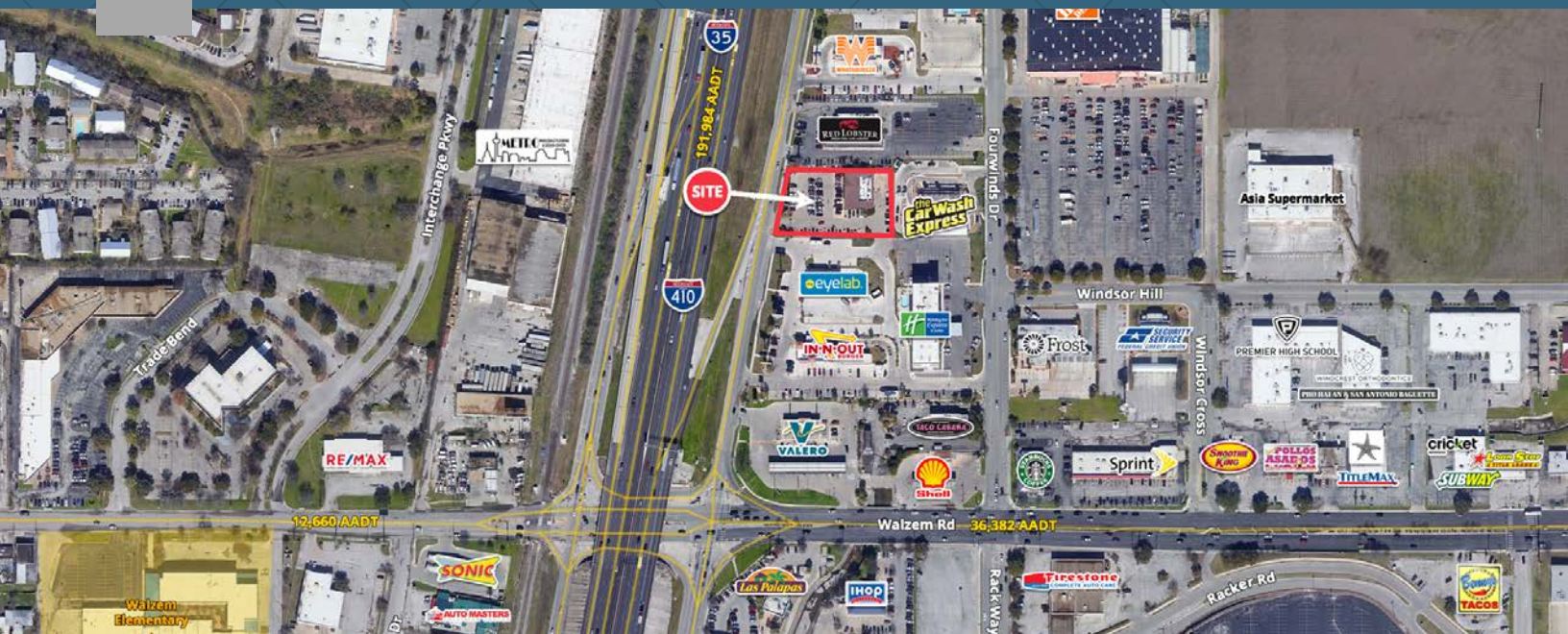


FOR LEASE

Pad Site Opportunity

8206 Highway 35 North | San Antonio, TX



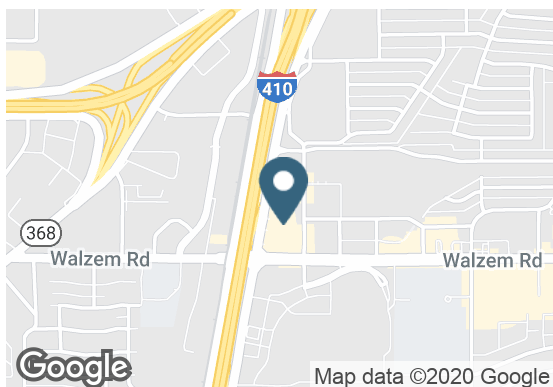
Overview

AVAILABLE

1.025 AC

PRICE

Contact Broker



Description

- High profile pad site with I-35 exposure
- Home Depot anchored
- Great national co tenants

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2019 Population	7,965	108,866	289,078
Total Households	3,044	42,356	108,876
Average Household Income	\$63,754	\$64,205	\$74,577

Year: 2019 | Source: Esri

Contact

WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

Traffic Counts

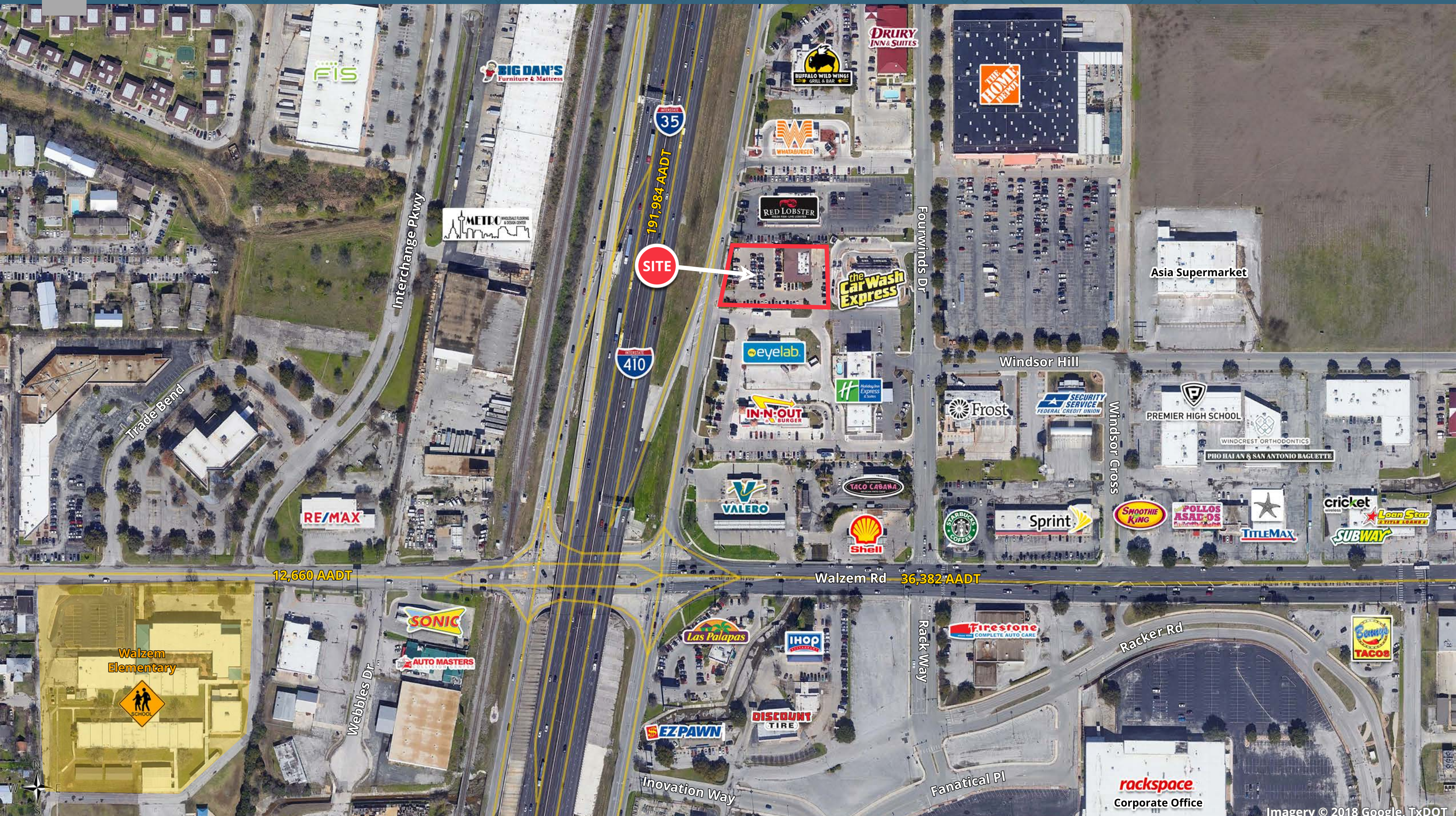
Interstate 35	191,984 AADT VPD
Walzem Rd	36,382 AADT VPD

Year: 2018 | Source: TxDot

SRS REAL ESTATE PARTNERS | 3511 Broadway Street, | San Antonio, TX 78209 | 210.504.2782

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM



Imagery © 2018 Google, TxDOT

Pad Site Opportunity

8206 Highway 35 North | San Antonio, TX



Draft - For Discussion Purposes Only



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Alcon, OH 44312
800.290.8121
www.amnnational.net

ALTA/ACSM Land Title Survey

LOT 11, BLOCK 114, NEW CITY BLOCK 12189, SHONEYS I.H. 35, PARTIALLY WITHIN THE CITY OF WINDCREST AND PARTIALLY WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9523, PAGE 93 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; NORMAN WEIDER P.A.; PATHMAN LEWIS LLP; THE PRIVATEBANK AND TRUST COMPANY AND BRADLEY ARANT BOULT CLARKINGS LLP AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS; CROWN VENTURE III NORTH, LLC; AND AMERICAN NATIONAL, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5B, 7A, 7B, 7C, 8, 9, 11A, 13, 14, 15, 17, 18, 19, 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2015.

LAND SURVEYOR NUMBER 2321
IN STATE OF TEXAS
DATE OF PLAT OR MAP 11/05/15
DATE OF THIS PRINTING 11/17/15



NETWORK REFERENCE #20150818-0
SURVEY PREPARED BY:
SOUTH TEXAS SURVEYING ASSOCIATES, INC.
FIRM NO. 10045400
11281 RICHMOND AVE., STE. J101
HOUSTON, TX 77062

LEGAL DESCRIPTION

LOT 11, BLOCK 114, NEW CITY BLOCK 12189, SHONEYS I.H. 35, PARTIALLY WITHIN THE CITY OF WINDCREST AND PARTIALLY WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9523, PAGE 93 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ZONING

SHONEYS - WINDCREST, TX
THE SHONEYS AT 8206 NORTH INTERSTATE 35 IS LOCATED ON THE EAST SIDE OF I-35 IN WINDCREST, TEXAS. THE SITE HAS DIRECT ACCESS TO THE I-35 FRONTAGE ROAD AND ALSO APPEARS TO HAVE INDIRECT ACCESS TO FOURMANS DRIVE TO THE EAST AND THE VACANT PROPERTY TO THE SOUTH. THE BUILDING AND ASSOCIATED INFRASTRUCTURE WERE CONSTRUCTED IN 1991. WHILE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING HAS BEEN REQUESTED FROM THE CITY OF WINDCREST, ONE HAS NOT YET BEEN LOCATED.

THE ZONING DESIGNATION FOR THE PROPERTY IS NEIGHBORHOOD BUSINESS (B-1) UNDER THE CITY OF WINDCREST ZONING ORDINANCE. THE ENCLOSED REPORT IS PENDING RECEIPT OF A ZONING VERIFICATION LETTER FROM THE CITY. THE CURRENT USE OF THE PROPERTY AS A RESTAURANT IS A PERMITTED USE WITHIN THIS DISTRICT.

THE PROPERTY IS NOT LOCATED WITHIN AN OVERLAY DISTRICT AND DOES NOT HAVE A DESIGNATED FUTURE LAND USE BY THE CITY.

THE PROPERTY WAS EVALUATED FOR COMPLIANCE WITH ALL ZONING RELATED DESIGN REQUIREMENTS, INCLUDING PARKING, BUILDING COVERAGE, SETBACKS AND BUILDING HEIGHTS, AND THE DEVELOPMENT MEETS ALL CURRENT ZONING REQUIREMENTS.

A ZONING VERIFICATION LETTER WAS ALSO REQUESTED FROM THE CITY HOWEVER, CITY REPRESENTATIVES INDICATED THAT THEY DO NOT PROVIDE LETTERS OF THIS NATURE.

LEGEND OF SYMBOLS & ABBREVIATIONS

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HLAP - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- BOC - BEXAR COUNTY CLERKS FILE
- BOHR - BEXAR COUNTY DEED RECORDS
- BOHR - BEXAR COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- W - WOOD FENCE
- W - WROUGHT IRON FENCE
- W - CHAIN LINK FENCE
- W - CONCRETE
- W - COVERED CONCRETE
- W - OVERHEAD ELECTRIC LINES
- W - WOOD FENCE
- W - WROUGHT IRON FENCE
- W - GUY WIRE
- W - CATCH BASIN
- W - CABLE BOX
- W - ELECTRIC BOX
- W - ELECTRIC METER
- W - FIRE HYDRANT
- W - FIBER OPTIC MARKER
- W - FLAG POLE
- W - GAS METER
- W - GAS VALVE
- W - GUIN INLET
- W - LIGHT POLE
- W - MANHOLE
- W - MONITORING WELL
- W - PIPELINE MARKER
- W - POWER POLE
- W - SERVICE POLE
- W - SANITARY MANHOLE
- W - STORM MANHOLE
- W - TELEPHONE PEDISTAL
- W - TRANSFORMER
- W - TRAFFIC SIGNAL BOX
- W - TRAFFIC SIGNAL POLE
- W - UNDERGROUND CABLE MARKER
- W - WATER WELL
- W - WATER METER
- W - WATER VALVE
- W - BENCHMARK

ENCROACHMENT STATEMENT

NO ENCROACHMENTS TO NOTE

PARKING TABLE

87	REGULAR
2	HANDICAP
89	TOTAL

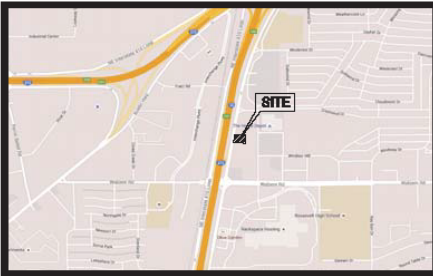
GENERAL NOTES

1. BEARING BASIS IS THE EASTERLY R.O.W. LINE OF INTERSTATE HIGHWAY 35 BEARING N 10°15'00" E
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC. SHOWN AS IDENTIFIED BY U.S. NOS. 23768311-2441 OF FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 14, 2015.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PROVIDED, CONFIDENTIAL, AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2015. ALL RIGHTS RESERVED.
7. (TABLE A ITEM 10) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.
8. (TABLE A ITEM 17) THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. (TABLE A ITEM 18) THERE IS NO OBSERVABLE EVIDENCE OF SITE USED AS A DUMP, SUMP, OR LANDFILL.
10. (TABLE A ITEM 19) SURVEYOR DID NOT OBSERVE ANY AREAS DELINEATED AS WETLANDS BY APPROPRIATE AUTHORITIES. SURVEYOR IS NOT AN EXPERT IN DETERMINING LOCATION OF WETLANDS AREAS.
11. (TABLE A ITEM 21) PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

NOTES CORRESPONDING TO SCHEDULE B

- 10F. EASEMENT AS SHOWN ON THE RECORDED PLAT AND DEDICATION:
PURPOSE: ELECTRIC, GAS AND CABLE TELEVISION EASEMENT
LOCATION: 14 FEET WIDE, ALONG THE FRONT LINE OF THE HEREIN DESCRIBED PROPERTY, AS SHOWN ON THE PLAT RECORDED IN VOLUME 9523, PAGE 93, AS SHOWN HEREON.
- 10G. UNITED GAS PIPELINE EASEMENT, VARIABLE WIDTH, ALONG PART OF THE SOUTH LINE OF THE SUBJECT PROPERTY, AS SHOWN ON THE PLAT RECORDED IN VOLUME 9523, PAGE 93, AS SHOWN HEREON.
- 10H. A 50 FOOT BUILDING SETBACK LINE ALONG THE I.H. 35 PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND RECORDED IN VOLUME 9523, PAGE 93, AS SHOWN HEREON.
- 10I. BUILDING SETBACK LINE, VARIABLE WIDTH TO A MAXIMUM OF 25 FEET WIDE, ALONG THE SOUTH PROPERTY LINE, AS SHOWN ON THE PLAT RECORDED IN VOLUME 9523, PAGE 93, AS SHOWN HEREON.
- 10J. TERMS, CONDITIONS, AND STIPULATIONS IN MEMORANDUM OF LEASE AGREEMENT:
LESSOR: CIL INCOME FUND II, LTD.
LESSEE: TPI RESTAURANTS, INC.
RECORDED: IN VOLUME 5132, PAGE 1192, OF THE REAL PROPERTY RECORDS, OF BEXAR COUNTY, TEXAS. BLANKET NOT PLOTTABLE.
- 10K. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN:
PARTIES: FROST BANK, A TEXAS STATE BANK AND CIL APF PARTNERS, LP, A DELAWARE LIMITED PARTNERSHIP
RECORDED: MAY 14, 2013 IN COUNTY CLERK'S FILE NO. 20130088925, OF THE OFFICIAL PUBLIC RECORDS, OF BEXAR COUNTY, TEXAS.
TYPE: ACCESS EASEMENT AGREEMENT BLANKET NOT PLOTTABLE.

VICINITY MAP (NOT TO SCALE)



VICINITY MAP
NOT TO SCALE

ADDRESS: 8806 NORTH I-35,
SAN ANTONIO TX 78239

SITE: SHONEYS

JOB NO: 1579-15
DATE: 11-05-15

SCALE: 1" = 20'

REVISIONS:		
NO.	DATE	DESCRIPTION
1	11-17-15	CORRECTIONS & NOTES
2	11-14-16	ADD ZONING INFO



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77062
281-556-6918 FAX 281-556-9331
Firm Number: 10045400
www.southtexasurveying.com



Imagery © 2017 Google, TxDOT

Pad Site Opportunity

8206 Highway 35 North | San Antonio, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	6,424	90,939	230,855
2010 Population	6,647	99,537	264,806
2019 Population	7,965	108,866	289,078
2024 Population	8,615	115,140	305,190
2000-2010 Annual Rate	0.34%	0.91%	1.38%
2010-2019 Annual Rate	1.97%	0.97%	0.95%
2019-2024 Annual Rate	1.58%	1.13%	1.09%
2019 Male Population	48.0%	48.1%	48.0%
2019 Female Population	52.0%	51.9%	52.0%
2019 Median Age	38.3	36.9	36.8

In the identified area, the current year population is 289,078. In 2010, the Census count in the area was 264,806. The rate of change since 2010 was 0.95% annually. The five-year projection for the population in the area is 305,190 representing a change of 1.09% annually from 2019 to 2024. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	67.7%	62.5%	65.2%
2019 Black Alone	12.7%	16.4%	14.9%
2019 American Indian/Alaska Native Alone	1.0%	0.9%	0.8%
2019 Asian Alone	2.4%	3.3%	3.2%
2019 Pacific Islander Alone	0.2%	0.3%	0.3%
2019 Other Race	11.6%	11.9%	11.0%
2019 Two or More Races	4.5%	4.6%	4.6%
2019 Hispanic Origin (Any Race)	53.7%	48.8%	45.9%

Persons of Hispanic origin represent 45.9% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.4 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	70	62	75
2000 Households	2,519	36,032	87,298
2010 Households	2,592	39,198	100,308
2019 Total Households	3,044	42,356	108,876
2024 Total Households	3,275	44,663	114,664
2000-2010 Annual Rate	0.29%	0.85%	1.40%
2010-2019 Annual Rate	1.75%	0.84%	0.89%
2019-2024 Annual Rate	1.47%	1.07%	1.04%
2019 Average Household Size	2.56	2.55	2.62

The household count in this area has changed from 100,308 in 2010 to 108,876 in the current year, a change of 0.89% annually. The five-year projection of households is 114,664, a change of 1.04% annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2010. The number of families in the current year is 72,436 in the specified area.

Pad Site Opportunity

8206 Highway 35 North | San Antonio, TX



	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.6%	14.8%	14.3%
Median Household Income			
2019 Median Household Income	\$52,026	\$50,042	\$57,404
2024 Median Household Income	\$57,520	\$55,148	\$62,825
2019-2024 Annual Rate	2.03%	1.96%	1.82%
Average Household Income			
2019 Average Household Income	\$63,754	\$64,205	\$74,577
2024 Average Household Income	\$72,996	\$73,259	\$83,378
2019-2024 Annual Rate	2.74%	2.67%	2.26%
Per Capita Income			
2019 Per Capita Income	\$24,184	\$24,961	\$28,036
2024 Per Capita Income	\$27,498	\$28,399	\$31,253
2019-2024 Annual Rate	2.60%	2.61%	2.20%
Households by Income			

Current median household income is \$57,404 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$62,825 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$74,577 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$83,378 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,036 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,253 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	127	136	139
2000 Total Housing Units	2,743	38,595	92,321
2000 Owner Occupied Housing Units	1,546	20,377	55,991
2000 Renter Occupied Housing Units	973	15,656	31,307
2000 Vacant Housing Units	224	2,562	5,023
2010 Total Housing Units	2,911	43,372	108,707
2010 Owner Occupied Housing Units	1,576	21,594	63,122
2010 Renter Occupied Housing Units	1,016	17,604	37,186
2010 Vacant Housing Units	319	4,174	8,399
2019 Total Housing Units	3,250	45,802	115,307
2019 Owner Occupied Housing Units	1,618	22,456	65,948
2019 Renter Occupied Housing Units	1,426	19,901	42,928
2019 Vacant Housing Units	206	3,446	6,431
2024 Total Housing Units	3,486	48,266	121,299
2024 Owner Occupied Housing Units	1,720	23,737	69,516
2024 Renter Occupied Housing Units	1,555	20,925	45,148
2024 Vacant Housing Units	211	3,603	6,635

Currently, 57.2% of the 115,307 housing units in the area are owner occupied; 37.2%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 108,707 housing units in the area - 58.1% owner occupied, 34.2% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 2.65%. Median home value in the area is \$168,091, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.69% annually to \$182,803.

Information About Brokerage Services

Texas Real Estate Commission (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.

SRS Real Estate Partners LLC	9003586	webb.sellers@srsre.com	210.504.2782
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
R. Webb Sellers Jr.	589055	webb.sellers@srsre.com	210.504.2781
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
-----------------	-----------------	-----------------	-------------------	------