

COMMERCIAL LAND FOR SALE

5445 & 5449 W US HWY 90

5445 & 5449 W US Hwy 90, San Antonio, TX 78227



OFFERING SUMMARY

SALE PRICE:	\$80,000-OBO
LOT SIZE:	0.325 Acres
ZONING:	C-3R
MARKET:	San Antonio
SUBMARKET:	Westside

PROPERTY OVERVIEW

Reduced asking price! Seller is asking \$80,000 OBO. Make an offer! Two commercial lots strategically positioned near the Lackland AFB/Port San Antonio Regional Employment Center and Southwest Business & Technology Park, with access to US-90 and HWY 151 Corridor. Military base entrance is minutes away. Street frontage for combined lots is +/-100 ft (50 ft each) and +/- 150 ft lot depth. C-3R Zoning District intended for intensive commercial activity. Example of commercial uses allowed are office, retail sales with some outdoor display of goods, restaurant, repair shops, wholesale businesses, warehousing. Restrictions: No sales of alcoholic beverages for on-premises consumption shall be permitted. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened.

PROPERTY HIGHLIGHTS

- Zoned C-3R; intended for intensive commercial use
- High traffic and great visibility along US-90
- Access to US-90 (81,948 VPD) and HWY 151/Stotzer FWY (79,583 VPD)
- Upgrades to nearby aging sewer infrastructure on US-90 to be complete by 2023.
- No flood zone indicated on FEMA map
- No utilities on site (CPS confirmed)

KW COMMERCIAL
10999 IH-10 West,
Ste. 175
San Antonio, TX 78230-1349

ATIYA MITCHELL
Associate Broker
O: 210.907.7560
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TX #641742

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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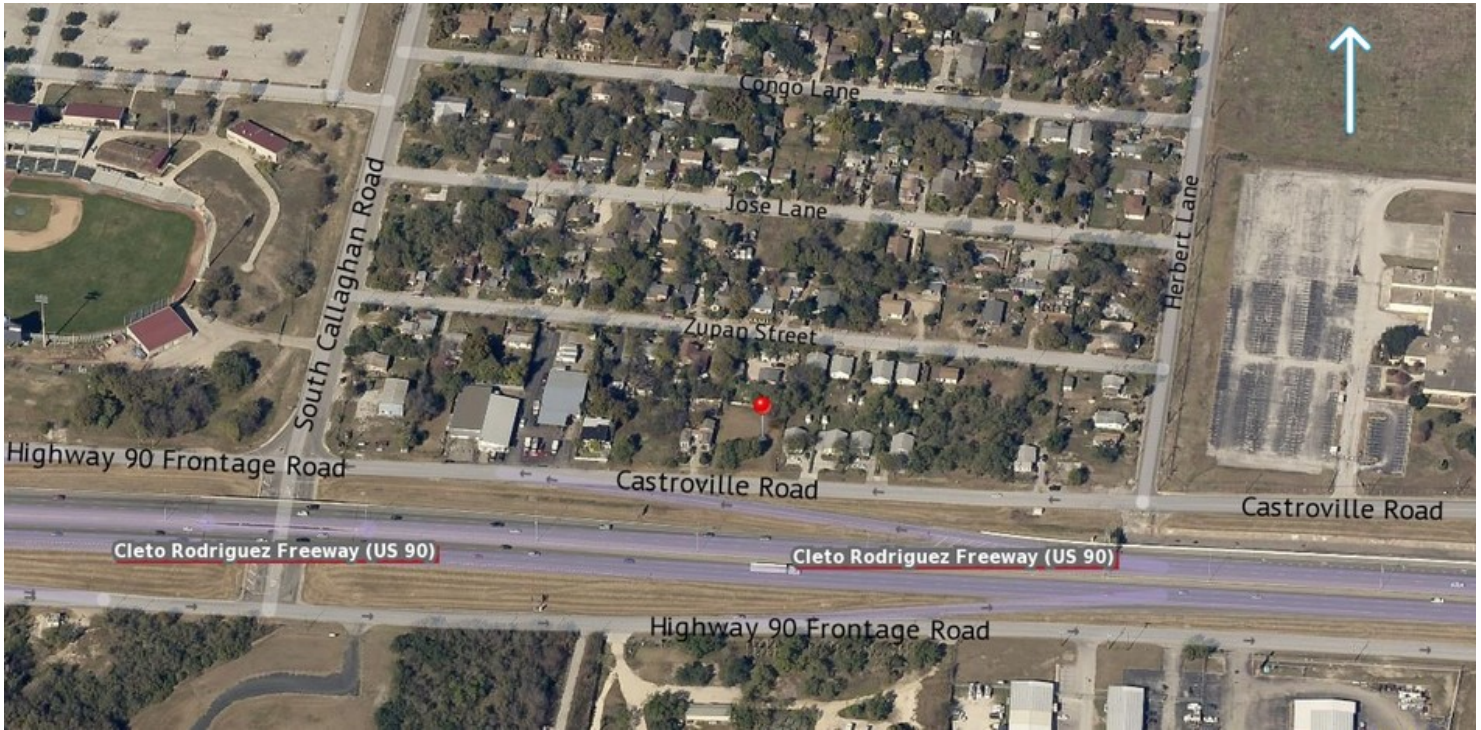
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Facing West



Facing East

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Executive Summary

5445 & 5449 W US 90
5445 W US Highway 90, San Antonio, Texas, 78227
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by **ATIYA MITCHELL**

Latitude: 29.40731

Longitude: -98.59647

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	2,445	76,700	196,592
2010 Population	3,209	79,825	213,967
2020 Population	3,401	80,854	234,754
2025 Population	3,512	82,180	244,608
2000-2010 Annual Rate	2.76%	0.40%	0.85%
2010-2020 Annual Rate	0.57%	0.13%	0.91%
2020-2025 Annual Rate	0.64%	0.33%	0.83%
2020 Male Population	49.0%	51.6%	49.1%
2020 Female Population	51.0%	48.4%	50.9%
2020 Median Age	28.8	29.1	30.8

In the identified area, the current year population is 234,754. In 2010, the Census count in the area was 213,967. The rate of change since 2010 was 0.91% annually. The five-year projection for the population in the area is 244,608 representing a change of 0.83% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 28.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	62.5%	68.1%	70.7%
2020 Black Alone	7.3%	4.9%	4.8%
2020 American Indian/Alaska Native Alone	1.1%	1.1%	1.0%
2020 Asian Alone	0.2%	0.6%	1.0%
2020 Pacific Islander Alone	0.1%	0.2%	0.1%
2020 Other Race	25.4%	21.8%	19.0%
2020 Two or More Races	3.3%	3.1%	3.3%
2020 Hispanic Origin (Any Race)	90.9%	84.0%	85.5%

Persons of Hispanic origin represent 85.5% of the population in the identified area compared to 18.8% 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 62.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	25	30	36
2000 Households	662	21,752	59,564
2010 Households	937	22,802	66,912
2020 Total Households	996	23,052	73,559
2025 Total Households	1,028	23,436	76,771
2000-2010 Annual Rate	3.54%	0.47%	1.17%
2010-2020 Annual Rate	0.60%	0.11%	0.93%
2020-2025 Annual Rate	0.63%	0.33%	0.86%
2020 Average Household Size	3.41	3.20	3.11

The household count in this area has changed from 66,912 in 2010 to 73,559 in the current year, a change of 0.93% annually. The five-year projection of households is 76,771, a change of 0.86% annually from the current year total. Average household size is currently 3.11, compared to 3.11 in the year 2010. The number of families in the current year is 53,054 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

November 03, 2020



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Mortgage Income			
2020 Percent of Income for Mortgage	11.6%	9.9%	10.7%
Median Household Income			
2020 Median Household Income	\$26,838	\$32,975	\$36,789
2025 Median Household Income	\$28,415	\$35,057	\$38,501
2020-2025 Annual Rate	1.15%	1.23%	0.91%
Average Household Income			
2020 Average Household Income	\$36,547	\$41,748	\$48,382
2025 Average Household Income	\$39,208	\$44,663	\$52,063
2020-2025 Annual Rate	1.42%	1.36%	1.48%
Per Capita Income			
2020 Per Capita Income	\$10,648	\$12,987	\$15,377
2025 Per Capita Income	\$11,409	\$13,793	\$16,551
2020-2025 Annual Rate	1.39%	1.21%	1.48%

Households by Income

Current median household income is \$36,789 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$38,501 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$48,382 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$52,063 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$15,377 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$16,551 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	188	209	184
2000 Total Housing Units	689	23,237	62,846
2000 Owner Occupied Housing Units	485	12,682	35,906
2000 Renter Occupied Housing Units	177	9,069	23,658
2000 Vacant Housing Units	27	1,486	3,282
2010 Total Housing Units	984	25,421	72,744
2010 Owner Occupied Housing Units	537	13,158	37,863
2010 Renter Occupied Housing Units	400	9,644	29,049
2010 Vacant Housing Units	47	2,619	5,832
2020 Total Housing Units	1,033	25,757	78,157
2020 Owner Occupied Housing Units	523	12,480	38,696
2020 Renter Occupied Housing Units	474	10,572	34,863
2020 Vacant Housing Units	37	2,705	4,598
2025 Total Housing Units	1,064	26,159	81,290
2025 Owner Occupied Housing Units	537	12,750	40,362
2025 Renter Occupied Housing Units	492	10,686	36,408
2025 Vacant Housing Units	36	2,723	4,519

Currently, 49.5% of the 78,157 housing units in the area are owner occupied; 44.6%, renter occupied; and 5.9% are vacant.

Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant.

In 2010, there were 72,744 housing units in the area - 52.0% owner occupied, 39.9% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 3.24%. Median home value in the area is \$94,516, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.19% annually to \$110,570.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

November 03, 2020



Community Profile

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Population Summary			
2000 Total Population	2,445	76,700	196,592
2010 Total Population	3,209	79,825	213,967
2020 Total Population	3,401	80,854	234,754
2020 Group Quarters	8	6,982	5,908
2025 Total Population	3,512	82,180	244,608
2020-2025 Annual Rate	0.64%	0.33%	0.83%
2020 Total Daytime Population	3,917	83,226	206,973
Workers	1,685	35,767	65,674
Residents	2,232	47,459	141,299
Household Summary			
2000 Households	662	21,752	59,564
2000 Average Household Size	3.67	3.27	3.22
2010 Households	937	22,802	66,912
2010 Average Household Size	3.42	3.20	3.11
2020 Households	996	23,052	73,559
2020 Average Household Size	3.41	3.20	3.11
2025 Households	1,028	23,436	76,771
2025 Average Household Size	3.41	3.21	3.11
2020-2025 Annual Rate	0.63%	0.33%	0.86%
2010 Families	762	17,425	49,282
2010 Average Family Size	3.78	3.66	3.64
2020 Families	801	17,414	53,054
2020 Average Family Size	3.80	3.69	3.68
2025 Families	825	17,648	54,996
2025 Average Family Size	3.80	3.70	3.69
2020-2025 Annual Rate	0.59%	0.27%	0.72%
Housing Unit Summary			
2000 Housing Units	689	23,237	62,846
Owner Occupied Housing Units	70.4%	54.6%	57.1%
Renter Occupied Housing Units	25.7%	39.0%	37.6%
Vacant Housing Units	3.9%	6.4%	5.2%
2010 Housing Units	984	25,421	72,744
Owner Occupied Housing Units	54.6%	51.8%	52.0%
Renter Occupied Housing Units	40.7%	37.9%	39.9%
Vacant Housing Units	4.8%	10.3%	8.0%
2020 Housing Units	1,033	25,757	78,157
Owner Occupied Housing Units	50.6%	48.5%	49.5%
Renter Occupied Housing Units	45.9%	41.0%	44.6%
Vacant Housing Units	3.6%	10.5%	5.9%
2025 Housing Units	1,064	26,159	81,290
Owner Occupied Housing Units	50.5%	48.7%	49.7%
Renter Occupied Housing Units	46.2%	40.9%	44.8%
Vacant Housing Units	3.4%	10.4%	5.6%
Median Household Income			
2020	\$26,838	\$32,975	\$36,789
2025	\$28,415	\$35,057	\$38,501
Median Home Value			
2020	\$74,635	\$77,780	\$94,516
2025	\$78,665	\$82,919	\$110,570
Per Capita Income			
2020	\$10,648	\$12,987	\$15,377
2025	\$11,409	\$13,793	\$16,551
Median Age			
2010	27.6	27.8	29.7
2020	28.8	29.1	30.8
2025	30.9	30.2	31.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2020 Households by Income			
Household Income Base	996	23,052	73,558
<\$15,000	28.3%	21.9%	19.7%
\$15,000 - \$24,999	18.8%	16.7%	13.9%
\$25,000 - \$34,999	12.7%	13.6%	13.8%
\$35,000 - \$49,999	18.9%	17.6%	16.2%
\$50,000 - \$74,999	10.4%	17.9%	17.3%
\$75,000 - \$99,999	4.9%	7.1%	9.6%
\$100,000 - \$149,999	6.0%	4.3%	7.5%
\$150,000 - \$199,999	0.0%	0.5%	1.4%
\$200,000+	0.1%	0.4%	0.7%
Average Household Income	\$36,547	\$41,748	\$48,382
2025 Households by Income			
Household Income Base	1,028	23,436	76,770
<\$15,000	26.7%	20.5%	18.5%
\$15,000 - \$24,999	18.1%	16.0%	13.1%
\$25,000 - \$34,999	12.6%	13.4%	13.5%
\$35,000 - \$49,999	19.7%	17.9%	16.1%
\$50,000 - \$74,999	10.9%	18.9%	17.9%
\$75,000 - \$99,999	5.4%	7.8%	10.3%
\$100,000 - \$149,999	6.3%	4.6%	8.3%
\$150,000 - \$199,999	0.0%	0.6%	1.6%
\$200,000+	0.1%	0.3%	0.6%
Average Household Income	\$39,208	\$44,663	\$52,063
2020 Owner Occupied Housing Units by Value			
Total	523	12,479	38,691
<\$50,000	24.1%	21.7%	15.8%
\$50,000 - \$99,999	52.4%	50.9%	38.4%
\$100,000 - \$149,999	15.3%	17.0%	17.8%
\$150,000 - \$199,999	4.2%	4.4%	15.7%
\$200,000 - \$249,999	1.7%	2.2%	5.4%
\$250,000 - \$299,999	0.4%	1.6%	2.8%
\$300,000 - \$399,999	0.4%	0.6%	1.8%
\$400,000 - \$499,999	0.4%	0.4%	0.5%
\$500,000 - \$749,999	0.4%	0.5%	0.9%
\$750,000 - \$999,999	0.4%	0.4%	0.5%
\$1,000,000 - \$1,499,999	0.2%	0.2%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$88,075	\$99,179	\$129,223
2025 Owner Occupied Housing Units by Value			
Total	537	12,749	40,357
<\$50,000	21.8%	19.5%	13.7%
\$50,000 - \$99,999	49.5%	46.4%	32.7%
\$100,000 - \$149,999	15.8%	18.2%	16.9%
\$150,000 - \$199,999	5.0%	5.6%	16.5%
\$200,000 - \$249,999	3.0%	2.3%	7.9%
\$250,000 - \$299,999	0.7%	2.6%	4.3%
\$300,000 - \$399,999	0.9%	1.5%	3.0%
\$400,000 - \$499,999	1.1%	1.0%	1.2%
\$500,000 - \$749,999	1.1%	1.3%	1.9%
\$750,000 - \$999,999	0.9%	1.0%	1.1%
\$1,000,000 - \$1,499,999	0.4%	0.4%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.3%	0.3%
Average Home Value	\$107,607	\$122,037	\$157,303

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Age			
Total	3,206	79,827	213,968
0 - 4	10.0%	8.5%	9.0%
5 - 9	10.0%	8.1%	8.5%
10 - 14	9.8%	7.7%	8.0%
15 - 24	16.4%	21.1%	17.3%
25 - 34	13.2%	14.2%	14.4%
35 - 44	12.4%	11.2%	11.9%
45 - 54	11.1%	10.9%	11.5%
55 - 64	8.6%	8.2%	9.0%
65 - 74	4.9%	5.3%	5.6%
75 - 84	2.9%	3.7%	3.6%
85 +	0.6%	1.0%	1.3%
18 +	64.6%	70.9%	69.8%
2020 Population by Age			
Total	3,402	80,854	234,755
0 - 4	9.3%	8.0%	8.4%
5 - 9	8.9%	7.8%	8.1%
10 - 14	8.1%	7.4%	7.4%
15 - 24	17.5%	19.7%	16.3%
25 - 34	15.0%	15.9%	16.0%
35 - 44	11.1%	10.8%	12.0%
45 - 54	10.4%	9.6%	10.2%
55 - 64	9.0%	9.1%	9.5%
65 - 74	6.6%	6.8%	7.0%
75 - 84	3.2%	3.6%	3.7%
85 +	0.9%	1.3%	1.4%
18 +	68.4%	72.6%	71.8%
2025 Population by Age			
Total	3,511	82,181	244,606
0 - 4	8.8%	7.8%	8.4%
5 - 9	8.4%	7.5%	7.9%
10 - 14	8.1%	7.4%	7.6%
15 - 24	15.7%	19.3%	15.7%
25 - 34	14.5%	14.5%	15.5%
35 - 44	11.8%	11.7%	12.6%
45 - 54	10.6%	9.4%	10.0%
55 - 64	9.2%	9.0%	9.1%
65 - 74	7.6%	7.6%	7.4%
75 - 84	4.1%	4.4%	4.4%
85 +	1.2%	1.4%	1.5%
18 +	70.3%	73.1%	72.0%
2010 Population by Sex			
Males	1,560	40,920	104,510
Females	1,649	38,905	109,457
2020 Population by Sex			
Males	1,668	41,706	115,151
Females	1,733	39,147	119,603
2025 Population by Sex			
Males	1,732	42,504	119,907
Females	1,780	39,676	124,701

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Race/Ethnicity			
Total	3,209	79,826	213,967
White Alone	63.3%	69.6%	72.4%
Black Alone	7.1%	4.6%	4.2%
American Indian Alone	1.1%	1.1%	1.1%
Asian Alone	0.2%	0.5%	0.8%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	24.8%	20.9%	18.2%
Two or More Races	3.3%	3.0%	3.2%
Hispanic Origin	90.4%	82.6%	84.5%
Diversity Index	66.5	65.3	61.1
2020 Population by Race/Ethnicity			
Total	3,400	80,852	234,754
White Alone	62.5%	68.1%	70.7%
Black Alone	7.3%	4.9%	4.8%
American Indian Alone	1.1%	1.1%	1.0%
Asian Alone	0.2%	0.6%	1.0%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	25.4%	21.8%	19.0%
Two or More Races	3.3%	3.1%	3.3%
Hispanic Origin	90.9%	84.0%	85.5%
Diversity Index	67.0	65.9	62.2
2025 Population by Race/Ethnicity			
Total	3,511	82,179	244,608
White Alone	63.3%	68.5%	70.9%
Black Alone	7.4%	5.1%	5.0%
American Indian Alone	1.1%	1.1%	1.0%
Asian Alone	0.2%	0.7%	1.2%
Pacific Islander Alone	0.2%	0.3%	0.1%
Some Other Race Alone	24.5%	21.2%	18.4%
Two or More Races	3.2%	3.1%	3.4%
Hispanic Origin	91.1%	84.6%	85.9%
Diversity Index	66.0	65.1	61.7
2010 Population by Relationship and Household Type			
Total	3,209	79,825	213,967
In Households	99.8%	91.3%	97.3%
In Family Households	93.2%	83.1%	87.1%
Householder	23.6%	21.7%	23.1%
Spouse	11.6%	11.9%	13.2%
Child	47.5%	40.1%	41.1%
Other relative	7.2%	6.3%	6.5%
Nonrelative	3.3%	3.2%	3.2%
In Nonfamily Households	6.6%	8.2%	10.2%
In Group Quarters	0.2%	8.7%	2.7%
Institutionalized Population	0.0%	0.0%	0.3%
Noninstitutionalized Population	0.2%	8.7%	2.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 03, 2020



Community Profile

5445 & 5449 W US 90
5445 W US Highway 90, San Antonio, Texas, 78227
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by **ATIYA MITCHELL**

Latitude: 29.40731

Longitude: -98.59647

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Population 25+ by Educational Attainment			
Total	1,911	46,176	140,344
Less than 9th Grade	17.4%	17.0%	14.2%
9th - 12th Grade, No Diploma	21.1%	19.1%	15.1%
High School Graduate	31.0%	26.6%	26.2%
GED/Alternative Credential	5.3%	6.4%	6.8%
Some College, No Degree	16.1%	18.3%	20.0%
Associate Degree	4.3%	5.3%	6.5%
Bachelor's Degree	3.2%	5.6%	8.0%
Graduate/Professional Degree	1.6%	1.7%	3.2%
2020 Population 15+ by Marital Status			
Total	2,507	62,135	178,511
Never Married	43.3%	44.2%	41.8%
Married	33.5%	39.1%	40.6%
Widowed	9.2%	5.4%	6.1%
Divorced	13.9%	11.3%	11.6%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,381	30,820	102,848
Population 16+ Employed	85.5%	87.2%	87.9%
Population 16+ Unemployment rate	14.5%	12.8%	12.1%
Population 16-24 Employed	16.7%	17.2%	16.2%
Population 16-24 Unemployment rate	31.1%	21.4%	22.0%
Population 25-54 Employed	67.0%	67.1%	67.8%
Population 25-54 Unemployment rate	10.9%	11.3%	10.2%
Population 55-64 Employed	12.4%	12.0%	11.8%
Population 55-64 Unemployment rate	7.0%	8.4%	8.9%
Population 65+ Employed	4.0%	3.7%	4.2%
Population 65+ Unemployment rate	6.0%	7.6%	7.7%
2020 Employed Population 16+ by Industry			
Total	1,181	26,885	90,402
Agriculture/Mining	1.0%	0.6%	0.7%
Construction	17.2%	18.2%	14.5%
Manufacturing	7.8%	8.6%	6.0%
Wholesale Trade	3.5%	2.2%	1.9%
Retail Trade	10.0%	11.3%	10.9%
Transportation/Utilities	5.3%	4.3%	6.0%
Information	0.3%	0.9%	1.4%
Finance/Insurance/Real Estate	5.6%	5.8%	7.5%
Services	47.6%	45.5%	46.8%
Public Administration	1.7%	2.5%	4.3%
2020 Employed Population 16+ by Occupation			
Total	1,179	26,884	90,401
White Collar	38.3%	36.1%	46.5%
Management/Business/Financial	5.7%	5.7%	7.0%
Professional	11.3%	6.5%	12.4%
Sales	10.7%	9.5%	9.5%
Administrative Support	10.6%	14.5%	17.6%
Services	25.7%	27.2%	23.7%
Blue Collar	35.8%	36.7%	29.8%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	15.1%	15.3%	11.6%
Installation/Maintenance/Repair	5.2%	5.0%	4.1%
Production	6.7%	7.1%	5.6%
Transportation/Material Moving	8.9%	9.1%	8.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 03, 2020



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Households by Type			
Total	937	22,802	66,912
Households with 1 Person	15.3%	19.6%	21.5%
Households with 2+ People	84.7%	80.4%	78.5%
Family Households	81.3%	76.4%	73.7%
Husband-wife Families	39.9%	41.9%	42.1%
With Related Children	24.4%	23.6%	23.2%
Other Family (No Spouse Present)	41.5%	34.5%	31.6%
Other Family with Male Householder	7.6%	7.9%	7.6%
With Related Children	3.9%	4.5%	4.4%
Other Family with Female Householder	33.8%	26.6%	23.9%
With Related Children	24.9%	18.3%	16.4%
Nonfamily Households	3.4%	4.0%	4.8%
All Households with Children	53.8%	46.9%	44.5%
Multigenerational Households	14.1%	12.1%	10.9%
Unmarried Partner Households	8.3%	8.6%	8.2%
Male-female	7.8%	7.9%	7.4%
Same-sex	0.5%	0.7%	0.8%
2010 Households by Size			
Total	937	22,804	66,912
1 Person Household	15.3%	19.6%	21.5%
2 Person Household	20.2%	23.2%	24.8%
3 Person Household	21.6%	18.2%	17.4%
4 Person Household	17.2%	16.2%	15.2%
5 Person Household	13.1%	11.4%	10.5%
6 Person Household	6.2%	5.9%	5.4%
7 + Person Household	6.5%	5.6%	5.1%
2010 Households by Tenure and Mortgage Status			
Total	937	22,802	66,912
Owner Occupied	57.3%	57.7%	56.6%
Owned with a Mortgage/Loan	28.1%	30.4%	32.4%
Owned Free and Clear	29.2%	27.3%	24.2%
Renter Occupied	42.7%	42.3%	43.4%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	188	209	184
Percent of Income for Mortgage	11.6%	9.9%	10.7%
Wealth Index	25	30	36
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	984	25,421	72,744
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	3,209	79,825	213,967
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 03, 2020



Community Profile

5445 & 5449 W US 90
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Ring Bands: 0-1, 1-3, 3-5 mile radii

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Top 3 Tapestry Segments			
1.	Southwestern Families (7F)	Southwestern Families (7F)	Southwestern Families (7F)
2.	NeWest Residents (13C)	Barrios Urbanos (7D)	Young and Restless (11B)
3.		Metro Fusion (11C)	Barrios Urbanos (7D)
2020 Consumer Spending			
Apparel & Services: Total \$	\$962,036	\$24,827,780	\$91,382,465
Average Spent	\$965.90	\$1,077.03	\$1,242.30
Spending Potential Index	45	50	58
Education: Total \$	\$635,012	\$16,713,889	\$63,987,581
Average Spent	\$637.56	\$725.05	\$869.88
Spending Potential Index	36	41	49
Entertainment/Recreation: Total \$	\$1,243,557	\$33,361,769	\$124,259,673
Average Spent	\$1,248.55	\$1,447.24	\$1,689.25
Spending Potential Index	38	45	52
Food at Home: Total \$	\$2,317,519	\$60,252,023	\$221,023,853
Average Spent	\$2,326.83	\$2,613.74	\$3,004.72
Spending Potential Index	44	49	56
Food Away from Home: Total \$	\$1,695,216	\$43,930,167	\$160,780,898
Average Spent	\$1,702.02	\$1,905.70	\$2,185.74
Spending Potential Index	45	51	58
Health Care: Total \$	\$2,369,272	\$64,029,589	\$231,442,907
Average Spent	\$2,378.79	\$2,777.62	\$3,146.36
Spending Potential Index	41	48	55
HH Furnishings & Equipment: Total \$	\$938,844	\$25,024,303	\$91,036,759
Average Spent	\$942.61	\$1,085.56	\$1,237.60
Spending Potential Index	43	50	57
Personal Care Products & Services: Total \$	\$394,294	\$10,379,869	\$38,249,235
Average Spent	\$395.88	\$450.28	\$519.98
Spending Potential Index	43	49	57
Shelter: Total \$	\$8,188,549	\$211,862,704	\$786,117,883
Average Spent	\$8,221.43	\$9,190.64	\$10,686.90
Spending Potential Index	42	47	55
Support Payments/Cash Contributions/Gifts in Kind: Total	\$912,608	\$24,878,095	\$91,581,096
Average Spent	\$916.27	\$1,079.22	\$1,245.00
Spending Potential Index	39	46	53
Travel: Total \$	\$873,001	\$23,633,306	\$88,547,881
Average Spent	\$876.51	\$1,025.22	\$1,203.77
Spending Potential Index	36	43	50
Vehicle Maintenance & Repairs: Total \$	\$469,573	\$12,530,106	\$46,739,491
Average Spent	\$471.46	\$543.56	\$635.40
Spending Potential Index	41	47	55

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

November 03, 2020



Business Summary

5445 & 5449 W US 90
5445 W US Highway 90, San Antonio, Texas, 78227
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Atiya Mitchell

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Data for all businesses in area		0 - 1 mile				1 - 3 mile				3 - 5 mile			
Total Businesses:		91				1,319				4,138			
Total Employees:		1,963				22,502				49,997			
Total Residential Population:		3,401				80,854				234,754			
Employee/Residential Population Ratio (per 100 Residents)		58				28				21			
by SIC Codes		Businesses		Employees		Businesses		Employees		Businesses		Employees	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining		1	1.1%	2	0.1%	15	1.1%	123	0.5%	42	1.0%	240	0.5%
Construction		6	6.6%	209	10.6%	74	5.6%	837	3.7%	216	5.2%	1,636	3.3%
Manufacturing		4	4.4%	238	12.1%	33	2.5%	2,773	12.3%	80	1.9%	3,106	6.2%
Transportation		6	6.6%	104	5.3%	17	1.3%	198	0.9%	89	2.2%	724	1.4%
Communication		0	0.0%	1	0.1%	17	1.3%	59	0.3%	74	1.8%	371	0.7%
Utility		0	0.0%	0	0.0%	4	0.3%	38	0.2%	4	0.1%	55	0.1%
Wholesale Trade		5	5.5%	320	16.3%	29	2.2%	576	2.6%	115	2.8%	1,198	2.4%
Retail Trade Summary		19	20.9%	118	6.0%	388	29.4%	3,694	16.4%	1,359	32.8%	19,076	38.2%
Home Improvement		1	1.1%	4	0.2%	11	0.8%	60	0.3%	48	1.2%	793	1.6%
General Merchandise Stores		1	1.1%	6	0.3%	26	2.0%	248	1.1%	63	1.5%	2,455	4.9%
Food Stores		1	1.1%	7	0.4%	51	3.9%	791	3.5%	176	4.3%	2,424	4.8%
Auto Dealers, Gas Stations, Auto Aftermarket		6	6.6%	18	0.9%	67	5.1%	286	1.3%	251	6.1%	2,258	4.5%
Apparel & Accessory Stores		0	0.0%	9	0.5%	15	1.1%	110	0.5%	66	1.6%	841	1.7%
Furniture & Home Furnishings		0	0.0%	1	0.1%	11	0.8%	51	0.2%	55	1.3%	473	0.9%
Eating & Drinking Places		7	7.7%	70	3.6%	147	11.1%	1,819	8.1%	454	11.0%	7,908	15.8%
Miscellaneous Retail		2	2.2%	4	0.2%	60	4.5%	328	1.5%	247	6.0%	1,923	3.8%
Finance, Insurance, Real Estate Summary		4	4.4%	28	1.4%	121	9.2%	666	3.0%	351	8.5%	2,321	4.6%
Banks, Savings & Lending Institutions		0	0.0%	0	0.0%	24	1.8%	177	0.8%	81	2.0%	799	1.6%
Securities Brokers		0	0.0%	0	0.0%	6	0.5%	68	0.3%	14	0.3%	82	0.2%
Insurance Carriers & Agents		0	0.0%	1	0.1%	30	2.3%	95	0.4%	102	2.5%	414	0.8%
Real Estate, Holding, Other Investment Offices		3	3.3%	27	1.4%	61	4.6%	325	1.4%	154	3.7%	1,026	2.1%
Services Summary		32	35.2%	894	45.5%	498	37.8%	11,422	50.8%	1,501	36.3%	20,249	40.5%
Hotels & Lodging		5	5.5%	22	1.1%	21	1.6%	234	1.0%	39	0.9%	462	0.9%
Automotive Services		4	4.4%	12	0.6%	61	4.6%	209	0.9%	199	4.8%	1,039	2.1%
Motion Pictures & Amusements		3	3.3%	206	10.5%	28	2.1%	88	0.4%	105	2.5%	807	1.6%
Health Services		2	2.2%	340	17.3%	44	3.3%	4,029	17.9%	211	5.1%	2,892	5.8%
Legal Services		0	0.0%	0	0.0%	1	0.1%	4	0.0%	22	0.5%	87	0.2%
Education Institutions & Libraries		2	2.2%	119	6.1%	54	4.1%	2,810	12.5%	121	2.9%	7,385	14.8%
Other Services		16	17.6%	194	9.9%	289	21.9%	4,049	18.0%	804	19.4%	7,577	15.2%
Government		3	3.3%	47	2.4%	18	1.4%	2,029	9.0%	27	0.7%	715	1.4%
Unclassified Establishments		11	12.1%	3	0.2%	106	8.0%	86	0.4%	279	6.7%	307	0.6%
Totals		91	100.0%	1,963	100.0%	1,319	100.0%	22,502	100.0%	4,138	100.0%	49,997	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated Esri's Data allocation which uses census block groups to allocate business summary data to custom areas.

November 03, 2020



Business Summary

5445 & 5449 W US 90
5445 W US Highway 90, San Antonio, Texas, 78227
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Atiya Mitchell

Latitude: 29.40731

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	1.1%	1	0.1%	3	0.2%	39	0.2%	5	0.1%	20	0.0%
Mining	0	0.0%	0	0.0%	1	0.1%	4	0.0%	1	0.0%	5	0.0%
Utilities	0	0.0%	0	0.0%	2	0.2%	26	0.1%	1	0.0%	9	0.0%
Construction	6	6.6%	209	10.6%	77	5.8%	855	3.8%	224	5.4%	1,741	3.5%
Manufacturing	4	4.4%	238	12.1%	37	2.8%	2,749	12.2%	104	2.5%	3,191	6.4%
Wholesale Trade	5	5.5%	320	16.3%	29	2.2%	576	2.6%	114	2.8%	1,195	2.4%
Retail Trade	11	12.1%	48	2.4%	229	17.4%	1,789	8.0%	856	20.7%	10,878	21.8%
Motor Vehicle & Parts Dealers	6	6.6%	15	0.8%	55	4.2%	244	1.1%	223	5.4%	2,138	4.3%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	4	0.3%	12	0.1%	31	0.7%	192	0.4%
Electronics & Appliance Stores	0	0.0%	0	0.0%	10	0.8%	46	0.2%	23	0.6%	269	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	1	1.1%	4	0.2%	11	0.8%	60	0.3%	48	1.2%	793	1.6%
Food & Beverage Stores	1	1.1%	7	0.4%	49	3.7%	787	3.5%	155	3.7%	2,281	4.6%
Health & Personal Care Stores	0	0.0%	2	0.1%	10	0.8%	147	0.7%	75	1.8%	810	1.6%
Gasoline Stations	1	1.1%	3	0.2%	12	0.9%	42	0.2%	28	0.7%	120	0.2%
Clothing & Clothing Accessories Stores	0	0.0%	9	0.5%	16	1.2%	110	0.5%	81	2.0%	905	1.8%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	6	0.5%	18	0.1%	22	0.5%	279	0.6%
General Merchandise Stores	1	1.1%	6	0.3%	26	2.0%	248	1.1%	63	1.5%	2,455	4.9%
Miscellaneous Store Retailers	1	1.1%	2	0.1%	20	1.5%	76	0.3%	81	2.0%	616	1.2%
Nonstore Retailers	1	1.1%	0	0.0%	10	0.8%	0	0.0%	27	0.7%	19	0.0%
Transportation & Warehousing	6	6.6%	79	4.0%	17	1.3%	146	0.6%	64	1.5%	630	1.3%
Information	0	0.0%	1	0.1%	21	1.6%	118	0.5%	94	2.3%	659	1.3%
Finance & Insurance	0	0.0%	1	0.1%	67	5.1%	391	1.7%	215	5.2%	1,410	2.8%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%	30	2.3%	214	1.0%	97	2.3%	911	1.8%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	7	0.5%	81	0.4%	15	0.4%	84	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	1	0.1%	30	2.3%	95	0.4%	103	2.5%	416	0.8%
Real Estate, Rental & Leasing	4	4.4%	47	2.4%	82	6.2%	336	1.5%	243	5.9%	1,304	2.6%
Professional, Scientific & Tech Services	4	4.4%	21	1.1%	56	4.2%	2,508	11.1%	187	4.5%	2,799	5.6%
Legal Services	1	1.1%	2	0.1%	1	0.1%	5	0.0%	31	0.7%	121	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.2%	6	0.0%	4	0.1%	9	0.0%
Administrative & Support & Waste Management &	2	2.2%	6	0.3%	40	3.0%	252	1.1%	113	2.7%	646	1.3%
Educational Services	2	2.2%	119	6.1%	53	4.0%	2,799	12.4%	134	3.2%	7,470	14.9%
Health Care & Social Assistance	4	4.4%	468	23.8%	83	6.3%	4,576	20.3%	301	7.3%	4,724	9.4%
Arts, Entertainment & Recreation	3	3.3%	206	10.5%	17	1.3%	101	0.4%	57	1.4%	503	1.0%
Accommodation & Food Services	12	13.2%	92	4.7%	170	12.9%	2,075	9.2%	503	12.2%	8,427	16.9%
Accommodation	5	5.5%	22	1.1%	21	1.6%	234	1.0%	39	0.9%	462	0.9%
Food Services & Drinking Places	7	7.7%	70	3.6%	149	11.3%	1,841	8.2%	464	11.2%	7,965	15.9%
Other Services (except Public Administration)	12	13.2%	56	2.9%	207	15.7%	1,042	4.6%	611	14.8%	3,355	6.7%
Automotive Repair & Maintenance	3	3.3%	9	0.5%	50	3.8%	175	0.8%	163	3.9%	897	1.8%
Public Administration	3	3.3%	47	2.4%	18	1.4%	2,029	9.0%	27	0.7%	715	1.4%
Unclassified Establishments	11	12.1%	3	0.2%	106	8.0%	86	0.4%	279	6.7%	307	0.6%
Total	91	100.0%	1,963	100.0%	1,319	100.0%	22,502	100.0%	4,138	100.0%	49,997	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated Esri's Data allocation which uses census block groups to allocate business summary data to custom areas.

November 03, 2020



Retail MarketPlace Profile

5445 & 5449 W US 90
5445 W US Highway 90, San Antonio, Texas, 78227
Ring Band: 0 - 1 mile radius

Prepared by ATIYA MITCHELL

Latitude: 29.40731
Longitude: -98.59647

Summary Demographics

2020 Population	3,401
2020 Households	996
2020 Median Disposable Income	\$23,732
2020 Per Capita Income	\$10,648

NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-	\$19,698,930	\$17,757,668	\$1,941,262	5.2	15
Total Retail Trade	44-45	\$17,777,558	\$15,820,723	\$1,956,835	5.8	11
Total Food & Drink	722	\$1,921,372	\$1,936,945	-\$15,573	-0.4	4
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$3,857,351	\$5,022,642	-\$1,165,291	-13.1	5
Automobile Dealers	4411	\$3,130,425	\$4,080,949	-\$950,524	-13.2	4
Other Motor Vehicle Dealers	4412	\$393,232	\$0	\$393,232	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$333,695	\$0	\$333,695	100.0	0
Furniture & Home Furnishings Stores	442	\$586,606	\$543,671	\$42,935	3.8	1
Furniture Stores	4421	\$355,043	\$543,671	-\$188,628	-21.0	1
Home Furnishings Stores	4422	\$231,563	\$0	\$231,563	100.0	0
Electronics & Appliance Stores	443	\$622,837	\$0	\$622,837	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$1,026,377	\$887,183	\$139,194	7.3	1
Bldg Material & Supplies Dealers	4441	\$974,121	\$887,183	\$86,938	4.7	1
Lawn & Garden Equip & Supply Stores	4442	\$52,256	\$0	\$52,256	100.0	0
Food & Beverage Stores	445	\$3,354,209	\$2,556,963	\$797,246	13.5	2
Grocery Stores	4451	\$3,060,000	\$2,492,997	\$567,003	10.2	2
Specialty Food Stores	4452	\$144,843	\$0	\$144,843	100.0	0
Beer, Wine & Liquor Stores	4453	\$149,366	\$0	\$149,366	100.0	0
Health & Personal Care Stores	446,4461	\$1,003,256	\$0	\$1,003,256	100.0	0
Gasoline Stations	447,4471	\$1,909,818	\$3,715,665	-\$1,805,847	-32.1	1
Clothing & Clothing Accessories Stores	448	\$786,417	\$0	\$786,417	100.0	0
Clothing Stores	4481	\$531,665	\$0	\$531,665	100.0	0
Shoe Stores	4482	\$119,271	\$0	\$119,271	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$135,481	\$0	\$135,481	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$596,880	\$0	\$596,880	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$531,532	\$0	\$531,532	100.0	0
Book, Periodical & Music Stores	4512	\$65,348	\$0	\$65,348	100.0	0
General Merchandise Stores	452	\$3,119,778	\$1,217,668	\$1,902,110	43.9	1
Department Stores Excluding Leased Depts.	4521	\$2,140,417	\$0	\$2,140,417	100.0	0
Other General Merchandise Stores	4529	\$979,360	\$1,217,668	-\$238,308	-10.8	1
Miscellaneous Store Retailers	453	\$663,686	\$0	\$663,686	100.0	0
Florists	4531	\$22,518	\$0	\$22,518	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$146,488	\$0	\$146,488	100.0	0
Used Merchandise Stores	4533	\$112,920	\$0	\$112,920	100.0	0
Other Miscellaneous Store Retailers	4539	\$381,760	\$0	\$381,760	100.0	0
Nonstore Retailers	454	\$250,345	\$0	\$250,345	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$189,714	\$0	\$189,714	100.0	0
Vending Machine Operators	4542	\$16,941	\$0	\$16,941	100.0	0
Direct Selling Establishments	4543	\$43,690	\$0	\$43,690	100.0	0
Food Services & Drinking Places	722	\$1,921,372	\$1,936,945	-\$15,573	-0.4	4
Special Food Services	7223	\$21,168	\$0	\$21,168	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$62,128	\$0	\$62,128	100.0	0
Restaurants/Other Eating Places	7225	\$1,838,076	\$1,830,737	\$7,339	0.2	4

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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November 03, 2020



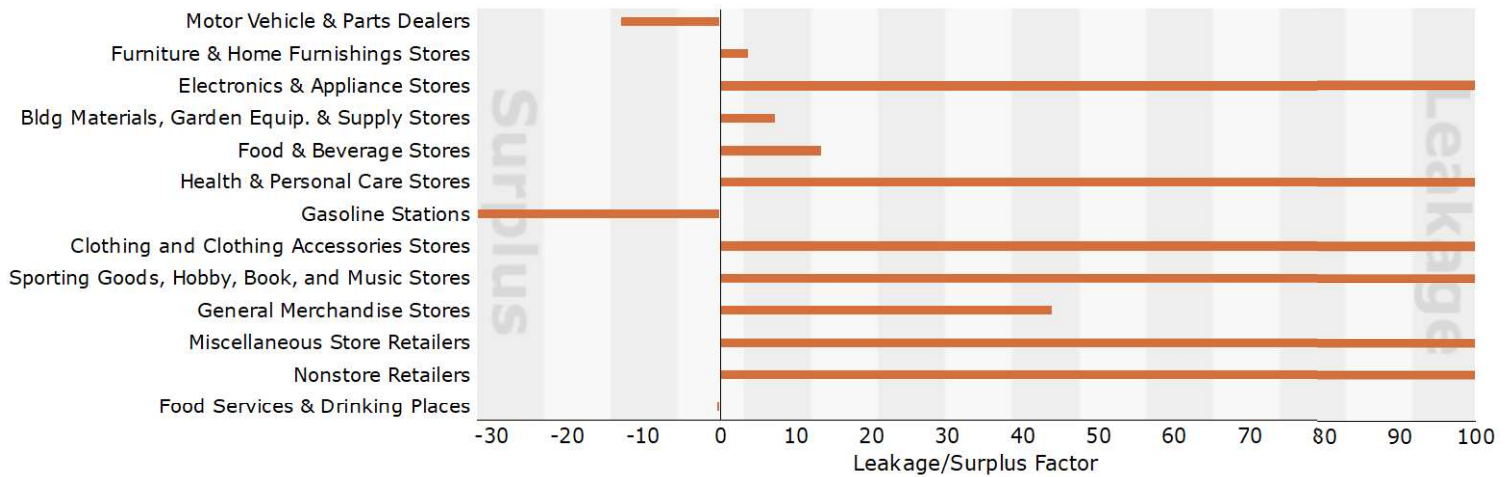
Retail MarketPlace Profile

5445 & 5449 W US 90
5445 W US Highway 90, San Antonio, Texas, 78227
Ring Band: 0 - 1 mile radius

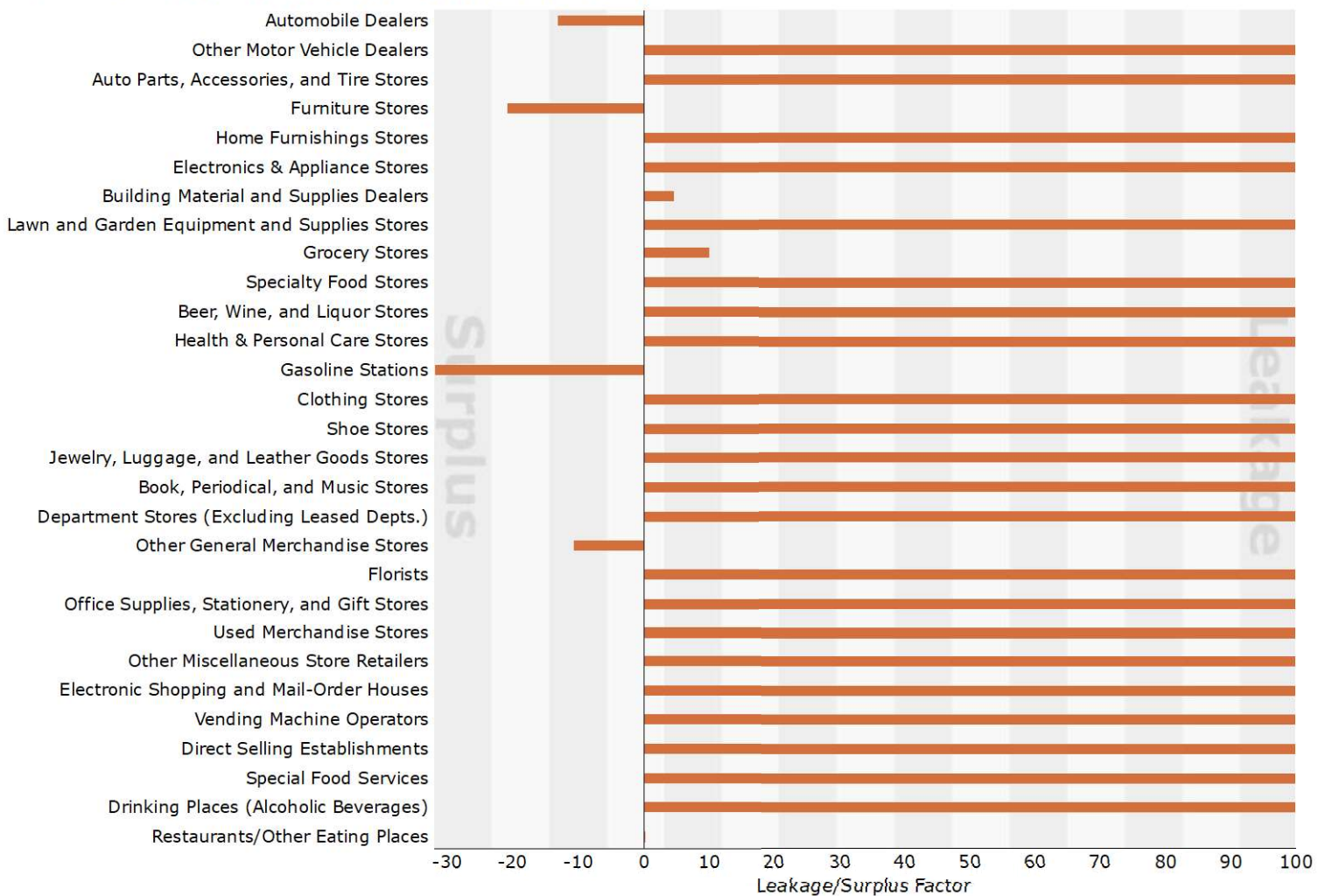
Prepared by **ATIYA MITCHELL**

Latitude: 29.40731
Longitude: -98.59647

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

5445 & 5449 W US 90
5445 W US Highway 90, San Antonio, Texas, 78227
Ring Band: 1 - 3 mile radius

Prepared by ATIYA MITCHELL

Latitude: 29.40731
Longitude: -98.59647

Summary Demographics

2020 Population	80,854
2020 Households	23,052
2020 Median Disposable Income	\$28,296
2020 Per Capita Income	\$12,987

NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplu Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-	\$498,882,983	\$783,361,661	-\$284,478,678	-22.2	343
Total Retail Trade	44-45	\$450,734,809	\$716,968,565	-\$266,233,756	-22.8	222
Total Food & Drink	722	\$48,148,173	\$66,393,096	-\$18,244,923	-15.9	122
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplu Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$98,723,993	\$61,800,889	\$36,923,104	23.0	42
Automobile Dealers	4411	\$80,040,595	\$29,262,762	\$50,777,833	46.5	21
Other Motor Vehicle Dealers	4412	\$10,201,293	\$19,802,350	-\$9,601,057	-32.0	3
Auto Parts, Accessories & Tire Stores	4413	\$8,482,104	\$12,735,777	-\$4,253,673	-20.0	18
Furniture & Home Furnishings Stores	442	\$15,062,613	\$4,483,946	\$10,578,667	54.1	4
Furniture Stores	4421	\$9,003,559	\$4,483,946	\$4,519,613	33.5	4
Home Furnishings Stores	4422	\$6,059,053	\$0	\$6,059,053	100.0	0
Electronics & Appliance Stores	443	\$15,857,393	\$4,594,165	\$11,263,228	55.1	8
Bldg Materials, Garden Equip. & Supply Stores	444	\$27,483,596	\$13,189,711	\$14,293,885	35.1	15
Bldg Material & Supplies Dealers	4441	\$26,072,759	\$12,138,864	\$13,933,895	36.5	12
Lawn & Garden Equip & Supply Stores	4442	\$1,410,837	\$1,050,847	\$359,990	14.6	3
Food & Beverage Stores	445	\$83,625,293	\$190,324,407	-\$106,699,114	-38.9	42
Grocery Stores	4451	\$76,271,692	\$182,768,269	-\$106,496,577	-41.1	33
Specialty Food Stores	4452	\$3,592,998	\$5,097,799	-\$1,504,801	-17.3	8
Beer, Wine & Liquor Stores	4453	\$3,760,603	\$2,458,339	\$1,302,264	20.9	2
Health & Personal Care Stores	446,4461	\$25,699,045	\$46,045,390	-\$20,346,345	-28.4	10
Gasoline Stations	447,4471	\$48,013,882	\$59,777,465	-\$11,763,583	-10.9	20
Clothing & Clothing Accessories Stores	448	\$19,655,548	\$19,536,259	\$119,289	0.3	20
Clothing Stores	4481	\$13,243,802	\$17,337,240	-\$4,093,438	-13.4	16
Shoe Stores	4482	\$2,946,734	\$2,179,990	\$766,744	15.0	4
Jewelry, Luggage & Leather Goods Stores	4483	\$3,465,012	\$0	\$3,465,012	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$15,022,668	\$1,700,420	\$13,322,248	79.7	5
Sporting Goods/Hobby/Musical Instr Stores	4511	\$13,397,510	\$1,679,561	\$11,717,949	77.7	5
Book, Periodical & Music Stores	4512	\$1,625,158	\$0	\$1,625,158	100.0	0
General Merchandise Stores	452	\$78,144,488	\$288,358,636	-\$210,214,148	-57.4	28
Department Stores Excluding Leased Depts.	4521	\$53,638,077	\$257,173,680	-\$203,535,603	-65.5	6
Other General Merchandise Stores	4529	\$24,506,411	\$31,184,957	-\$6,678,546	-12.0	22
Miscellaneous Store Retailers	453	\$17,016,952	\$8,790,740	\$8,226,212	31.9	24
Florists	4531	\$604,649	\$675,293	-\$70,644	-5.5	6
Office Supplies, Stationery & Gift Stores	4532	\$3,705,368	\$460,287	\$3,245,081	77.9	2
Used Merchandise Stores	4533	\$2,847,806	\$2,575,219	\$272,587	5.0	6
Other Miscellaneous Store Retailers	4539	\$9,859,130	\$5,079,942	\$4,779,188	32.0	10
Nonstore Retailers	454	\$6,429,338	\$18,366,537	-\$11,937,199	-48.1	3
Electronic Shopping & Mail-Order Houses	4541	\$4,830,684	\$0	\$4,830,684	100.0	0
Vending Machine Operators	4542	\$420,037	\$0	\$420,037	100.0	0
Direct Selling Establishments	4543	\$1,178,617	\$18,366,537	-\$17,187,920	-87.9	3
Food Services & Drinking Places	722	\$48,148,173	\$66,393,096	-\$18,244,923	-15.9	122
Special Food Services	7223	\$540,563	\$248,125	\$292,438	37.1	1
Drinking Places - Alcoholic Beverages	7224	\$1,576,029	\$1,404,778	\$171,251	5.7	5
Restaurants/Other Eating Places	7225	\$46,031,581	\$64,740,193	-\$18,708,612	-16.9	116

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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November 03, 2020



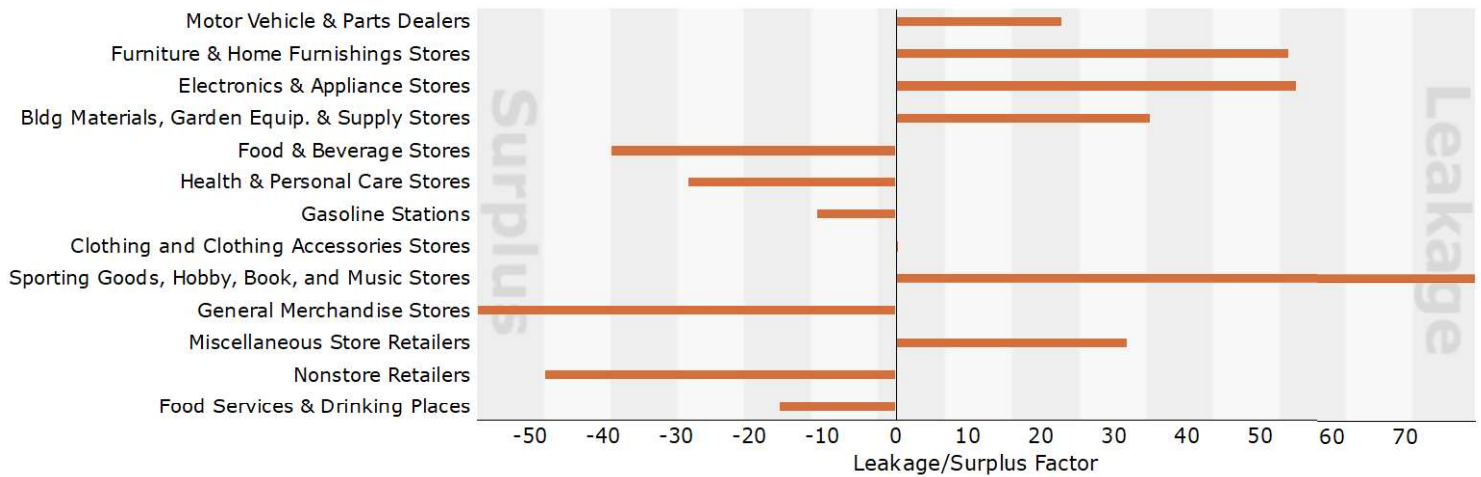
Retail MarketPlace Profile

5445 & 5449 W US 90
5445 W US Highway 90, San Antonio, Texas, 78227
Ring Band: 1 - 3 mile radius

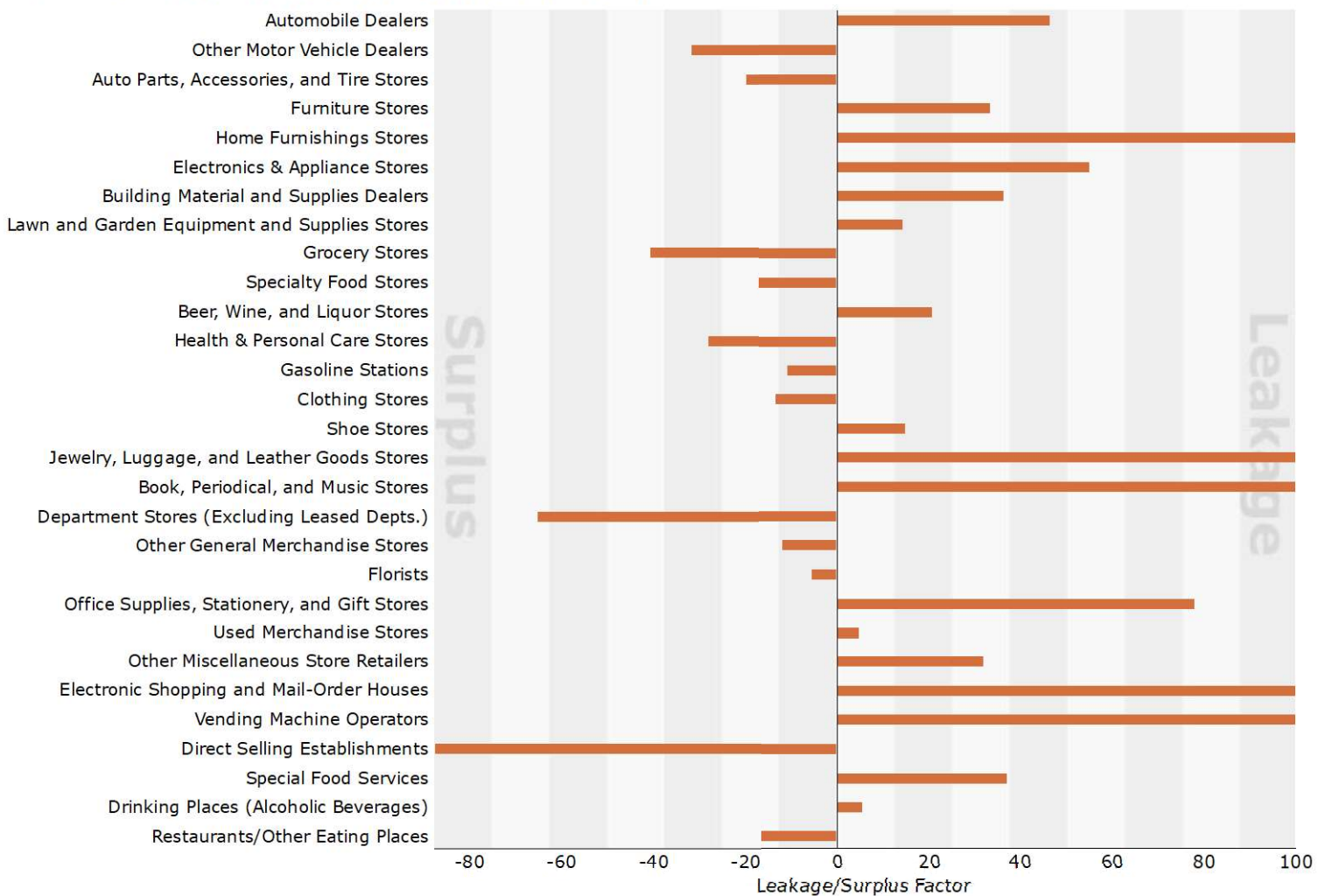
Prepared by **ATIYA MITCHELL**

Latitude: 29.40731
Longitude: -98.59647

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

5445 & 5449 W US 90
5445 W US Highway 90, San Antonio, Texas, 78227
Ring Band: 3 - 5 mile radius

Prepared by ATIYA MITCHELL

Latitude: 29.40731
Longitude: -98.59647

Summary Demographics

2020 Population	234,754
2020 Households	73,559
2020 Median Disposable Income	\$31,775
2020 Per Capita Income	\$15,377

NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplu Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-	\$1,674,703,001	\$2,987,788,283	-\$1,313,085,282	-28.2	1,209
Total Retail Trade	44-45	\$1,509,953,478	\$2,668,045,781	-\$1,158,092,303	-27.7	809
Total Food & Drink	722	\$164,749,522	\$319,742,502	-\$154,992,980	-32.0	400
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplu Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$329,167,459	\$687,483,963	-\$358,316,504	-35.2	196
Automobile Dealers	4411	\$266,433,520	\$585,472,807	-\$319,039,287	-37.5	121
Other Motor Vehicle Dealers	4412	\$34,182,885	\$33,923,877	\$259,008	0.4	9
Auto Parts, Accessories & Tire Stores	4413	\$28,551,053	\$68,087,279	-\$39,536,226	-40.9	66
Furniture & Home Furnishings Stores	442	\$51,181,770	\$65,312,100	-\$14,130,330	-12.1	38
Furniture Stores	4421	\$30,589,783	\$52,930,154	-\$22,340,371	-26.7	32
Home Furnishings Stores	4422	\$20,591,988	\$12,381,947	\$8,210,041	24.9	6
Electronics & Appliance Stores	443	\$53,891,982	\$65,847,005	-\$11,955,023	-10.0	24
Bldg Materials, Garden Equip. & Supply Stores	444	\$91,438,041	\$113,807,852	-\$22,369,811	-10.9	43
Bldg Material & Supplies Dealers	4441	\$86,646,801	\$111,668,130	-\$25,021,329	-12.6	36
Lawn & Garden Equip & Supply Stores	4442	\$4,791,240	\$2,139,722	\$2,651,518	38.3	7
Food & Beverage Stores	445	\$279,192,386	\$522,878,959	-\$243,686,573	-30.4	125
Grocery Stores	4451	\$254,198,613	\$479,692,319	-\$225,493,706	-30.7	79
Specialty Food Stores	4452	\$11,969,535	\$34,571,898	-\$22,602,363	-48.6	35
Beer, Wine & Liquor Stores	4453	\$13,024,239	\$8,614,742	\$4,409,497	20.4	11
Health & Personal Care Stores	446,4461	\$85,644,591	\$191,054,387	-\$105,409,796	-38.1	67
Gasoline Stations	447,4471	\$158,577,856	\$218,988,903	-\$60,411,047	-16.0	64
Clothing & Clothing Accessories Stores	448	\$67,122,163	\$126,202,405	-\$59,080,242	-30.6	81
Clothing Stores	4481	\$45,013,768	\$85,062,940	-\$40,049,172	-30.8	46
Shoe Stores	4482	\$9,869,054	\$30,656,319	-\$20,787,265	-51.3	21
Jewelry, Luggage & Leather Goods Stores	4483	\$12,239,341	\$10,483,146	\$1,756,195	7.7	14
Sporting Goods, Hobby, Book & Music Stores	451	\$50,925,735	\$103,054,817	-\$52,129,082	-33.9	30
Sporting Goods/Hobby/Musical Instr Stores	4511	\$45,332,254	\$97,787,704	-\$52,455,450	-36.7	22
Book, Periodical & Music Stores	4512	\$5,593,481	\$5,267,113	\$326,368	3.0	8
General Merchandise Stores	452	\$263,459,006	\$501,909,417	-\$238,450,411	-31.2	59
Department Stores Excluding Leased Depts.	4521	\$181,616,105	\$398,221,426	-\$216,605,321	-37.4	25
Other General Merchandise Stores	4529	\$81,842,901	\$103,687,991	-\$21,845,090	-11.8	34
Miscellaneous Store Retailers	453	\$57,583,858	\$63,382,136	-\$5,798,278	-4.8	72
Florists	4531	\$2,099,989	\$3,225,669	-\$1,125,680	-21.1	19
Office Supplies, Stationery & Gift Stores	4532	\$12,559,144	\$17,922,077	-\$5,362,933	-17.6	14
Used Merchandise Stores	4533	\$9,800,120	\$12,613,641	-\$2,813,521	-12.6	13
Other Miscellaneous Store Retailers	4539	\$33,124,605	\$29,620,750	\$3,503,855	5.6	27
Nonstore Retailers	454	\$21,768,632	\$8,123,837	\$13,644,795	45.6	10
Electronic Shopping & Mail-Order Houses	4541	\$16,300,534	\$2,786,523	\$13,514,011	70.8	2
Vending Machine Operators	4542	\$1,399,865	\$530,155	\$869,710	45.1	3
Direct Selling Establishments	4543	\$4,068,233	\$4,807,159	-\$738,926	-8.3	5
Food Services & Drinking Places	722	\$164,749,522	\$319,742,502	-\$154,992,980	-32.0	400
Special Food Services	7223	\$1,871,054	\$1,741,398	\$129,656	3.6	8
Drinking Places - Alcoholic Beverages	7224	\$5,590,030	\$7,930,269	-\$2,340,239	-17.3	25
Restaurants/Other Eating Places	7225	\$157,288,438	\$310,070,835	-\$152,782,397	-32.7	367

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

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November 03, 2020



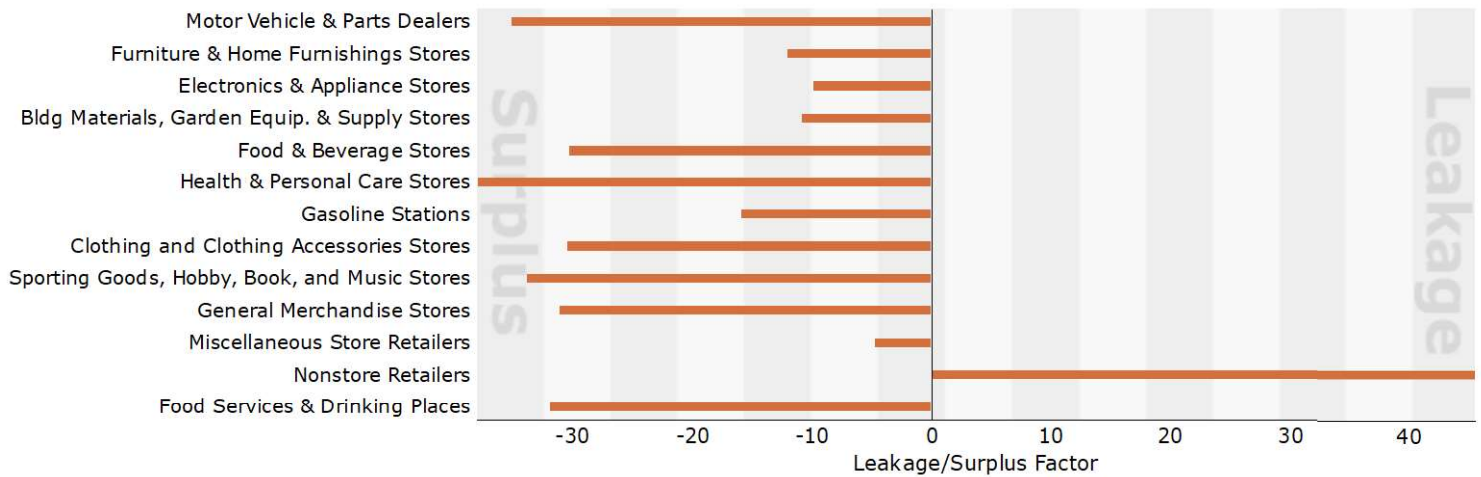
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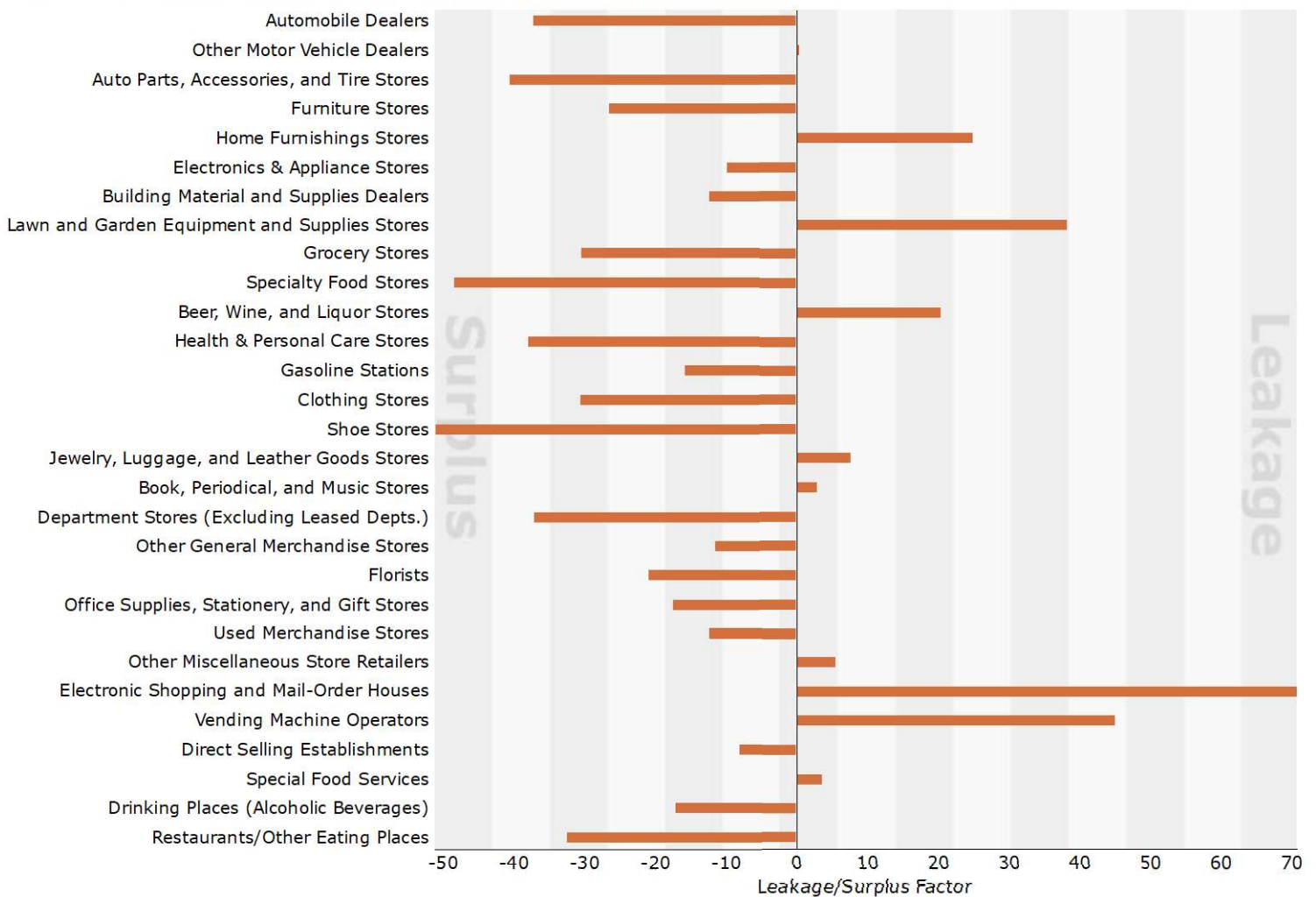
Prepared by ATIYA MITCHELL

Latitude: 29.40731
Longitude: -98.59647

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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SAN ANTONIO, TX

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	(210)696-9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	(210)696-9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@kwcityview.com	(210)696-9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Atiya Mitchell	641742	realestate@akmitch.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
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date