



LAND FOR SALE

DOLLAR GENERAL

Chevron

FOR SALE

Walzem Road

EXON

Walmart
Supercenter Market

Gibbs Sprawl Rd

WALZEM CROSSING

WALZEM CROSSING - STORAGE / RETAIL / FLEX
WALZEM AND GIBBS SPRAWL ROAD, SAN ANTONIO



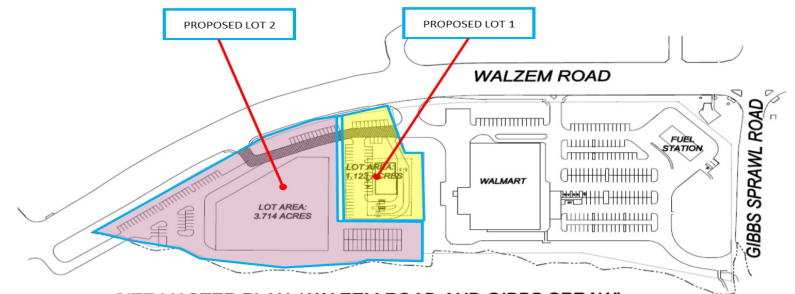
nearmap

Site Description

LAND SF	205,603
LAND ACRES	4.72
DEVELOPER PARCEL	4.72 acres - \$1,200,000
SUBDIVIDE - TRACT A	1.12 ac. - \$403,572
SUBDIVIDE - TRACT B	3.71 ac. - \$808,909
SUBDIVIDE - TRACT C	Upon Request
GIBBS SPRAWL - VPD	21,000 VPD
WALZEM - VPD	22,164 VPD

UTILITIES

WATER	Yes - Available
SANITARY SEWER	Yes - Available
ELECTRICITY / POWER	Yes - Available
TELEPHONE	Yes - Available



SITE MASTER PLAN: WALZEM ROAD AND GIBBS SPRAWL
SAN ANTONIO, TEXAS

DRAFT ONLY—SUBJECT TO REVISION

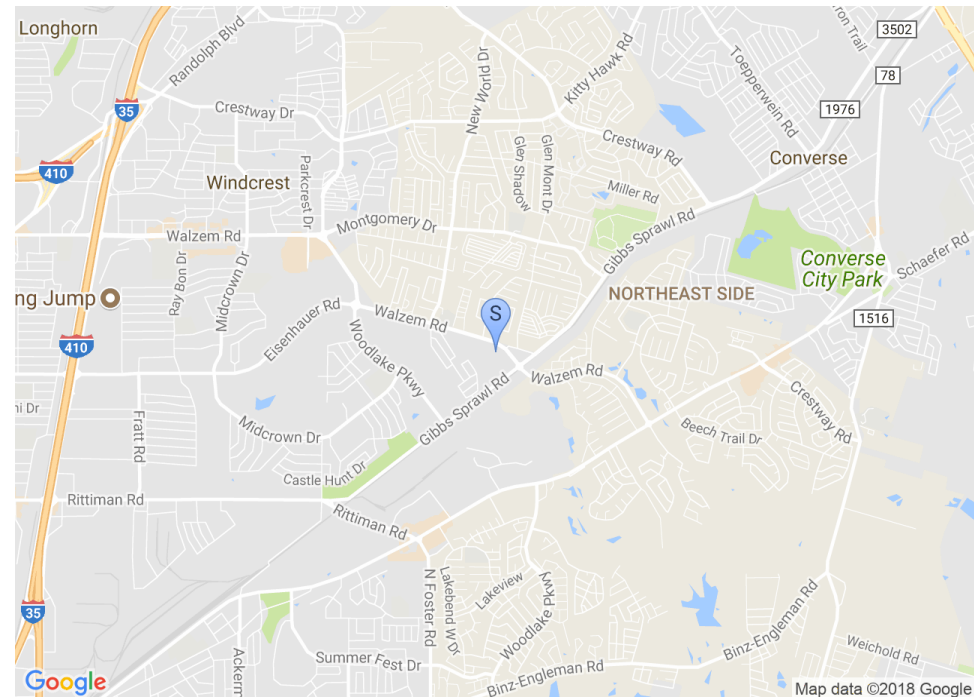
****DEVELOPER PRICING**** Ideal developer opportunity at the intersection of Walzem Rd and Gibbs Sprawl Rd adjacent to the new Wal-Mart Neighborhood Market. The site - approximately 4.72 acres (Buyer to verify with survey) - is zoned C-2 with a preliminary plat in place. Seller will sell as a full developer parcel or subdivide for suitable end user development. ****PREFERENCE IS GIVEN TO A BULK DEVELOPER SALE**** Seller is willing to owner finance, JV or build-to-suit on a single pad depending on terms.

Over 950 feet of frontage on Walzem Rd with available utilities. This submarket is experiencing rapid rooftop development within 1,3 and 5 miles. Lennar Homes has a 110 unit master planned sub division in the planning stage across Gibbs Sprawl - groundbreaking due by 4th quarter 2018. This is a highly visible site in an area with over 200,000 residents within a 5 mile radius. There are monument signage opportunities on Walzem and Gibbs Sprawl. **NOTE: AVAILABLE INGRESS / EGRESS to Gibbs Sprawl Road.** **ADDITIONAL** acreage available adjacent to commercial tract for passive recreation / amenity utilization.

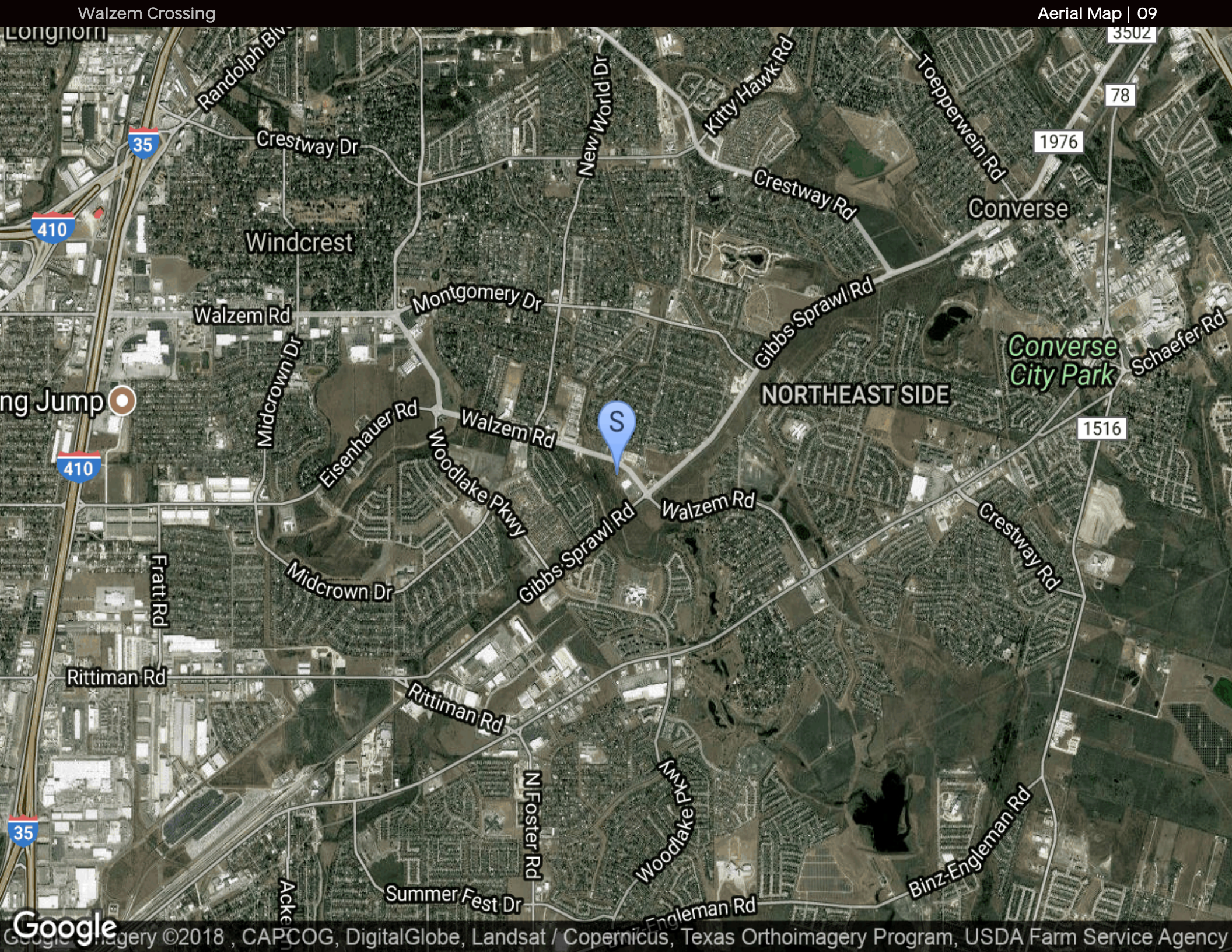
Regional Map



Locator Map



Longhorn



3502

78

1976

Converse

Windcrest

Walzem Rd

Montgomery Dr

Crestway Rd

Toepperwein Rd

Kitty Hawk Rd

New World Dr

Crestway Dr

410

35

ng Jump

Midcrown Dr

Eisenhauer Rd

Walzem Rd

Woodlake Pkwy

Gibbs Sprawl Rd

Converse City Park

Schaefer Rd

NORTHEAST SIDE

1516

S

410

Fratt Rd

Midcrown Dr

Gibbs Sprawl Rd

Walzem Rd

Crestway Rd

Rittiman Rd

Rittiman Rd

N Foster Rd

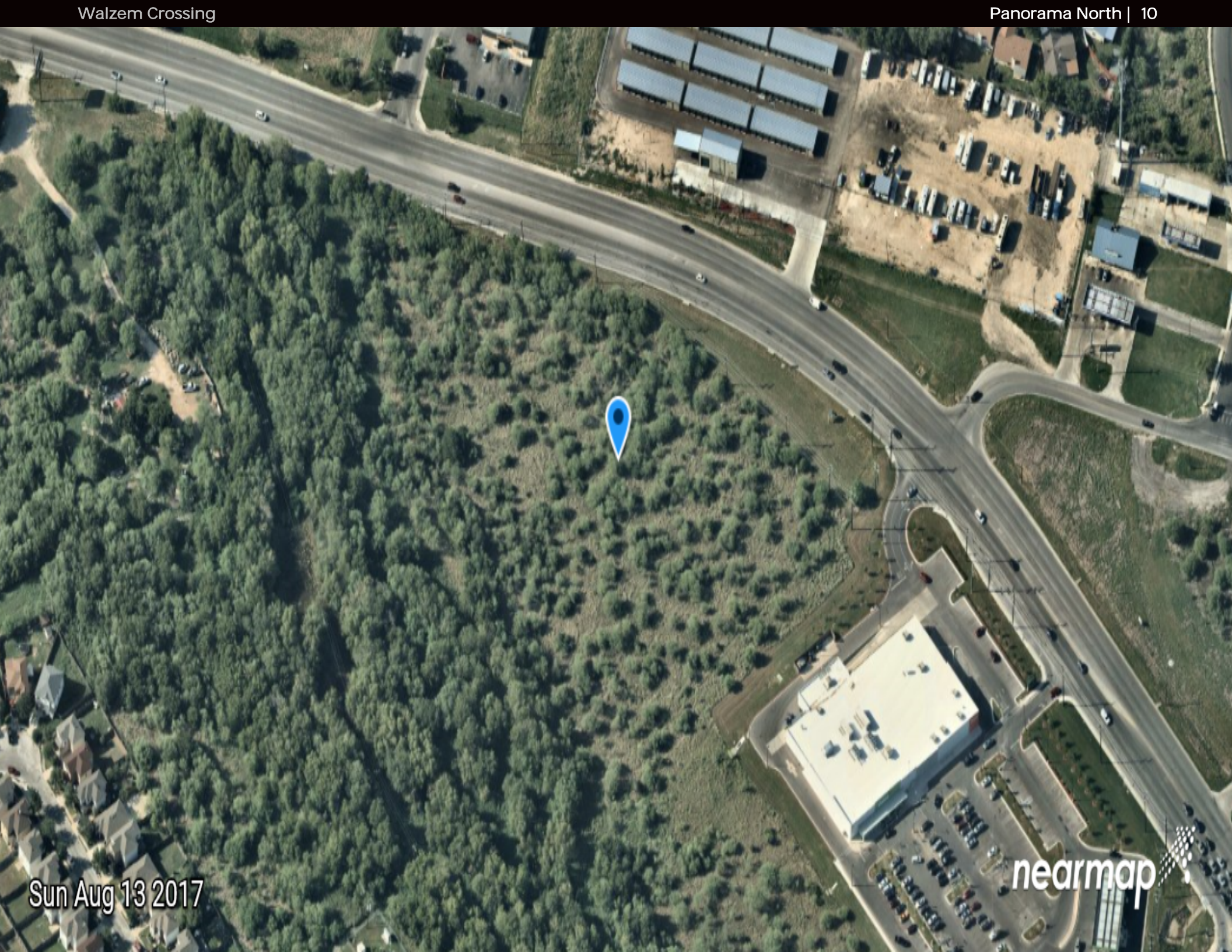
Woodlake Pkwy

Binz-Engleman Rd

Summer Fest Dr

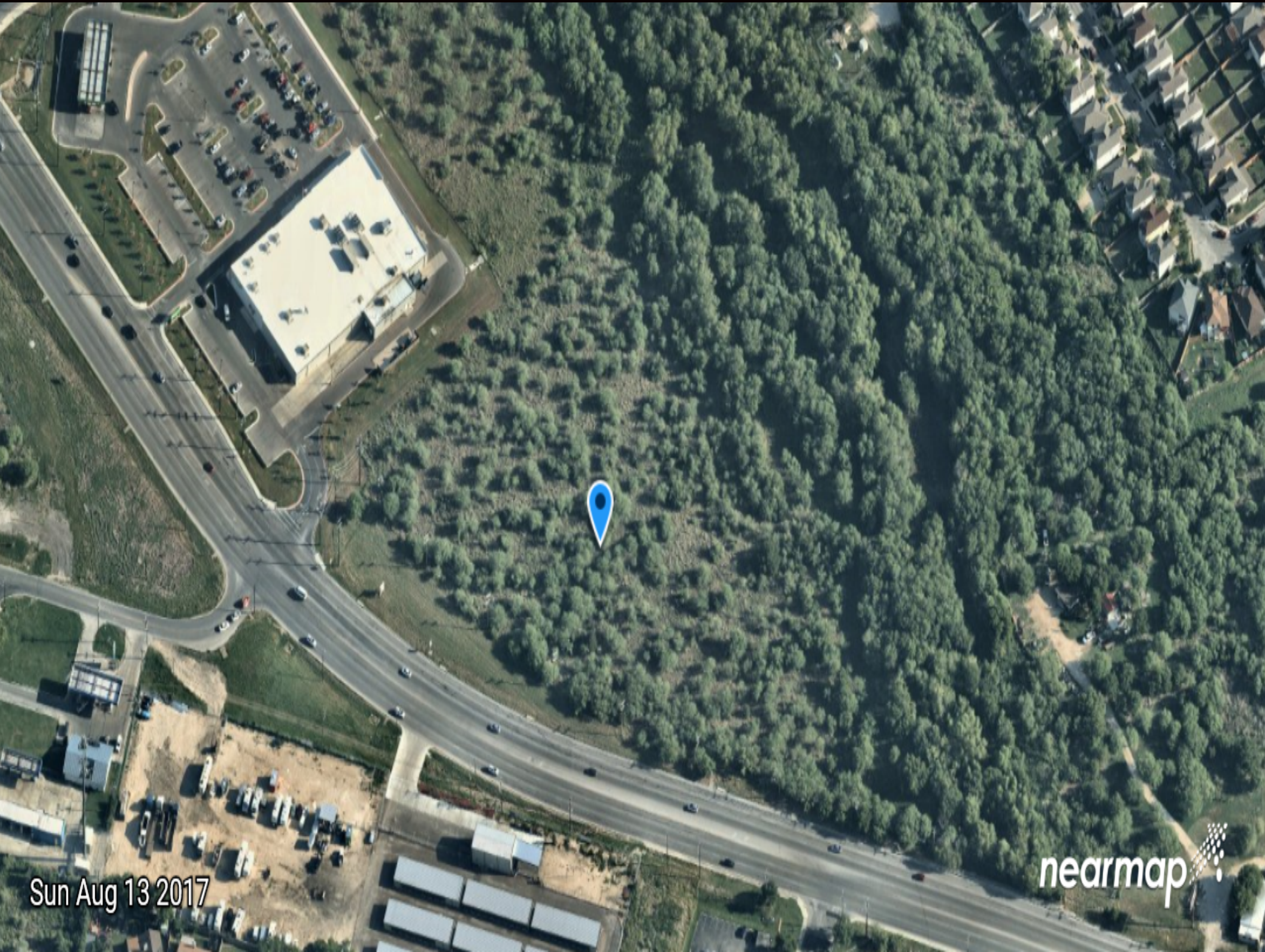
Engleman Rd

Acke



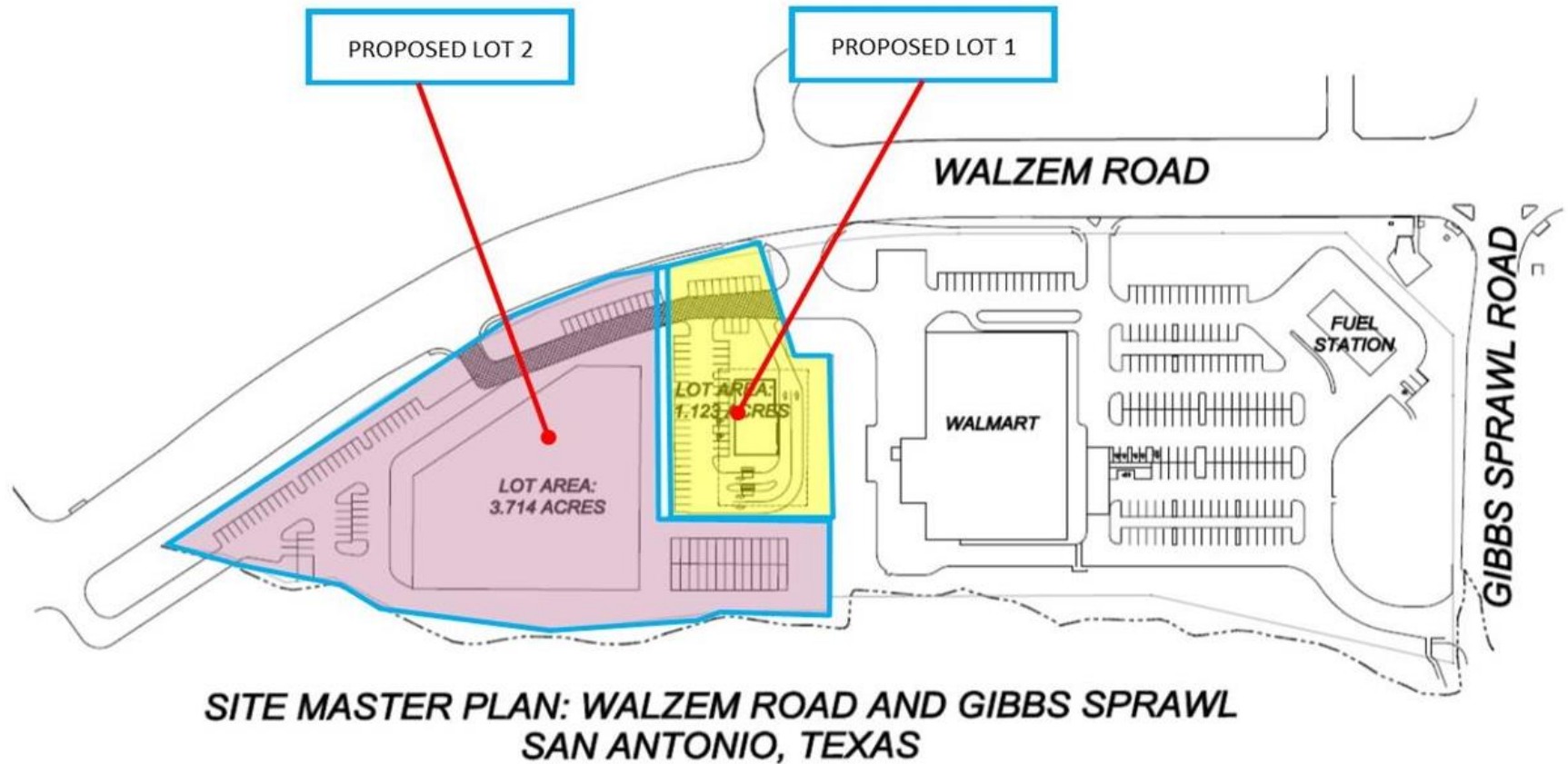
Sun Aug 13 2017





Sun Aug 13 2017

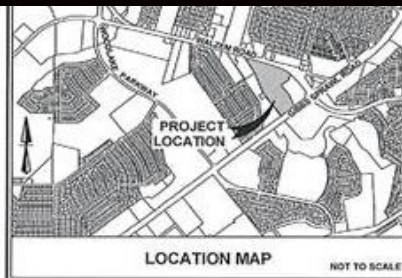
nearmap 



DRAFT ONLY—SUBJECT TO REVISION

REPLAT & SUBDIVISION PLAT ESTABLISHING WALZEM-GIBBS SUBDIVISION

BEING A 23.692 ACRE TRACT, ESTABLISHING LOT 5, LOT 6 AND LOT 7, BLOCK 18, N.C.B. 15894, SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, PREVIOUSLY PLATTED AS LOT 4, BLOCK 18, N.C.B. 15894, BEING A PORTION OF THAT CERTAIN 20.6 ACRES TRACT OF LAND CONVEYED TO WE-WALZEM LP BY DEED OF RECORD IN VOLUME 10048, PAGE 2118; A PORTION OF THAT CERTAIN 2.894 ACRE TRACT CONVEYED TO WE-WALZEM, LP BY DEED OF RECORD IN VOLUME 13995, PAGE 572, BOTH OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.



THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE FLOODPLAIN... THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE FLOODPLAIN...

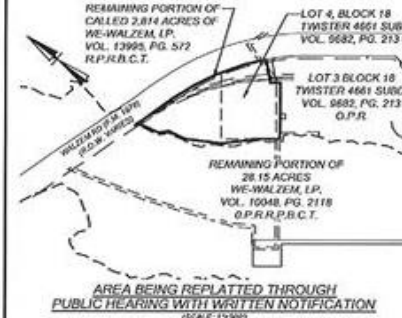
1. NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. WATER, WASTEWATER, AIR CONDITIONING/REFRIGERATION SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL...

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES... 2. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION...

FOUR SECTIONS: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 785 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS... MAINTENANCE ACCESS: THE MAINTENANCE OF ORANGE EASEMENTS, GREENBELTS, AND OPEN PERIMETER AREAS...

LOCATION OF THE SANITARY SEWER MAINS: THE DEVELOPER CERTIFIES THE SANITARY SEWER MAINS SHALL BE LOCATED WITHIN THE SAN ANTONIO WASTEWATER SYSTEM... SANITARY SEWER MAINS: THE SAN ANTONIO WASTEWATER SYSTEM IS HEREBY GRANTED THE RIGHT OF ACCESS...

ACCESS NOTES: LOT OWNERS SHALL PROVIDE SHARED COMMON GROSS ACCESS IN ACCORDANCE WITH UDC 35-0405(D). FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY...



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION (SCALE 1:2000). THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 4, BLOCK 18, NCB 15894 OF TWISTER 4661 SUBDIVISION PLAT, RECORDED IN VOLUME 9682, PAGE 213 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS...



LEGEND: S.P.K. SET P.K. NAIL WITH HANDBOOK STAMPED 'NYS SURVEYING'. FOUND 'N' WITH NAIL CAP STAMPED 'NYS SURVEYING'. 20' S.A.R.A. SANITARY SEWER EASEMENT. 20' S.A.R.A. OFF LOT SANITARY SEWER EASEMENT.

STATE OF TEXAS COUNTY OF BEAR. THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECARES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: FIR 'CASTELLA'. OWNER'S DULY AUTHORIZED AGENT: FIR 'CASTELLA'. SHOWN AND SUBSCRIBED BEFORE ME THIS DAY OF MONTH, 2010. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: BY COMMISSION EXPIRES: DATE.

4.00 ACRES OWNER: LIGHTHOUSE GOSPEL MISSION (VOL. 10048 PG. 2118, O.P.R.). I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REMAINING PORTION OF 28.15 ACRES WE-WALZEM LP (VOL. 10048 PG. 2118 O.P.R./R.P.R.B.C.T.). 0.785 OF AN ACRE OWNER: CITY OF SAN ANTONIO-SAWS (VOL. 15414 PG. 1147 O.P.R.).

16' LACKLAND CITY WATER CO. EASEMENT VOL. 6700 PG. 30, O.P.R. 20' S.A.R.A. SANITARY SEWER EASEMENT. 20' S.A.R.A. OFF LOT SANITARY SEWER EASEMENT.

STATE OF TEXAS COUNTY OF BEAR. I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: A.V.L.E. PRUESSLER LICENSED PROFESSIONAL LAND SURVEYOR NO. 6338. 1949 WINDSOR HOODS, BUILDING 48 SAN ANTONIO, TEXAS 78208. PHONE: 210-379-8444 FAX: 210-379-8441.

Line Table with columns: LINE #, LENGTH, DIRECTION. Includes lines L1 through L13.

Line Table with columns: LINE #, LENGTH, DIRECTION. Includes lines L14 through L26.

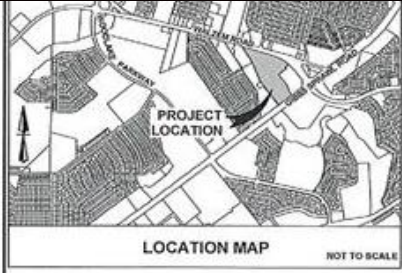
Line Table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEG, CHORD END. Includes curves C1 through C3.

DATE: THIS DAY OF MONTH, 2010. BY: CHAIRMAN. BY: SECRETARY. STATE OF TEXAS COUNTY OF BEAR. COUNTY CLERK, BEAR COUNTY, TEXAS. BY: DEPUTY. PLAT NUMBER 150483. DATE: JAN 18 2008 2:33PM (User ID: jackson)

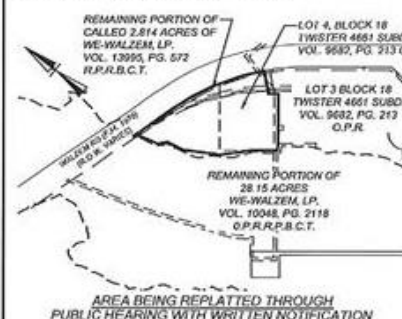
Walzem Crossing - Proposed Plat Pg 1

REPLAT & SUBDIVISION PLAT ESTABLISHING WALZEM-GIBBS SUBDIVISION

BEING A 23.92 ACRE TRACT, ESTABLISHING LOT 5, LOT 6 AND LOT 7, BLOCK 18, NCB 15894, SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, PREVIOUSLY PLATTED AS LOT 4, BLOCK 18, NCB 15894, BEING A PORTION OF THAT CERTAIN 28.15 ACRE TRACT OF LAND CONVEYED TO WE-WALZEM LP BY DEED OF RECORD IN VOLUME 10048, PAGE 2118; A PORTION OF THAT CERTAIN 2.694 ACRE TRACT CONVEYED TO WE-WALZEM, LP BY DEED OF RECORD IN VOLUME 13995, PAGE 573, BOTH OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.



PROVIDE REQUIRED CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 785 FEET... MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PLEASANT SPACES SHOWN HERE ON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION...



THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 4, BLOCK 18, NCB 15894 OF TWISTER 4661 SUBDIVISION PLAT, RECORDED IN VOL. 982, PG. 213 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS...

STATE OF TEXAS COUNTY OF BEAR THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT TWISTER 4661 SUBDIVISION PLAT, WHICH IS RECORDED IN VOLUME 982, PAGE 213 OF BEAR COUNTY PLAT AND DEED RECORDS.

OWNER: _____ OWNER'S DULY AUTHORIZED AGENT: _____ SUCRUM AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____ A.D. _____

NOTARY PUBLIC AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____ STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF BENCHMARKS, LOTS, AND DRAINAGE LAYOUT...

ARMANDO J. ZIELLA LICENSED PROFESSIONAL ENGINEER NO. 10232 KFW ENGINEERS REGISTRATION NO. 3933

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY _____

TITLE INSURANCE ARCHITECTED PROFESSIONAL LAND SURVEYOR NO. 4526 KFW SURVEYING, LLC 4005 HENDERSON ROAD, BUILDING 40 SAN ANTONIO, TEXAS 78238 PHONE: 210-879-8444 FAX: 210-879-8444

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS HERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE FLOOD PLAIN ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRAINAGE PANEL 430 OF 785, DATED SEPTEMBER 23, 2010 AND THE LATEST OF THE 4% ANNUAL CHANCE (0.5 YEAR ULTIMATE PLUS FIVE BOARD) OR THE 1% ANNUAL CHANCE (100 YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION CONSTRUCTION MAPS...

FINISH FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (AVE) OF THE REGULATORY FLOODPLAIN...

THE DEPARTMENT ACCESS EASEMENT NOTE: ENGINEERS AND EGRESS SHALL BE PROVIDED BY THE ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE...

24/7 ACCESS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF ENGINEERS AND EGRESS ACROSS GRANITE'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

ACCESS NOTE: LOT 6 (SHOWN) SHALL PROVIDE STAKEED CONDUIT CROSS ACCESS IN ACCORDANCE WITH UDC 25-04006(B).

IMPACT FEE PAYMENT NOTE: WATER AND/OR SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER AND/OR SEWER WATER SERVICE CONNECTION.

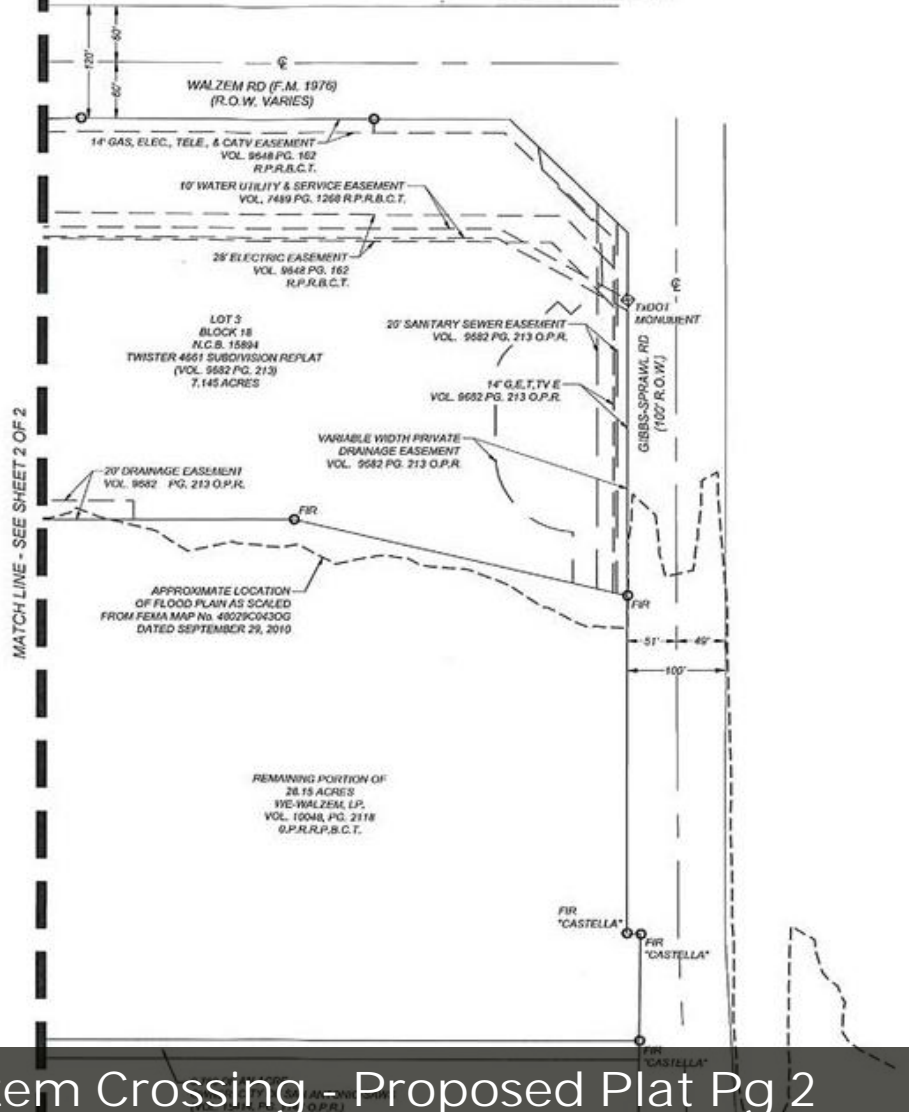
- 1. NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. WATER, WASTEWATER, AIR CONDITIONING IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL...

NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PLACED ON THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM AND SAN ANTONIO RIVER AUTHORITY (SARA) UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

DEVELOPMENT OF THE SANITARY SEWER MAIN: THE DEVELOPER DECLARES THAT THE SANITARY SEWER AND/OR WATER MAINS FOR THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

NOTE: 1. FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACQUIRING SET BACK AND/OR BOUNDARY MEASUREMENT FOR FUTURE NOISE MITIGATION.

NOTE: 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY SHALL BE REGULATED AS GOVERNED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 ACCESS POINTS ALONG THE DEPARTMENT OF TRANSPORTATION FRONTAGE OF 1463.70'



MATCH LINE - SEE SHEET 2 OF 2

APPROXIMATE LOCATION OF FLOOD PLAIN AS SCALED FROM FEMA MAP No. 40029C040G DATED SEPTEMBER 29, 2010

REMAINING PORTION OF 28.15 ACRES WE-WALZEM, LP, VOL. 10048, PG. 2118 O.P.R., R.P.B.C.T.

SCALE: 1" = 100' KFW ENGINEERS & SURVEYING 14003 Hubbard Ave. Steg 40, San Antonio, TX 78230 Phone # (210) 979-8444 • Fax # (210) 979-8441 TSPS Form # 9513 - TSPS Form # 10122900

- LEGEND: ASPK = SET PK MAIL WITH WADDER, FOUND 'W' SURVEYING, FW = FOUND 'W' IRON ROD, SW = SET 'X' IRON ROD WITH BLUE CAP, SW = SET 'X' IRON ROD WITH YELLOW CAP, DIR = SET 'X' IRON ROD WITH YELLOW CAP STAMPED 'W' EASEMENT, R.O.W. = RIGHT-OF-WAY, D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, N.C.B. = NEW COUNTY BLOCK, GAS, ELEC., TELE, CATV = GAS, ELECTRIC, TELEPHONE AND CABLE TV, S.A.R.A. = SAN ANTONIO RIVER AUTHORITY

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER/DEVELOPER: WE-WALZEM LP JACK WALZEM 733 13TH STREET BOULDER, CO 80502

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. _____ NOTARY PUBLIC: BEAR COUNTY TEXAS

THIS PLAT OF REPLAT & SUBDIVISION PLAT ESTABLISHING WALZEM-GIBBS SUBDIVISION HAS BEEN EXAMINED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR (WHERE APPLICABLE) EXCEPTIONS AND/OR VARIANCES WHICH HAVE BEEN GRANTED.

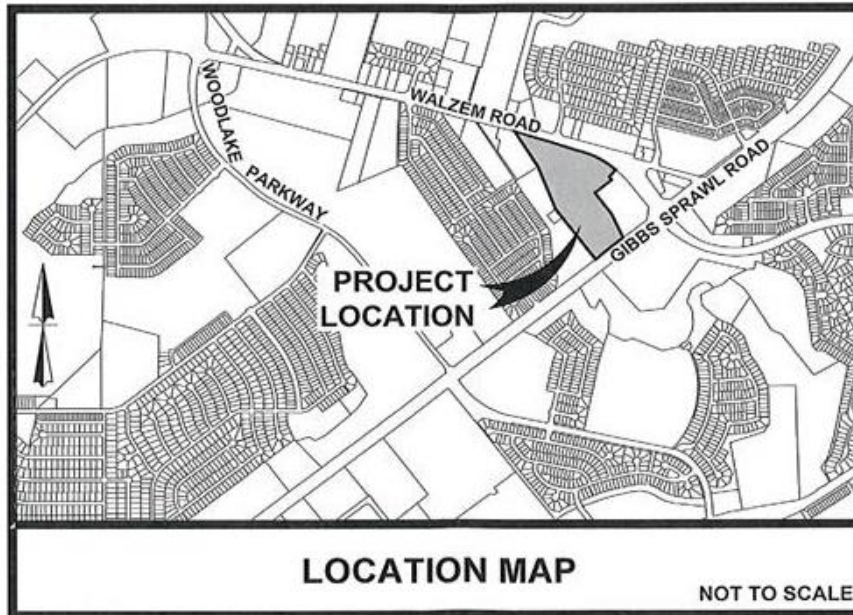
DATED THIS ____ DAY OF _____ A.D. _____ BY: _____ CHAIRMAN BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEAR I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A.D. ____ AT ____ AM AND ONLY I RECORDED THE ____ DAY OF _____ A.D. ____ AT ____ AM IN THE PUBLIC PLAT RECORDS OF BEAR COUNTY IN BOOK/BOOKLET _____ PAGE _____

IN TESTIMONY WHEREOF, I HEREBY SIGN AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____ A.D. _____ COUNTY CLERK, BEAR COUNTY, TEXAS BY: _____ CLERK

WALZEM ROAD & GIBBS SPRAWL

8" PUBLIC SANITARY SEWER IMPROVEMENTS SAN ANTONIO, TEXAS



INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	CS1.0
GENERAL NOTES	CS2.0
OVERALL PROJECT LAYOUT	CS3.0
SANITARY SEWER PLAN PROFILE - BEGIN TO STA. 8+01.78	CS4.0
SANITARY SEWER DETAILS	CS5.0

OWNER:
WE-WALZEM, L.P.
ATTN: JACK WALKER
733 THIRTEENTH STREET
BOULDER, CO 80302

KFW
ENGINEERS + SURVEYING

14003 Huebner Rd, Bldg 40, San Antonio, TX 78230
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



PRELIMINARY

Proposed Sanitary Sewer Plans

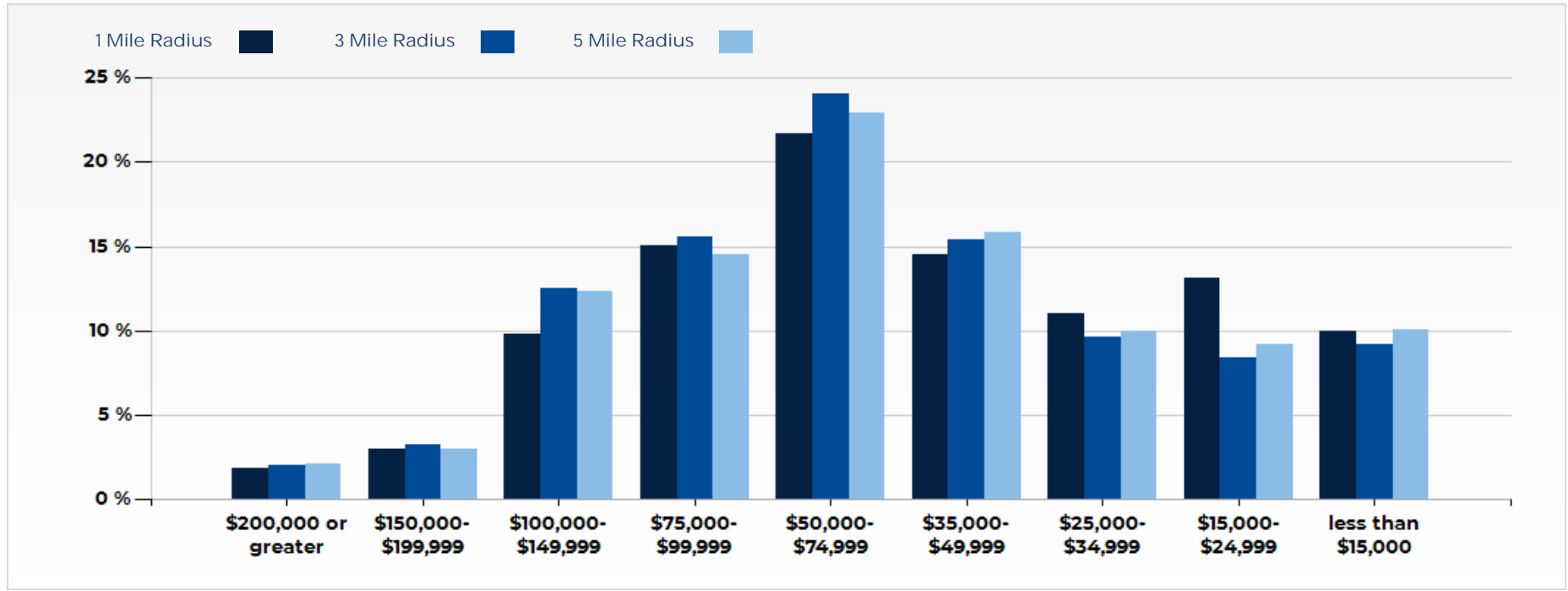
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,469	75,364	157,151
2010 Population	12,095	102,592	194,346
2017 Population	14,037	118,057	219,285
2022 Population	15,293	129,608	237,403
2017 African American	3,887	29,793	45,231
2017 American Indian	179	1,001	1,903
2017 Asian	487	4,143	7,197
2017 Hispanic	6,986	53,699	100,118
2017 White	6,847	62,343	127,977
2017 Other Race	1,818	14,250	25,350
2017 Multiracial	768	6,124	10,894
2017-2022: Population: Growth Rate	8.65 %	9.40 %	8.00 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	434	3,583	7,824
\$15,000-\$24,999	571	3,284	7,115
\$25,000-\$34,999	479	3,744	7,694
\$35,000-\$49,999	631	5,993	12,303
\$50,000-\$74,999	945	9,378	17,796
\$75,000-\$99,999	653	6,052	11,234
\$100,000-\$149,999	427	4,872	9,567
\$150,000-\$199,999	129	1,252	2,299
\$200,000 or greater	81	794	1,648
Median HH Income	\$51,014	\$55,397	\$53,631
Average HH Income	\$62,283	\$67,674	\$66,238

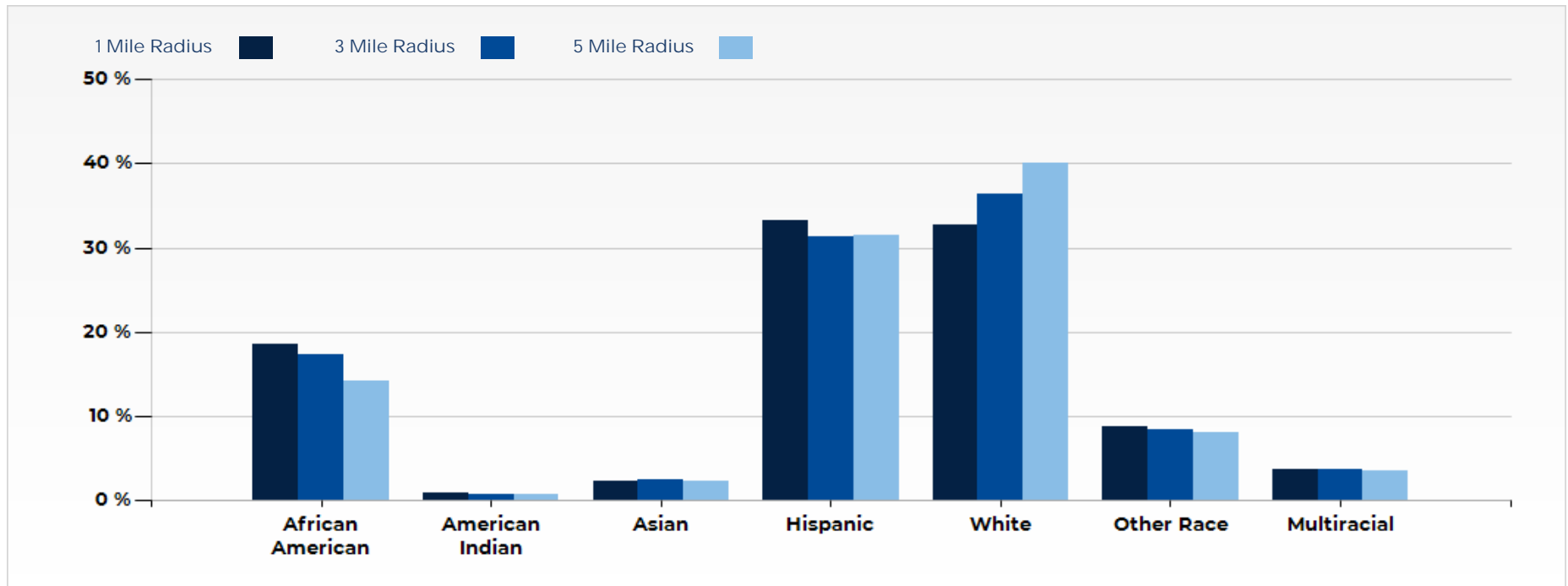
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,478	26,668	60,578
2010 Total Households	3,793	34,321	69,928
2017 Total Households	4,350	38,952	77,479
2022 Total Households	4,724	42,656	83,454
2017 Average Household Size	3.21	3.00	2.80
2000 Owner Occupied Housing	2,002	18,046	35,474
2000 Renter Occupied Housing	1,272	7,546	21,711
2017 Owner Occupied Housing	2,561	25,280	45,325
2017 Renter Occupied Housing	1,789	13,672	32,154
2017 Vacant Housing	372	1,756	4,738
2017 Total Housing	4,722	40,708	82,217
2022 Owner Occupied Housing	2,744	27,481	48,614
2022 Renter Occupied Housing	1,980	15,175	34,840
2022 Vacant Housing	385	1,712	4,748
2022 Total Housing	5,109	44,368	88,202
2017-2022: Households: Growth Rate	8.30 %	9.15 %	7.50 %



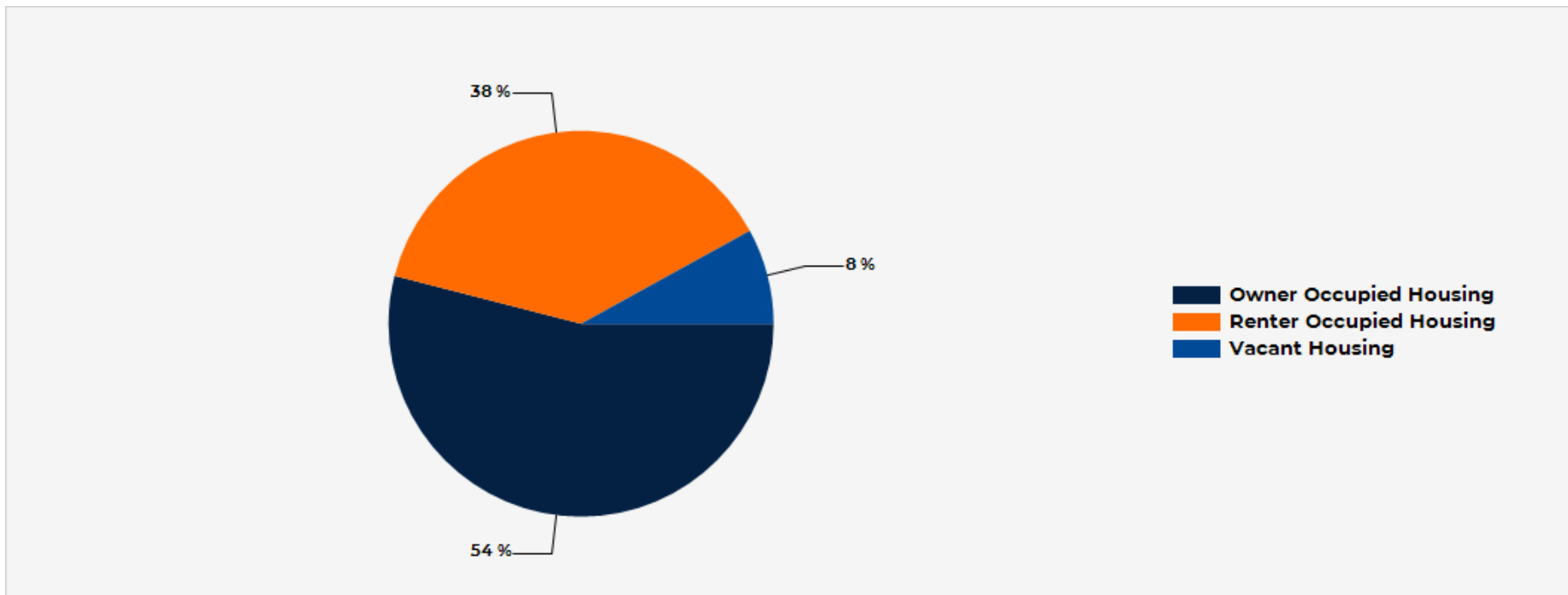
2017 Household Income



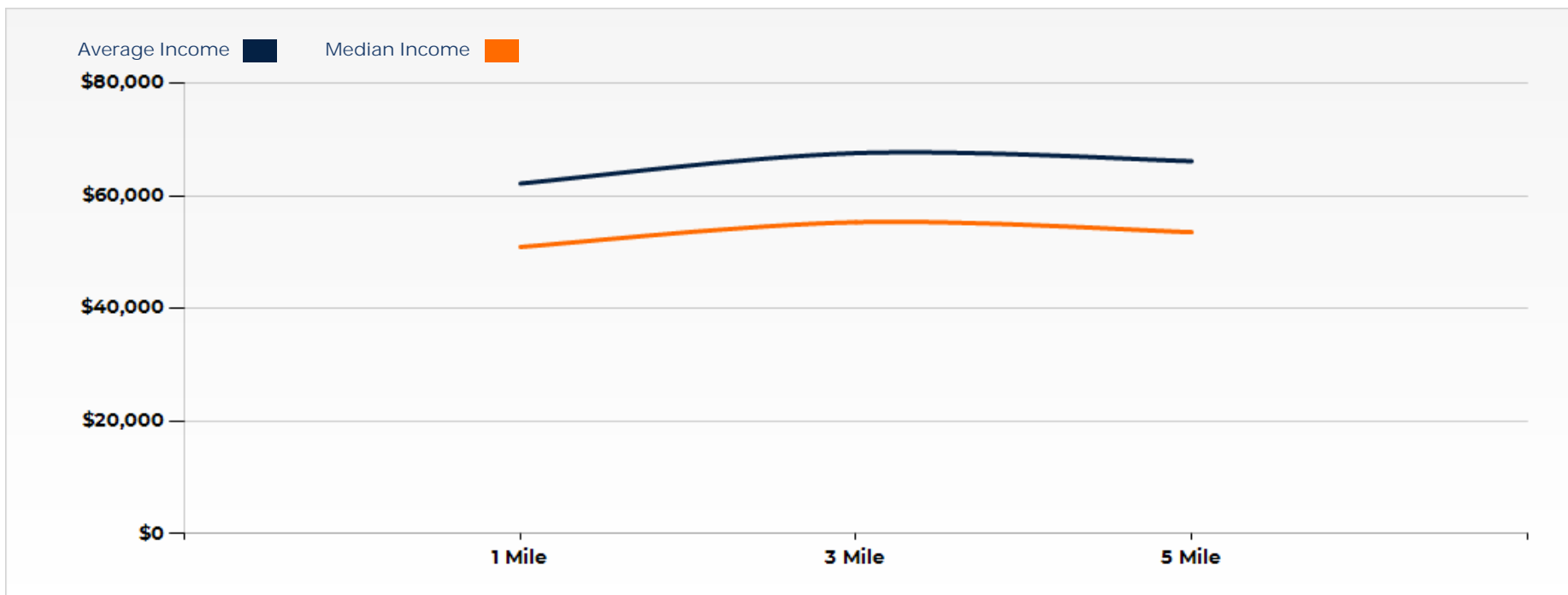
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median





Information About Brokerage Services

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

11-2-2015



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>William E. Powell</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>378120</u> License No.	<u>genepowell@bitterblue.com</u> Email	<u>210-828-6131</u> Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Buyer/Tenant/Seller/Landlord Initials

Date