



**DEVELOPMENT TRACT
S.E. LOOP 410 / SINCLAIR AREA
SAN ANTONIO, TEXAS**

LOCATION: The property is on the east side of S. E. Loop 410, just south of Sinclair Road.

SIZE: 25.07 Acres

DIMENSIONS: Frontage: Approximately 642 feet along Loop 410

Depth: Approximately 1,900 feet

UTILITIES: Electricity: City Public Service has service along Loop 410 in front of the property.

Sewer: San Antonio Water System has a sewer main at the rear of the property along Rosillo Creek.

Water: San Antonio Water System has a water main along the frontage of the property.

Gas: City Public Service has a 4 inch main at Loop 410 on the north side of Sinclair Road.

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

ZONING: Most of the property is zoned I-1, Industrial, City of San Antonio, with a 100 foot strip of C-3NA, Commercial, along the Loop 410 frontage.

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

DEMOGRAPHICS:

	3-mile	5-mile
2012 Population Estimates:	46,484	129,121
Average Household Income:	\$ 47,093	\$ 41,088

Source: U. S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2012 and 2017.



- TRAFFIC COUNT:** 2011 Texas Department of Transportation maps indicate 63,000 vehicles per day on Loop 410 in front of the property.
- FLOOD PLAIN:** Federal Emergency Management Agency maps appear to indicate some 100 year flood plain area on the rear of property along Rosillo Creek.
- TOPOGRAPHY:** The property is generally level with some slope toward Rosillo Creek at the rear of the property.
- EASEMENTS:** There are easements that serve the property along the front; an electrical easement and a pipeline easement. There is also a sewer easement along the rear of the property in Rosillo Creek.
- DEED RESTRICTIONS:** None of record
- AREA DEVELOPMENT:** Industrial development in the area includes Holt Caterpillar, Cintas, Waste Management, Allied Waste, Conley Lott Nichols, Waukesha-Pearce Industries and New Holland Agriculture. Significant retail development, including a Super Walmart center, is 1.9 miles north of the property at the Loop 410/Rigsby intersection.
- POTENTIAL USE:** Site is ideal for a light industrial user.
- INVESTMENT:** \$ 525,000.00; \$ 20,941.00 per acre

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

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

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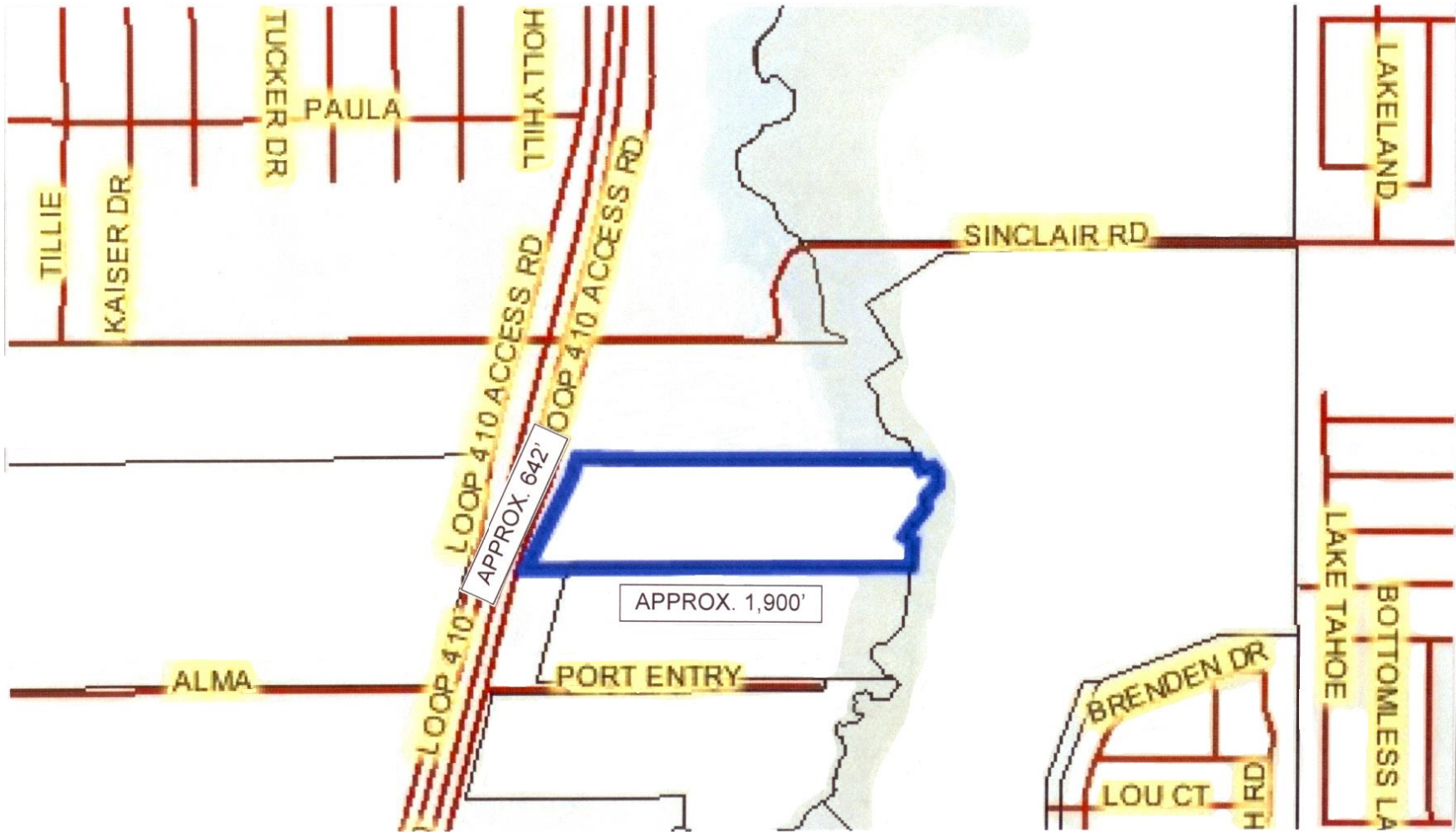
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BEXAR COUNTY CAD PLAT MAP



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DEMOGRAPHIC OVERVIEW

June 9, 2013

LOOP 410 AT SINCLAIR ROAD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2010 Census	8,045	44,651	125,216
2012 Estimate	8,437	46,484	129,121
5 Year Projection	9,587	51,243	140,180
Households			
2010 Census	2,765	15,363	43,015
2012 Estimate	2,900	15,949	44,244
5 Year Projection	3,305	17,660	48,265
2012 Population by Race			
White	58.4%	56.8%	60.9%
Black	20.4%	23.5%	18.3%
Asian or Pacific Islander	0.6%	0.6%	0.6%
American Indian	1.3%	0.9%	1.0%
2012 Population by Ethnicity			
Hispanic Origin	58.7%	58.5%	66.8%
2012 Total Housing Units			
Owner-Occupied	72.1%	61.4%	53.7%
Renter-Occupied	21.4%	29.8%	36.7%
Average Household Size	2.91	2.88	2.88
2012 Household Income			
Income \$ 0 - \$15,000	17.1%	21.5%	25.4%
Income \$ 15,000 - \$24,999	16.4%	16.1%	16.5%
Income \$ 25,000 - \$34,999	14.6%	13.8%	14.1%
Income \$ 35,000 - \$49,999	14.6%	15.2%	16.3%
Income \$ 50,000 - \$74,999	15.8%	17.5%	15.5%
Income \$ 75,000 - \$99,999	8.9%	7.5%	6.0%
Income \$ 100,000 - \$149,999	8.7%	5.9%	4.5%
Income \$ 150,000 - \$199,999	0.5%	0.8%	0.7%
Income \$200,000 +	3.4%	1.8%	1.0%
Average Household Income	\$55,045	\$47,093	\$41,088
Median Household Income	\$36,460	\$33,720	\$29,980
Per Capita Income	\$18,641	\$16,572	\$14,448

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2012 and 2017.

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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.
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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.

25 ACRES / LOOP 410 AT SINCLAIR ROAD / 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

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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