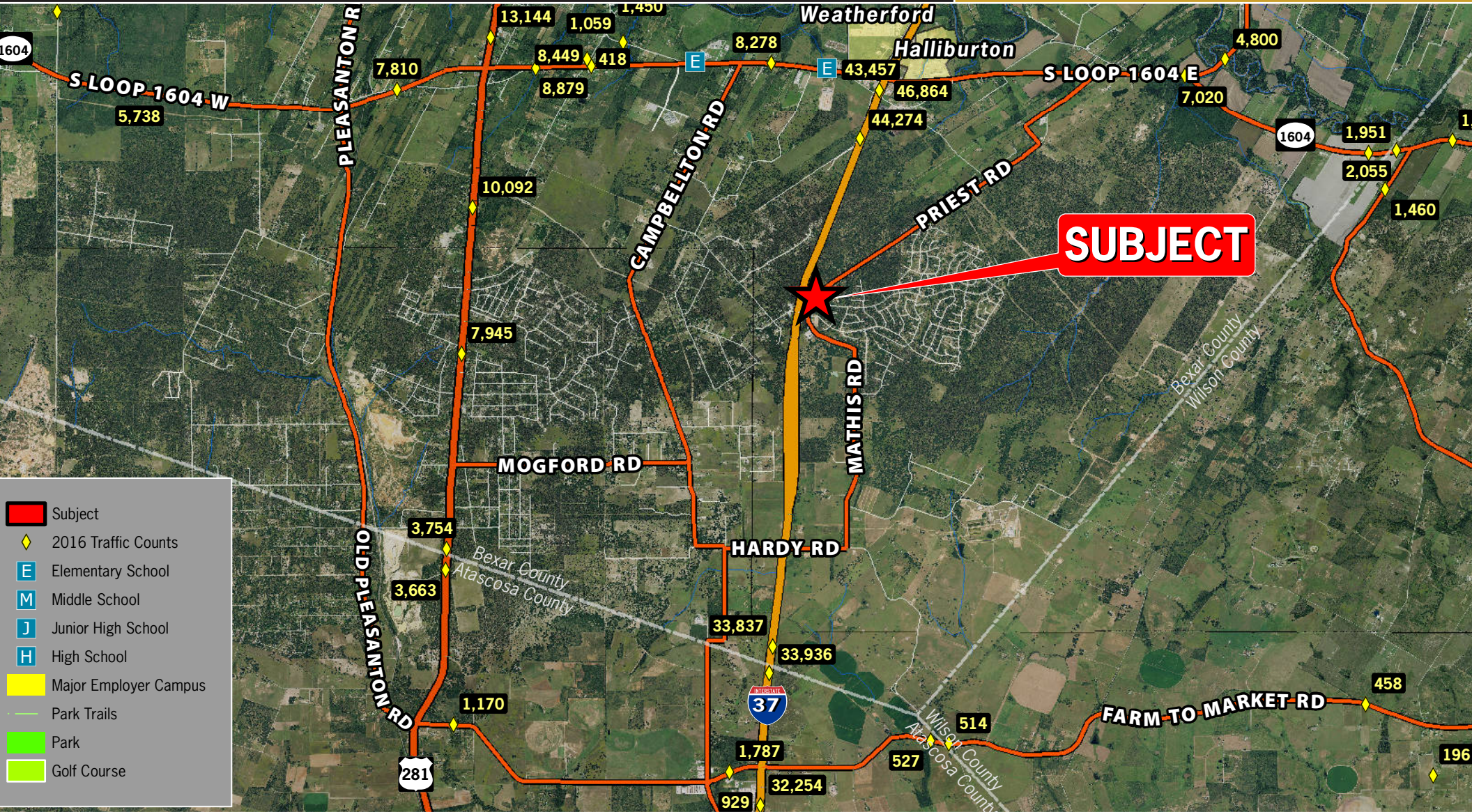


# Priest Road - 3.4 acres

IH-37 at Priest Rd

Major Price Reduction

For Sale



- Subject
- 2016 Traffic Counts
- Elementary School
- Middle School
- Junior High School
- High School
- Major Employer Campus
- Park Trails
- Park
- Golf Course



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# Property Summary

Address	IH-37 at Priest Rd San Antonio, TX 78112
Property Details	3.4 Acres
Location	IH-37 at Priest Rd
Legal Description	CB 4131 P-23 ABS 107 (FORMERLY P-2C)
Zoning	OCL
Road Frontage	207.8 on IH-37 Access Road 435.5 on Priest Rd

## Comments

- Excellent visibility
- Quick access to IH-37
- Well located in southeast Bexar County
- Corner location offers convenient ingress and egress
- Ideal for a variety of commercial uses



# Quote Sheet

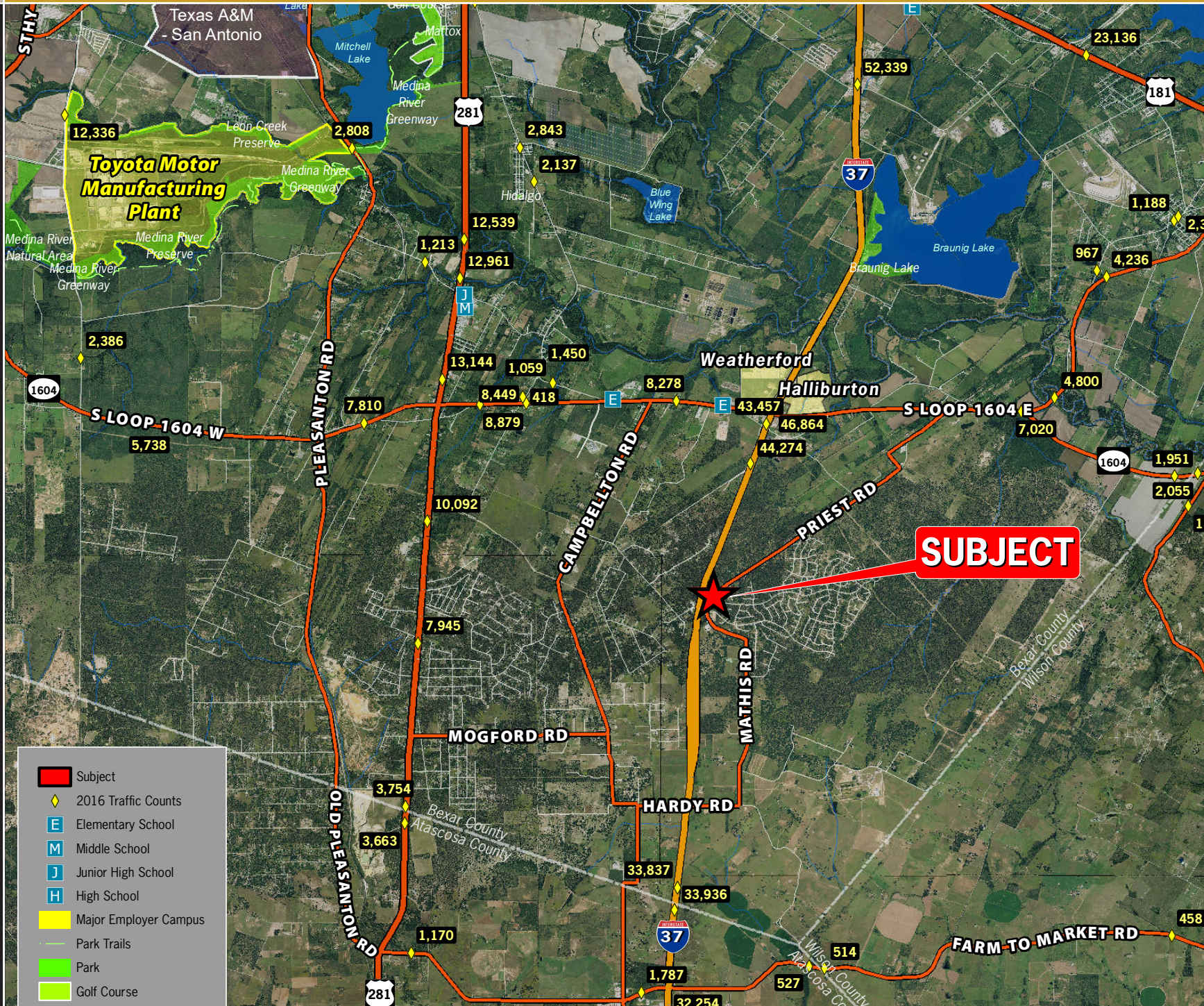
<b>Sale Price</b>	<del>\$250,000</del> \$199,000 (\$1.34 per square foot)
<b>Total Available</b>	3.4 Acres
<b>Title Commitment</b>	Delivered to Buyer within ten (10) days of contract Effective Date
<b>Survey</b>	TBD
<b>Feasibility Period</b>	TBD
<b>Closing</b>	TBD
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

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.

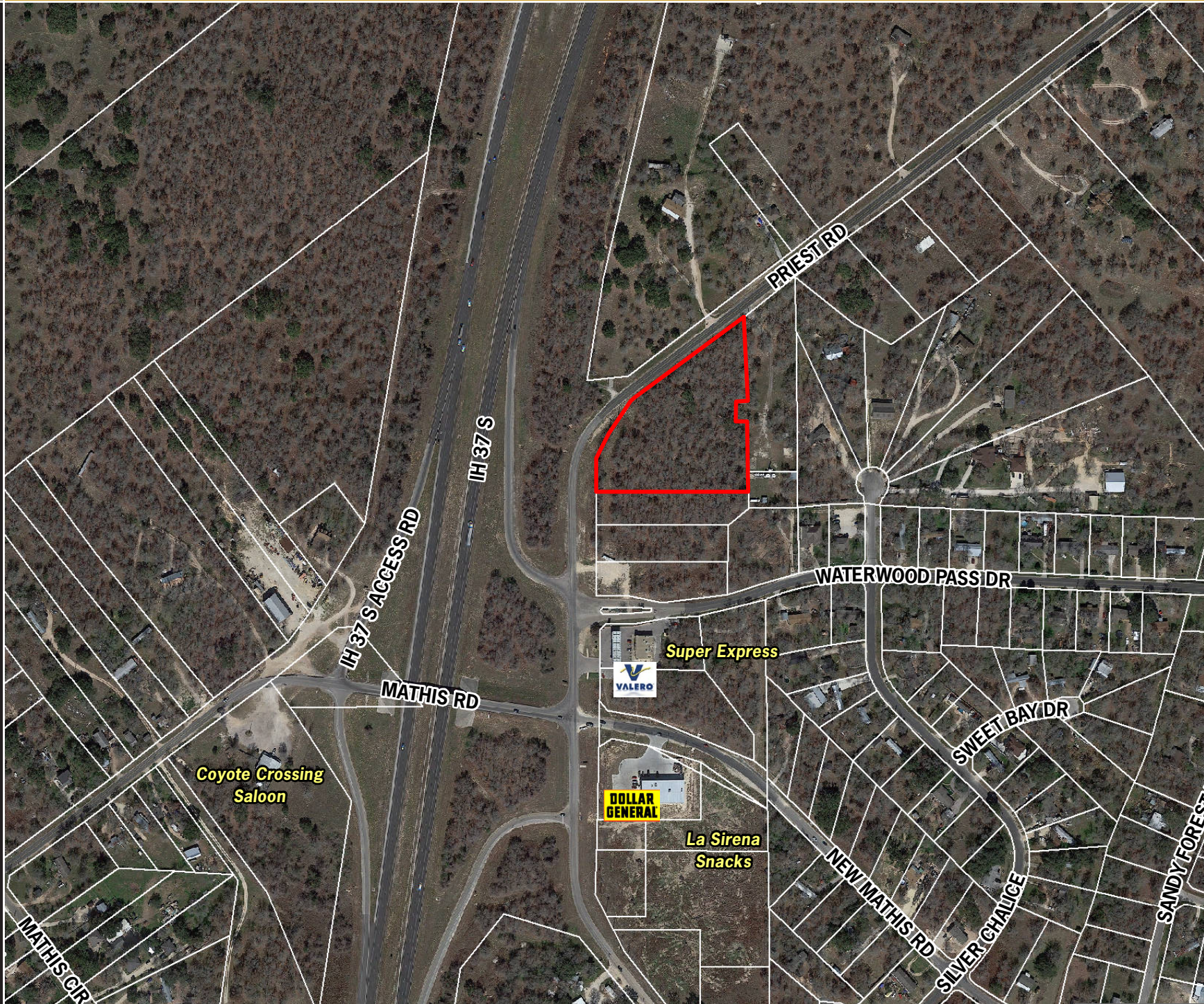


# Area Location Map





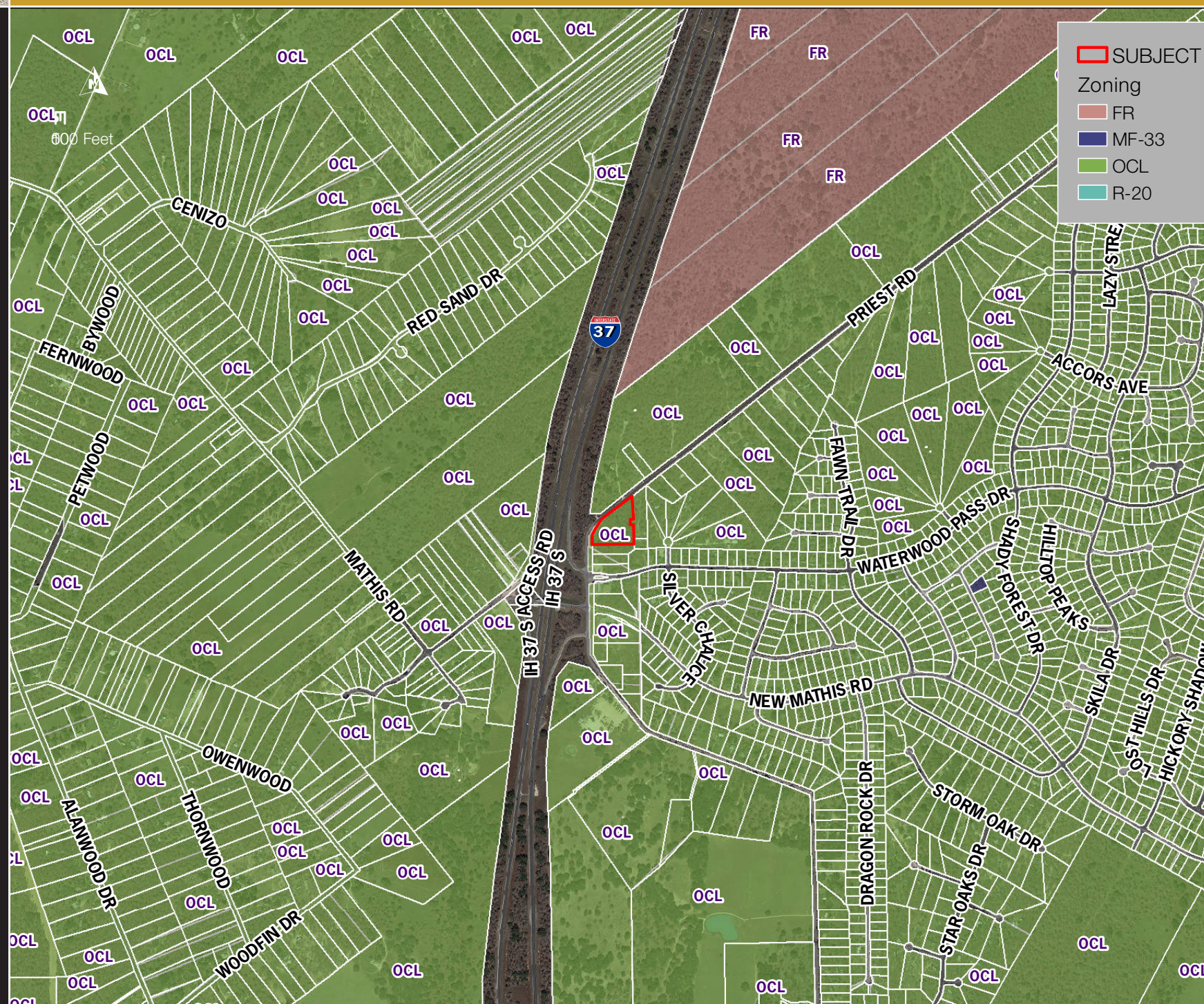
# Aerial Map



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# Zoning Map



	SUBJECT
	Zoning
	FR
	MF-33
	OCL
	R-20

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# San Antonio Overview

## Largest U.S. Cities

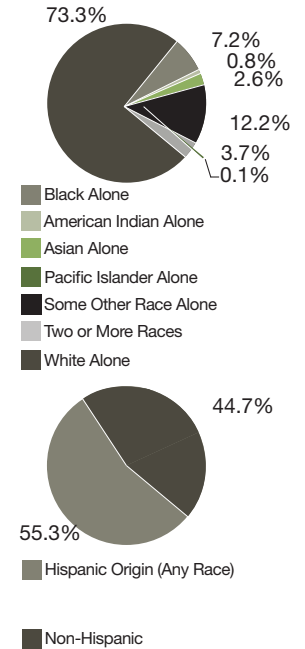
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

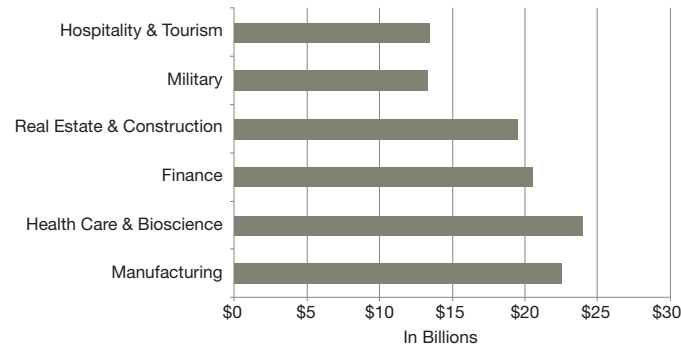
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	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 2021 & 2026; Fortune



# Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	1,721		1,887		1,999	
Households	530		584		619	
Families	426		463		489	
Average Household Size	3.25		3.23		3.23	
Owner Occupied Housing Units	450		492		527	
Renter Occupied Housing Units	80		92		92	
Median Age	32.4		33.5		34.1	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.16%		1.54%		0.71%	
Households	1.17%		1.53%		0.71%	
Families	1.10%		1.49%		0.64%	
Owner HHs	1.38%		1.79%		0.91%	
Median Household Income	2.40%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			72	12.3%	65	10.5%
\$15,000 - \$24,999			96	16.4%	83	13.4%
\$25,000 - \$34,999			58	9.9%	59	9.5%
\$35,000 - \$49,999			85	14.6%	92	14.9%
\$50,000 - \$74,999			103	17.6%	118	19.1%
\$75,000 - \$99,999			52	8.9%	59	9.5%
\$100,000 - \$149,999			55	9.4%	70	11.3%
\$150,000 - \$199,999			13	2.2%	17	2.7%
\$200,000+			49	8.4%	55	8.9%
Median Household Income			\$45,659		\$51,418	
Average Household Income			\$75,113		\$83,348	
Per Capita Income			\$22,345		\$24,845	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	130	7.5%	131	6.9%	138	6.9%
5 - 9	157	9.1%	130	6.9%	137	6.9%
10 - 14	162	9.4%	147	7.8%	135	6.8%
15 - 19	180	10.5%	143	7.6%	143	7.2%
20 - 24	105	6.1%	173	9.2%	143	7.2%
25 - 34	174	10.1%	247	13.1%	327	16.4%
35 - 44	254	14.8%	220	11.7%	199	10.0%
45 - 54	259	15.0%	243	12.9%	251	12.6%
55 - 64	180	10.5%	239	12.7%	240	12.0%
65 - 74	80	4.6%	147	7.8%	195	9.8%
75 - 84	33	1.9%	55	2.9%	74	3.7%
85+	8	0.5%	10	0.5%	15	0.8%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,291	75.0%	1,372	72.7%	1,455	72.8%
Black Alone	37	2.1%	44	2.3%	48	2.4%
American Indian Alone	19	1.1%	20	1.1%	21	1.1%
Asian Alone	6	0.3%	7	0.4%	8	0.4%
Pacific Islander Alone	1	0.1%	1	0.1%	1	0.1%
Some Other Race Alone	301	17.5%	363	19.2%	379	19.0%
Two or More Races	67	3.9%	80	4.2%	86	4.3%
Hispanic Origin (Any Race)	1,270	73.8%	1,488	78.9%	1,610	80.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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# Demographics: 3-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
Population	8,234		9,601		10,318	
Households	2,479		2,913		3,137	
Families	1,970		2,281		2,449	
Average Household Size	3.32		3.30		3.29	
Owner Occupied Housing Units	2,088		2,430		2,645	
Renter Occupied Housing Units	391		483		492	
Median Age	32.5		33.1		34.3	
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	1.45%		1.54%		0.71%	
Households	1.49%		1.53%		0.71%	
Families	1.43%		1.49%		0.64%	
Owner HHs	1.71%		1.79%		0.91%	
Median Household Income	1.18%		2.15%		2.41%	
<b>Households by Income</b>			<b>2021</b>		<b>2026</b>	
		Number	Percent	Number	Percent	
<\$15,000		325	11.2%	295	9.4%	
\$15,000 - \$24,999		371	12.7%	322	10.3%	
\$25,000 - \$34,999		248	8.5%	247	7.9%	
\$35,000 - \$49,999		419	14.4%	448	14.3%	
\$50,000 - \$74,999		741	25.4%	854	27.2%	
\$75,000 - \$99,999		357	12.3%	413	13.2%	
\$100,000 - \$149,999		268	9.2%	337	10.7%	
\$150,000 - \$199,999		74	2.5%	99	3.2%	
\$200,000+		110	3.8%	123	3.9%	
Median Household Income		\$51,978		\$55,123		
Average Household Income		\$66,274		\$73,134		
Per Capita Income		\$19,987		\$22,105		
<b>Population by Age</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	658	8.0%	712	7.4%	753	7.3%
5 - 9	713	8.7%	705	7.3%	751	7.3%
10 - 14	741	9.0%	697	7.3%	740	7.2%
15 - 19	809	9.8%	668	7.0%	692	6.7%
20 - 24	516	6.3%	752	7.8%	677	6.6%
25 - 34	908	11.0%	1,491	15.5%	1,659	16.1%
35 - 44	1,185	14.4%	1,042	10.9%	1,140	11.1%
45 - 54	1,219	14.8%	1,200	12.5%	1,183	11.5%
55 - 64	856	10.4%	1,203	12.5%	1,238	12.0%
65 - 74	409	5.0%	787	8.2%	999	9.7%
75 - 84	183	2.2%	281	2.9%	401	3.9%
85+	36	0.4%	62	0.6%	83	0.8%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,333	76.9%	7,181	74.8%	7,726	74.9%
Black Alone	173	2.1%	217	2.3%	243	2.4%
American Indian Alone	75	0.9%	87	0.9%	93	0.9%
Asian Alone	28	0.3%	38	0.4%	46	0.4%
Pacific Islander Alone	5	0.1%	5	0.1%	5	0.0%
Some Other Race Alone	1,335	16.2%	1,715	17.9%	1,816	17.6%
Two or More Races	284	3.4%	357	3.7%	389	3.8%
Hispanic Origin (Any Race)	6,014	73.0%	7,519	78.3%	8,265	80.1%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	14,298		16,478		17,692	
Households	4,355		5,052		5,431	
Families	3,459		3,956		4,240	
Average Household Size	3.28		3.26		3.26	
Owner Occupied Housing Units	3,595		4,037		4,392	
Renter Occupied Housing Units	760		1,015		1,038	
Median Age	33.0		33.8		35.2	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.43%		1.54%		0.71%	
Households	1.46%		1.53%		0.71%	
Families	1.40%		1.49%		0.64%	
Owner HHs	1.70%		1.79%		0.91%	
Median Household Income	1.32%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			639	12.6%	578	10.6%
\$15,000 - \$24,999			702	13.9%	635	11.7%
\$25,000 - \$34,999			451	8.9%	465	8.6%
\$35,000 - \$49,999			672	13.3%	689	12.7%
\$50,000 - \$74,999			1,224	24.2%	1,392	25.6%
\$75,000 - \$99,999			607	12.0%	729	13.4%
\$100,000 - \$149,999			451	8.9%	571	10.5%
\$150,000 - \$199,999			114	2.3%	151	2.8%
\$200,000+			192	3.8%	221	4.1%
Median Household Income			\$50,773		\$54,209	
Average Household Income			\$64,652		\$72,038	
Per Capita Income			\$19,662		\$21,938	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,128	7.9%	1,203	7.3%	1,271	7.2%
5 - 9	1,211	8.5%	1,206	7.3%	1,274	7.2%
10 - 14	1,301	9.1%	1,181	7.2%	1,278	7.2%
15 - 19	1,347	9.4%	1,125	6.8%	1,177	6.7%
20 - 24	901	6.3%	1,238	7.5%	1,105	6.2%
25 - 34	1,584	11.1%	2,542	15.4%	2,707	15.3%
35 - 44	1,992	13.9%	1,796	10.9%	2,036	11.5%
45 - 54	2,123	14.8%	2,013	12.2%	1,991	11.3%
55 - 64	1,512	10.6%	2,096	12.7%	2,148	12.1%
65 - 74	789	5.5%	1,416	8.6%	1,774	10.0%
75 - 84	340	2.4%	542	3.3%	757	4.3%
85+	71	0.5%	119	0.7%	172	1.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,273	78.8%	12,679	76.9%	13,635	77.1%
Black Alone	257	1.8%	318	1.9%	356	2.0%
American Indian Alone	139	1.0%	162	1.0%	173	1.0%
Asian Alone	51	0.4%	67	0.4%	79	0.4%
Pacific Islander Alone	7	0.0%	9	0.1%	9	0.1%
Some Other Race Alone	2,138	15.0%	2,708	16.4%	2,857	16.1%
Two or More Races	433	3.0%	536	3.3%	582	3.3%
Hispanic Origin (Any Race)	10,630	74.3%	13,096	79.5%	14,375	81.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# 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.

<b>REOC General Partner, LLC</b>	<b>4933853</b>	<b>bharris@reocसानantonio.com</b>	<b>N/A</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Brian Dale Harris</b>	<b>405243</b>	<b>bharris@reocसानantonio.com</b>	<b>N/A</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Christopher Michael Morse</b>	<b>629643</b>	<b>mmorse@reocसानantonio.com</b>	<b>N/A</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

**Regulated by the Texas Real Estate Commission** **Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TAR 2501

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