

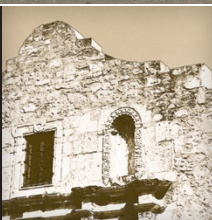


Plaza Las Campanas

1818 N Loop 1604 W, San Antonio, Texas 78248

High-end Restaurant Space
for Lease

Potential Class "A" Office Conversion



Kimberly S. Gatley
Senior Vice President
kgatley@reocsanantonio.com
Direct Line 210 524 1320

Brian D. Harris, CCIM
Executive Vice President
bharris@reocsanantonio.com
Direct Line 210 524 1314

8023 Vantage Dr, Suite 1200
San Antonio TX 78230
reocsanantonio.com
210 524 4000



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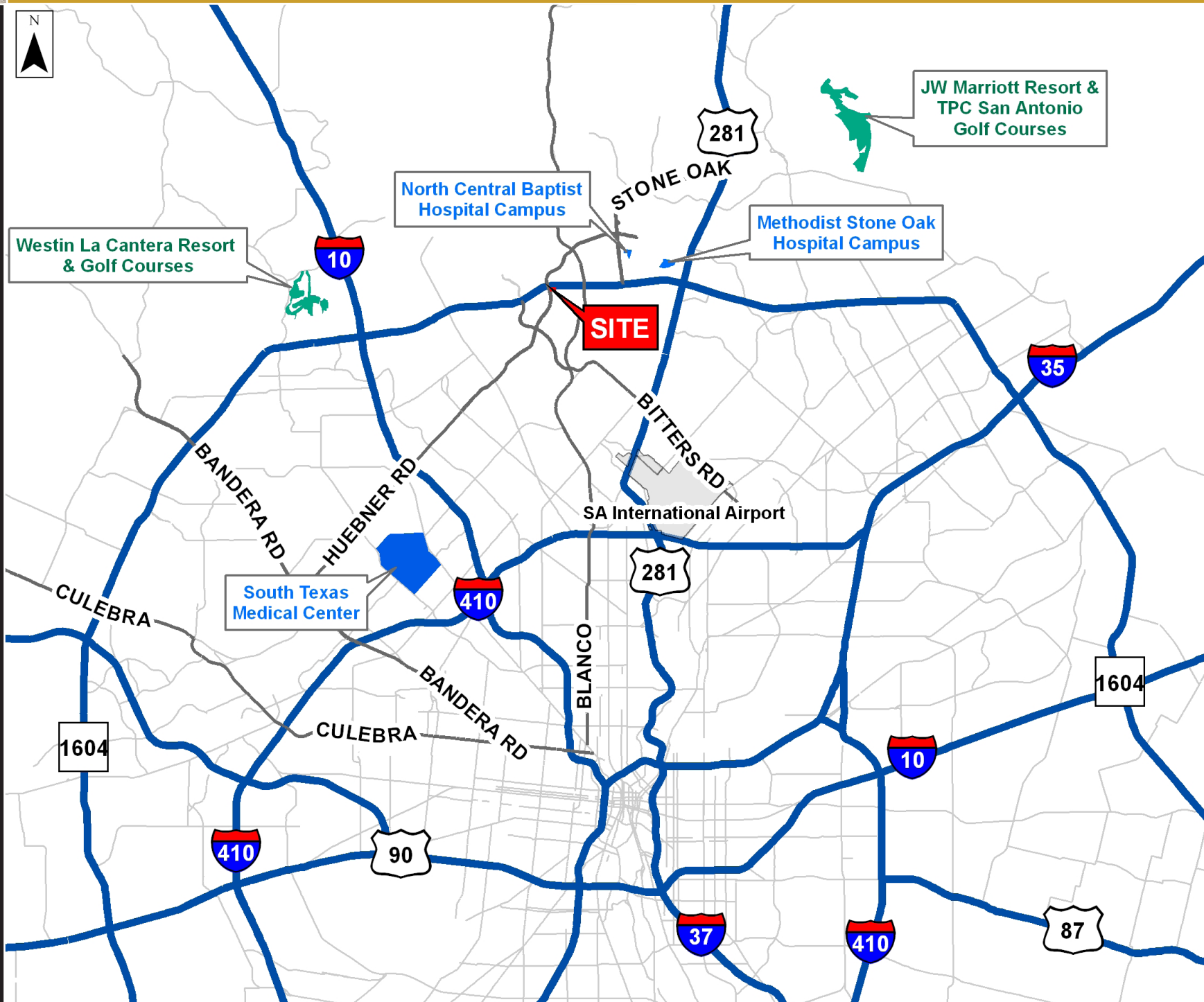
Kimberly S. Gatley
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kgatley@reocsanantonio.com
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Brian D. Harris
Executive Vice President
bharris@reocsanantonio.com
Direct Line 210 524 1314

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City Location Map

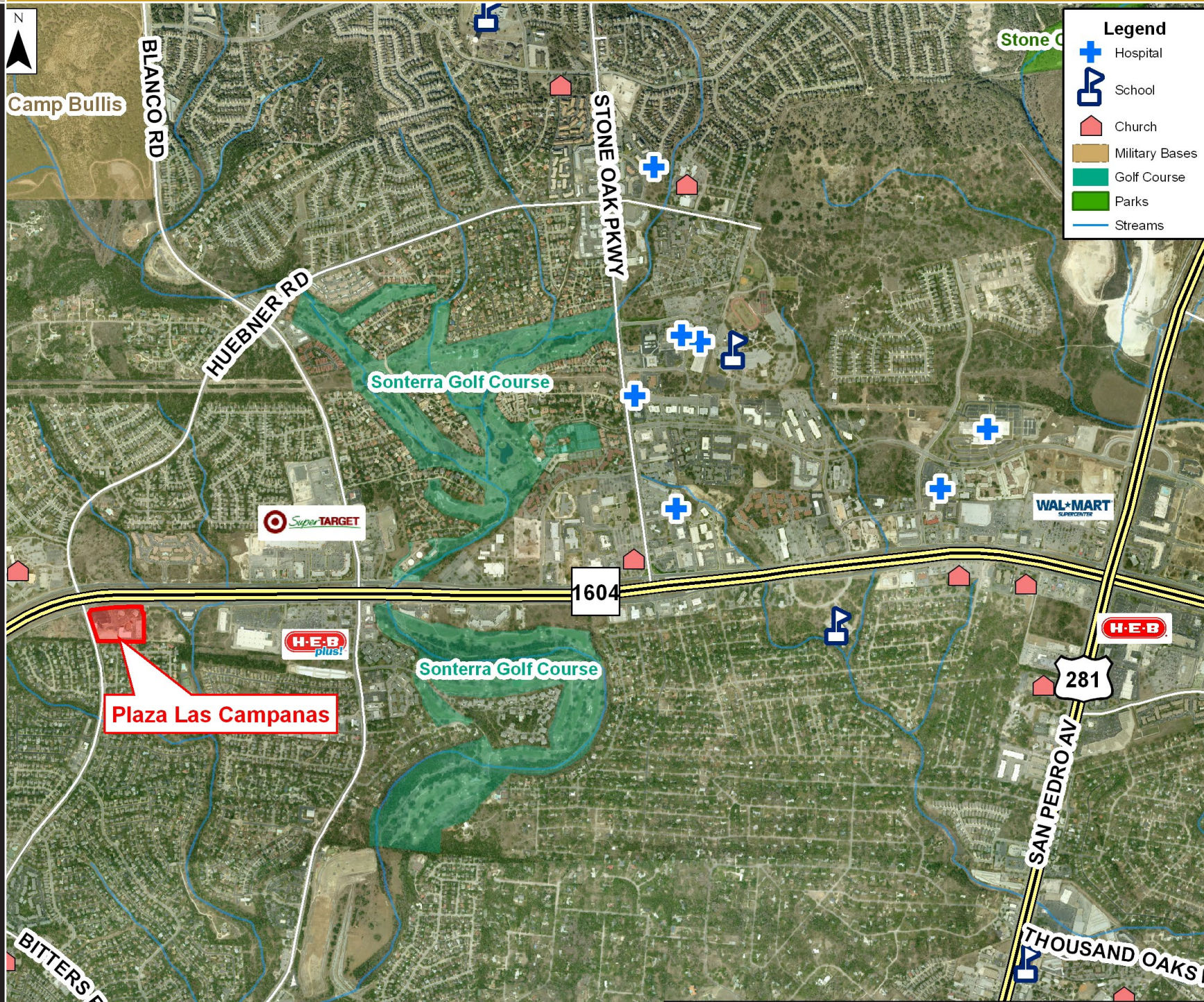


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Aerial Map



Legend	
	Hospital
	School
	Church
	Military Bases
	Golf Course
	Parks
	Streams

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Oblique Aerial Photo

Rank	Top 10 Restaurants in Alcohol Sales*
1	El Mirasol at Alon
2	Eddie V's Prime Seafood
3	Thirsty Horse Saloon
4	Paesano's
5	Cover 3
6	Myron's at Alon
7	Stone Street Pub
8	Frederick's Bistro
9	The Lost Bar & Grill
10	Three Legged Monkey

**COVER
3**



300 Car Garage

The Office Building
at Plaza Las
Campanas

Office / Restaurant

The Shops at
Plaza Las
Campanas

Eddie V's
PRIME SEAFOOD

Development Site
1.309 Acres

San Antonio
Jewelry



LOOP 1604 ACCESS ROAD

HUEBNER RD

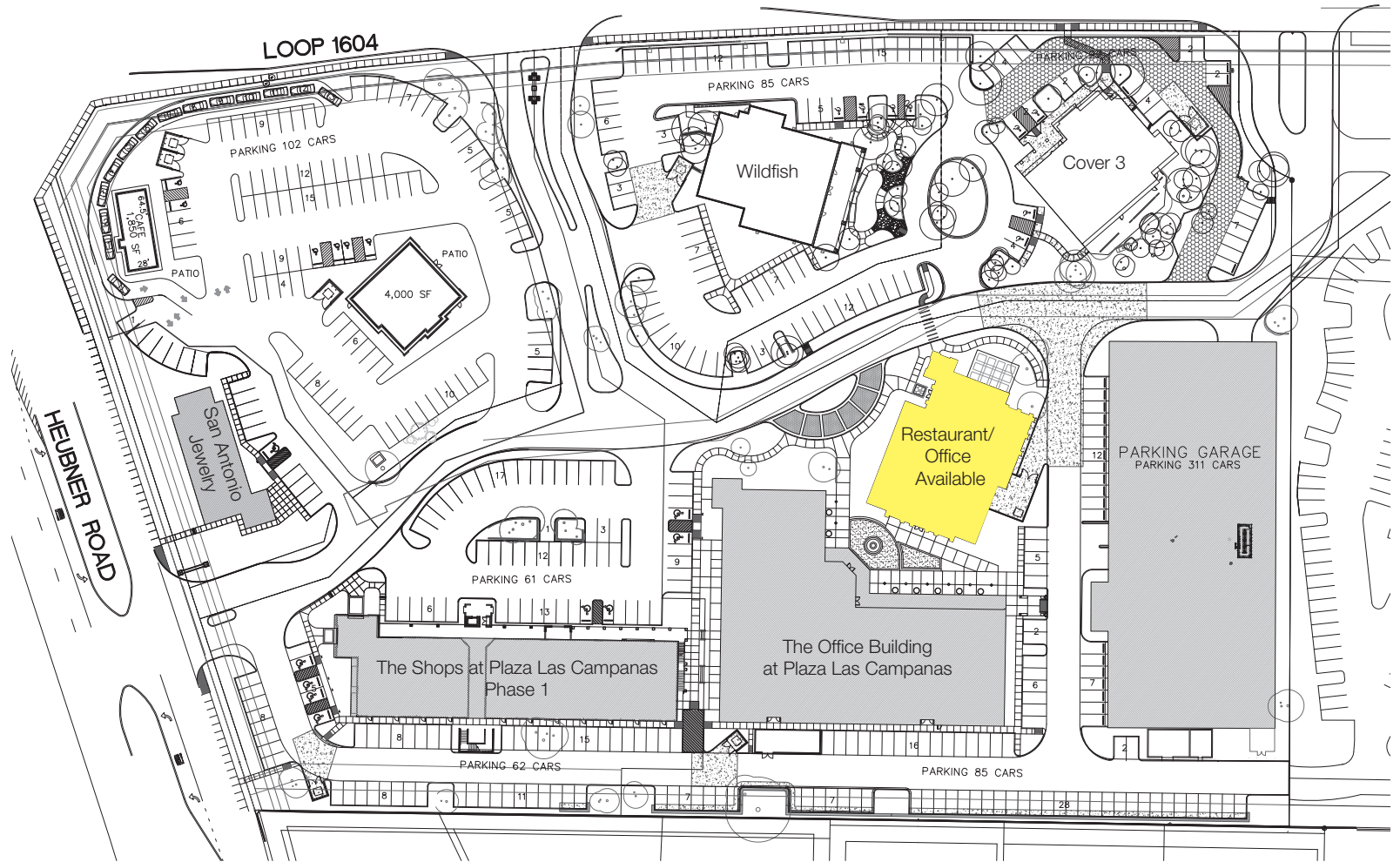
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*As reported May 2022 by AlcoholSales.com (establishments within a 3-mile radius of 78248 ZIP Code)



Site Plan - Plaza Las Campanas

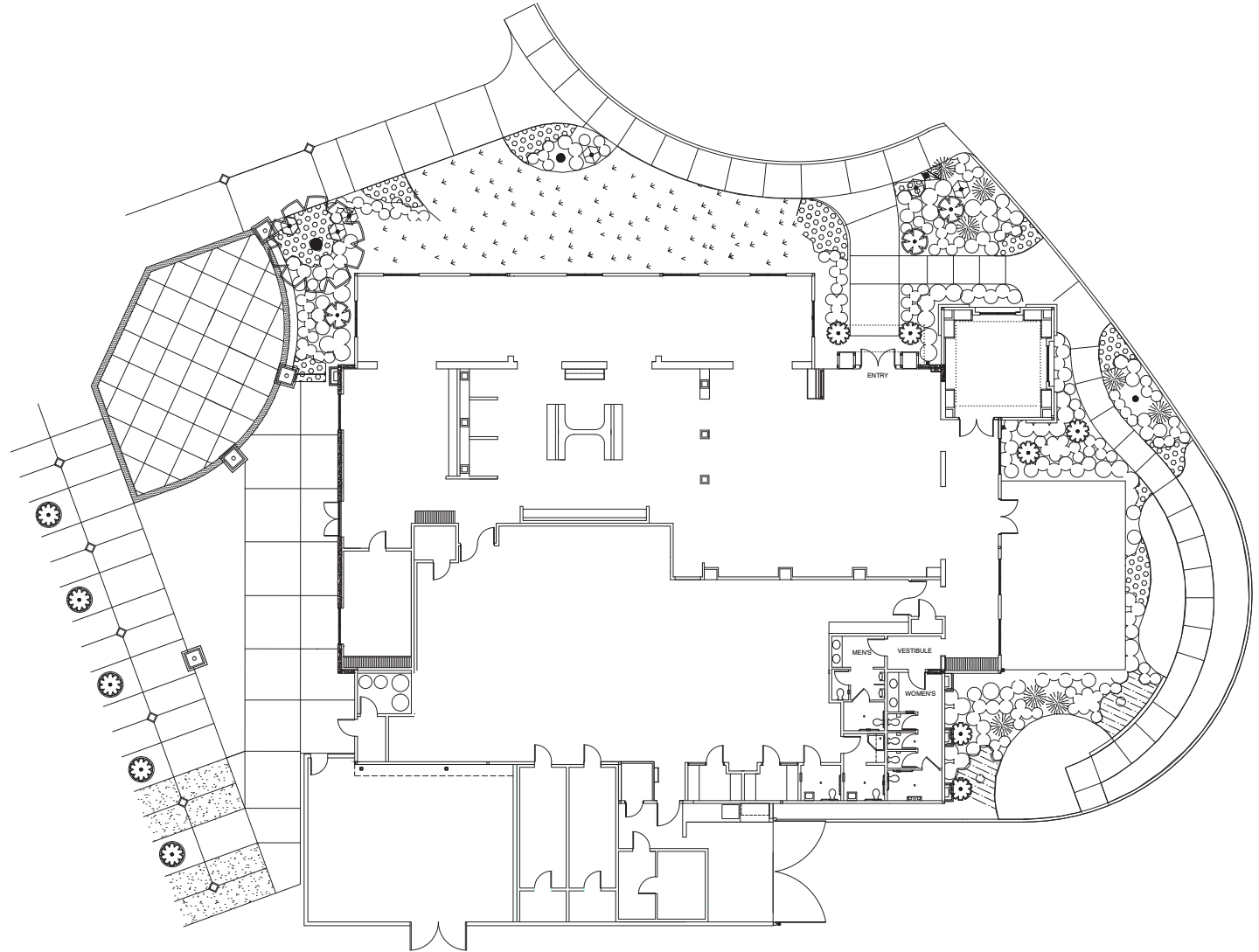


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Restaurant Plan



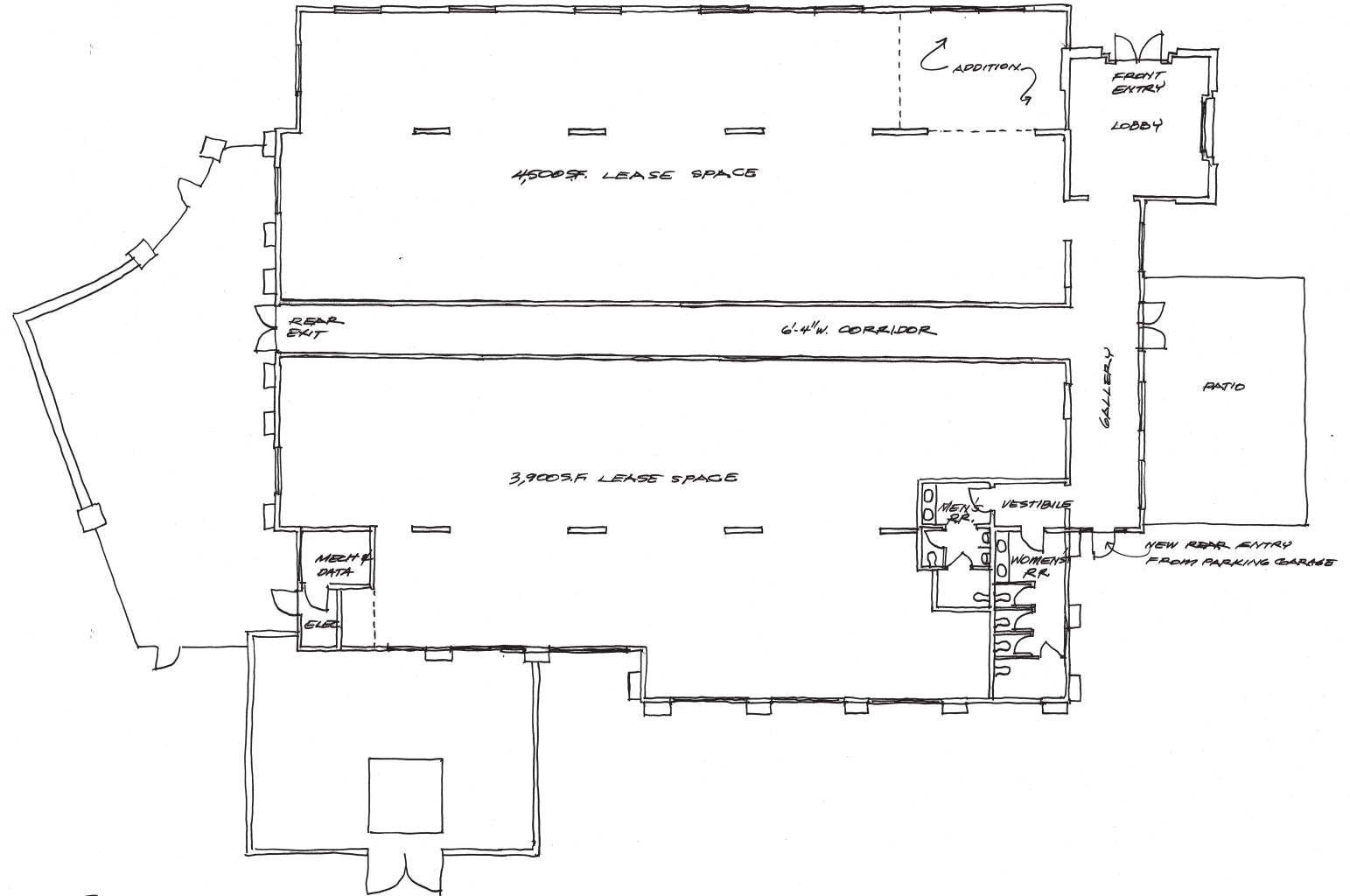
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Construction Documents available upon request.



Office Conversion Plan



PROPOSED OFFICE BUILDING
FLOOR PLAN
1/8" = 1'-0"

DVK-ARCHITECTS
2-5-16

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Property Summary

Description

A 10,000 square foot free-standing full service restaurant in the award winning Plaza Las Campanas mixed-use project. The building's multi-million dollar interior and kitchen area are uniquely crafted creating one of San Antonio's highest profile restaurant spaces. Located at the epicenter of San Antonio's most dynamic growth and surrounded by an astounding number of gated executive residential communities. The building has abundant garage and surface parking adjacent to the building along with an exclusive front-door valet. Other tenants include the highly acclaimed Wildfish Seafood Grille, Cover 3, San Antonio Jewelry, Oasis Salon & Spa and Texas Community Bank.

Location

1818 N. Loop 1604 West, San Antonio, TX 78248
SE corner of Loop 1604 and Huebner Road

Facility

- Attractive exterior design
- Fully equipped for immediate start-up operation
- Includes 105 covered parking spaces in the adjacent parking garage plus additional surface parking spaces
- Valet parking drop-off available at front door

Zoning

C-2 ERZD

Size

- 10,113 square feet of interior air-conditioned space
- Restaurant seats 350 inside
- Two outdoor patio areas seating up to 100
- South patio with fountain is ideal for weddings, receptions, events and entertainment
- Part of Plaza Las Campanas containing nearly 170,000 square feet of retail, office and fine dining

Plaza Las Campanas Tenants

- Starbucks
- The Oasis Salon & Spa Suites
- Texas Community Bank
- The Edison Experiment
- Flatrock Energy Advisors
- Southern Wealth Management
- Eagle Applied Sciences
- Capital Title of Texas
- Willis of Texas, Inc
- First American Title Insurance
- Voge Boutique
- San Antonio Jewelry
- Eddie V's Prime Seafood
- Cover 3
- Office Evolution
- The Shard Studio
- Edward Jones

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Market Summary

Benefits

- Nearly 170,000 square feet of retail, office and fine dining
- Ample parking available including three level structured parking garage and overall 1:300 parking ratio
- Valet drop-off
- Full service retail bank on site
- Located at the epicenter of San Antonio's major growth
- Fountain/plaza adjacent to the office building
- Great location fronting Loop 1604
- Situated on the dynamic intersection of Huebner Road and North Loop 1604 West
- Located along Huebner Road, a major thoroughfare that connects numerous gated residential communities and runs from the South Texas Medical Center and into Stone Oak/PGA Village
- Accessible to the South Texas & Stone Oak Medical Center areas
- Unique location draws from Boerne, South Texas Medical Center and Stone Oak
- Home to two of the finest restaurants in San Antonio including Eddie V's and Cover 3
- Eddie V's was recently acquired by Darden, the world's largest full-service restaurant company
- Custom painted Mexican tiles throughout the project to express the theme of the development as "the location that resonates"
- Distinctive exterior pylon signage available
- Prestigious client base & unique tenant mix
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions

- Residential community prices range from \$300,000 to several million dollars
- Exceptional demographic profile
- Population has more than doubled within a 5-mile radius, more than tripled within a 3-mile radius and increased 647% within a 1-mile radius since 1990
- Near two of San Antonio's largest and strongest Texas Education Agency recognized school districts, with 17 elementary schools, 4 middle schools and 4 high schools
- Over 15 "mega" churches in the surrounding community
- Great shopping with all major retailers, recreation and fitness centers located in close proximity to the site
- Large selection of fine dining options as well as casual and fast food choices nearby
- San Antonio hospitality industry is supported by 40,000 hotel rooms
- Within ten mile radius, there are 29,852 employers with over 360,700 employees
- Area golf courses include 8 existing facilities and the new PGA resort

Traffic Counts:

Loop 1604 & W Bitters Rd; 164,218 vpd (2019)

Source: TxDOT Statewide Planning Map

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Quote Sheet

Square Footage Available	10,113
Base Rental	Contact Broker
Term	Five (5) to ten (10) years
Improvements	Negotiable
Pylon Signage	No charge
Parking	Ample free reserved and valet parking covered and uncovered
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative(s).

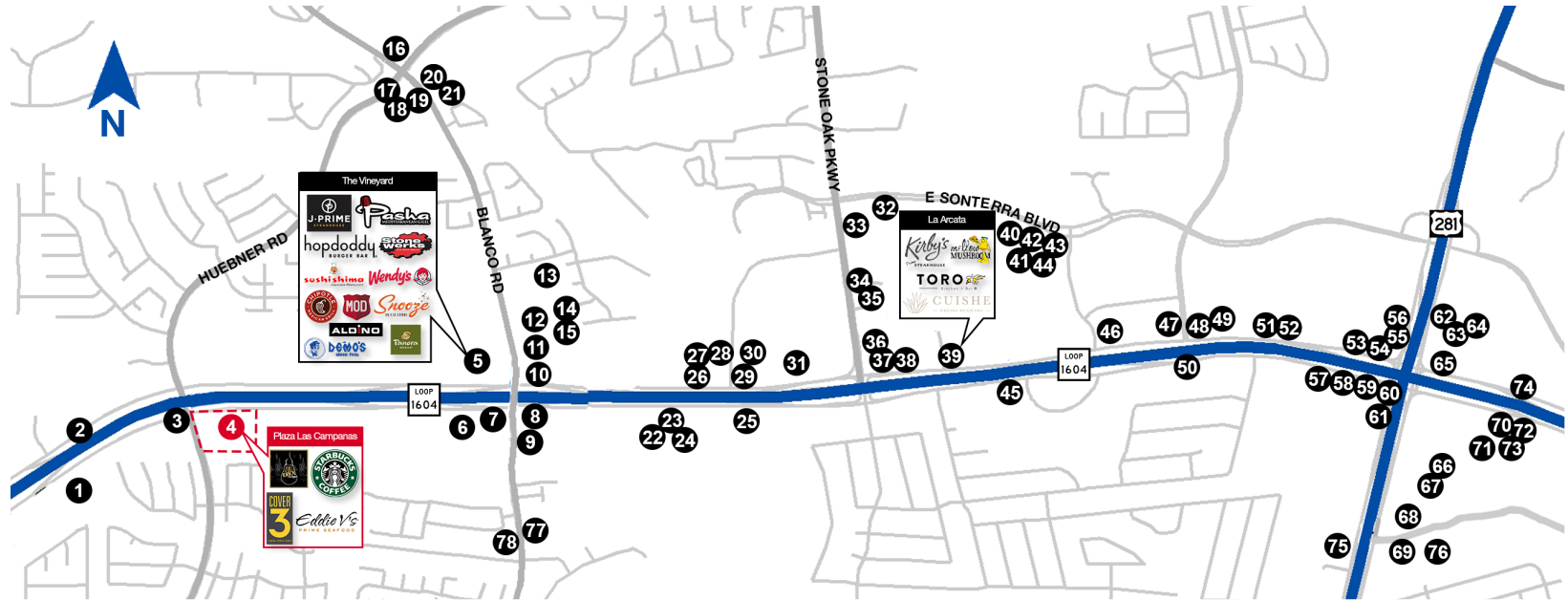
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Area Restaurants



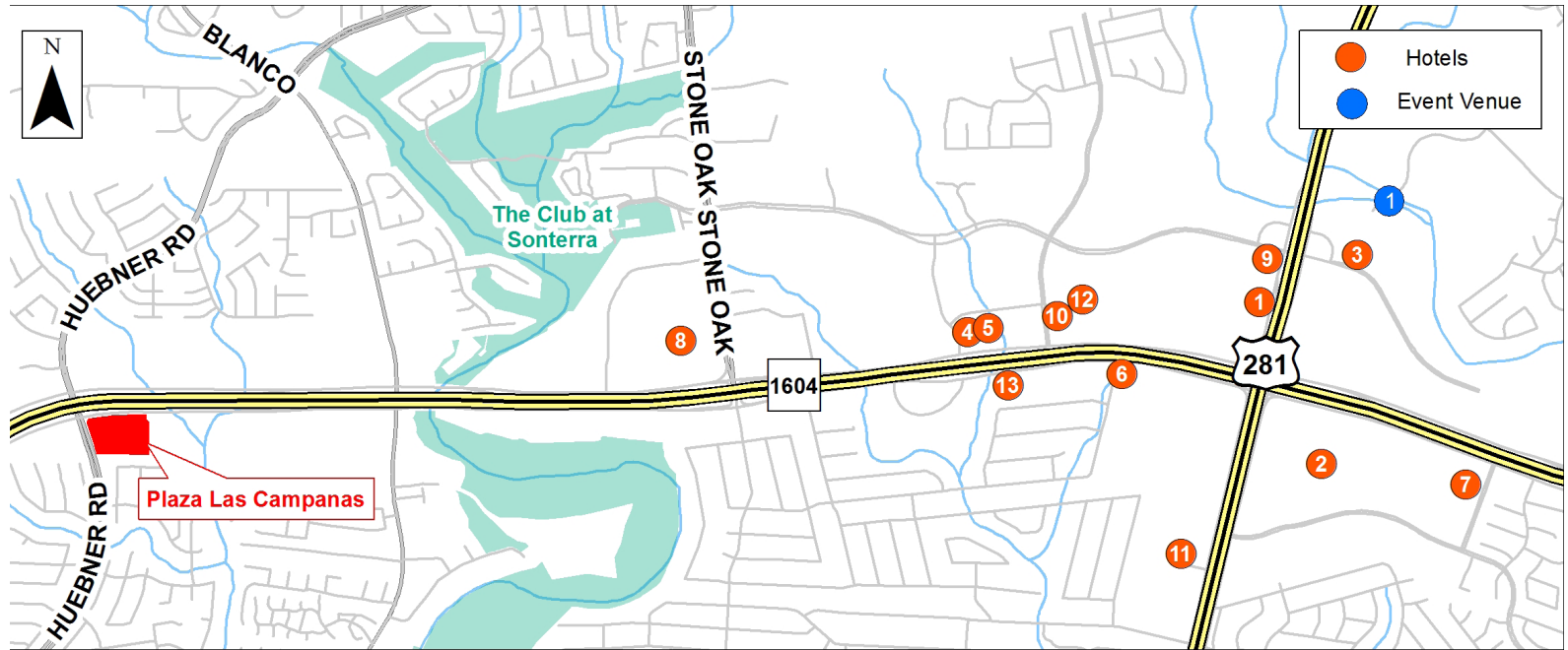
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|---------------------------------------|--|------------------------------------|--------------------------------|-----------------------|
| 1. Galpao Gaucho Brazilian Steakhouse | 8. Popeye's | 31. Jerusalem Grill | 50. The Hoppy Monk | 73. Firehouse Subs |
| 2. Big Z Burger Joint | 9. McDonald's | 32. Delicious Tamales | 51. Hon Machi Sushi Teppanyaki | 74. Genghis Grill |
| 3. Burger King | 10. Luby's | 33. Luciano Pizzeria | 52. Chuck E Cheese | 75. Red Lobster |
| Plaza Las Campanas | 11. Chick Fil A | 34. Taipei Restaurant | 53. Chick fil A | 76. Sizzling Wok |
| ▪ Eddie V's Prime Seafood | 12. Whataburger | 35. Marioli Mexican Cuisine | 54. Ay Chiwawa | 77. El Jalisco Grill |
| ▪ Cover 3 | 13. Wingstop | 36. FRIDA Mexican Restaurant | 55. Whataburger | 78. The Longhorn Cafe |
| ▪ Starbuck's | 14. Wahkee Chinese | 37. Corner Bakery | 56. Sonic | |
| ▪ The Edison Experiment | 15. Taco Blvd | 38. Sushi Zushi | 57. Schlotzsky's | |
| The Vineyard | 16. El Taco Grill | La Arcata | 58. IHOP | |
| ▪ J Prime | 17. Kennedy's Public House | ▪ Kirby's Steakhouse | 59. Taco Bell / KFC | |
| ▪ Pasha | 18. Café Vida | ▪ Mellow Mushroom | 60. Bill Miller BBQ | |
| ▪ Hopdoddy | 19. Sake Café | ▪ Toro Kitchen + Bar | 61. Laguna Madre Seafood | |
| ▪ Stone Werks | 20. Hon Machi Korean BBQ | ▪ Cuishe Cocina Mexicana | 62. Buffalo Wild Wings | |
| ▪ Sushishima | 21. Heavenly Pho | | 63. Subway | |
| ▪ Wendy's | 22. NOSH kitchen + bar | 40. Kumori Sushi & Teppanyaki | 64. Pho Nguyen Restaurant | |
| ▪ Chipotle | 23. Costa Pacifica | 41. First Watch | 65. Wayback Burgers | |
| ▪ MOD Pizza | 24. SILO | 42. Jimmy John's | 66. Fish City Grill | |
| ▪ Snooze | 25. Eggspectation | 43. Salata | 67. Zio's Italian Kitchen | |
| ▪ Aldino | 26. Zoe's Kitchen | 44. Smashin Crab | 68. Chuy's | |
| ▪ Demo's Greek | 27. Full Belly Café + Bar | 45. Little Woodrow's | 69. Chili's Grill & Bar | |
| ▪ Panera | 28. Tarka Indian Kitchen | 46. Embers Wood Fire Kitchen & Tap | 70. Red Robin Gourmet Burgers | |
| 6. Poke Central | 29. Torchy's Tacos | 47. Gorditas Dona Tota | 71. Stout's Pizza Co | |
| 7. Jim's | 30. Chama Gaucho Brazilian Steakhouse | 48. Brickhouse | 72. Pei Wei Asian Diner | |

Highlight indicates high-end restaurant

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kgatley@reocsanantonio.com
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Area Hotels & Resorts

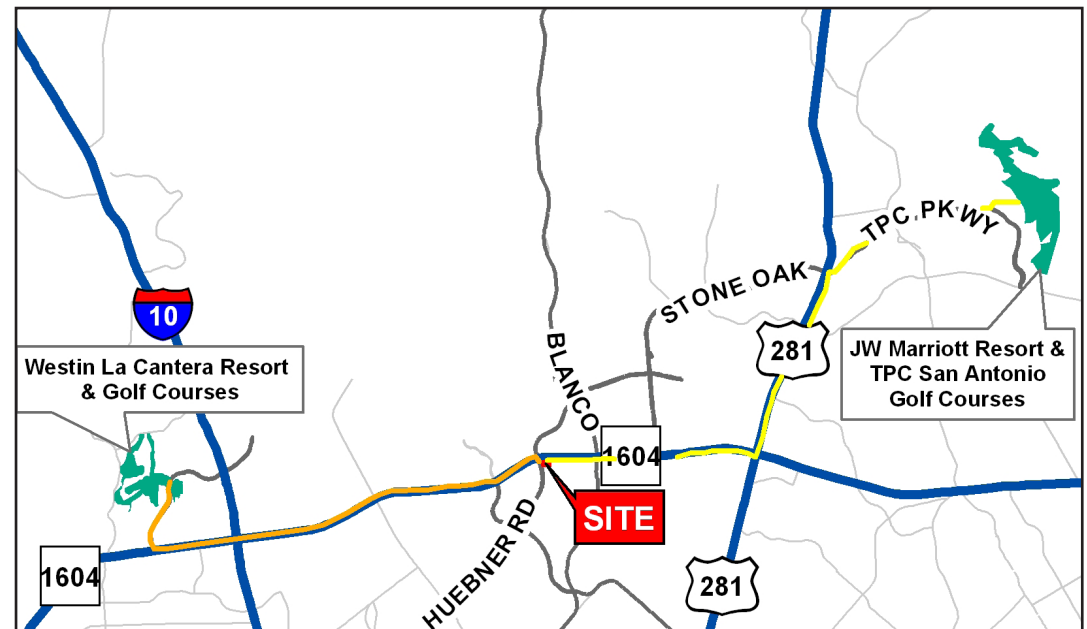


1. Best Western Hill Country Suites
2. Comfort Suites
3. Courtyard Marriott
4. Drury Inn & Suites
5. Drury Plaza Hotel
6. Fairfield Inn & Suites
7. Hampton Inn
8. Homewood Suites
9. Hyatt Place
10. La Quinta Inn & Suites
11. Quality Inn & Suites
12. Residence Inn Marriott
13. Staybridge Suites

1. Noah's Event Venue

— Route from Brasserie Pavil to the Westin La Cantera Resort: 10 minutes or 6.87 miles.

— Route from Brasserie Pavil to the JW Marriott Resort: 17 minutes or 9.85 miles.



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Area Major Employers



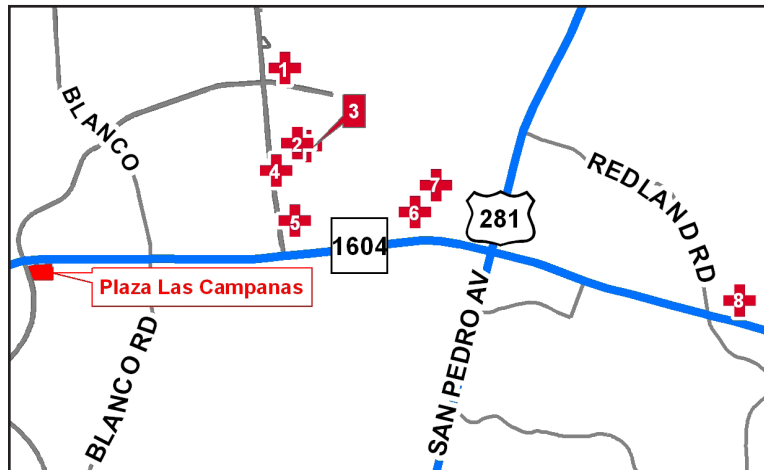
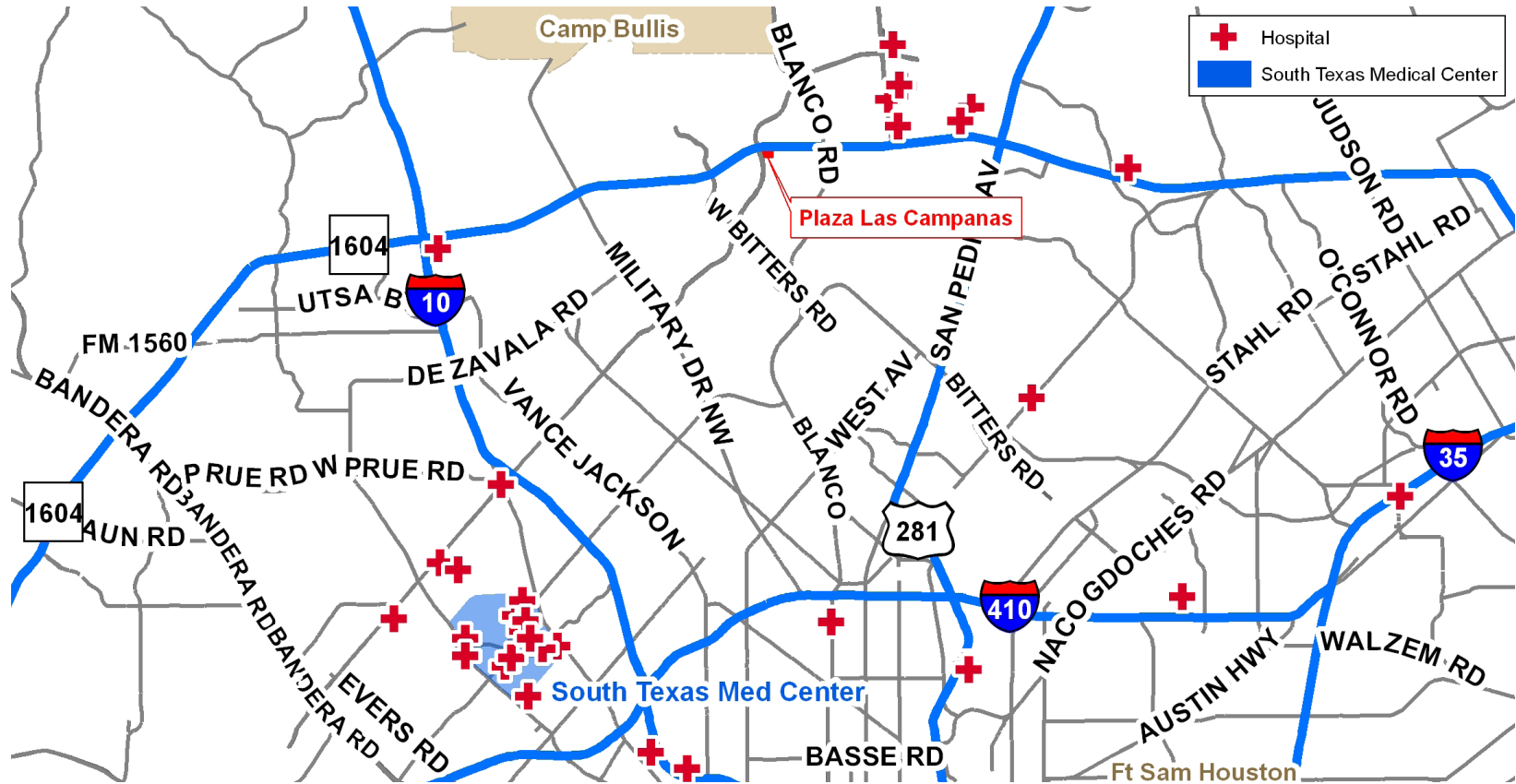
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|--|------------------------|
| 1. NuStar Energy | 9. USAA |
| 2. Medtronic | 10. JPMorgan Chase |
| 3. Security Service Federal Credit Union | 11. iHeart Media |
| 4. Six Flags Fiesta Texas | 12. Marathon Petroleum |
| 5. Valero Energy Corporation | |
| 6. Kinetic Concepts (KCI) | |
| 7. Accenture | |
| 8. Harland Clarke | |

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Area Hospitals



1. Global Rehab Hospital
2. North Central Baptist Hospital
3. Physicians Ambulatory Surgery Center IV
4. Methodist Ambulatory Surgery Center
5. San Antonio Kidney Disease Center
6. The Spine Hospital of South Texas
7. Methodist Stone Oak Hospital
8. Laurel Ridge Hospital

14 minute drive time (8.61 miles) to South Texas Medical Center via Huebner Rd/Babcock Rd.

6 minute drive time (2.95 miles) to North Central Baptist Hospital via Loop 1604/Stone Oak Pkwy.

7 minute drive time (3.61 miles) to Methodist Stone Oak Hospital via Loop 1604/Stone Oak Pkwy/E Sonterra Blvd

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San Antonio Overview

Largest U.S. Cities

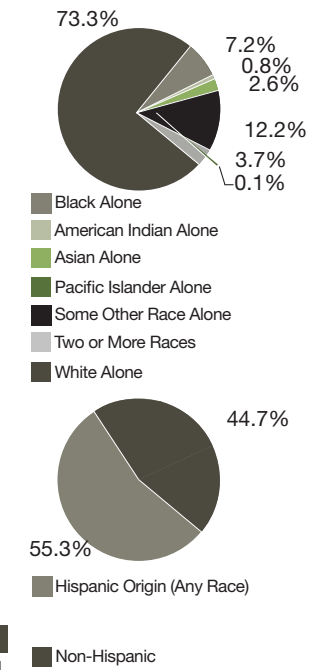
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

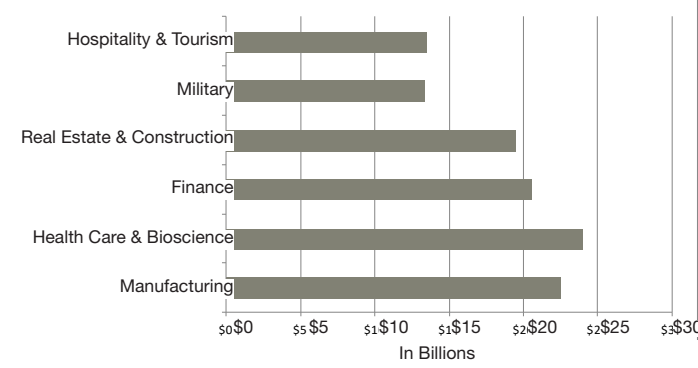
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2019 & 2024; Fortune

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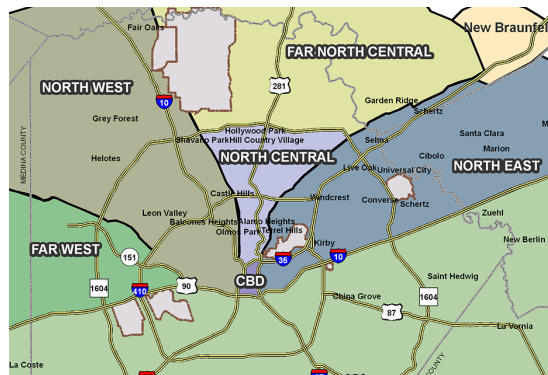
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Stone Oak Area Overview

- Situated in the rolling plains of the Texas Hill Country in the northern suburbs of San Antonio
- With a residential concentration of more than fifty subdivisions, Stone Oak is a vibrant, fully self-sustaining community which serves as the centerpiece of the sprawling Far North sector
- The Far North Central submarket was recently ranked #9 among the nation's Top 10 Busiest Multi-Family Submarkets, according to Property Management Insider
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Known for having some of the top schools and largest mega-churches in San Antonio
- Conveniently located near the crossroads of Loop 1604 & US 281 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center
- Served by a maturing medical hub anchored by North Central Baptist Hospital and Stone Oak Methodist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Tesoro Headquarters, NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Schlumberger, and other oil & gas companies
- Other major area employers include Clear Channel Media/iHeart Radio, CST Brands and Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
- Area recreational facilities include the newly opened Top Golf along with Six Flags Fiesta Texas, Sonterra Country Club, Lifetime Fitness, Gold’s Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the fall semester 2015, there were more than 28,787 students enrolled at nearby UTSA
- REOC San Antonio tracks more than 5.3 million square feet of retail lease space in the Far North sector along with nearly 3.1 million square feet of multi-tenant office lease space in addition to roughly 1.2 million square feet of medical-only office space.

San Antonio Office Market Third Quarter 2017	# of Bldgs	Inventory (SF)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Direct Quarterly Net Absorption (SF)	YTD Direct Net Absorption (SF)	Average Quoted Rent	YTD Total SF Completed	Under Construction
Far North Central	68	3,112,621	379,598	12.2%	31,649	58,036	\$29.15	22,299	0
A	15	1,766,053	197,672	11.2%	49,106	71,156	\$30.74		
B	53	1,346,568	181,926	13.5%	(17,457)	(13,120)	\$26.82	22,299	



San Antonio Retail Market Third Quarter 2017	# of Bldgs	Inventory (SF)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Direct Quarterly Absorption	Direct YTD Absorption	Average Quoted Rental Rate	Under Construction
Far North Central	68	4,672,973	392,456	8.4%	(893)	9,789	\$23.29	23,091
Regional Ctr	0						N/A	
Community Ctr	12	1,502,000	115,874	7.7%	(2,533)	14,358	\$20.39	
Strip Ctr	24	412,549	36,574	8.9%	241	(11,764)	\$20.00	23,091
Neighborhood Ctr	28	1,032,435	146,578	14.2%	(4,845)	985	\$22.28	
Power Ctr	5	1,725,989	93,430	5.4%	6,244	6,210	\$25.33	

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Demographics: 1-Mile

Summary	Census 2010		Census 2020		2022	2027		
Population	9,995		9,960		9,875	9,827		
Households	3,920		3,939		3,936	3,932		
Families	2,793		-		2,687	2,676		
Average Household Size	2.55		2.51		2.49	2.48		
Owner Occupied Housing Units	2,906		-		3,029	3,052		
Renter Occupied Housing Units	1,020		-		907	880		
Median Age	39.4		-		41.7	40.9		
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	-0.10%		0.88%		0.25%			
Households	-0.02%		0.92%		0.31%			
Families	-0.08%		0.96%		0.28%			
Owner HHs	0.15%		1.19%		0.53%			
Median Household Income	3.46%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			123	3.1%	84	2.1%		
\$15,000 - \$24,999			106	2.7%	76	1.9%		
\$25,000 - \$34,999			142	3.6%	113	2.9%		
\$35,000 - \$49,999			206	5.2%	160	4.1%		
\$50,000 - \$74,999			403	10.2%	350	8.9%		
\$75,000 - \$99,999			507	12.9%	403	10.2%		
\$100,000 - \$149,999			670	17.0%	620	15.8%		
\$150,000 - \$199,999			690	17.5%	879	22.4%		
\$200,000+			1,089	27.7%	1,247	31.7%		
Median Household Income			\$131,967		\$156,464			
Average Household Income			\$180,406		\$206,098			
Per Capita Income			\$71,221		\$81,642			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	553	5.5%	470	4.8%	502	5.1%		
5 - 9	772	7.7%	538	5.4%	558	5.7%		
10 - 14	843	8.4%	679	6.9%	551	5.6%		
15 - 19	714	7.1%	651	6.6%	537	5.5%		
20 - 24	467	4.7%	524	5.3%	414	4.2%		
25 - 34	1,003	10.0%	1,251	12.7%	1,466	14.9%		
35 - 44	1,613	16.1%	1,246	12.6%	1,402	14.3%		
45 - 54	1,812	18.1%	1,400	14.2%	1,222	12.4%		
55 - 64	1,323	13.2%	1,439	14.6%	1,276	13.0%		
65 - 74	572	5.7%	1,084	11.0%	1,104	11.2%		
75 - 84	258	2.6%	452	4.6%	635	6.5%		
85+	65	0.7%	143	1.4%	159	1.6%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,813	88.2%	6,547	65.7%	6,335	64.1%	5,940	60.4%
Black Alone	235	2.4%	289	2.9%	287	2.9%	289	2.9%
American Indian Alone	20	0.2%	48	0.5%	48	0.5%	51	0.5%
Asian Alone	508	5.1%	684	6.9%	678	6.9%	721	7.3%
Pacific Islander Alone	6	0.1%	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	203	2.0%	389	3.9%	397	4.0%	418	4.3%
Two or More Races	209	2.1%	1,998	20.1%	2,125	21.5%	2,403	24.5%
Hispanic Origin (Any Race)	2,298	23.0%	2,911	29.2%	3,034	30.7%	3,220	32.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Kimberly S. Gatley
Senior Vice President
kgatley@reocsanantonio.com
Direct Line 210 524 1320

Brian D. Harris
Executive Vice President
bharris@reocsanantonio.com
Direct Line 210 524 1314



Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022	2027		
Population	61,460		70,308		71,542	72,683		
Households	24,356		28,215		28,832	29,427		
Families	16,717		-		18,657	18,998		
Average Household Size	2.51		2.47		2.46	2.45		
Owner Occupied Housing Units	16,529		-		18,427	18,993		
Renter Occupied Housing Units	7,830		-		10,405	10,434		
Median Age	38.8		-		39.4	39.3		
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.32%		0.88%		0.25%			
Households	0.41%		0.92%		0.31%			
Families	0.36%		0.96%		0.28%			
Owner HHs	0.61%		1.19%		0.53%			
Median Household Income	2.53%		2.93%		3.12%			
Households by Income			2022			2027		
			Number	Percent	Number	Percent		
<\$15,000			1,135	3.9%	818	2.8%		
\$15,000 - \$24,999			1,033	3.6%	715	2.4%		
\$25,000 - \$34,999			1,594	5.5%	1,256	4.3%		
\$35,000 - \$49,999			2,370	8.2%	2,154	7.3%		
\$50,000 - \$74,999			4,394	15.2%	4,155	14.1%		
\$75,000 - \$99,999			3,532	12.3%	3,343	11.4%		
\$100,000 - \$149,999			5,452	18.9%	5,577	19.0%		
\$150,000 - \$199,999			4,190	14.5%	5,438	18.5%		
\$200,000+			5,130	17.8%	5,971	20.3%		
Median Household Income			\$102,177		\$115,757			
Average Household Income			\$144,064		\$163,607			
Per Capita Income			\$58,338		\$66,542			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	3,391	5.5%	3,601	5.0%	3,857	5.3%		
5 - 9	4,343	7.1%	3,995	5.6%	4,107	5.7%		
10 - 14	4,724	7.7%	4,507	6.3%	4,111	5.7%		
15 - 19	4,163	6.8%	4,443	6.2%	3,818	5.3%		
20 - 24	3,522	5.7%	4,367	6.1%	3,915	5.4%		
25 - 34	7,241	11.8%	10,326	14.4%	11,241	15.5%		
35 - 44	9,175	14.9%	9,824	13.7%	11,345	15.6%		
45 - 54	9,941	16.2%	9,300	13.0%	8,710	12.0%		
55 - 64	7,939	12.9%	9,357	13.1%	8,448	11.6%		
65 - 74	3,951	6.4%	7,127	10.0%	7,417	10.2%		
75 - 84	2,133	3.5%	3,378	4.7%	4,283	5.9%		
85+	938	1.5%	1,318	1.8%	1,430	2.0%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	52,618	85.6%	43,144	61.4%	42,730	59.7%	40,718	56.0%
Black Alone	1,810	2.9%	2,766	3.9%	2,820	3.9%	2,888	4.0%
American Indian Alone	197	0.3%	390	0.6%	397	0.6%	417	0.6%
Asian Alone	3,112	5.1%	4,240	6.0%	4,340	6.1%	4,684	6.4%
Pacific Islander Alone	53	0.1%	58	0.1%	59	0.1%	59	0.1%
Some Other Race Alone	2,093	3.4%	4,076	5.8%	4,234	5.9%	4,486	6.2%
Two or More Races	1,578	2.6%	15,634	22.2%	16,962	23.7%	19,431	26.7%
Hispanic Origin (Any Race)	17,208	28.0%	24,105	34.3%	25,588	35.8%	27,424	37.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Kimberly S. Gatley
Senior Vice President
kgatley@reocsanantonio.com
Direct Line 210 524 1320

Brian D. Harris
Executive Vice President
bharris@reocsanantonio.com
Direct Line 210 524 1314



Demographics: 5-Mile

Summary	Census 2010		Census 2020		2022	2027
Population	167,502		194,621		200,418	203,287
Households	70,513		82,396		84,921	86,502
Families	44,077		-		50,511	51,447
Average Household Size	2.37		2.35		2.35	2.34
Owner Occupied Housing Units	40,775		-		45,750	47,246
Renter Occupied Housing Units	29,739		-		39,170	39,256
Median Age	37.1		-		37.8	38.0
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	0.28%		0.88%		0.25%	
Households	0.37%		0.92%		0.31%	
Families	0.37%		0.96%		0.28%	
Owner HHs	0.65%		1.19%		0.53%	
Median Household Income	2.77%		2.93%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,421	5.2%	4,421	5.2%	3,205	3.7%
\$15,000 - \$24,999	4,285	5.0%	4,285	5.0%	2,988	3.5%
\$25,000 - \$34,999	5,507	6.5%	5,507	6.5%	4,378	5.1%
\$35,000 - \$49,999	8,768	10.3%	8,768	10.3%	8,259	9.5%
\$50,000 - \$74,999	15,477	18.2%	15,477	18.2%	15,634	18.1%
\$75,000 - \$99,999	10,668	12.6%	10,668	12.6%	10,504	12.1%
\$100,000 - \$149,999	15,626	18.4%	15,626	18.4%	16,632	19.2%
\$150,000 - \$199,999	9,609	11.3%	9,609	11.3%	12,593	14.6%
\$200,000+	10,559	12.4%	10,559	12.4%	12,308	14.2%
Median Household Income			\$82,833		\$94,961	
Average Household Income			\$120,082		\$136,536	
Per Capita Income			\$50,725		\$57,908	
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,637	5.8%	10,428	5.2%	11,025	5.4%
5 - 9	10,799	6.4%	10,985	5.5%	11,049	5.4%
10 - 14	11,705	7.0%	11,767	5.9%	10,949	5.4%
15 - 19	10,780	6.4%	11,548	5.8%	10,442	5.1%
20 - 24	12,191	7.3%	14,661	7.3%	13,660	6.7%
25 - 34	23,726	14.2%	32,496	16.2%	34,547	17.0%
35 - 44	23,769	14.2%	28,051	14.0%	30,767	15.1%
45 - 54	25,452	15.2%	24,708	12.3%	23,818	11.7%
55 - 64	20,549	12.3%	24,531	12.2%	22,712	11.2%
65 - 74	10,961	6.5%	18,644	9.3%	19,193	9.4%
75 - 84	5,717	3.4%	9,301	4.6%	11,472	5.6%
85+	2,217	1.3%	3,297	1.6%	3,653	1.8%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	137,656	82.2%	111,089	57.1%	111,016	55.4%
Black Alone	6,916	4.1%	10,308	5.3%	10,624	5.3%
American Indian Alone	783	0.5%	1,483	0.8%	1,521	0.8%
Asian Alone	7,248	4.3%	11,155	5.7%	11,627	5.8%
Pacific Islander Alone	157	0.1%	287	0.1%	289	0.1%
Some Other Race Alone	9,646	5.8%	14,749	7.6%	15,436	7.7%
Two or More Races	5,097	3.0%	45,551	23.4%	49,906	24.9%
Hispanic Origin (Any Race)	56,465	33.7%	76,842	39.5%	81,963	40.9%
					86,875	42.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Kimberly S. Gatley
Senior Vice President
kgatley@reocsanantonio.com
Direct Line 210 524 1320

Brian D. Harris
Executive Vice President
bharris@reocsanantonio.com
Direct Line 210 524 1314



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>REOC General Partner, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Designated Broker of Firm	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Licensed Supervisor of Sales Agent/ Associate	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Kimberly Sue Gatlley</u> Sales Agent/Associate's Name	<u>652669</u> License No.	<u>kgatlley@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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Information available at www.trec.texas.gov

TAR 2501
REOC San Antonio, 8023 Vantage Dr. Suite 1200 San Antonio, TX 78230
Blake Bomer

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

Phone: 2105244000
www.ziplogix.com

Fax: 2105244029

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- Inform the client of any material information about the property or transaction received by the broker;
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 - that the owner will accept a price less than the written asking price;
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<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Todd Alan Gold</u>	<u>366305</u>	<u>tgold@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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TAR 2501

REOC San Antonio, 8023 Vantage Dr. Suite 1200 San Antonio, TX 78230
Blake Bomer

Phone: 2105244000 Fax: 2105244029
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