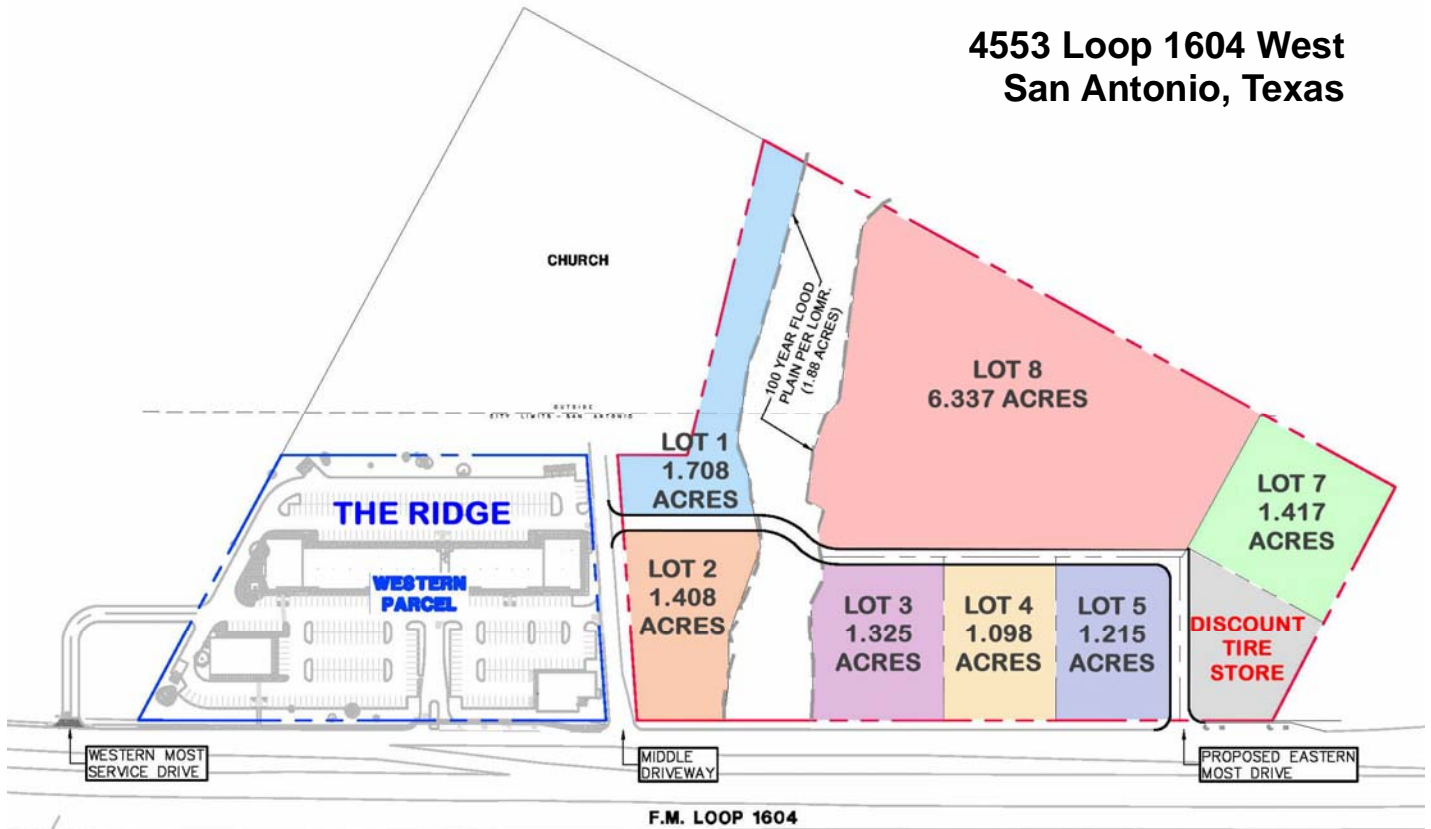


## PAD SITES/OFFICE BUILDING SITES/RETAIL SITES FRONTING LOOP 1604

4553 Loop 1604 West  
San Antonio, Texas



Lot Number	Size	Price/SF
Lot 1	1.708 AC	\$8.00
Lot 2	1.408 AC	\$16.00
Lot 3	1.325 AC	\$16.00
Lot 4	1.098 AC	\$16.00
Lot 5	1.215 AC	\$16.00
Lot 7	1.417 AC	\$10.00
Lot 8	6.337 AC	\$10.00

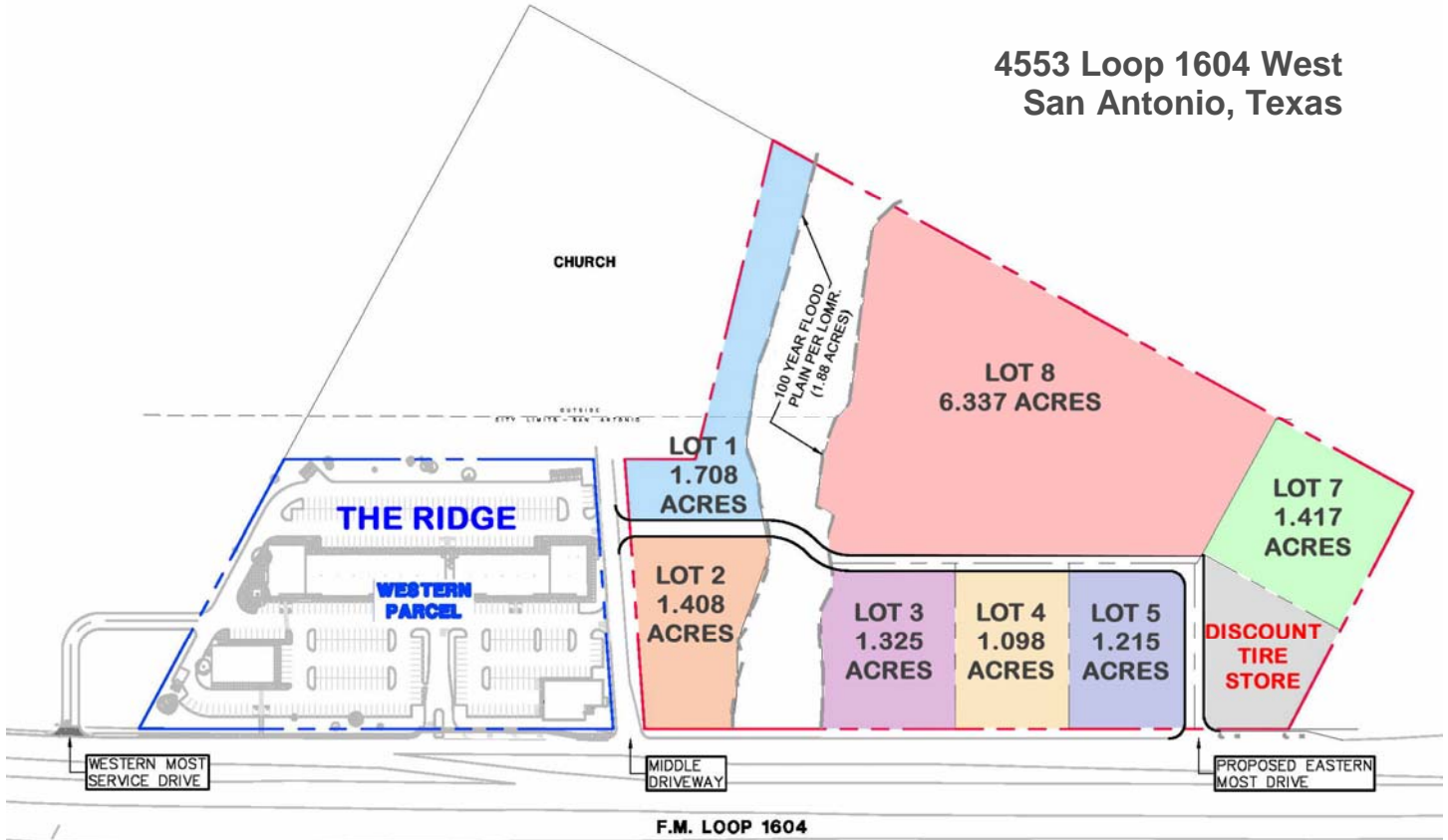
For Further Information  
Please Contact

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hoover@dhrealtypartners.com



801 N. ST. MARY'S, SAN ANTONIO, TEXAS 78205  
OFFICE: 210.222.2424 FACSIMILE: 210.271.0183

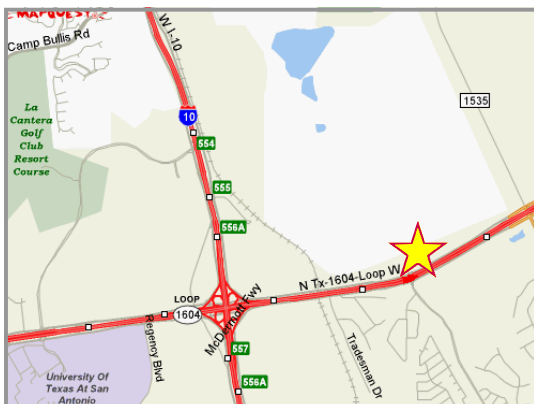
4553 Loop 1604 West  
San Antonio, Texas



## PAD SITES/OFFICE BUILDING SITES/RETAIL SITES FRONTING LOOP 1604

**Location:** Northeast of Loop 1604 and Lockhill-Selma Rd  
**Zoning:** C-3 ERZD, City of San Antonio  
**Topography:** Land is grade level with Loop 1604  
**Traffic Counts:** Loop 1604: 102,000 cars per day;  
Lockhill-Selma: 10,000 cars per day  
**Comments:** All utilities available to all pad sites  
High-growth area experiencing extensive residential and commercial growth  
Excellent demographics  
Loop 1604 Frontage

Lot Number	Size	Price/SF
Lot 1	1.708 AC	\$8.00
Lot 2	1.408 AC	\$16.00
Lot 3	1.325 AC	\$16.00
Lot 4	1.098 AC	\$16.00
Lot 5	1.215 AC	\$16.00
Lot 7	1.417 AC	\$10.00
Lot 8	6.337 AC	\$10.00



Demographics Information (based on 2009 estimates)			
	1 mile	3 mile	5 mile
Population	2,800	35,795	160,344
Avg. HH Income	\$107,835	\$118,624	\$87,938
Median Age	47.2	38.1	33.7

Please see the following pages to view additional demographics information.



# Executive Summary

Prepared by Michael Hoover

4553 N Loop 1604 W, San Antonio, TX,  
78257

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

## 2009 Population

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Population	2,800	35,795	160,344
Male Population	47.9%	49.2%	48.6%
Female Population	52.1%	50.8%	51.4%
Median Age	47.2	38.1	33.7

## 2009 Income

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median HH Income	\$91,103	\$90,032	\$63,384
Per Capita Income	\$40,303	\$43,243	\$35,432
Average HH Income	\$107,835	\$118,624	\$87,938

## 2009 Households

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Households	1,003	12,865	64,763
Average Household Size	2.77	2.78	2.46

## 2009 Housing

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Owner Occupied Housing Units	80.8%	65.4%	47.4%
Renter Occupied Housing Units	15.1%	26.3%	43.9%
Vacant Housing Units	4.0%	8.3%	8.7%

## Population

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Population	2,176	16,612	86,644
2000 Population	2,116	27,912	131,751
2009 Population	2,800	35,795	160,344
2014 Population	3,175	39,759	176,437
1990-2000 Annual Rate	-0.28%	5.33%	4.28%
2000-2009 Annual Rate	3.07%	2.73%	2.15%
2009-2014 Annual Rate	2.55%	2.12%	1.93%

In the identified market area, the current year population is 160,344. In 2000, the Census count in the market area was 131,751. The rate of change since 2000 was 2.15 percent annually. The five-year projection for the population in the market area is 176,437, representing a change of 1.93 percent annually from 2009 to 2014. Currently, the population is 48.6 percent male and 51.4 percent female.

## Households

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Households	726	5,951	36,776
2000 Households	784	10,431	54,962
2009 Households	1,003	12,865	64,763
2014 Households	1,140	14,224	70,945
1990-2000 Annual Rate	0.77%	5.77%	4.1%
2000-2009 Annual Rate	2.7%	2.29%	1.79%
2009-2014 Annual Rate	2.59%	2.03%	1.84%

The household count in this market area has changed from 54,962 in 2000 to 64,763 in the current year, a change of 1.79 percent annually. The five-year projection of households is 70,945, a change of 1.84 percent annually from the current year total. Average household size is currently 2.46, compared to 2.38 in the year 2000. The number of families in the current year is 39,028 in the market area.

## Housing

Currently, 47.4 percent of the 70,922 housing units in the market area are owner occupied; 43.9 percent, renter occupied; and 8.7 percent are vacant. In 2000, there were 58,889 housing units—49.0 percent owner occupied, 44.3 percent renter occupied and 6.7 percent vacant. The rate of change in housing units since 2000 is 2.03 percent. Median home value in the market area is \$176,475, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.24 percent annually to \$197,138. From 2000 to the current year, median home value changed by 2.8 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



4553 N Loop 1604 W, San Antonio, TX,  
78257

Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
<b>Median Household Income</b>			
1990 Median HH Income	\$64,962	\$58,316	\$33,487
2000 Median HH Income	\$81,675	\$79,314	\$51,024
2009 Median HH Income	\$91,103	\$90,032	\$63,384
2014 Median HH Income	\$94,627	\$87,368	\$63,389
1990-2000 Annual Rate	2.32%	3.12%	4.3%
2000-2009 Annual Rate	1.19%	1.38%	2.37%
2009-2014 Annual Rate	0.76%	-0.6%	0%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$25,737	\$26,480	\$20,535
2000 Per Capita Income	\$35,694	\$37,863	\$30,023
2009 Per Capita Income	\$40,303	\$43,243	\$35,432
2014 Per Capita Income	\$40,782	\$43,775	\$35,946
1990-2000 Annual Rate	3.32%	3.64%	3.87%
2000-2009 Annual Rate	1.32%	1.45%	1.81%
2009-2014 Annual Rate	0.24%	0.24%	0.29%
<b>Average Household Income</b>			
1990 Average Household Income	\$75,441	\$72,798	\$48,127
2000 Average Household Income	\$95,124	\$100,915	\$71,593
2009 Average HH Income	\$107,835	\$118,624	\$87,938
2014 Average HH Income	\$108,754	\$120,471	\$89,719
1990-2000 Annual Rate	2.35%	3.32%	4.05%
2000-2009 Annual Rate	1.37%	1.76%	2.25%
2009-2014 Annual Rate	0.17%	0.31%	0.4%

### Households by Income

Current median household income is \$63,384 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$63,389 in five years. In 2000, median household income was \$51,024, compared to \$33,487 in 1990.

Current average household income is \$87,938 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$89,719 in five years. In 2000, average household income was \$71,593, compared to \$48,127 in 1990.

Current per capita income is \$35,432 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$35,946 in five years. In 2000, the per capita income was \$30,023, compared to \$20,535 in 1990.

### Population by Employment

Total Businesses	272	1,464	5,484
Total Employees	2,803	26,272	74,460

Currently, 93.7 percent of the civilian labor force in the identified market area is employed and 6.3 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 95.6 percent of the civilian labor force, and unemployment will be 4.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 72.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.4 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 77.4 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 12.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 9.7 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 83.9 percent of the market area population drove alone to work, and 3.2 percent worked at home. The average travel time to work in 2000 was 22.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 4.8 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 16.2 percent were high school graduates only (29.8 percent in the U.S.)
- 7.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 29.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 18.4 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

**Approved by the Texas Real Estate Commission for Voluntary Use**

*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

**B**efore 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 that 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.

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 Salespersons 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.



### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property (“Property”) is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the *Americans with Disabilities Act* was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the *Architectural Barriers Removal Act* to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOODPLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association (“FEMA”) and the San Antonio River Authority (“SARA”), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.