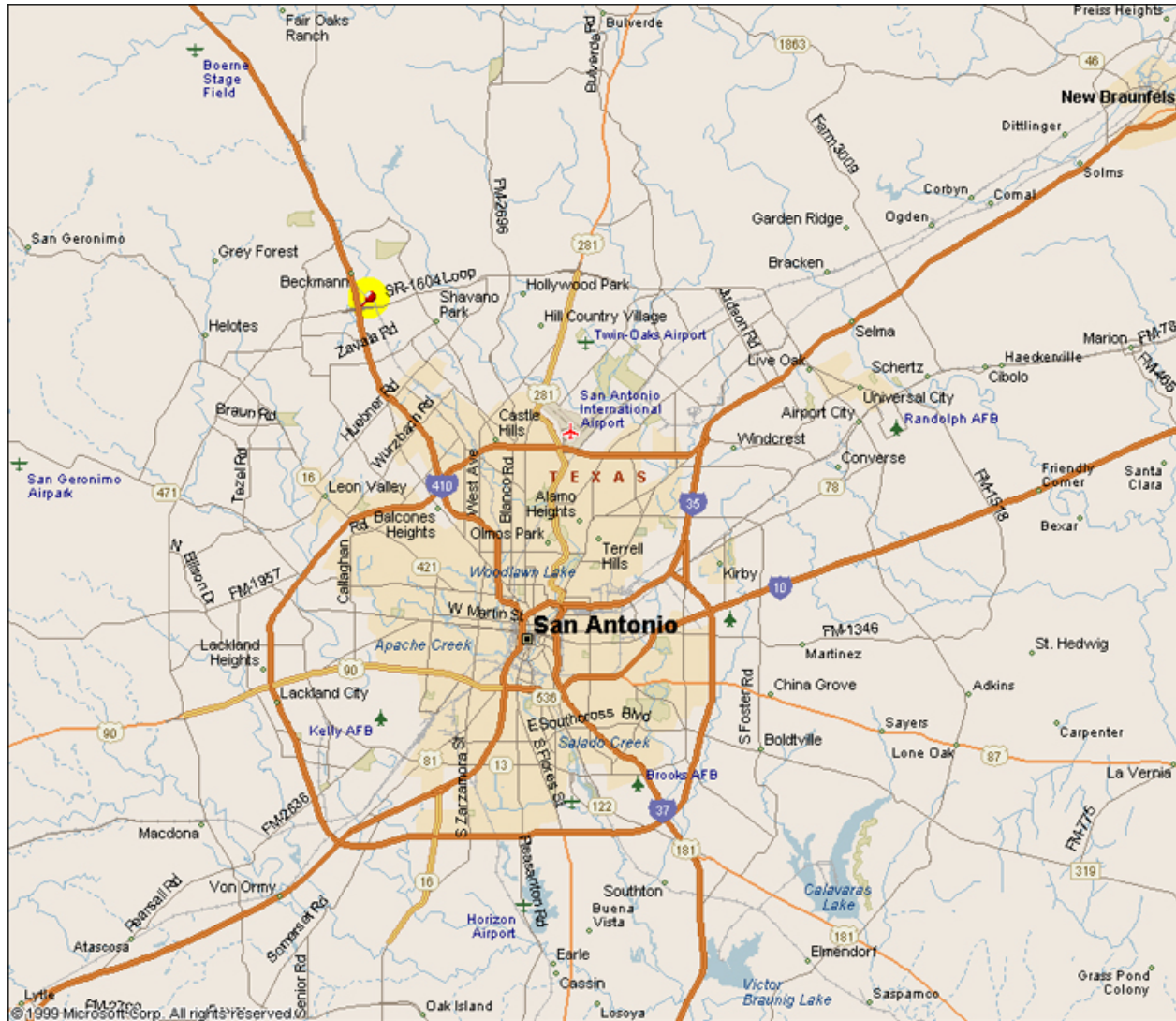
Email: eldon@roalson.com

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

g:\profland\10 & 1604/10/24/02



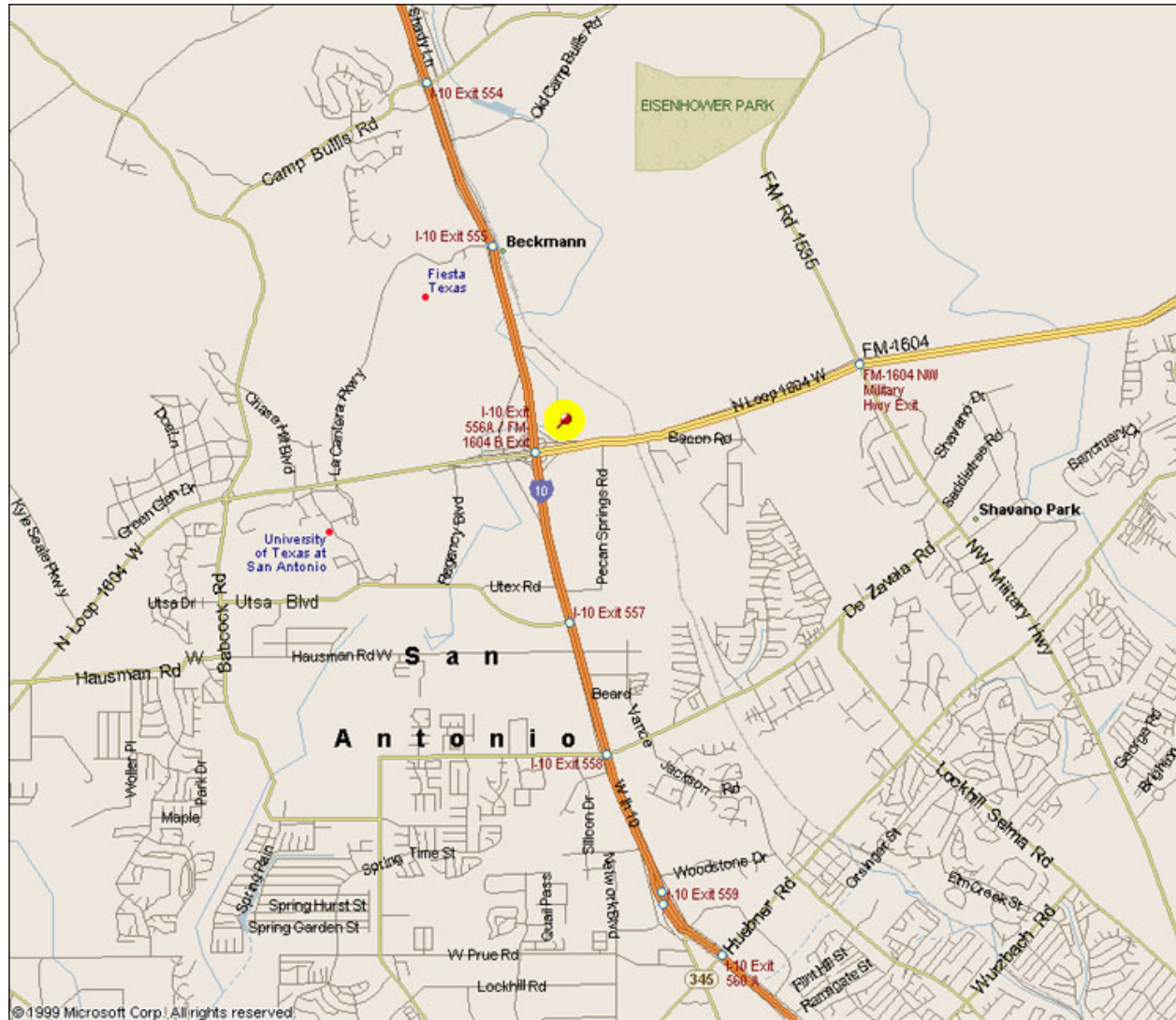
Location Map

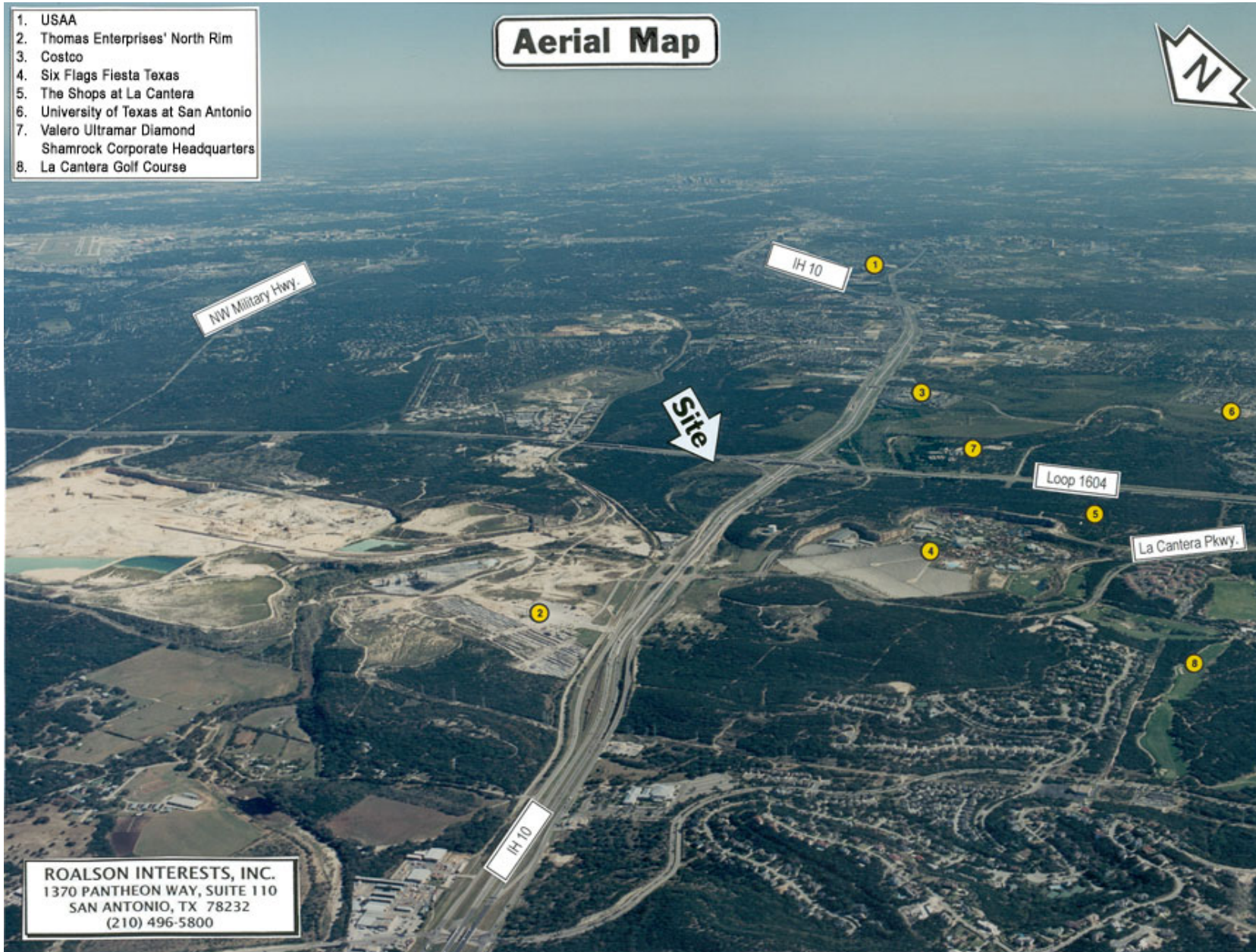


All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Area Map

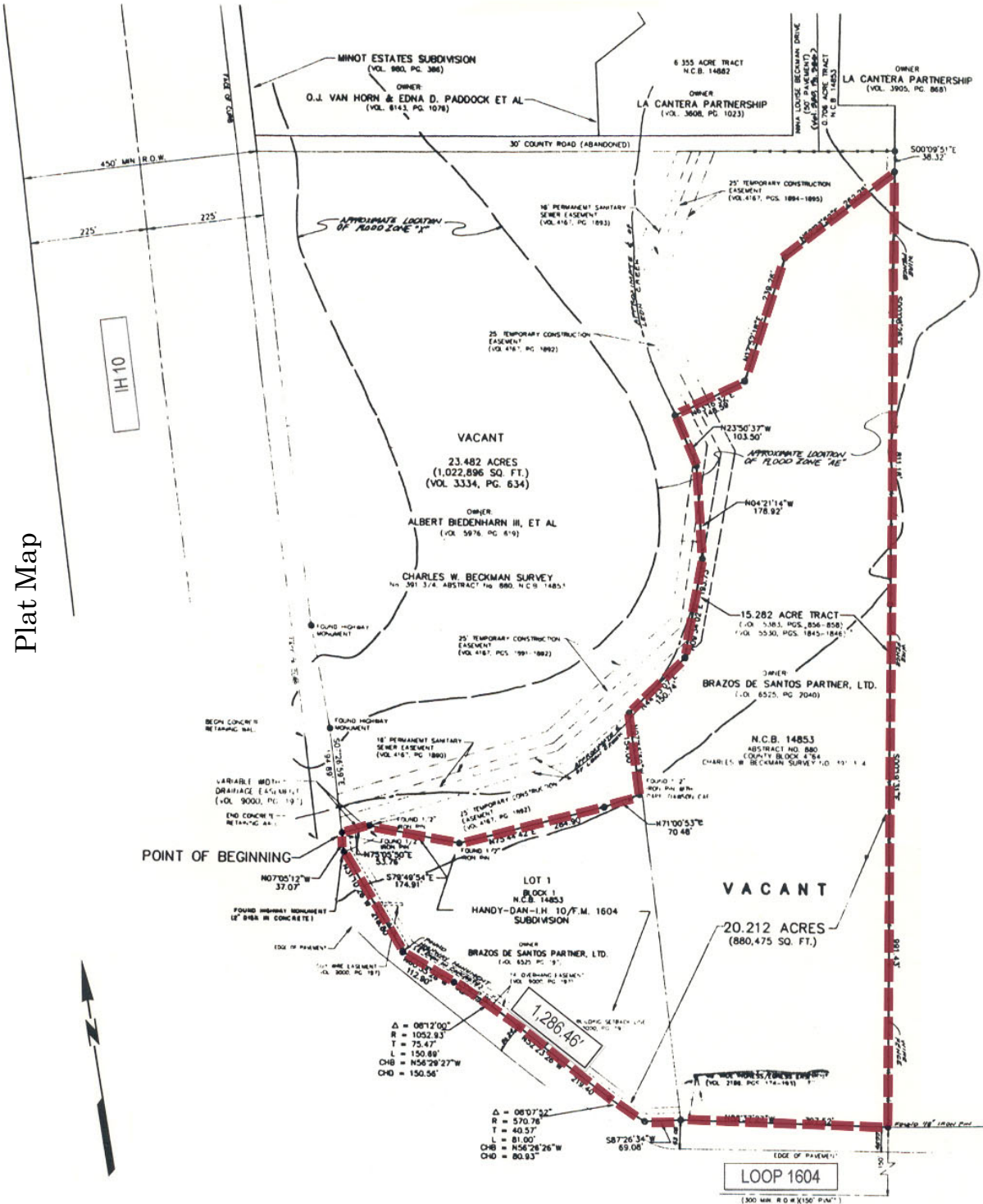




All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Survey



Plat Map

**NORTHEAST CORNER
IH 10 AT LOOP 1604**

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.



DEMOGRAPHIC OVERVIEW

March 2, 2005

IH 10 AT LOOP 1604

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2000 Census	30,132	117,289	251,500
Current Year Estimate	31,423	128,779	281,404
5 Year Projection	33,135	141,652	315,886
Households			
2000 Census	11,583	47,165	103,228
Current Year Estimate	12,566	53,896	119,945
5 Year Projection	13,743	61,625	139,578
2004 Population by Race			
White	78.86%	78.98%	78.03%
Black	3.79%	4.06%	4.45%
Asian	4.34%	3.42%	2.98%
American Indian	0.45%	0.47%	0.50%
2004 Population by Ethnicity			
Hispanic Origin	37.13%	38.01%	40.14%
2004 Total Housing Units			
Owner-Occupied	59.9%	55.3%	52.1%
Renter-Occupied	34.5%	38.5%	41.4%
Vacant	5.6%	6.2%	6.5%
Average Household Size	2.46	2.37	2.32
2004 Household Income			
Income \$ 0 - \$9,999	8.3%	6.3%	6.3%
Income \$ 10,000 - \$19,999	7.3%	8.0%	8.4%
Income \$ 20,000 - \$29,999	8.5%	9.8%	10.5%
Income \$ 30,000 - \$39,999	7.6%	10.3%	11.5%
Income \$ 40,000 - \$49,999	7.2%	9.1%	9.9%
Income \$ 50,000 - \$59,999	7.5%	8.1%	8.7%
Income \$ 60,000 - \$74,999	10.3%	10.3%	10.6%
Income \$ 75,000 - \$99,999	15.8%	13.4%	12.8%
Income \$100,000 - \$124,999	11.8%	9.4%	8.4%
Average Household Income	\$76,923	\$79,670	\$72,444
Median Household Income	\$64,800	\$57,929	\$53,559
Per Capita Income	\$31,394	\$33,611	\$31,078

Source: Experian/Applied Geographic Solutions

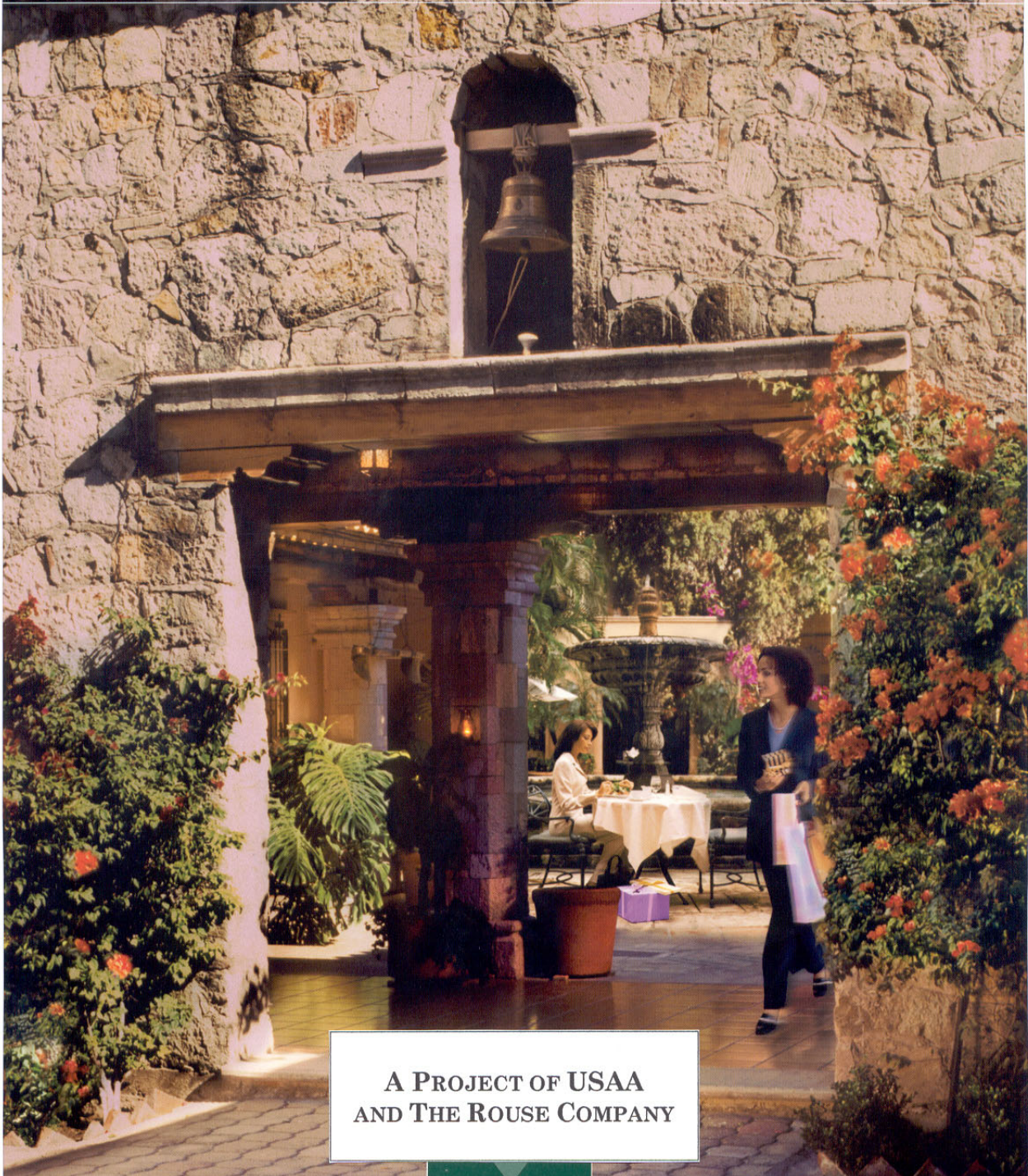
All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Roalson Interests, Inc.
Real Estate Services

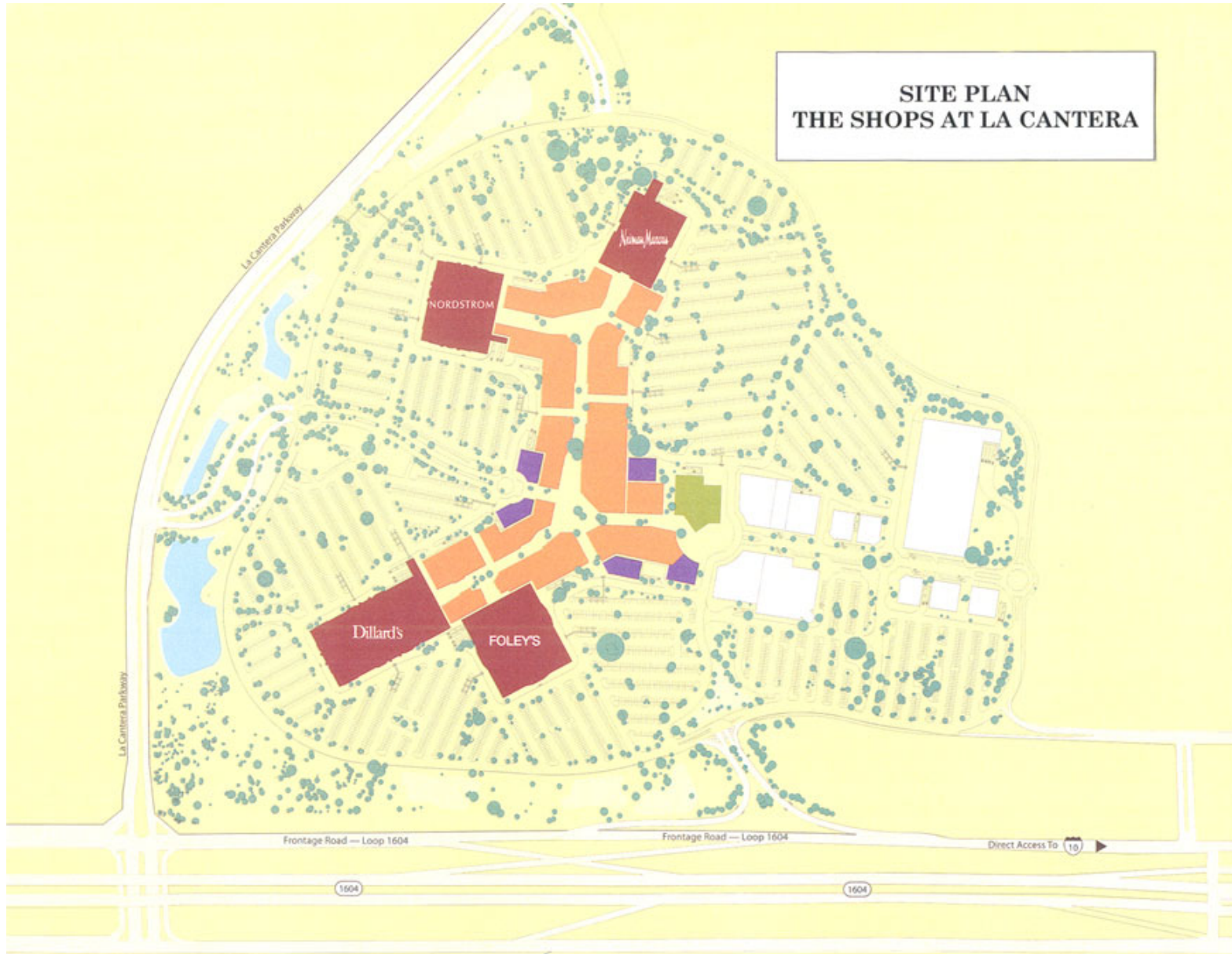
THE ROUSE COMPANY

THE SHOPS AT LACANTERA



**A PROJECT OF USAA
AND THE ROUSE COMPANY**

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.



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.

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.

g:\admin\disclose

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.

20.212 Acres / IH 10 at Loop 1604

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.

1370 Pantheon Way, Suite 110
San Antonio, Texas 78232
Phone (210) 496-5800 Fax (210) 496-5809