



**RESIDENTIAL DEVELOPMENT OPPORTUNITY
60 ACRES ON TOUTANT BEAUREGARD ROAD
NORTHWEST SAN ANTONIO, TEXAS**

LOCATION: The property is located along the south side of Toutant Beauregard Road between Anaqua Springs and Sundance Ranch.

SIZE: 60.26Acres

FRONTAGE: Approximately 600 feet of frontage along Toutant Beauregard Road

UTILITIES: **Electricity:** City Public Service along frontage on Toutant Beauregard Road

Water: San Antonio Water System has a 16" water main along the south side of Toutant Beauregard Road at Wild Sage, the entrance to Sundance Ranch. The main is currently being extended in front of the property to serve a new elementary school to the west of the property.

Sewer: Septic Required

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 San Antonio city limits, but in its Extraterritorial Jurisdiction.

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



DEMOGRAPHICS:	ESRI forecasts for 2010	3-mile	5-mile
	Population:	7,716	18,555
	Average Household Income:	\$112,453	\$118,333

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

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

TOPOGRAPHY: This tract is rolling "Hill Country".

EASEMENTS: There is a blanket electric easement.

DEED

RESTRICTIONS: None of record.

AREA

DEVELOPMENT: The property is surrounded by quality residential development ranging from small lots to acreage tracts.

INVESTMENT: \$35,000 per acre; \$2,109,100

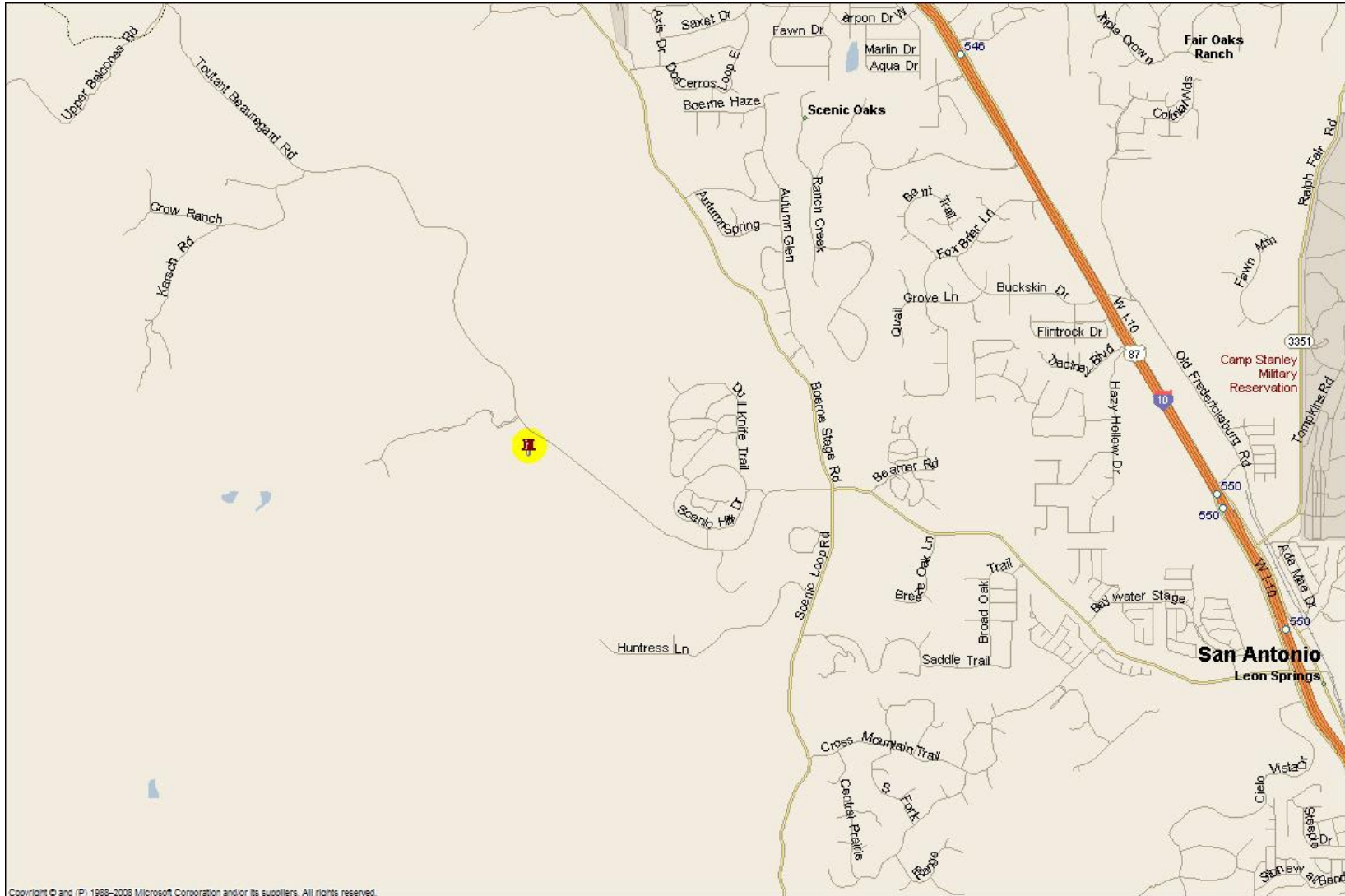
- COMMENTS:**
- This tract is part of a San Antonio Water System Water Utility Service Agreement.
 - This property is an exceptional residential development opportunity.
 - The site is in the Northside Independent School District and is served by the following schools: Aue Elementary School, Rawlinson Middle School, and Clark High School.
 - It is approximately 7 miles from the IH-10 / Boerne Stage Road intersection affording exceptional access throughout the San Antonio metropolitan area.

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



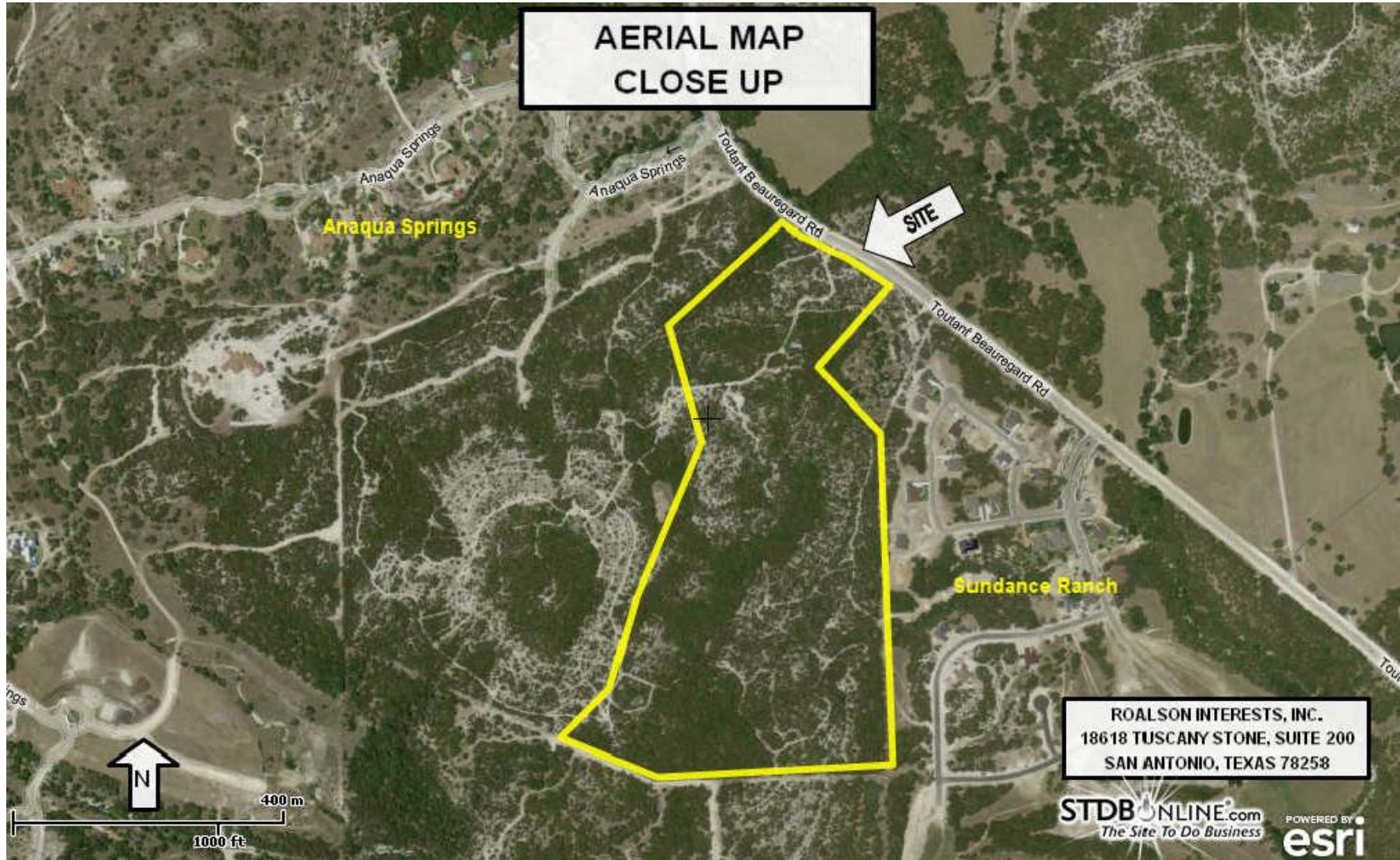
Area Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. 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.



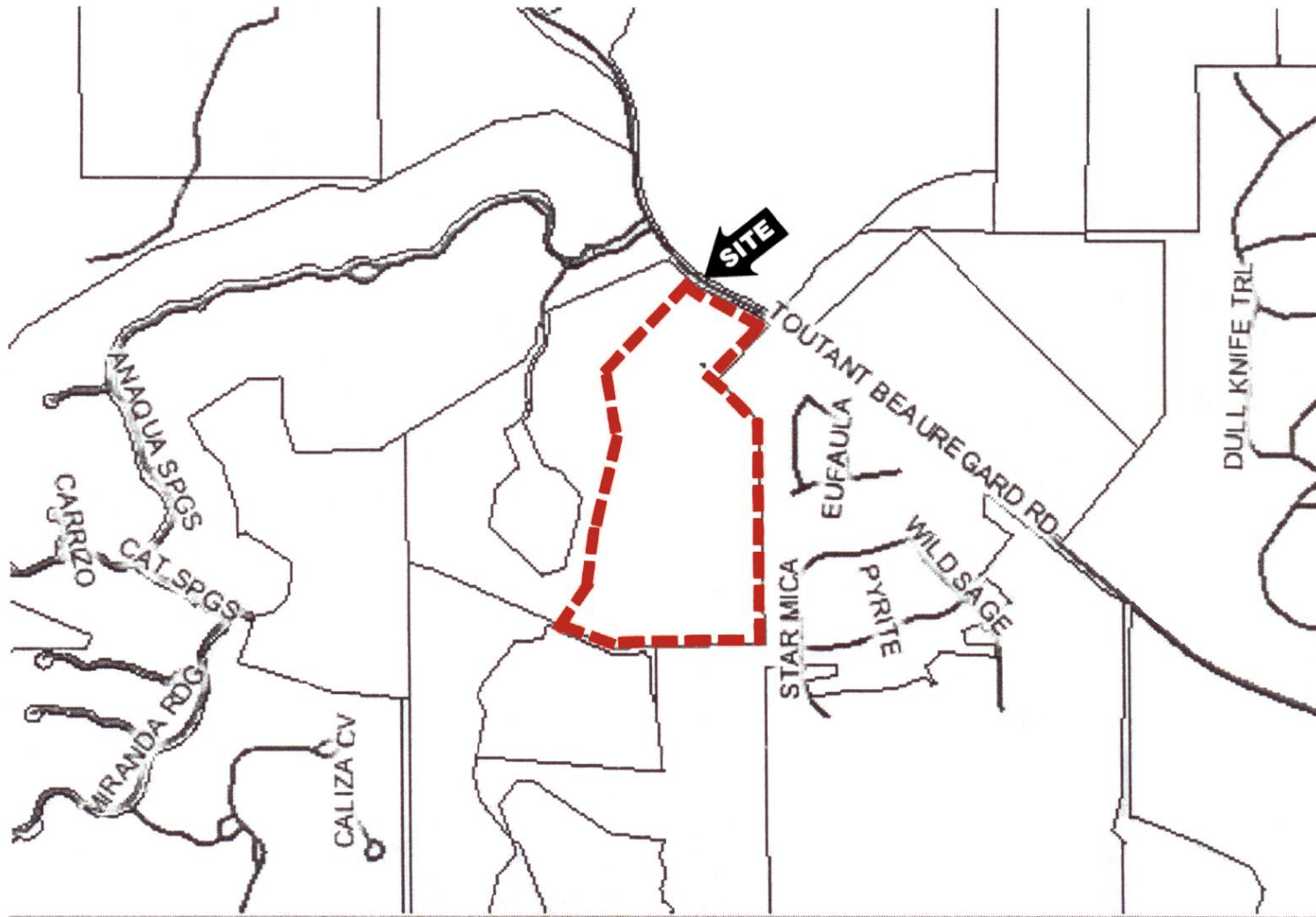
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**BEXAR COUNTY APPRAISAL DISTRICT
PLAT MAP**



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DEMOGRAPHIC OVERVIEW

March 21, 2011

TOUTANT BEAUREGARD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2000 Census	282	4,591	10,939
2010 Estimate	338	7,716	18,555
5 Year Projection	372	9,165	22,082
Households			
2000 Census	92	1,651	3,920
2009 Estimate	111	2,801	6,695
5 Year Projection	122	3,333	7,971
2010 Population by Race			
White	89.7%	90.1%	90.5%
Black	0.9%	0.6%	0.9%
Asian or Pacific Islander	0.3%	1.2%	1.3%
American Indian	1.2%	0.7%	0.9%
2010 Population by Ethnicity			
Hispanic Origin	35.4%	24.9%	22.5%
2010 Total Housing Units			
Owner-Occupied	79.5%	84.0%	83.5%
Renter-Occupied	15.4%	12.3%	11.4%
Average Household Size	3.05	2.75	2.77
2010 Household Income			
Income \$ 0 - \$15,000	8.3%	3.1%	3.7%
Income \$ 15,000 - \$24,999	1.8%	3.2%	2.7%
Income \$ 25,000 - \$34,999	1.8%	4.4%	4.3%
Income \$ 35,000 - \$49,999	17.4%	8.8%	8.1%
Income \$ 50,000 - \$74,999	18.3%	17.6%	17.6%
Income \$ 75,000 - \$99,999	15.6%	16.4%	17.5%
Income \$ 100,000 - \$149,999	24.8%	26.3%	23.7%
Income \$ 150,000 - \$199,999	8.3%	11.0%	10.5%
Income \$200,000 +	3.7%	9.3%	11.9%
Average Household Income	\$93,072	\$112,453	\$118,333
Median Household Income	\$77,783	\$93,404	\$93,022
Per Capita Income	\$32,431	\$40,621	\$42,716

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
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.

**25859 Toutant Beauregard Road (Approx. 60 Acres)
San Antonio, TX 78006**

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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