



**OLD CORPUS CHRISTI ROAD DEVELOPMENT SITE
ELMENDORF, TEXAS AREA**

LOCATION: The property is located on the southeast corner of Old Corpus Christi at Gillette Road, approximately one mile south of Loop 1604. Its southern border fronts on the San Antonio River.

SIZE: 1,010.97 Acres

FRONTAGE:

- 4,932.98 feet along Old Corpus Christi Road
- 5,280.54 feet along Gillette Road

UTILITIES: **Electricity:** On Old Corpus Christi Road and Gillette Road

Water: Oak Hills Water Company has the Wilson County service area and SAWS would service the Bexar County portion for water. There is no on site water service.

Sewer: Septic, the property is in the San Antonio River Authority Service area.

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

ZONING: The northern tip of the property is in Bexar County and the rest is in Wilson County. All the property is unzoned, but in the San Antonio Extraterritorial Jurisdiction.

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

FLOOD PLAIN: There is 100 year flood plain on the property along the San Antonio River at the south end of the property.

TOPOGRAPHY: The property has mostly very gentle topography draining in a southerly direction to the San Antonio River.

AREA DEVELOPMENT: The surrounding area is primarily residential communities and farm land.



POTENTIAL USE:

This is a very nice rural residential acreage / development opportunity. With the exceptional road frontage, it could readily be divided into 5 to 10 private estates or into small acreage lots.

Because of its close proximity to the Eagle Ford Shale activity, it would be attractive for a variety of oil field service related business operations.

INVESTMENT:

Price: \$4,850.00 per acre; \$ 4,903,500.00

Terms: The owner prefers cash, but will consider terms.

COMMENTS:

- The north portion of the property in Bexar County is in the East Central Independent School District. The portion of the property in Wilson County is in the Floresville Independent School District.
- The site has convenient access to the San Antonio Metro area via I.H. 37 or U.S. 181.
- This property has five tanks, one well and some buildings which are in disrepair.

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

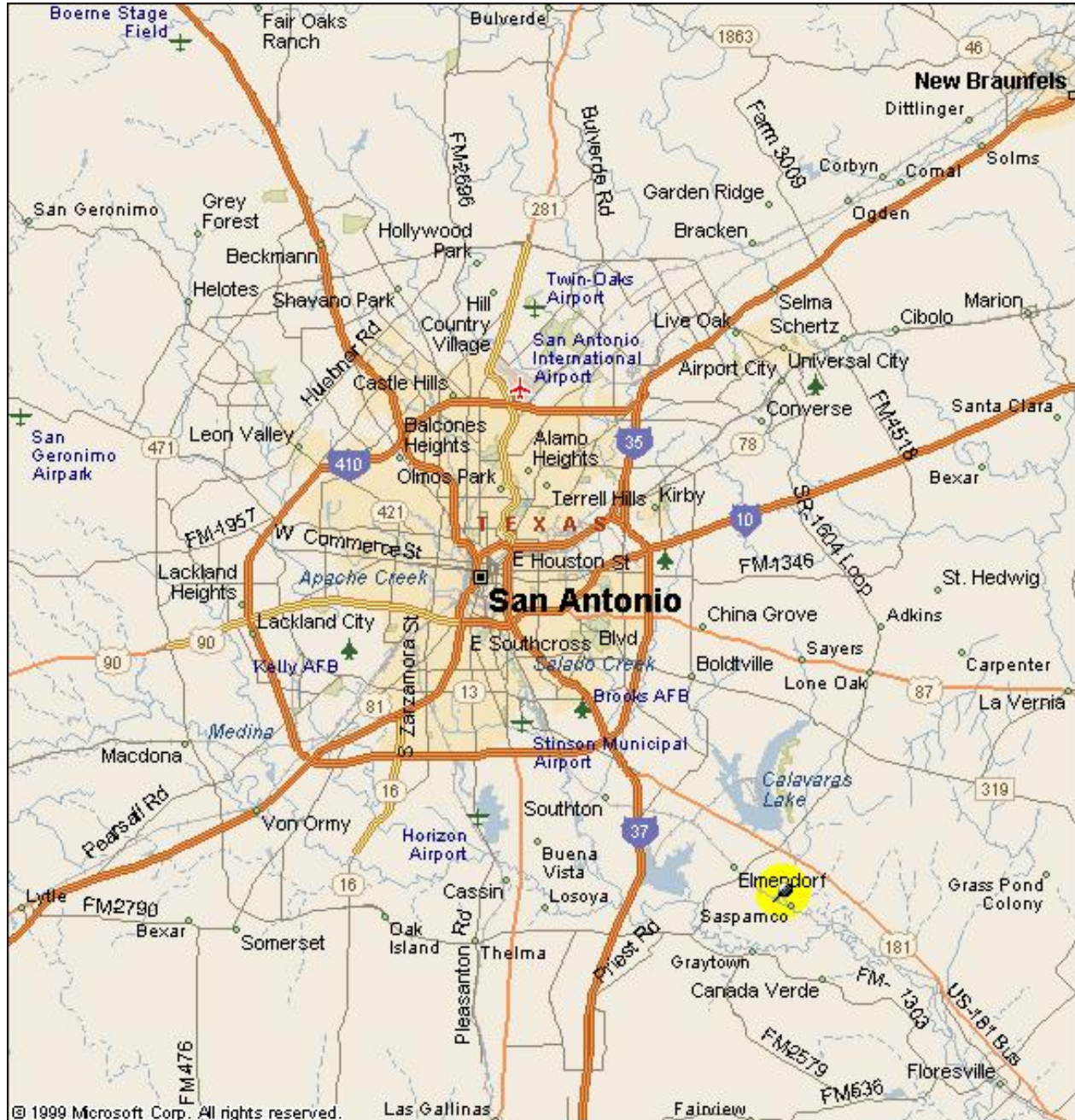
Phone: 210-496-5800 • **Fax:** (210) 496-5809 • **Email:** eldon@roalson.com / jimguy@roalson.com

www.roalson.com

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

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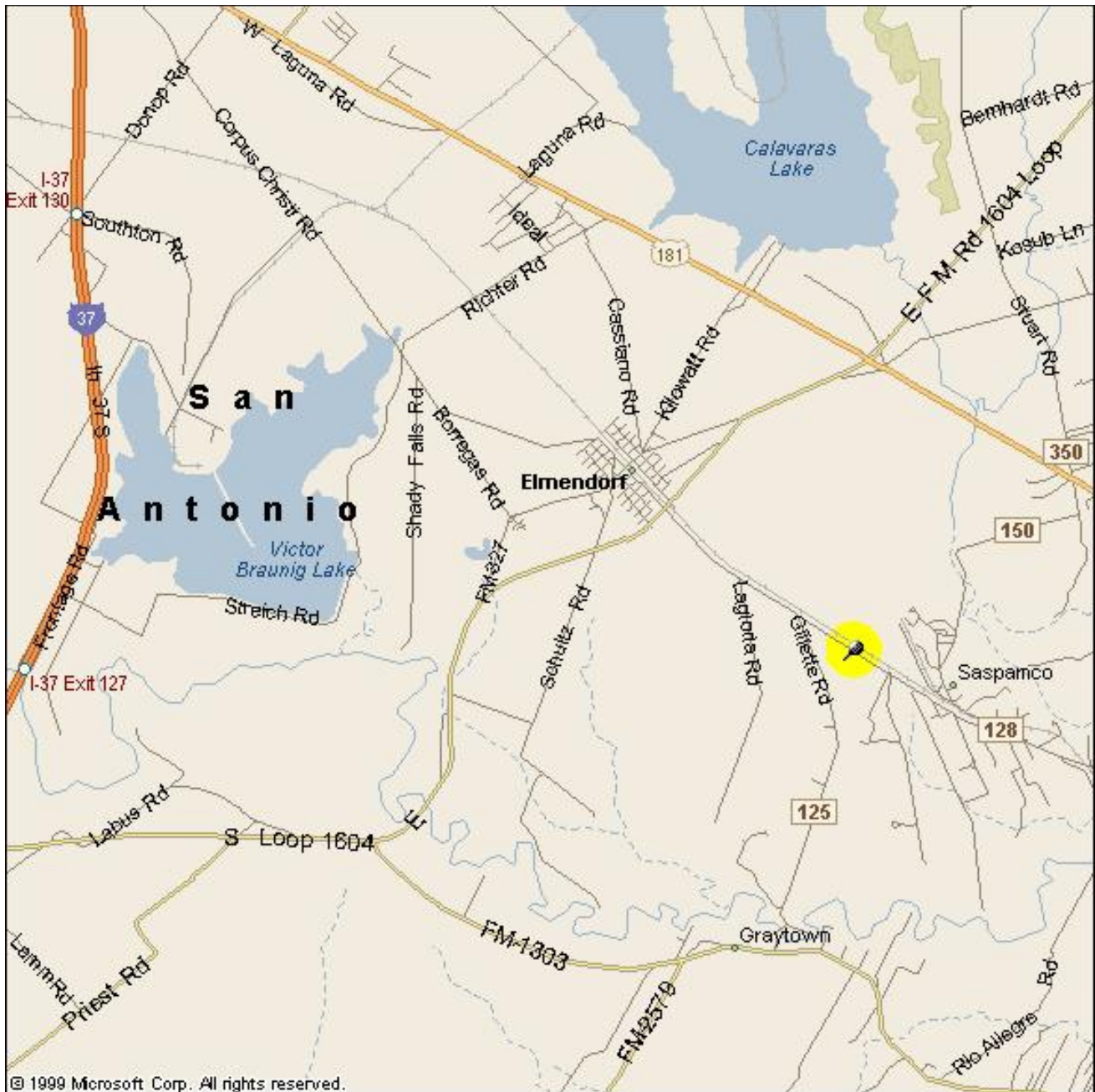
LOCATION MAP



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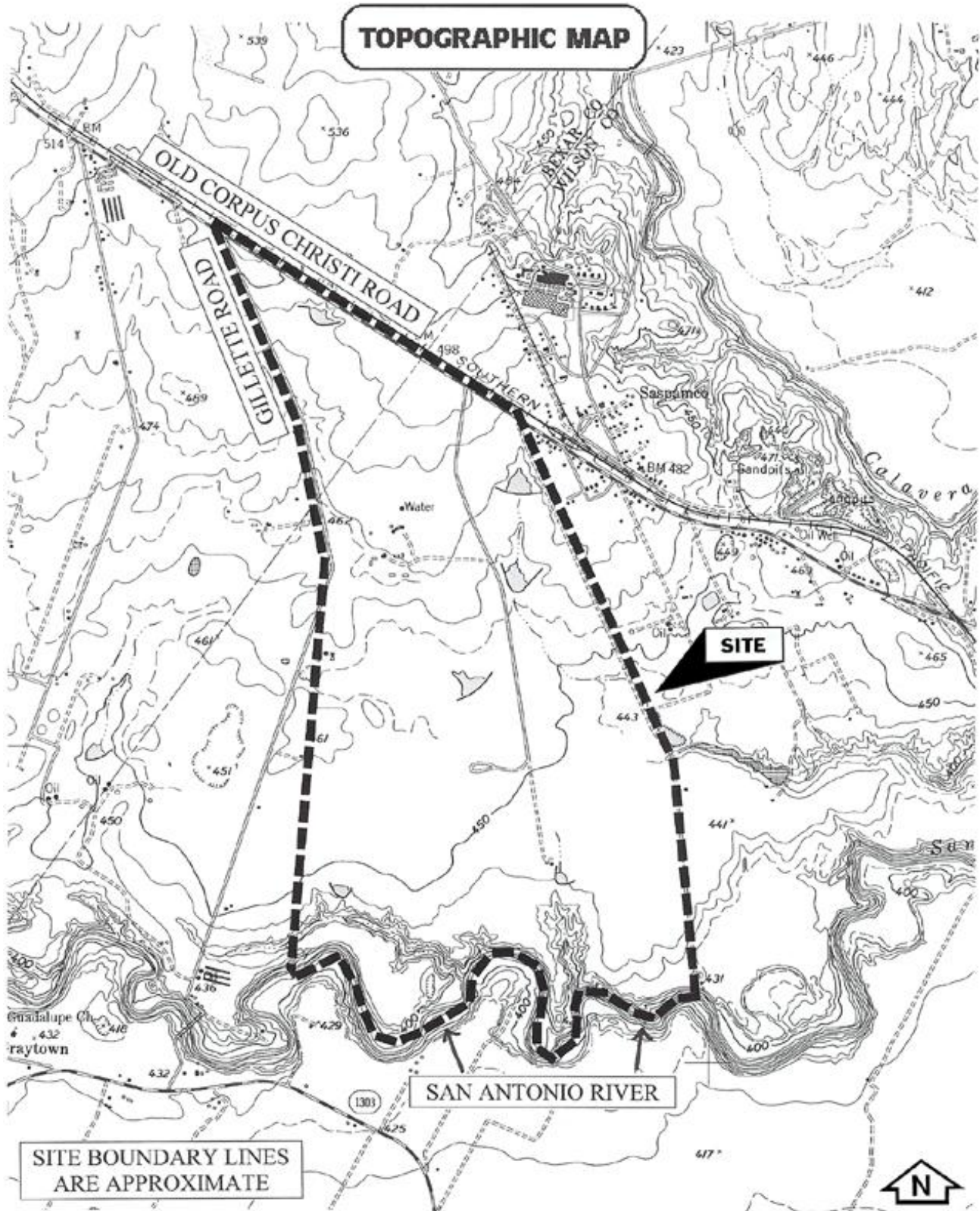


AREA MAP



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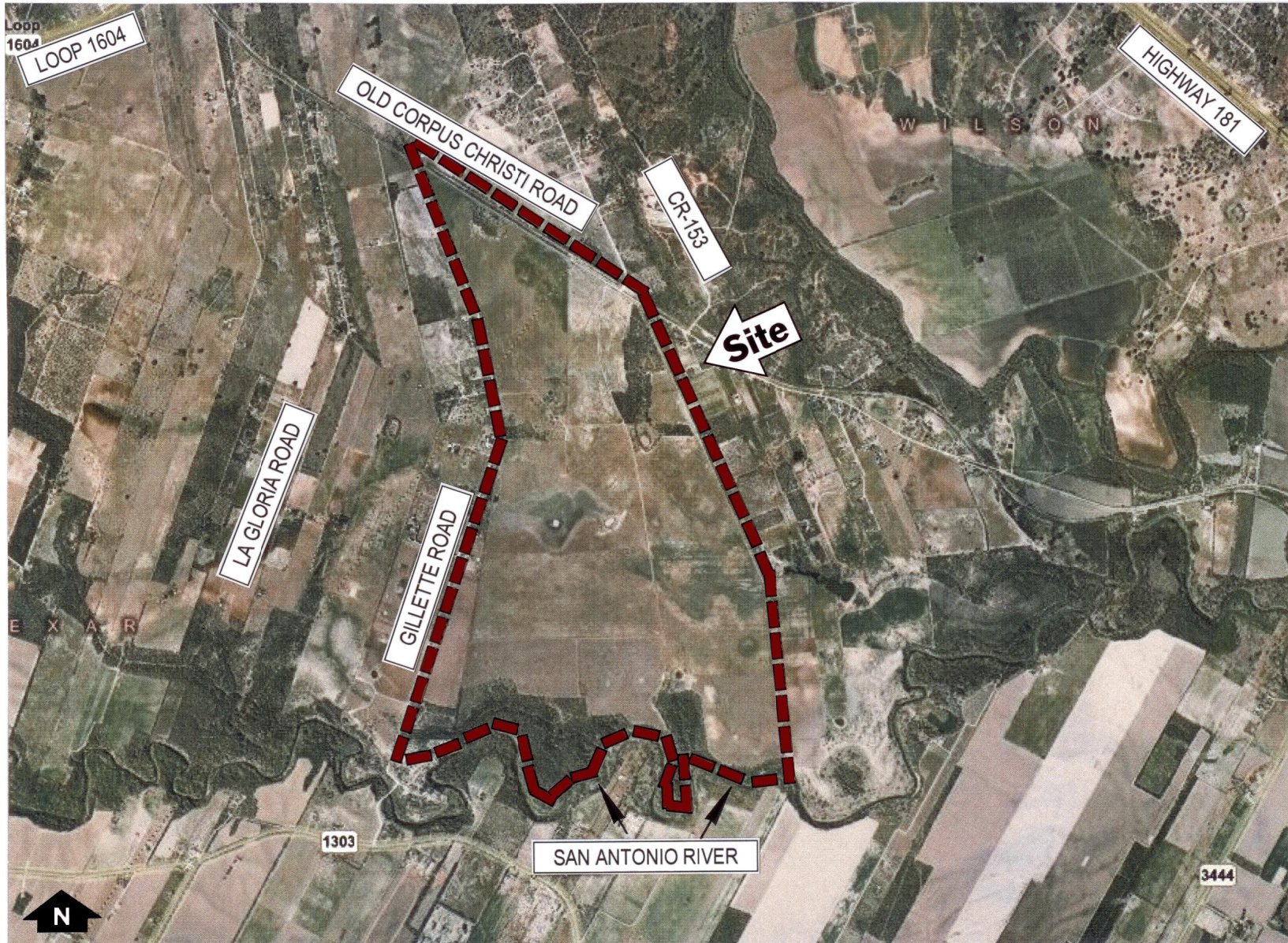
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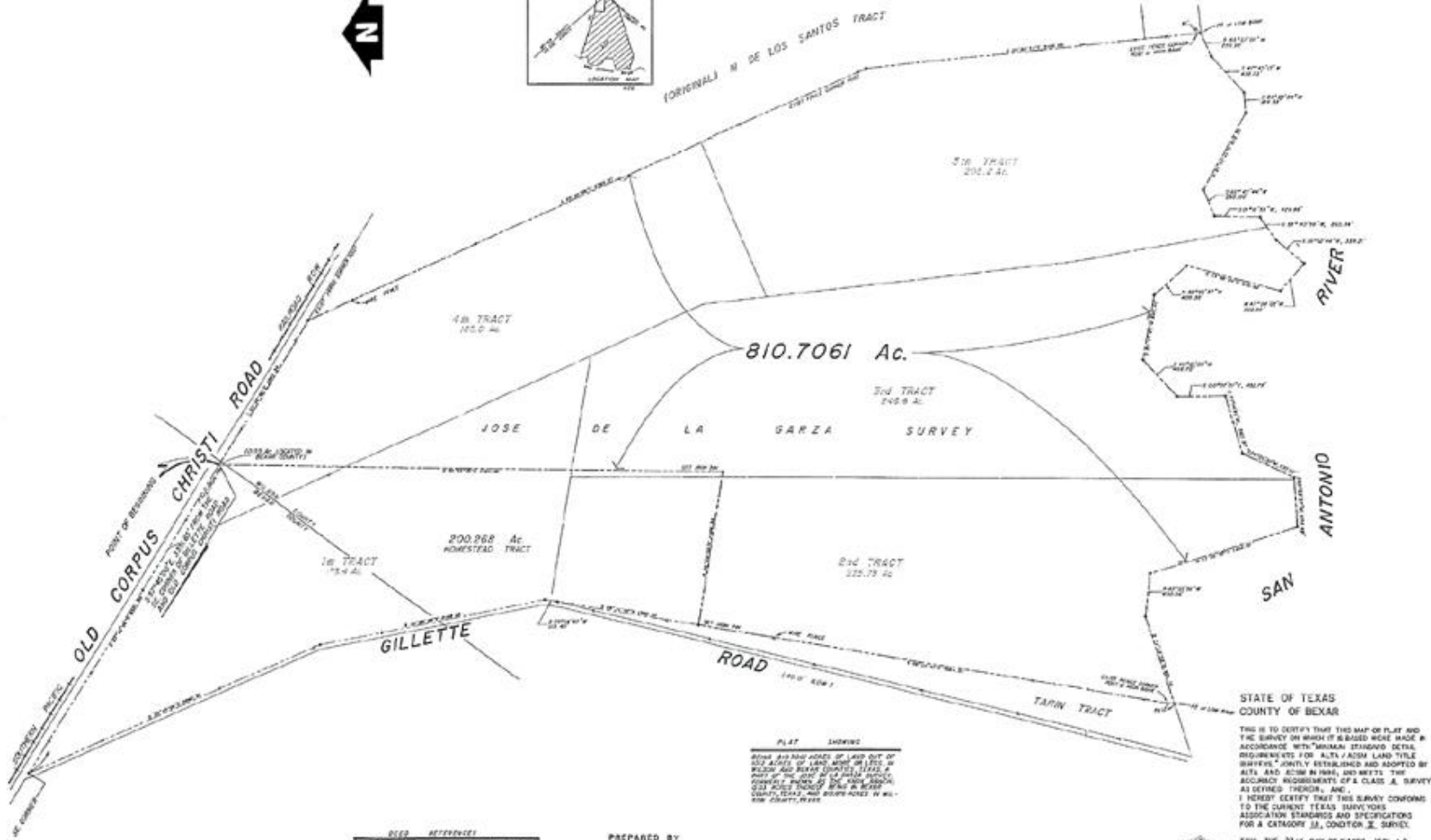
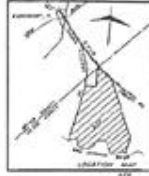
Aerial Map



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Survey



STATE OF TEXAS
COUNTY OF BEXAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH STANDARD DETAIL REQUIREMENTS FOR ALTA ACORN LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACORN IN 1986, AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY AS DEFINED THEREIN, AND I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY II, CONDITION II, SURVEY.

THIS THE 21st DAY OF MARCH, 1992, A.D.



John B. Luce, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 16223

DEED REFERENCE:
1984-01-04-001-47-48 (VOL. 211 / PG. 247-248)
1985-01-04-001-47-48 (VOL. 211 / PG. 247-248)
1986-01-04-001-47-48 (VOL. 211 / PG. 247-248)

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ENGINEER FOR - EXECUTIVE BANK, S.A.F.A.

100-30-0010



DEMOGRAPHIC OVERVIEW

April 16, 2012

OLD CORPUS CHRISTI ROAD AT GILLETTE ROAD

	3.0 Miles:	5.0 Miles:	7.0 Miles:
Population			
2010 Census	4,190	9,694	20,192
2011 Estimate	4,323	9,922	20,666
5 Year Projection	4,818	10,881	22,800
Households			
2010 Census	1,410	3,295	6,767
2011 Estimate	1,454	3,372	6,926
5 Year Projection	1,635	3,732	7,696
2011 Population by Race			
White	83.3%	84.1%	83.3%
Black	1.0%	1.8%	2.2%
Asian or Pacific Islander	0.2%	0.4%	0.4%
American Indian	0.9%	0.7%	0.7%
2011 Population by Ethnicity			
Hispanic Origin	61.3%	54.5%	52.8%
2011 Total Housing Units			
Owner-Occupied	1,209	2,890	5,946
Renter-Occupied	245	482	980
Average Household Size	2.97	2.94	2.98
2011 Household Income			
Income \$ 0 - \$15,000	15.5%	14.7%	14.5%
Income \$ 15,000 - \$24,999	11.8%	11.5%	11.6%
Income \$ 25,000 - \$34,999	14.8%	13.7%	13.3%
Income \$ 35,000 - \$49,999	16.8%	17.2%	18.0%
Income \$ 50,000 - \$74,999	18.1%	18.7%	19.0%
Income \$ 75,000 - \$99,999	11.1%	11.6%	11.2%
Income \$ 100,000 - \$149,999	9.1%	8.9%	8.6%
Income \$ 150,000 - \$199,999	1.4%	1.7%	2.0%
Income \$200,000 +	1.4%	2.0%	1.7%
Average Household Income	\$54,329	\$56,915	\$56,239
Median Household Income	\$40,848	\$42,536	\$42,468
Per Capita Income	\$18,201	\$19,537	\$19,035

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.

1,010.9741 Acres / Old Corpus Christi Road / Wilson County

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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