



**EXCEPTIONAL COMMERCIAL / MULTIFAMILY SITE
LOOP 1604 AT WEST MILITARY DRIVE
POSSIBLE SUBDIVIDES**

LOCATION: The property is located at the northeast quadrant of Loop 1604 at West Military Drive.

SIZE: 17.22 Acres; Owners may consider subdivides.

FRONTAGE: **Frontage:** Approximately 1,280 feet on Loop 1604
Approximately 333 feet on Military Drive West
Approximately 225 feet on Kilimarnoch

Depth: Varies, See Survey.

UTILITIES: **Electricity:** Available along West Military Drive and along Loop 1604

Sewer: San Antonio Water System has a main along the drainage area bisecting the tract

Water: Available along West Military Drive and Loop 1604

Gas: Available along West Military Drive

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

ZONING: C-2, C-3 and C-2 NA, Commercial, City of San Antonio

Prospective lessees should verify the zoning and permitted uses with the appropriate governing authority.

FLOOD PLAIN: The site generally drains to the southeast corner of the property.

TOPOGRAPHY: Site slopes from the northwest to the southeast.

EASEMENTS: There is a 16 foot sewer easement, drainage easement and various utility easements. See Survey.

DEED

RESTRICTIONS: Contact Broker. Site is suitable for most commercial uses allowed within C-2, C-3 and C-2 NA.

TRAFFIC COUNT: 2012 Texas Department of Transportation maps indicate 85,000 vehicles per day on Loop 1604 just north of Hwy 151, and 24,000 vehicles per day north of intersection toward Potranco Rd.



DEMOGRAPHICS:

2013 ESRI Estimates:	Population	Average Household Income
3-mile radius	76,605	\$74,959
5-mile radius	210,274	\$65,302

AREA DEVELOPMENT:

The site is in close proximity to major developments such as Sea World, Westover Hills with Baptist, Christus Santa Rosa and Methodist Healthcare all with land positions, Takata Seat Belt, call centers including QVC as well as a Microsoft Data Center. Christus Santa Rosa hospital and medical office building and the Baptist Health System medical office building are open. It is conveniently located between retail developments at Culebra/1604 and Potranco/1604.

INVESTMENT:

Multifamily: \$5.50 per square foot
Pad Sites: Contact Broker

COMMENTS:

- The property is in the fastest growing housing sector in San Antonio with all major San Antonio home builders committed in the area.
- With over 1,280 feet of frontage on Loop 1604, the site has tremendous exposure and access onto Loop 1604.
- Major Westover Hills employment centers in the area along with over 10,000 students enrolled at nearby Northwest Vista College provide tremendous daytime traffic.
- Located at a strategic intersection with access to both West Military Drive and Loop 1604.

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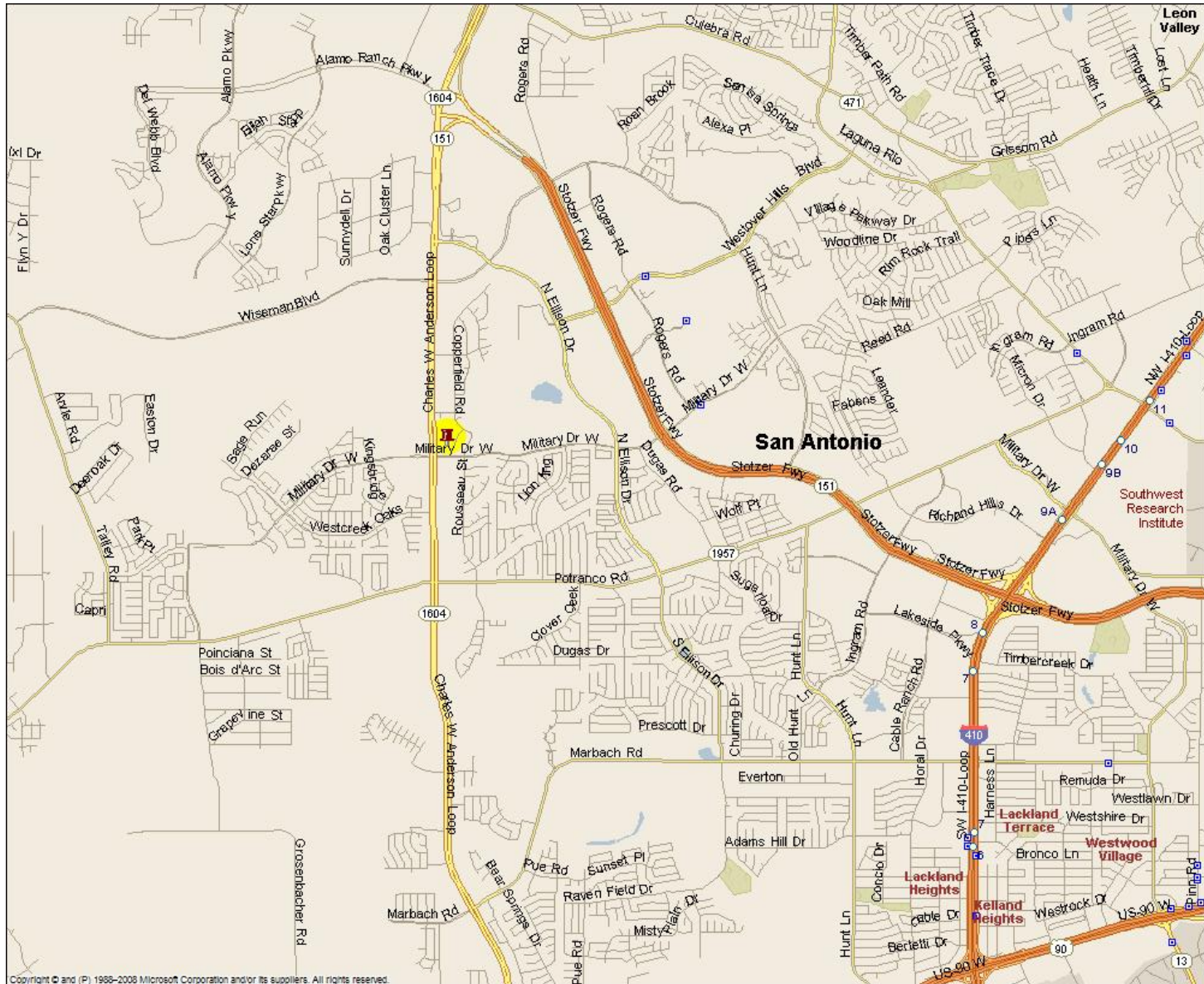
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View Available Properties: [Map](#) / [Summary](#)

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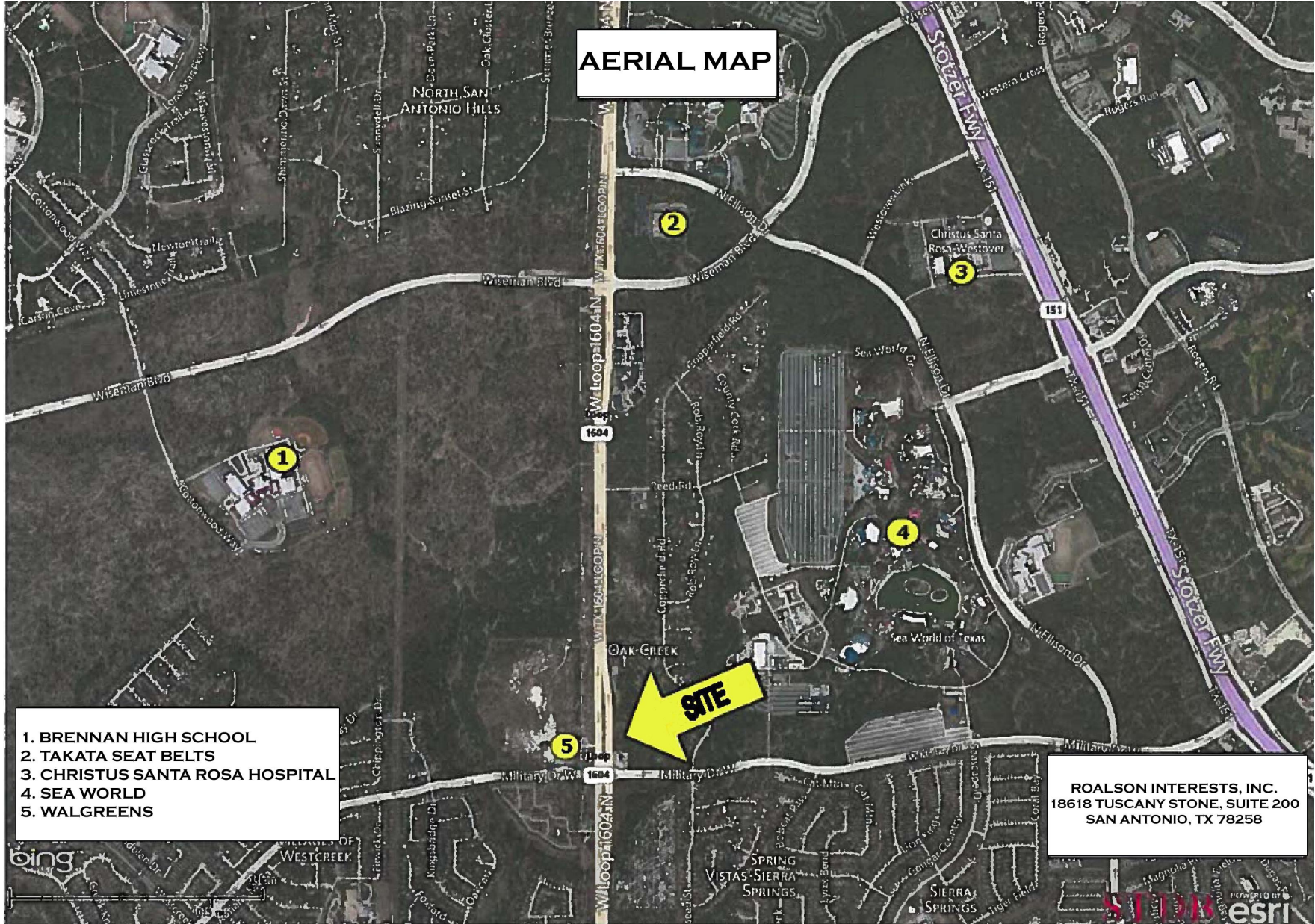


Area Map



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- 1. BRENNAN HIGH SCHOOL
- 2. TAKATA SEAT BELTS
- 3. CHRISTUS SANTA ROSA HOSPITAL
- 4. SEA WORLD
- 5. WALGREENS

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

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Site Plan



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DEMOGRAPHIC OVERVIEW

June 18, 2014

LOOP 1604 AT W. MILITARY DRIVE

	3 Miles:	5 Miles:	7 Miles:
Population			
2010 Census	69,957	193,332	316,761
2013 Estimate	76,605	210,274	340,756
5 Year Projection	86,683	234,947	377,443
Households			
2010 Census	22,708	64,347	104,009
2013 Estimate	24,874	69,761	111,833
5 Year Projection	28,257	78,018	124,220
2013 Population by Race			
White	69.5%	70.5%	71.7%
Black	10.1%	8.6%	7.7%
Asian or Pacific Islander	3.5%	2.7%	2.6%
American Indian	0.8%	0.8%	0.8%
2013 Population by Ethnicity			
Hispanic Origin	56.8%	62.5%	62.2%
2013 Total Housing Units			
Owner-Occupied	69.7%	64.6%	64.2%
Renter-Occupied	24.9%	30.1%	30.2%
Average Household Size	3.08	3.01	2.98
2013 Household Income			
Income \$ 0 - \$15,000	5.3%	9.3%	10.8%
Income \$ 15,000 - \$24,999	5.8%	9.1%	9.6%
Income \$ 25,000 - \$34,999	9.4%	11.8%	11.1%
Income \$ 35,000 - \$49,999	16.3%	18.3%	17.0%
Income \$ 50,000 - \$74,999	27.7%	24.8%	24.2%
Income \$ 75,000 - \$99,999	16.6%	12.7%	12.7%
Income \$ 100,000 - \$149,999	14.0%	10.7%	10.9%
Income \$ 150,000 - \$199,999	3.0%	2.1%	2.4%
Income \$200,000 +	1.9%	1.2%	1.3%
Average Household Income	\$74,959	\$65,302	\$64,687
Median Household Income	\$63,593	\$55,362	\$54,485
Per Capita Income	\$24,222	\$21,730	\$21,697

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

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.

17.22 ACRES / LOOP 1604 AT MILITARY DRIVE WEST / SAN ANTONIO, TX

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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