



**COMMERCIAL DEVELOPMENT OPPORTUNITY  
ADJACENT TO UTSA CAMPUS  
SAN ANTONIO, TEXAS**

**LOCATION:** The property is located on the south side of UTSA Boulevard just west of Valero Way (Valero Corporate Headquarters).

**SIZE:** 3.309 Acres

**DIMENSIONS:** **Frontage:** Approximately 525 feet along UTSA Boulevard

**Depth:** Varies, See Survey.

**UTILITIES:** **Electric:** City Public Service 3-phase is available on the frontage.

**Sewer:** San Antonio Water System indicates it has a 3 inch sewer main in the drainage area on the rear of the site.

**Water:** San Antonio Water System indicates it has a 20 inch water main along UTSA Boulevard in front of the property.

**Gas:** City Public Service indicates it has a gas main along UTSA Boulevard in front of the property.

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

**ZONING:** Most of the property is zoned C-2, Commercial, City of San Antonio. A portion of the property in the rear is zoned R-6, Residential, City of San Antonio.

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

**FLOOD PLAIN:** The Federal Emergency Management Agency maps indicate a portion of the property is located within the 100 year flood plain. The flood plain is within the unplatted land at the rear of the property. See Survey.



**TOPOGRAPHY:** The property drainage is westerly toward the rear. The grade change increases near the drainage easement.

**EASEMENTS:** There is a 14 foot electric, gas, telephone and cable easement along the front of the property. A drainage easement and sanitary sewer easement are at the rear of the property. (See Survey.)

**DEED RESTRICTIONS:** None of record.

**TRAFFIC COUNT:** 2010 Texas State Highway Department maps indicate 13,500 vehicles per day on UTSA Boulevard west of the property before Babcock.

**DEMOGRAPHICS:**

2011 ESRI Estimates:	3-mile:	5-mile:
Population:	72,427	190,272
Average Household Income:	\$79,477	\$82,033

**AREA DEVELOPMENT:** The 30,000 student University of Texas at San Antonio campus, Valero Energy Corporation’s headquarters, several multifamily projects, and retail services.

**POTENTIAL USE:** This is an excellent location for neighborhood retail, healthcare services, student housing/services and office uses.

**INVESTMENT:** \$ 1,868,724.00; \$13.00 per square foot

- COMMENTS:**
- 2.204 acres, net of flood plain, are platted.
  - Easy access to Loop 1604 and I. H. 10 West freeways.
  - The property is on the Edwards Aquifer Transition Zone.

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

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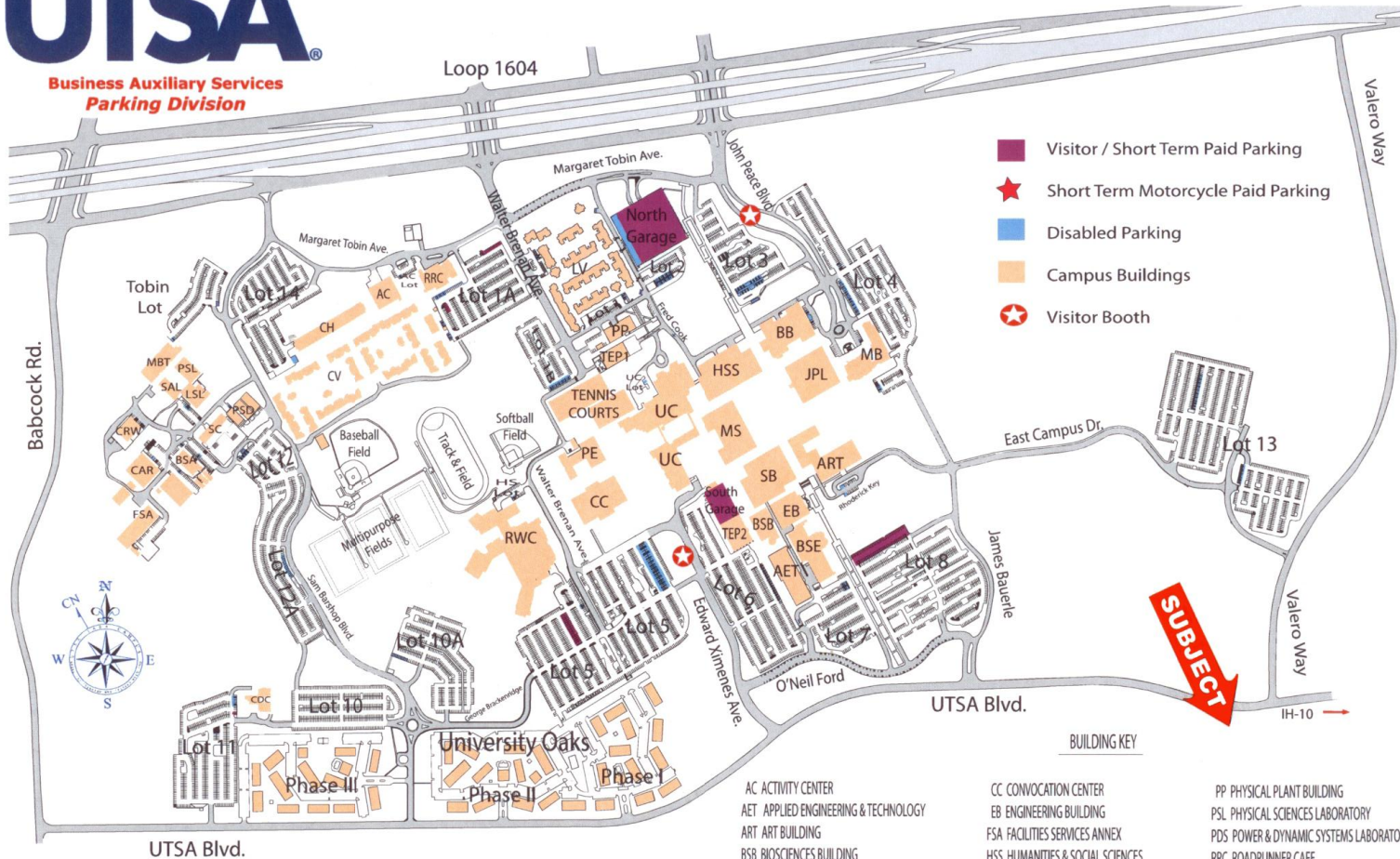
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# UTSA

Business Auxiliary Services  
Parking Division

## 2009-2010 Main Campus Visitor Parking Map



The BAS Parking Division reserves the right to make changes to the configuration of any lot as required by construction projects or special events.

**ROALSON INTERESTS, INC.**  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TX 78258  
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AC ACTIVITY CENTER	CC CONVOCATION CENTER	PP PHYSICAL PLANT BUILDING
AET APPLIED ENGINEERING & TECHNOLOGY	EB ENGINEERING BUILDING	PSL PHYSICAL SCIENCES LABORATORY
ART ART BUILDING	FSA FACILITIES SERVICES ANNEX	PDS POWER & DYNAMIC SYSTEMS LABORATORY
BSB BIOSCIENCES BUILDING	HSS HUMANITIES & SOCIAL SCIENCES	RRC ROADRUNNER CAFE
BSE BIOTECHNOLOGY SCIENCES & ENGINEERING	JPL JOHN PEACE LIBRARY	RWC RECREATION & WELLNESS CENTER
BB BUSINESS BUILDING	LV LAUREL VILLAGE COMPLEX	SB SCIENCE BUILDING
BSA BUSINESS SERVICE ANNEX	LSL LIFE SCIENCES LABORATORY	SC SCULPTURE/CERAMICS
CAR CENTER FOR ARCHAEOLOGICAL RESEARCH	MB MAIN BUILDING	SAL SMALL ANIMAL LABORATORY
CH CHISHOLM HALL	MBT MARGARET BATTS TOBIN LABORATORY	TEP1 THERMAL ENERGY PLANT 1
CRW CENTRAL RECEIVING & WAREHOUSE	MS MULTIDISCIPLINARY STUDIES BUILDING	TEP2 THERMAL ENERGY PLANT 2
CVC CHAPARRAL VILLAGE COMPLEX	PE PHYSICAL EDUCATION BUILDING	UC UNIVERSITY CENTER
CDC CHILDCARE CENTER		

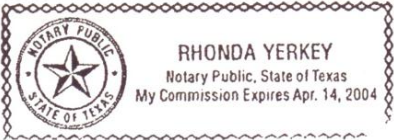
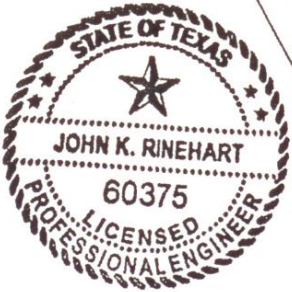
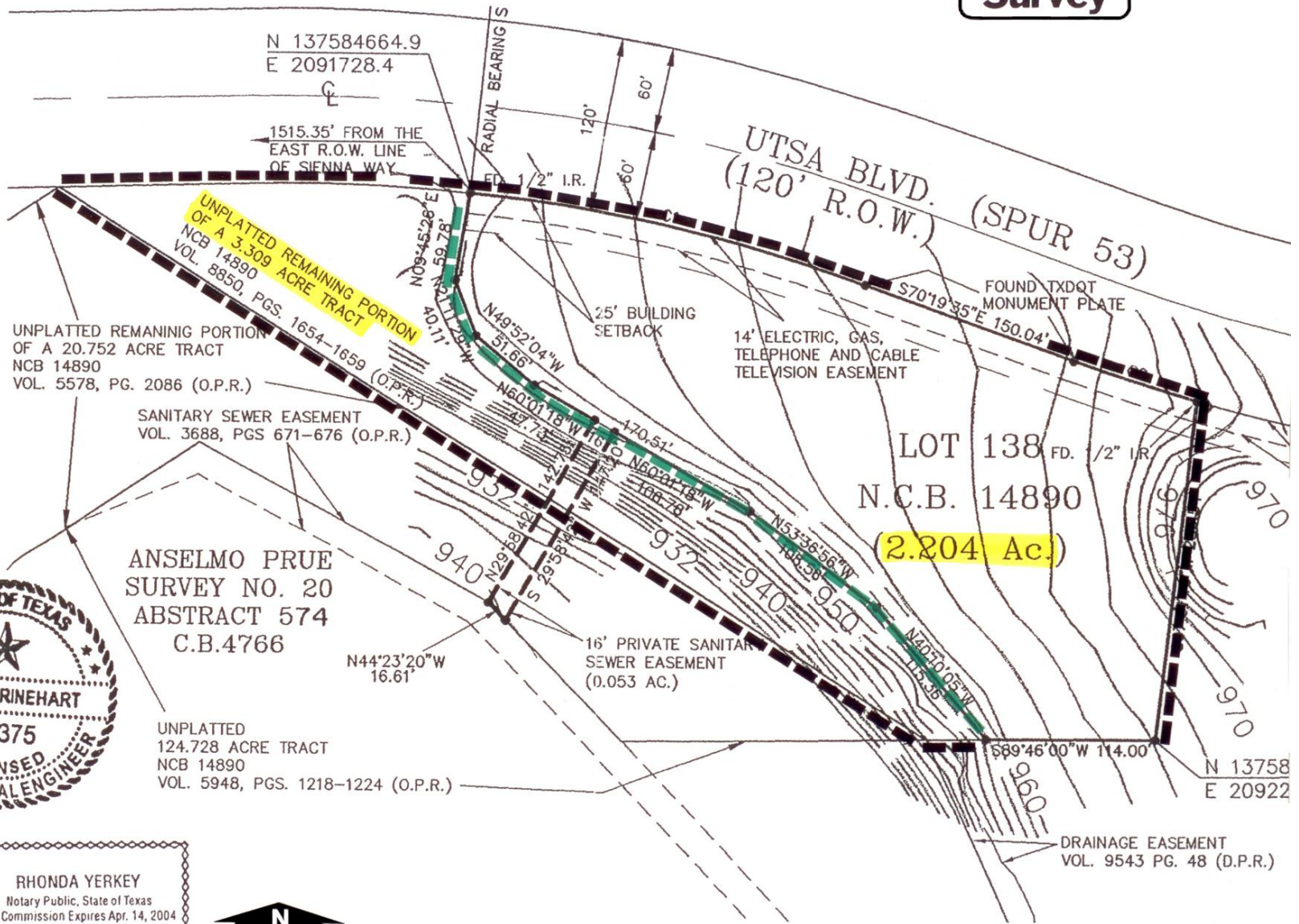
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**Survey**



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## DEMOGRAPHIC OVERVIEW

June 12, 2012

### UTSA BOULEVARD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
<b>Population</b>			
2010 Census	10,218	70,621	185,648
2011 Estimate	10,606	72,427	190,272
5 Year Projection	12,121	80,070	210,321
<b>Households</b>			
2010 Census	3,365	26,772	75,041
2011 Estimate	3,527	27,475	76,970
5 Year Projection	4,113	30,737	85,867
<b>2011 Population by Race</b>			
White	64.7%	74.1%	75.9%
Black	10.7%	5.7%	5.4%
Asian or Pacific Islander	9.1%	7.5%	6.6%
American Indian	0.6%	0.5%	0.6%
<b>2011 Population by Ethnicity</b>			
Hispanic Origin	40.2%	43.0%	42.8%
<b>2011 Total Housing Units</b>			
Owner-Occupied	1,372	15,338	40,957
Renter-Occupied	2,154	12,137	36,013
Average Household Size	2.40	2.51	2.42
<b>2011 Household Income</b>			
Income \$ 0 - \$15,000	15.4%	9.3%	9.0%
Income \$ 15,000 - \$24,999	11.8%	8.5%	9.3%
Income \$ 25,000 - \$34,999	13.6%	8.5%	9.1%
Income \$ 35,000 - \$49,999	8.8%	11.3%	13.4%
Income \$ 50,000 - \$74,999	16.5%	19.3%	17.6%
Income \$ 75,000 - \$99,999	11.8%	15.4%	14.0%
Income \$ 100,000 - \$149,999	14.3%	18.0%	15.7%
Income \$ 150,000 - \$199,999	5.7%	6.1%	6.1%
Income \$200,000 +	2.2%	3.6%	5.7%
Average Household Income	\$66,418	\$79,477	\$82,033
Median Household Income	\$50,436	\$63,802	\$60,631
Per Capita Income	\$28,485	\$32,019	\$33,954

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2011 and 2016.

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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.

**3.3 ACRES / UTSA BOULEVARD / 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

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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