

4886 N Loop 1604 W - 63.32 ac.

63.32 acres Now Available in Two Parcels

For Sale



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Property Summary

Address	4886 N Loop 1604 W
Location	Loop 1604 and Lockhill Selma Rd
Property Details	63.32 Acres Including 18.84 Acres of Flood Plain with a 60' Buffer Zone
Net Usable Acreage (Total)	44.54 +/- acres
Parcel A	20.24 +/- acres
Parcel B	24.30 +/- acres (not available)
Legal Description (Total)	NCB 17700 BLK LOT P-7 (24.81 AC); CB 4782 P-7 ABS 482 (35.67 AC) REFER TO: 8200-000-0710
Zoning Both Parcels	R6, R6-ERZD, C-2 ERZD AHOD MLOD R6 - 22.92 Acres R6-ERZD - 11.84 Acres C-2 ERZD AHOD MLOD - 28.56 Acres (Effective November 27, 2017)
Utilities	Electric, gas, telephone, water, and sewer are available to the property. Please consult with your engineer to verify.
Road Frontage	Parcel A: 1,875 feet +/- Parcel B: 425 feet +/- (not available)

Comments

- Lot A: 29.60 acres
 - Lot B: not available
 - Excellent visibility along Loop 1604
 - Quick and easy access to and from Loop 1604, IH-10, US-281 and Lockhill-Selma
 - Conveniently located near UTSA, La Cantera, The RIM, The Landmark, Hausman-UTSA Development and a multitude of shopping and entertainment options
 - Can be developed into a master planned multi-use development with appropriate changes to current zoning
 - Surrounded by numerous, well established, affluent subdivisions
 -
- *Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities, as well as suitability for development.
- Future development will most likely require replatting and shared access at the intersection of Loop 1604 W and Lockhill Selma. (See Conceptual Development Plan)

Traffic Counts

Loop 1604 at Vance Jackson; 125,424 vpd (2016)
Source: TxDOT Traffic Count Database System (TCDS)

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Quote Sheet

Sale Price	Parcel A: \$14,106,500.00 (\$16.00 +/- per usable sf) Parcel B: \$6,616,000.00 (\$6.25 +/- per usable sf)
Title Commitment	Delivered to Buyer within fifteen (15) days of contract Effective Date
Survey	Existing survey delivered to Buyer within ten (10) days of contract Effective Date. Buyer will be responsible for new survey if buying only one parcel.
Earnest Money/ Feasibility Period	Negotiable
Closing	Negotiable
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

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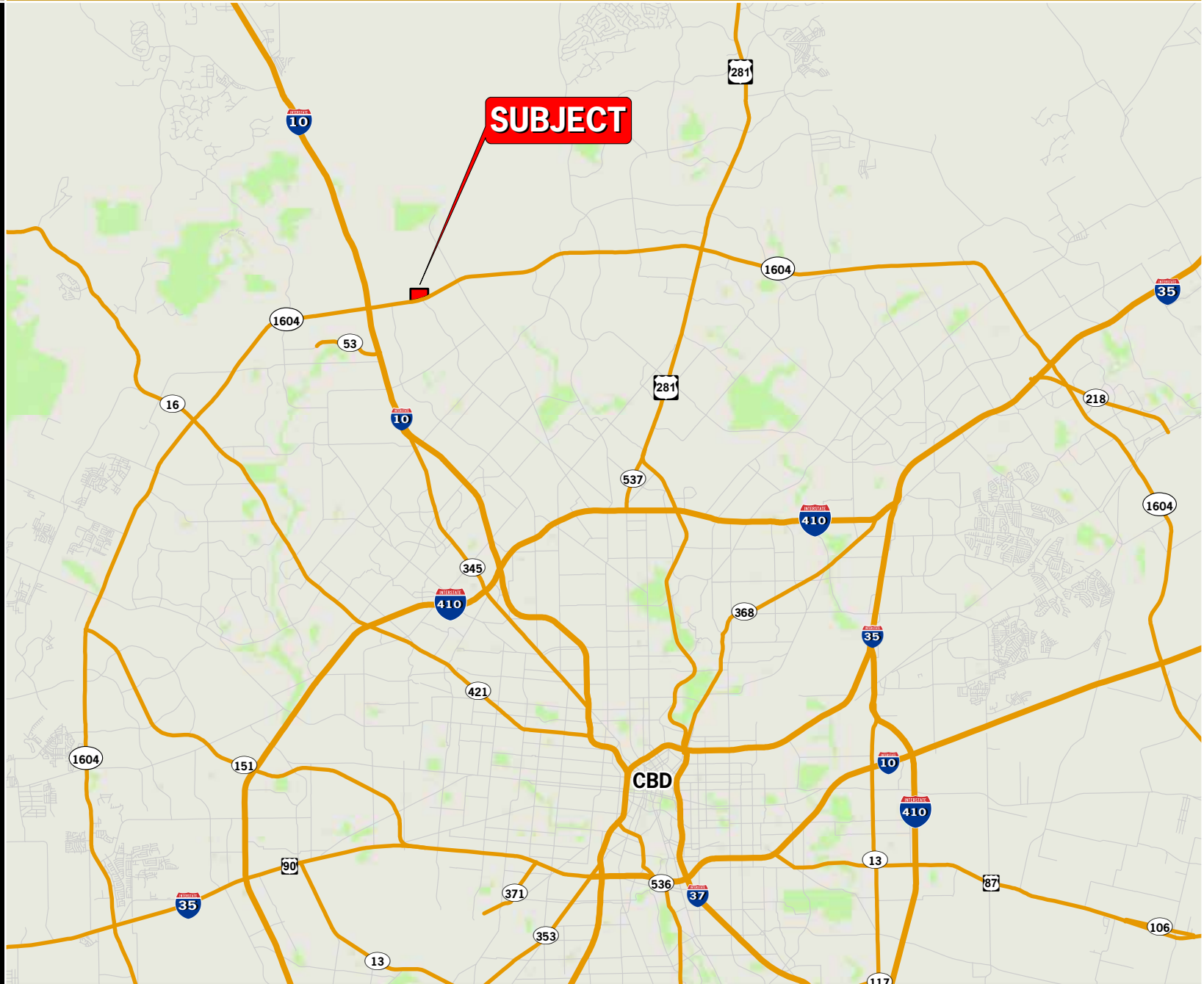
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Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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 sale 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.



City Location Map



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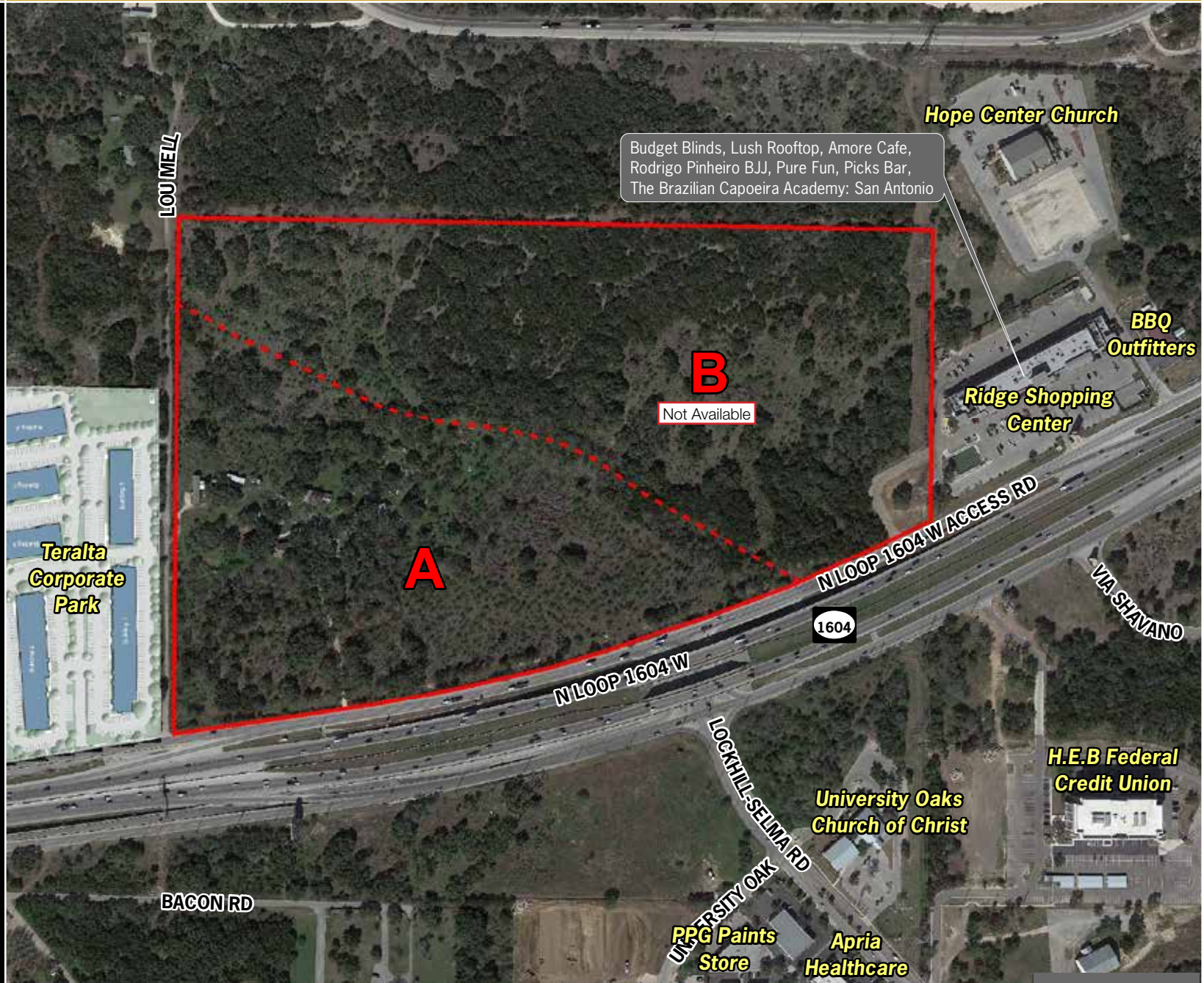
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Aerial Map



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Flood Map



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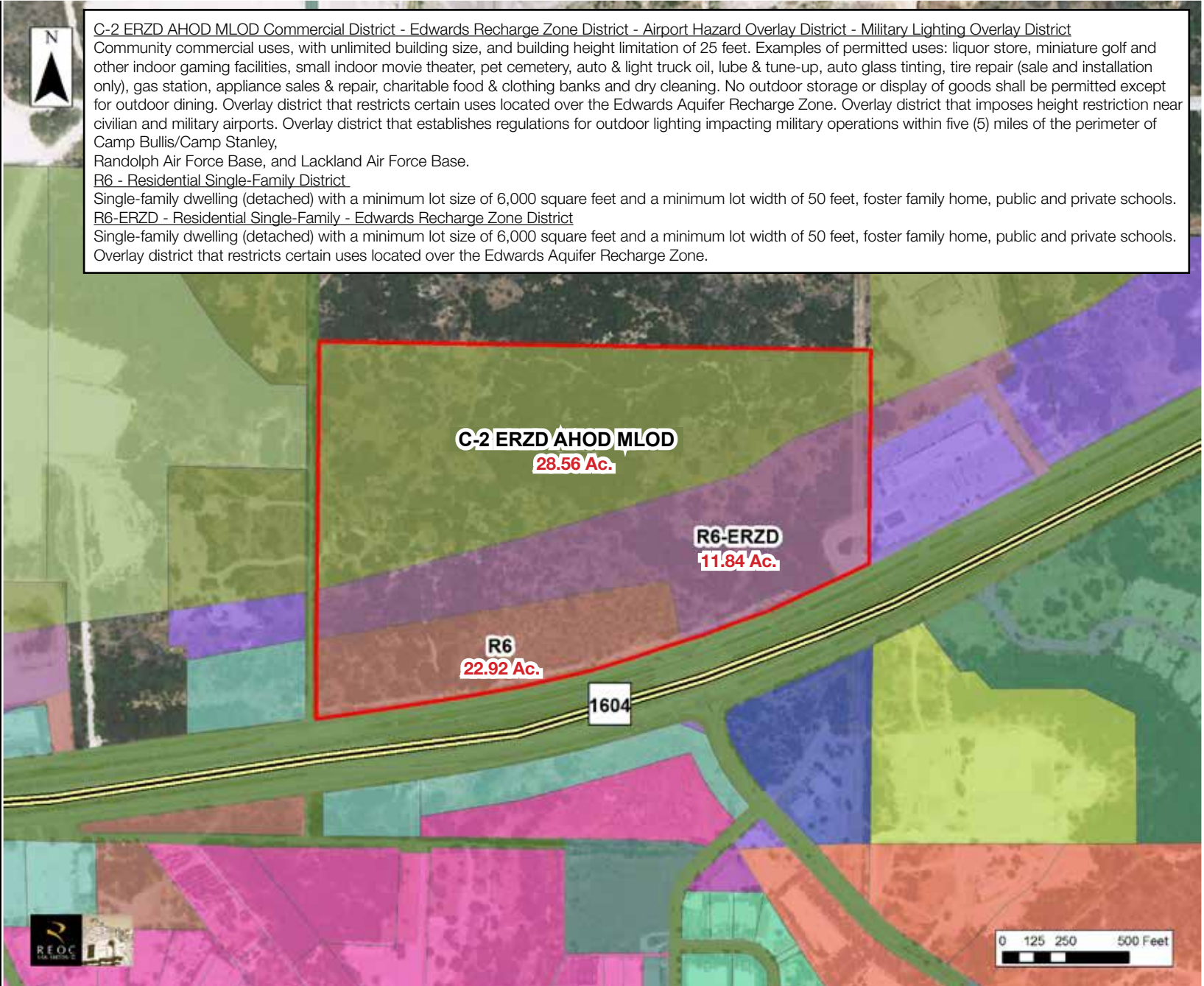
Zoning Map



C-2 ERZD AHOD MLOD Commercial District - Edwards Recharge Zone District - Airport Hazard Overlay District - Military Lighting Overlay District
Community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. Overlay district that restricts certain uses located over the Edwards Aquifer Recharge Zone. Overlay district that imposes height restriction near civilian and military airports. Overlay district that establishes regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, and Lackland Air Force Base.

R6 - Residential Single-Family District
Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

R6-ERZD - Residential Single-Family - Edwards Recharge Zone District
Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. Overlay district that restricts certain uses located over the Edwards Aquifer Recharge Zone.

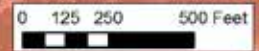


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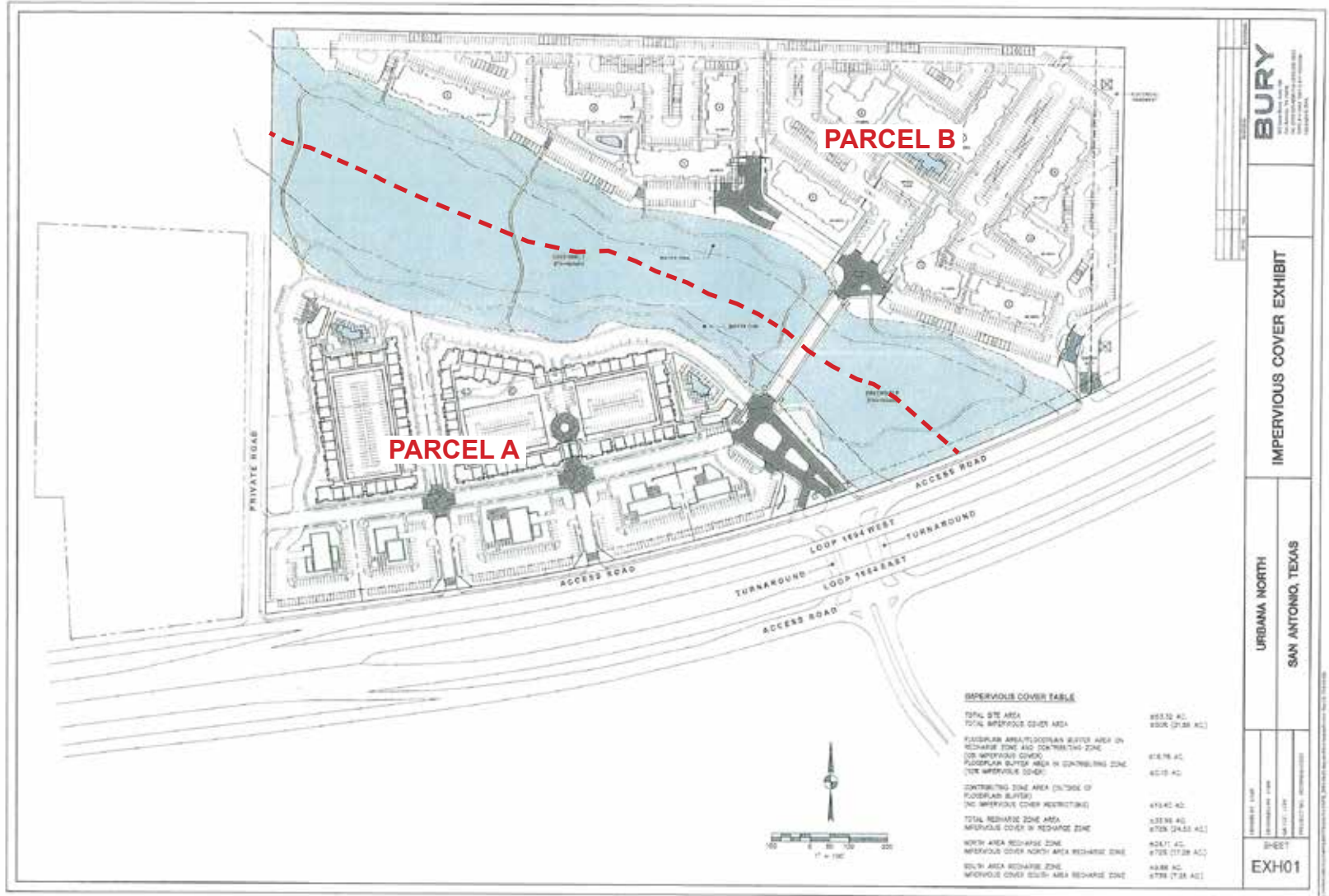
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Conceptual Development Plan



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San Antonio Overview

Largest U.S. Cities

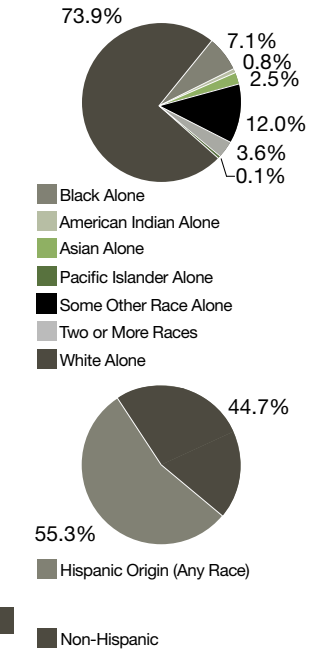
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

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
2016 Estimate	2,392,282	35.0	846,066
2021 Projection	2,632,711	35.8	928,458

	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
2016 Estimate	\$74,515	\$54,186	\$26,902
2021 Projection	\$80,710	\$59,097	\$28,962

Ethnicity

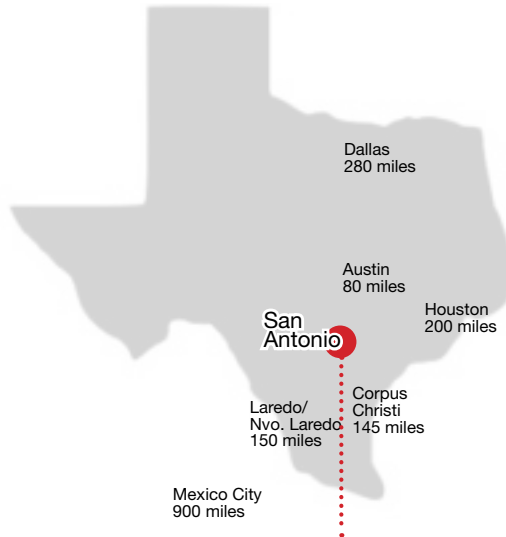


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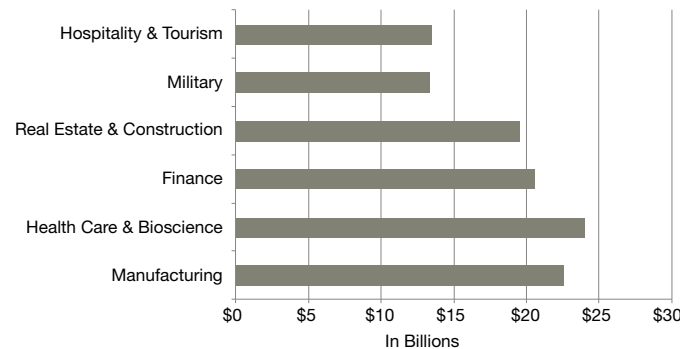
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Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	32
2	Tesoro Corp	98
3	USAA	114
4	CST Brands, Inc	299
5	iHeartMedia	414



Demographics: 1-Mile

Summary	Census 2010	2017	2022			
Population	2,305	3,312	3,739			
Households	990	1,457	1,648			
Families	681	926	1,036			
Average Household Size	2.33	2.27	2.27			
Owner Occupied Housing Units	749	944	1,054			
Renter Occupied Housing Units	241	513	594			
Median Age	46.9	44.9	44.1			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	2.45%	1.67%	0.83%			
Households	2.49%	1.63%	0.79%			
Families	2.27%	1.58%	0.71%			
Owner HHs	2.23%	1.58%	0.72%			
Median Household Income	1.58%	2.23%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	77	5.3%	82	5.0%		
\$15,000 - \$24,999	53	3.6%	52	3.2%		
\$25,000 - \$34,999	86	5.9%	80	4.9%		
\$35,000 - \$49,999	76	5.2%	70	4.2%		
\$50,000 - \$74,999	290	19.9%	294	17.8%		
\$75,000 - \$99,999	255	17.5%	297	18.0%		
\$100,000 - \$149,999	285	19.6%	368	22.3%		
\$150,000 - \$199,999	124	8.5%	157	9.5%		
\$200,000+	210	14.4%	247	15.0%		
Median Household Income	\$87,349		\$94,452			
Average Household Income	\$127,655		\$139,627			
Per Capita Income	\$57,620		\$63,052			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	86	3.7%	121	3.7%	143	3.8%
5 - 9	104	4.5%	134	4.0%	154	4.1%
10 - 14	123	5.3%	157	4.7%	170	4.5%
15 - 19	143	6.2%	155	4.7%	166	4.4%
20 - 24	131	5.7%	232	7.0%	224	6.0%
25 - 34	235	10.2%	494	14.9%	575	15.4%
35 - 44	257	11.2%	366	11.1%	476	12.7%
45 - 54	407	17.7%	410	12.4%	417	11.2%
55 - 64	384	16.7%	514	15.5%	522	14.0%
65 - 74	291	12.6%	441	13.3%	493	13.2%
75 - 84	108	4.7%	223	6.7%	315	8.4%
85+	33	1.4%	65	2.0%	83	2.2%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,002	86.9%	2,788	84.2%	3,091	82.7%
Black Alone	58	2.5%	91	2.7%	110	2.9%
American Indian Alone	7	0.3%	12	0.4%	14	0.4%
Asian Alone	86	3.7%	164	5.0%	217	5.8%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	101	4.4%	164	5.0%	192	5.1%
Two or More Races	50	2.2%	91	2.7%	113	3.0%
Hispanic Origin (Any Race)	628	27.2%	1,053	31.8%	1,277	34.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 3-Mile

Summary	Census 2010		2017		2022	
Population	48,827		57,072		62,422	
Households	19,379		22,842		25,171	
Families	10,965		12,552		13,641	
Average Household Size	2.34		2.35		2.34	
Owner Occupied Housing Units	10,337		11,198		12,099	
Renter Occupied Housing Units	9,042		11,644		13,072	
Median Age	29.6		31.7		32.8	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.81%		1.67%		0.83%	
Households	1.96%		1.63%		0.79%	
Families	1.68%		1.58%		0.71%	
Owner HHs	1.56%		1.58%		0.72%	
Median Household Income	1.91%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	2,525	11.1%	2,669	10.6%		
\$15,000 - \$24,999	1,450	6.3%	1,414	5.6%		
\$25,000 - \$34,999	1,486	6.5%	1,398	5.6%		
\$35,000 - \$49,999	1,834	8.0%	1,714	6.8%		
\$50,000 - \$74,999	3,737	16.4%	3,827	15.2%		
\$75,000 - \$99,999	2,805	12.3%	3,233	12.8%		
\$100,000 - \$149,999	3,640	15.9%	4,560	18.1%		
\$150,000 - \$199,999	1,999	8.8%	2,449	9.7%		
\$200,000+	3,363	14.7%	3,908	15.5%		
Median Household Income	\$77,702		\$85,404			
Average Household Income	\$118,372		\$130,187			
Per Capita Income	\$48,601		\$53,577			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,263	4.6%	2,489	4.4%	2,792	4.5%
5 - 9	2,482	5.1%	2,644	4.6%	2,777	4.4%
10 - 14	2,656	5.4%	2,831	5.0%	2,967	4.8%
15 - 19	6,419	13.1%	6,487	11.4%	6,684	10.7%
20 - 24	6,939	14.2%	7,238	12.7%	7,352	11.8%
25 - 34	6,613	13.5%	9,671	16.9%	10,902	17.5%
35 - 44	5,544	11.4%	6,435	11.3%	7,788	12.5%
45 - 54	6,167	12.6%	6,218	10.9%	6,335	10.1%
55 - 64	5,261	10.8%	6,225	10.9%	6,496	10.4%
65 - 74	2,769	5.7%	4,380	7.7%	5,070	8.1%
75 - 84	1,342	2.7%	1,830	3.2%	2,509	4.0%
85+	371	0.8%	625	1.1%	751	1.2%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	37,832	77.5%	42,776	75.0%	45,799	73.4%
Black Alone	2,639	5.4%	3,189	5.6%	3,564	5.7%
American Indian Alone	223	0.5%	280	0.5%	318	0.5%
Asian Alone	3,363	6.9%	4,662	8.2%	5,792	9.3%
Pacific Islander Alone	87	0.2%	110	0.2%	128	0.2%
Some Other Race Alone	3,044	6.2%	3,882	6.8%	4,283	6.9%
Two or More Races	1,639	3.4%	2,172	3.8%	2,538	4.1%
Hispanic Origin (Any Race)	17,221	35.3%	21,759	38.1%	24,972	40.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 5-Mile

Summary	Census 2010		2017		2022	
Population	176,875		197,534		211,839	
Households	73,462		81,477		87,426	
Families	42,475		46,389		49,323	
Average Household Size	2.35		2.37		2.38	
Owner Occupied Housing Units	37,425		38,941		41,296	
Renter Occupied Housing Units	36,037		42,536		46,130	
Median Age	32.2		33.7		34.4	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.41%		1.67%		0.83%	
Households	1.42%		1.63%		0.79%	
Families	1.23%		1.58%		0.71%	
Owner HHs	1.18%		1.58%		0.72%	
Median Household Income	2.56%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	7,688	9.4%	7,945	9.1%		
\$15,000 - \$24,999	6,539	8.0%	6,261	7.2%		
\$25,000 - \$34,999	6,975	8.6%	6,420	7.3%		
\$35,000 - \$49,999	9,263	11.4%	8,605	9.8%		
\$50,000 - \$74,999	13,550	16.6%	13,730	15.7%		
\$75,000 - \$99,999	10,109	12.4%	11,562	13.2%		
\$100,000 - \$149,999	12,633	15.5%	15,393	17.6%		
\$150,000 - \$199,999	6,143	7.5%	7,323	8.4%		
\$200,000+	8,578	10.5%	10,188	11.7%		
Median Household Income	\$67,181		\$76,233			
Average Household Income	\$99,874		\$111,773			
Per Capita Income	\$41,735		\$46,645			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,632	6.0%	10,992	5.6%	12,025	5.7%
5 - 9	10,711	6.1%	11,105	5.6%	11,396	5.4%
10 - 14	10,681	6.0%	11,164	5.7%	11,413	5.4%
15 - 19	14,455	8.2%	14,929	7.6%	15,253	7.2%
20 - 24	19,786	11.2%	19,321	9.8%	20,311	9.6%
25 - 34	29,153	16.5%	35,722	18.1%	37,790	17.8%
35 - 44	23,088	13.1%	26,096	13.2%	29,846	14.1%
45 - 54	23,402	13.2%	23,302	11.8%	23,360	11.0%
55 - 64	18,323	10.4%	21,355	10.8%	22,230	10.5%
65 - 74	9,618	5.4%	14,557	7.4%	16,995	8.0%
75 - 84	5,073	2.9%	6,475	3.3%	8,403	4.0%
85+	1,952	1.1%	2,515	1.3%	2,818	1.3%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	135,529	76.6%	146,492	74.2%	154,062	72.7%
Black Alone	9,219	5.2%	10,892	5.5%	12,055	5.7%
American Indian Alone	966	0.5%	1,111	0.6%	1,215	0.6%
Asian Alone	11,365	6.4%	14,978	7.6%	18,166	8.6%
Pacific Islander Alone	208	0.1%	255	0.1%	296	0.1%
Some Other Race Alone	13,358	7.6%	16,040	8.1%	17,240	8.1%
Two or More Races	6,229	3.5%	7,766	3.9%	8,805	4.2%
Hispanic Origin (Any Race)	70,543	39.9%	84,048	42.5%	93,946	44.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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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:

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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.

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<u>REOC General Partner, LLC</u>	<u>4933853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</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>N/A</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Blake McFarlane Bonner</u>	<u>334780</u>	<u>dbonner@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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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;
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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone

N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Christopher Michael Morse	629643	mmorse@reocsanantonio.com	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

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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>Hans G. Rohl</u>	<u>371771</u>	<u>hrohl@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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