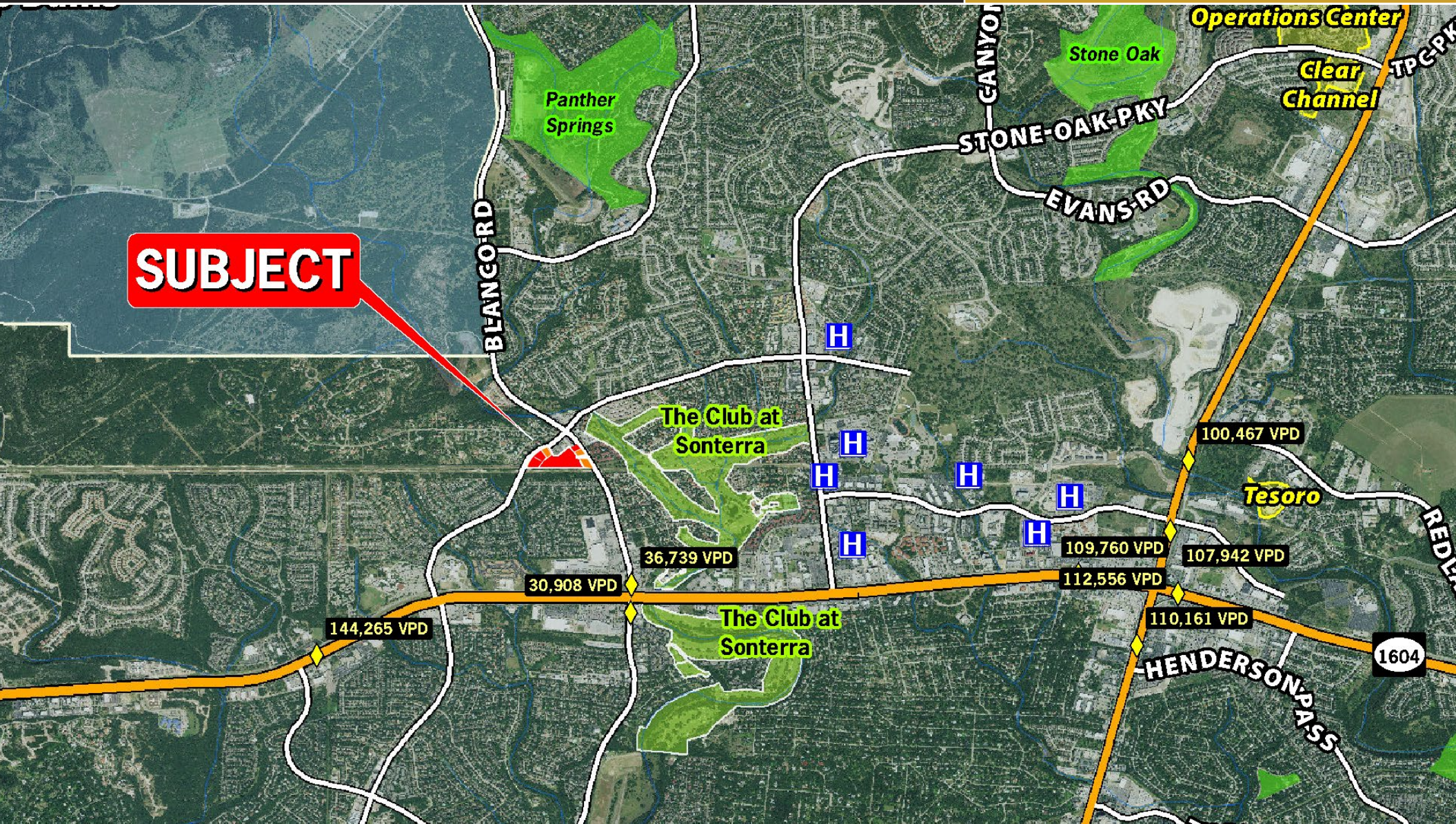


Blanco Rd & Huebner Rd - 13.368 ac.

19615 Blanco Road, San Antonio, Texas 78258

Land & Pad Sites for Sale



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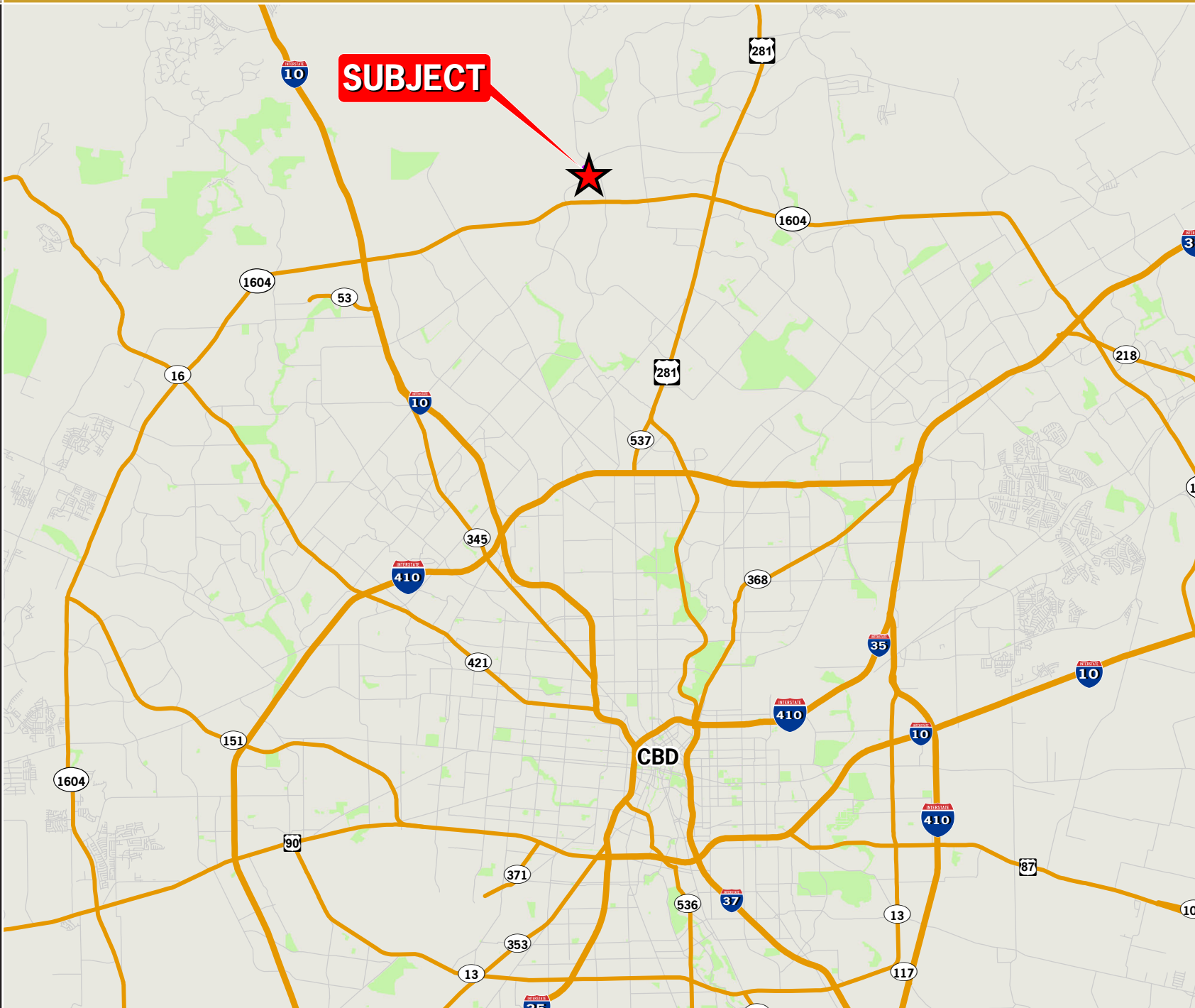


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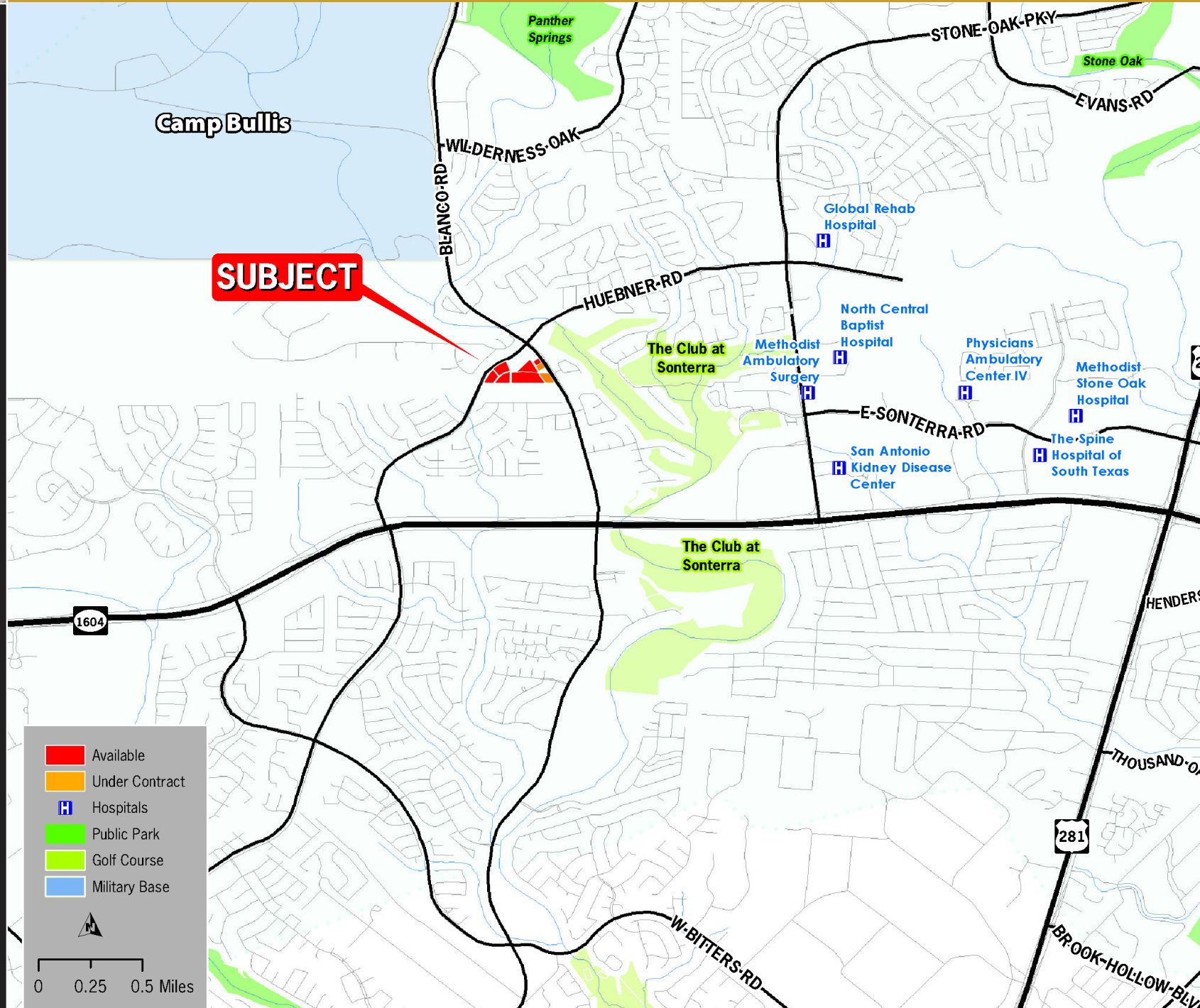


City Location Map





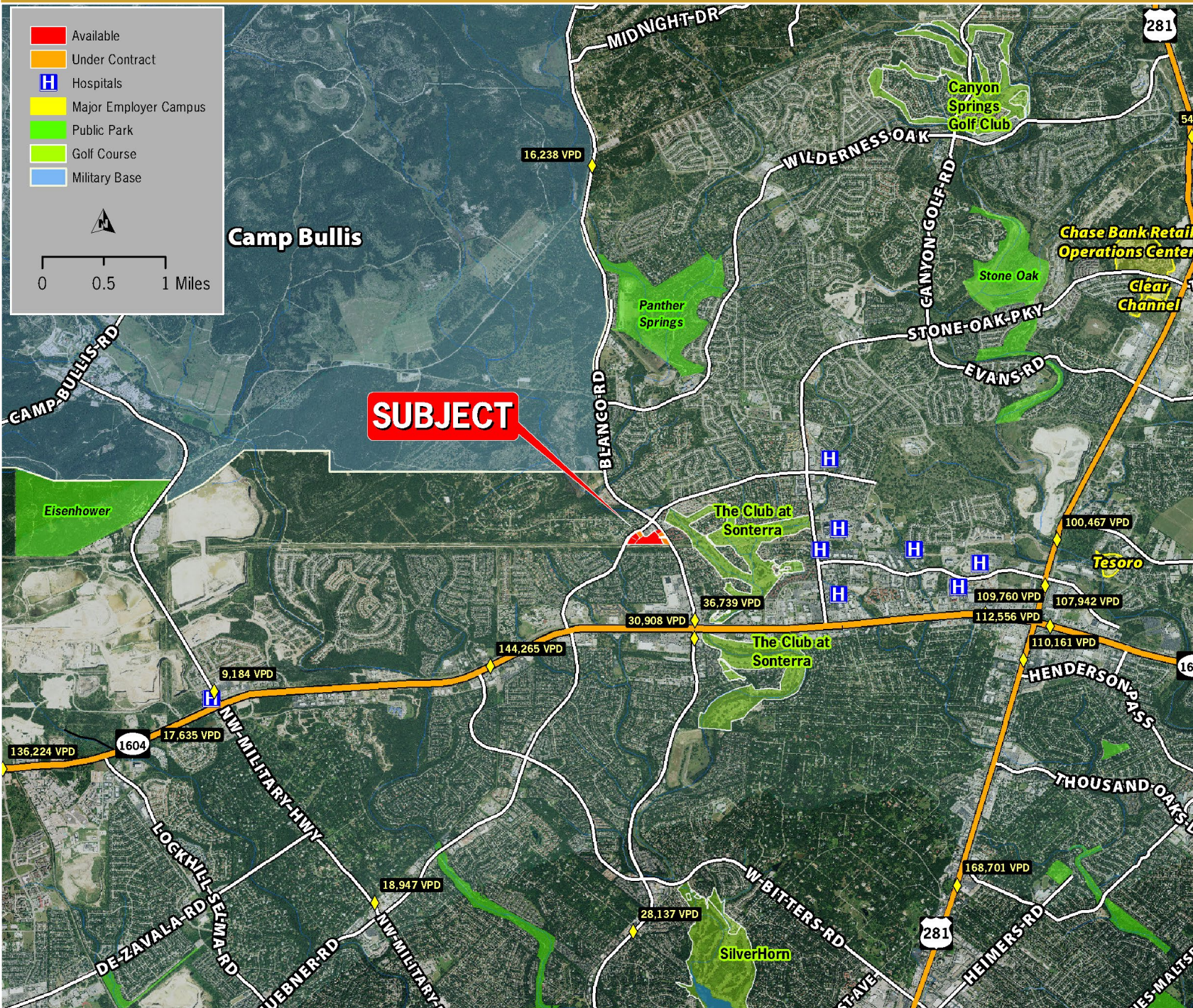
Area Location Map



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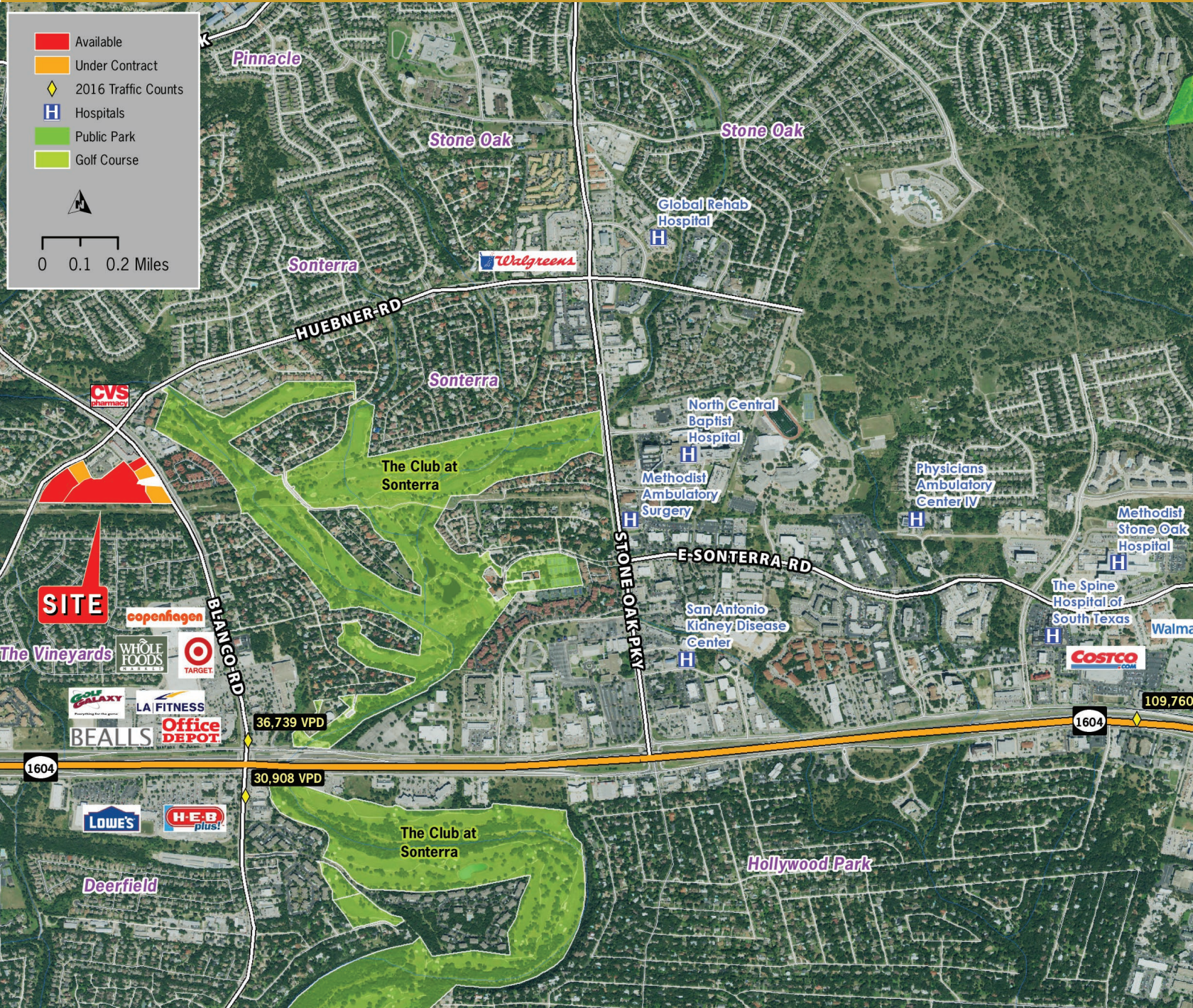


Aerial Map





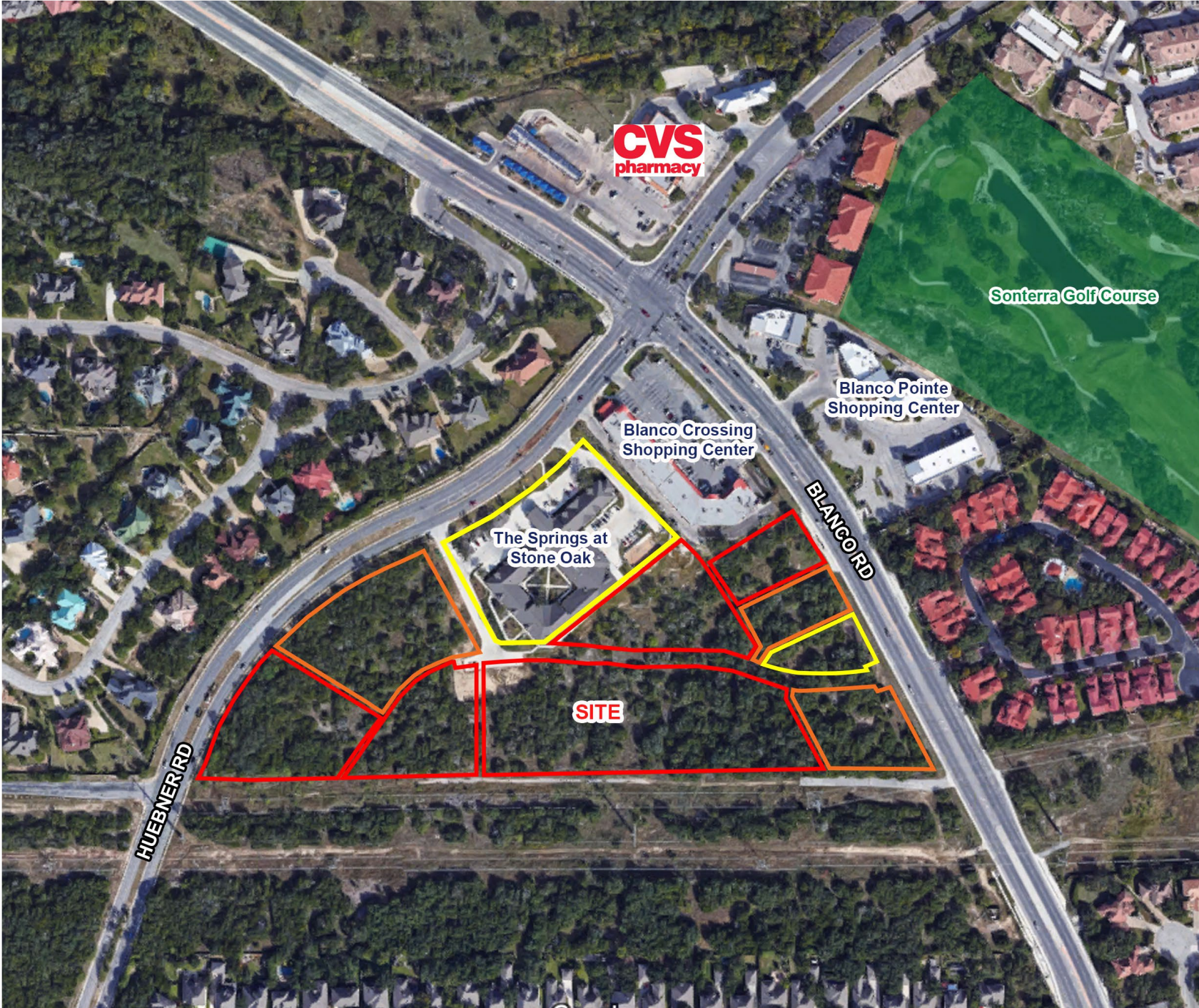
Aerial Map



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Site Aerial



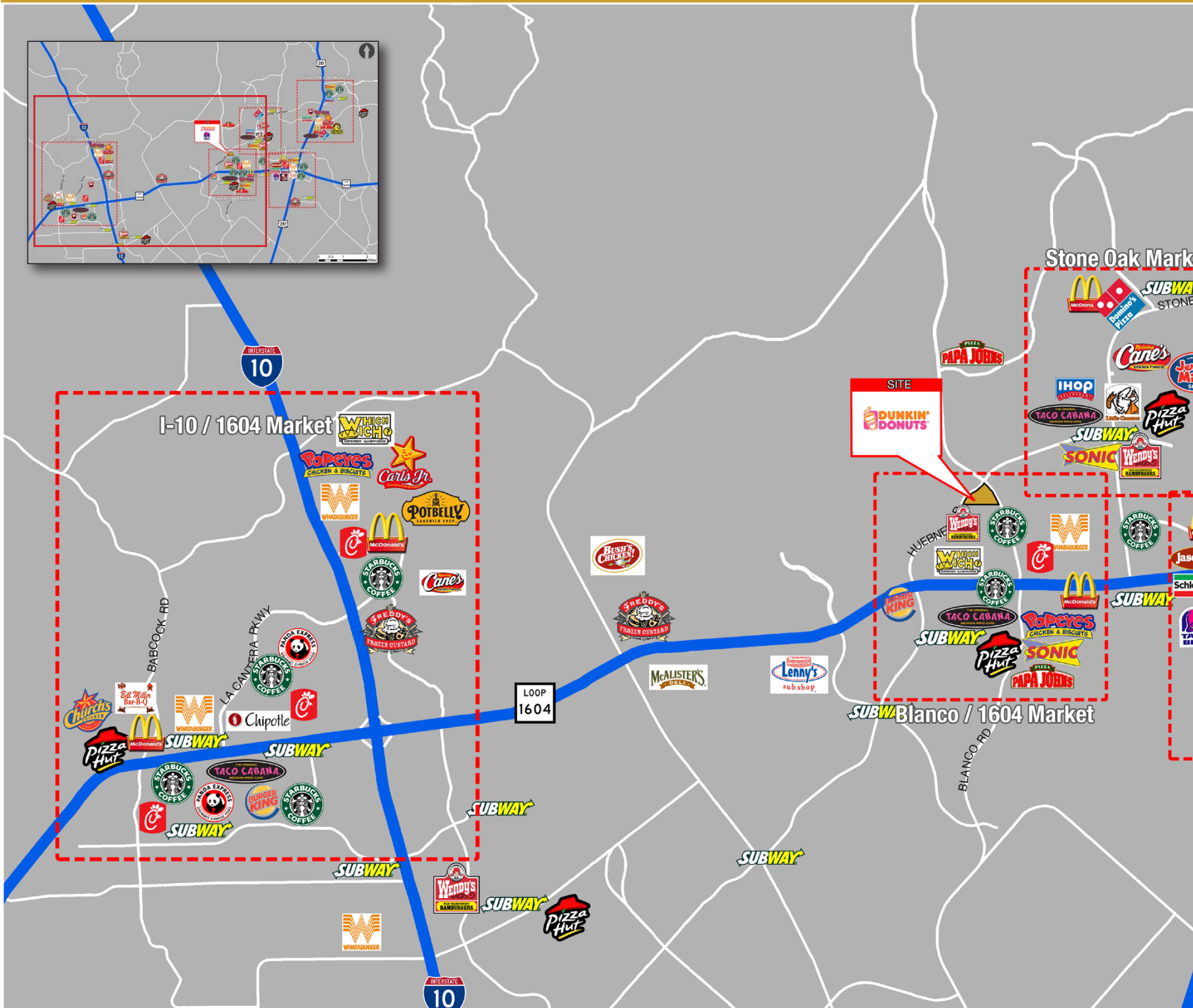


Oblique Aerial Photo





QSR Map I-10 - Blanco Rd



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QSR Map Blanco Rd - Hwy 281



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Site Plan



Note: Bulk purchase of lots 9, 10 & 11 - Call Broker



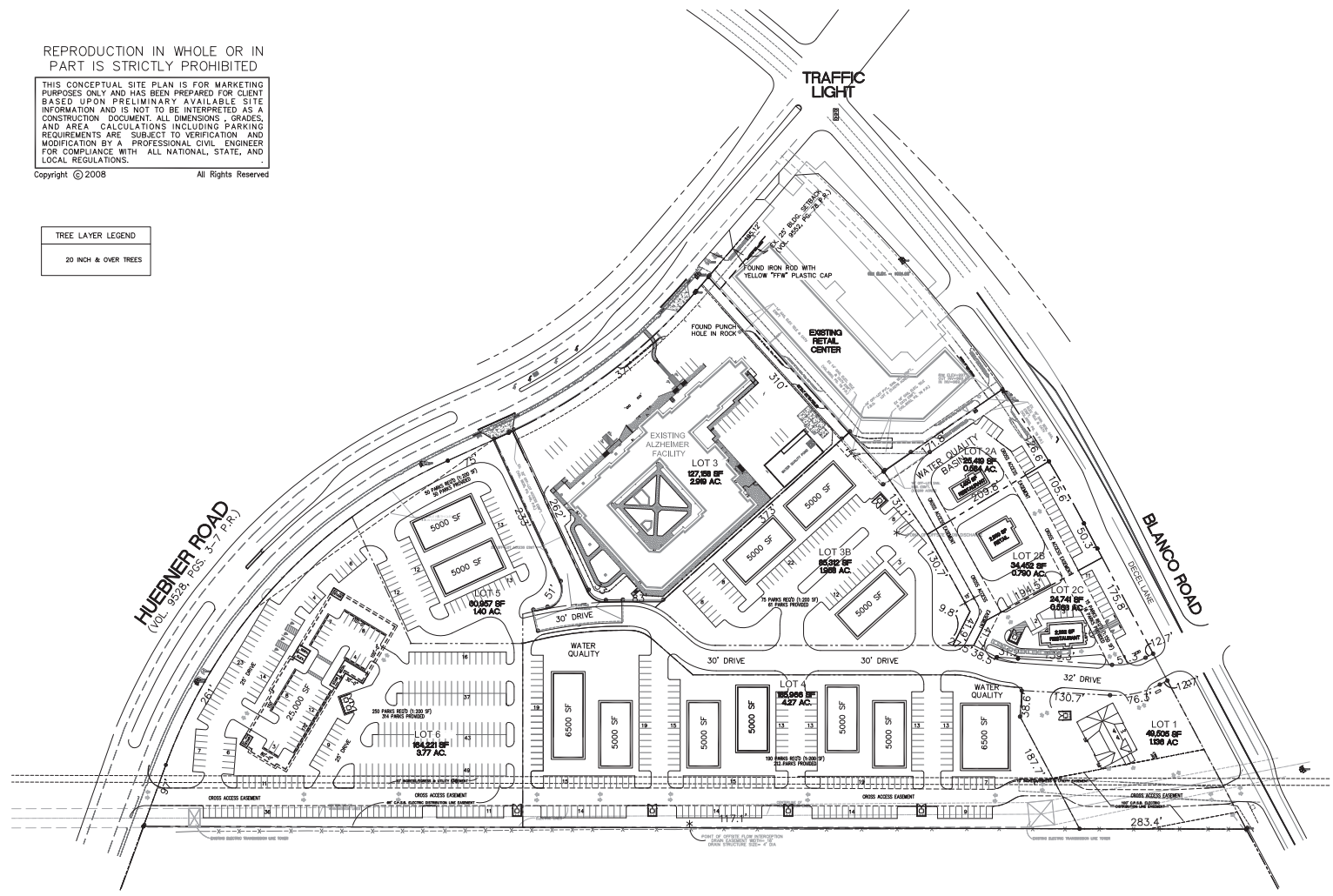
Conceptual Master Plan

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TREE LAYER LEGEND
20 INCH & OVER TREES



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BLANCO AT
 HUEBNER
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Property Summary

Address	19615 Blanco Road San Antonio, TX 78258	Comments
Location	SEC Huebner Rd & Blanco Rd	<ul style="list-style-type: none"> ▪ Corner tract with great access and visibility from adjacent thoroughfares
Property Details	13.368 Acres	<ul style="list-style-type: none"> ▪ Corner location offers easy and convenient ingress and egress ▪ At the “west gate” entry to the master planned development community of Stone Oak ▪ Accessible to Stone Oak without the related congestion
Legal Description	NCB 16334 P-23 (.711) P-26A (9.9116), P-37 (4.986) P-38 (.1474)“GREYSTONE” ANNEXATN	<ul style="list-style-type: none"> ▪ High residential demand area in San Antonio with residential community prices range from \$300,000 to several million dollars
Zoning	C-3	<ul style="list-style-type: none"> ▪ Surrounded by numerous well established subdivisions including many prestigious executive residential areas
Utilities	Water and sewer provided by SAWS; electrical and gas service by CPS	<ul style="list-style-type: none"> ▪ Great shopping with all major retailers, recreation, and fitness centers located in close proximity
Frontage	832’ along Huebner Road 744’ along Blanco Road	<ul style="list-style-type: none"> ▪ Surrounding retailers include Target, HEB Plus, and Whole Foods within 1 mile ▪ Conveniently located between the South Texas and Stone Oak Medical Centers
Traffic Counts	Blanco Rd at Loop 1604; 42,776 vpd (2019) Loop 1604, west of Huebner Rd; 164,218 vpd (2019) Source: TxDOT Statewide Planning Map	<ul style="list-style-type: none"> ▪ Quick accessibility to the Stone Oak Medical Center area ▪ Accessible to the South Texas Medical Center via Huebner Road ▪ Easy access back to Loop 1604 by either Blanco Rd or Huebner Rd ▪ Shortcut access back to US Hwy 281 via Blanco Rd/Bitters Rd ▪ Huebner Road sites highest and best uses include medical and office ▪ Potential office sites would provide potential hill country and cityscape views ▪ Blanco Road sites highest and best uses include retail, banking, and restaurants



Demographics: 1-Mile

Summary	Census 2010		Census 2020		2022	2027
Population	9,923		10,138		10,190	10,482
Households	3,874		4,036		4,101	4,216
Families	2,797		-		2,819	2,902
Average Household Size	2.56		2.47		2.44	2.44
Owner Occupied Housing Units	2,718		-		2,741	2,873
Renter Occupied Housing Units	1,161		-		1,361	1,343
Median Age	36.5		-		38.6	37.7
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	0.57%		0.88%		0.25%	
Households	0.55%		0.92%		0.31%	
Families	0.58%		0.96%		0.28%	
Owner HHs	0.95%		1.19%		0.53%	
Median Household Income	4.95%		2.93%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	163	4.0%	119	2.8%	119	2.8%
\$15,000 - \$24,999	126	3.1%	94	2.2%	94	2.2%
\$25,000 - \$34,999	152	3.7%	129	3.1%	129	3.1%
\$35,000 - \$49,999	294	7.2%	308	7.3%	308	7.3%
\$50,000 - \$74,999	633	15.4%	482	11.4%	482	11.4%
\$75,000 - \$99,999	532	13.0%	362	8.6%	362	8.6%
\$100,000 - \$149,999	590	14.4%	726	17.2%	726	17.2%
\$150,000 - \$199,999	668	16.3%	952	22.6%	952	22.6%
\$200,000+	943	23.0%	1,043	24.7%	1,043	24.7%
Median Household Income	\$109,640		\$139,626		\$139,626	
Average Household Income	\$156,964		\$178,365		\$178,365	
Per Capita Income	\$60,076		\$68,310		\$68,310	
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	601	6.1%	530	5.2%	602	5.7%
5 - 9	847	8.5%	584	5.7%	633	6.0%
10 - 14	851	8.6%	662	6.5%	591	5.6%
15 - 19	740	7.5%	702	6.9%	532	5.1%
20 - 24	493	5.0%	583	5.7%	477	4.6%
25 - 34	1,176	11.9%	1,524	15.0%	1,899	18.1%
35 - 44	1,720	17.3%	1,417	13.9%	1,665	15.9%
45 - 54	1,649	16.6%	1,480	14.5%	1,283	12.2%
55 - 64	1,084	10.9%	1,304	12.8%	1,246	11.9%
65 - 74	508	5.1%	866	8.5%	888	8.5%
75 - 84	201	2.0%	395	3.9%	507	4.8%
85+	52	0.5%	145	1.4%	158	1.5%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,263	83.3%	5,862	57.8%	5,716	56.1%
Black Alone	321	3.2%	397	3.9%	397	3.9%
American Indian Alone	14	0.1%	45	0.4%	46	0.5%
Asian Alone	770	7.8%	887	8.7%	889	8.7%
Pacific Islander Alone	11	0.1%	15	0.1%	15	0.1%
Some Other Race Alone	288	2.9%	625	6.2%	646	6.3%
Two or More Races	255	2.6%	2,307	22.8%	2,481	24.3%
Hispanic Origin (Any Race)	2,837	28.6%	3,424	33.8%	3,613	35.5%

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.

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Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022	2027
Population	57,375		65,638		67,562	69,374
Households	21,527		25,001		25,786	26,608
Families	15,423		-		17,569	18,123
Average Household Size	2.65		2.60		2.59	2.58
Owner Occupied Housing Units	15,241		-		17,176	17,867
Renter Occupied Housing Units	6,283		-		8,611	8,741
Median Age	37.7		-		38.5	38.1
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	0.53%		0.88%		0.25%	
Households	0.63%		0.92%		0.31%	
Families	0.62%		0.96%		0.28%	
Owner HHs	0.79%		1.19%		0.53%	
Median Household Income	2.27%		2.93%		3.12%	
Households by Income			Number	Percent	Number	Percent
<\$15,000			980	3.8%	723	2.7%
\$15,000 - \$24,999			761	3.0%	547	2.1%
\$25,000 - \$34,999			1,233	4.8%	983	3.7%
\$35,000 - \$49,999			1,986	7.7%	1,816	6.8%
\$50,000 - \$74,999			3,648	14.1%	3,433	12.9%
\$75,000 - \$99,999			3,122	12.1%	3,018	11.3%
\$100,000 - \$149,999			5,426	21.0%	5,507	20.7%
\$150,000 - \$199,999			3,844	14.9%	4,934	18.5%
\$200,000+			4,785	18.6%	5,646	21.2%
Median Household Income			\$107,439		\$120,181	
Average Household Income			\$147,055		\$166,167	
Per Capita Income			\$56,554		\$64,203	
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,362	5.9%	3,653	5.4%	3,975	5.7%
5 - 9	4,504	7.9%	4,114	6.1%	4,246	6.1%
10 - 14	4,903	8.5%	4,689	6.9%	4,215	6.1%
15 - 19	4,180	7.3%	4,539	6.7%	3,908	5.6%
20 - 24	2,941	5.1%	4,026	6.0%	3,511	5.1%
25 - 34	6,381	11.1%	9,456	14.0%	11,250	16.2%
35 - 44	9,315	16.2%	9,412	13.9%	10,633	15.3%
45 - 54	9,294	16.2%	9,288	13.7%	8,598	12.4%
55 - 64	6,631	11.6%	8,489	12.6%	7,986	11.5%
65 - 74	3,227	5.6%	5,929	8.8%	6,346	9.1%
75 - 84	1,764	3.1%	2,762	4.1%	3,452	5.0%
85+	871	1.5%	1,205	1.8%	1,253	1.8%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,503	84.5%	39,257	59.8%	39,272	58.1%
Black Alone	1,862	3.2%	2,721	4.1%	2,814	4.2%
American Indian Alone	188	0.3%	351	0.5%	365	0.5%
Asian Alone	3,450	6.0%	4,596	7.0%	4,754	7.0%
Pacific Islander Alone	55	0.1%	52	0.1%	53	0.1%
Some Other Race Alone	1,795	3.1%	3,844	5.9%	4,043	6.0%
Two or More Races	1,521	2.7%	14,816	22.6%	16,261	24.1%
Hispanic Origin (Any Race)	15,989	27.9%	22,598	34.4%	24,275	35.9%

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.

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Demographics: 5-Mile

Summary	Census 2010		Census 2020		2022	2027
Population	152,912		175,846		182,124	185,620
Households	61,695		70,362		72,892	74,608
Families	40,919		-		46,760	47,877
Average Household Size	2.47		2.48		2.48	2.47
Owner Occupied Housing Units	38,818		-		44,237	45,828
Renter Occupied Housing Units	22,876		-		28,655	28,780
Median Age	37.7		-		38.8	38.8
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	0.38%		0.88%		0.25%	
Households	0.47%		0.92%		0.31%	
Families	0.47%		0.96%		0.28%	
Owner HHs	0.71%		1.19%		0.53%	
Median Household Income	2.41%		2.93%		3.12%	
Households by Income			Number	Percent	Number	Percent
<\$15,000			3,253	4.5%	2,347	3.1%
\$15,000 - \$24,999			3,097	4.2%	2,166	2.9%
\$25,000 - \$34,999			4,292	5.9%	3,296	4.4%
\$35,000 - \$49,999			6,538	9.0%	6,019	8.1%
\$50,000 - \$74,999			12,286	16.9%	12,438	16.7%
\$75,000 - \$99,999			9,382	12.9%	9,318	12.5%
\$100,000 - \$149,999			14,305	19.6%	14,759	19.8%
\$150,000 - \$199,999			9,198	12.6%	11,773	15.8%
\$200,000+			10,541	14.5%	12,492	16.7%
Median Household Income			\$92,258		\$103,922	
Average Household Income			\$129,266		\$146,843	
Per Capita Income			\$52,020		\$59,337	
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,910	5.8%	9,705	5.3%	10,305	5.6%
5 - 9	10,505	6.9%	10,669	5.9%	10,814	5.8%
10 - 14	11,475	7.5%	11,697	6.4%	10,899	5.9%
15 - 19	10,093	6.6%	11,138	6.1%	10,140	5.5%
20 - 24	9,493	6.2%	11,452	6.3%	10,526	5.7%
25 - 34	20,056	13.1%	26,175	14.4%	28,557	15.4%
35 - 44	22,880	15.0%	26,083	14.3%	28,605	15.4%
45 - 54	24,098	15.8%	23,918	13.1%	22,971	12.4%
55 - 64	19,122	12.5%	23,289	12.8%	21,646	11.7%
65 - 74	9,663	6.3%	17,119	9.4%	17,792	9.6%
75 - 84	4,783	3.1%	8,066	4.4%	10,223	5.5%
85+	1,834	1.2%	2,814	1.5%	3,141	1.7%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	126,951	83.0%	102,895	58.5%	103,376	56.8%
Black Alone	6,105	4.0%	8,820	5.0%	9,437	5.1%
American Indian Alone	665	0.4%	1,222	0.7%	1,262	0.7%
Asian Alone	7,053	4.6%	10,697	6.1%	11,235	6.2%
Pacific Islander Alone	149	0.1%	248	0.1%	254	0.1%
Some Other Race Alone	7,467	4.9%	12,054	6.9%	12,726	7.0%
Two or More Races	4,522	3.0%	39,911	22.7%	44,086	24.2%
Hispanic Origin (Any Race)	47,251	30.9%	64,690	36.8%	69,686	38.3%

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.

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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:

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly Sue Gattley	652669	kgattley@reocsanantonio.com	(210) 524-4000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

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TAR 2501

IABS 1-0

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