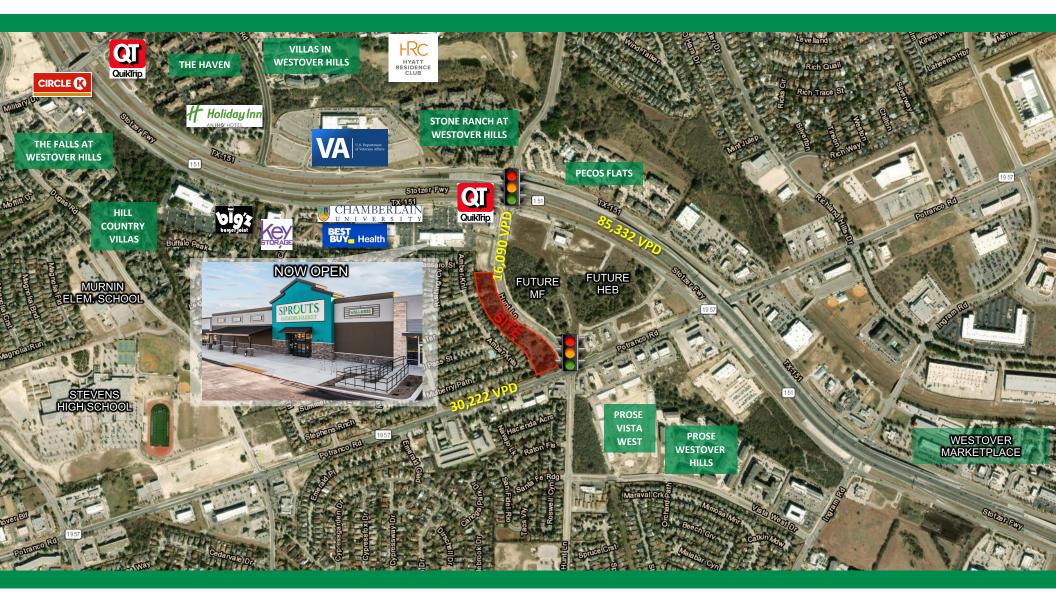
PREMIER WESTOVER HILLS LOCATION
San Antonio, Texas 78251 | Bexar County

MEDICAL - HOSPITALITY - RETAIL FOR SALE - LEASE - BUILD TO SUIT

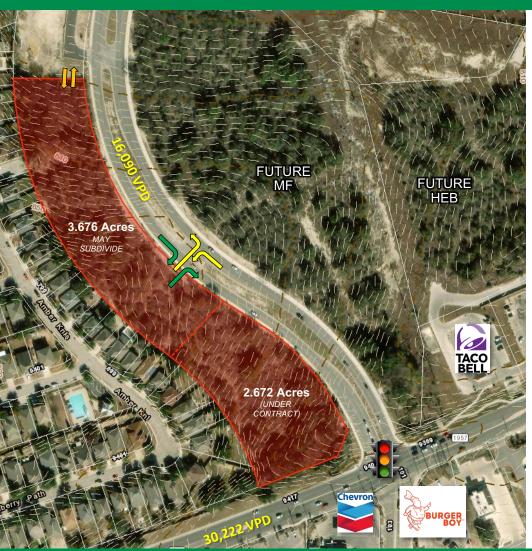


9901 W IH-10 Suite 725 San Antonio, TX 78230



PREMIER WESTOVER HILLS LOCATION
San Antonio, Texas 78251 | Bexar County

MEDICAL – HOSPITALITY - RETAIL FOR SALE – LEASE – BUILD TO SUIT



SIZE:

2.672 Acres (Under Contract)

3.676 Acres (May Subdivide)

PRICING:

Call for Pricing

UTILITIES:

Water – 12" SAWS line available

Sewer - 15" SAWS line available

ACCESS:

+/- 1,250 ft frontage on Hunt Ln with **direct access** to Hunt Ln, TX 151, and Potranco Rd

Joint access easement with neighboring development

ZONING:

C-3

HIGHLIGHTS:

- · Across from Brand New VA Hospital
- Highly **Desirable** Westover Hills Submarket
- Surrounded by Major Employers with +100k daily employees
- Largest Industries include:
 - Retail & Entertainment
 - Healthcare
 - Finance & Insurance
 - Education
 - Tech
 - Government
- Booming Residential Market

9901 W IH-10 Suite 725 San Antonio, TX 78230



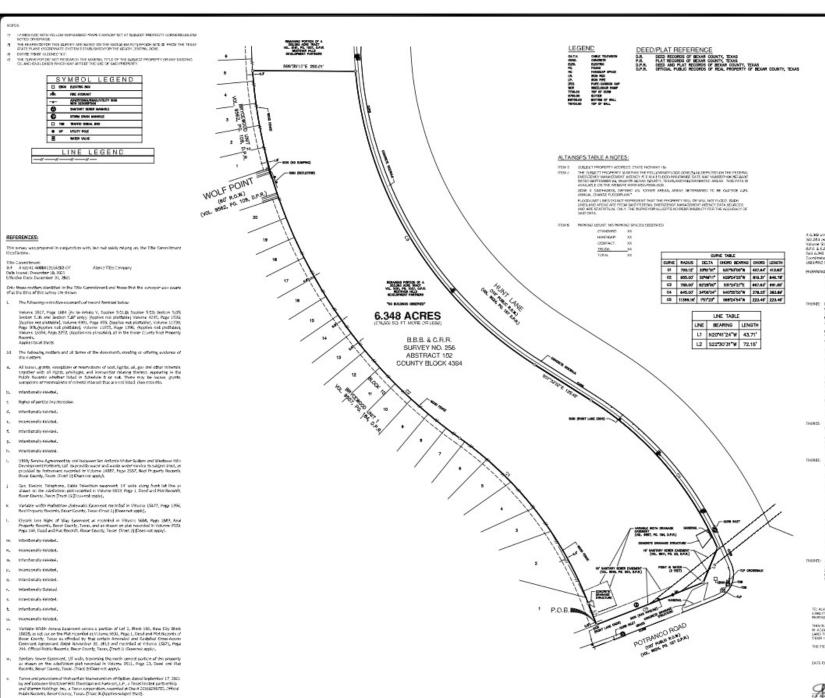
PREMIER WESTOVER HILLS LOCATION
San Antonio, Texas 78251 | Bexar County

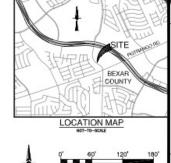
MEDICAL - HOSPITALITY - RETAIL FOR SALE - LEASE - BUILD TO SUIT



9901 W IH-10 Suite 725 San Antonio, TX 78230







SCALE: 1"= 60"

METES AND GOUNDS DESCRIPTION

A CASE on the 20% CBS quarter than content but, now of love quit of a monoiding person in 20% CBS quarter than 20%

(REDNAMALIT a saint on the neminest right of way like of Pritomia Peaul a 100 feet white publishing of olivery, or desaw which of the same feet, but it, of more in Valence to Represent the same of the same same of the sa

THIRE: Departing the northwest right of work like of sale Prisonac Road, doing the northwest line of the sales of the little of the sales of the little of t

8) APAPAPW, a distance of 41.75 heat to a set 97 from and with yellow any control. "Page-Counter", on the continued line of Lot 1, a partit of convenient of the harvit described into).

Monthwesterly, deng a non-despect curve in the lieft, and curve the thing a nation of 783.12 feet, a control region of 375/1971, a cherry bearing and observed of 377/1972 M, 2074-6 feet, for one integrity of 3350 feet (or a cell) from not obtained as regional Transport (or a sold) of months curvature of 80 character (or 107/1972).

Morthwestown, confinelts stone the perferent line of three-word kind? 1, along the Softwarenins, auchbard, sincy the nethrane live of thiraceous is not 15, along the receivable filter of the financiand Software (that 2, or more in five learn SEA), count to the sight, reticional terms of the sight of the sight of the count to the sight, reticional terms of the sight of the sight of the sight of the SPSSILT, a whole there are distincted in SPSSILT SEA, the sight of the si

THERES. IS \$87'28'13' 6, deporting the goet into of sold thresponded Well 3 and place the sould a fire or in it, applicating the enter and or facilities in terrelated with a fire country of the first interface or enter a real fire first in our than more of the first interface or enter a real first from more first first interface or enter a first first in it first first interface or enter a first first in it fills for the enter a first interface or enter a production or enter a first first interface or enter a first first interface or enter a first first interface or enter a first f

Social enthalty, siting a non-langest come to the left; seld convolved no residual (TSSS) feet, in costed implie of SCISSOS is closed foreign and distance of SCISSOS in closed foreign and distance of SCISSOS in Conference of SCISSOS in contract of SCISSOS in Conference o

3.57°08'52" E, a distance of 1.25.40 feet to a set 10" from root a point of currentums of

Fauntements, along a cospect center to die right, and center ituating or colors of elitibilities on control origin or infribibility, a clevel bearing and elitibilities on access origin or infribibility, a clevel bearing and elitibilities and original or infinite bearing one of the control original original or control original or control original origin

Southwesterfer, slong a non-frequent curve to the right, sald curve twelve a new 11259 L6 feet, a central region of 0155721, a dwell bearing and distance of 455721557 W. 223-65 test. Are an environment of 223-55 feet to the PONT OF 025049791 and containing 0.555 cent in the Clare of See Arthur Clare Court

TO ALANC TITLE INSACANCE COMPANY, RECOMPAND DEVELOPMENT, L.L.C., A TEXASLIBITED LIMITURY COMPANY AND INSTITUTE HILLS DEVELOPMENT PROTESTS L.P., A TEXASLIBITED PROTEST L.P.

THE BLACK CENTRY THAT THE BURNES PLAT AND THE RUPNEY ON WHEN IT IS BASED BEFORE BULLS.

IN ACCRECATION WITH THE 22Y MANAGEM SOMEOUTS DETAIL PROJUBERED TO POR ALTHROPOS.

AND THE SERVERS, ADMITTY DEFAUL SHED AND ADOPTED BY ALTH AND HAPS, AND INCLUDES
THAT 14, BAY, LANDOUS THE A THROSCO.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 45, 2001

DATE OF MAP OF PLAT: DECEMBER 45, MA





PAPE-DAWS

SURVEY AND SCORD SCOR TILE MDHE DS.278 LAND S

占

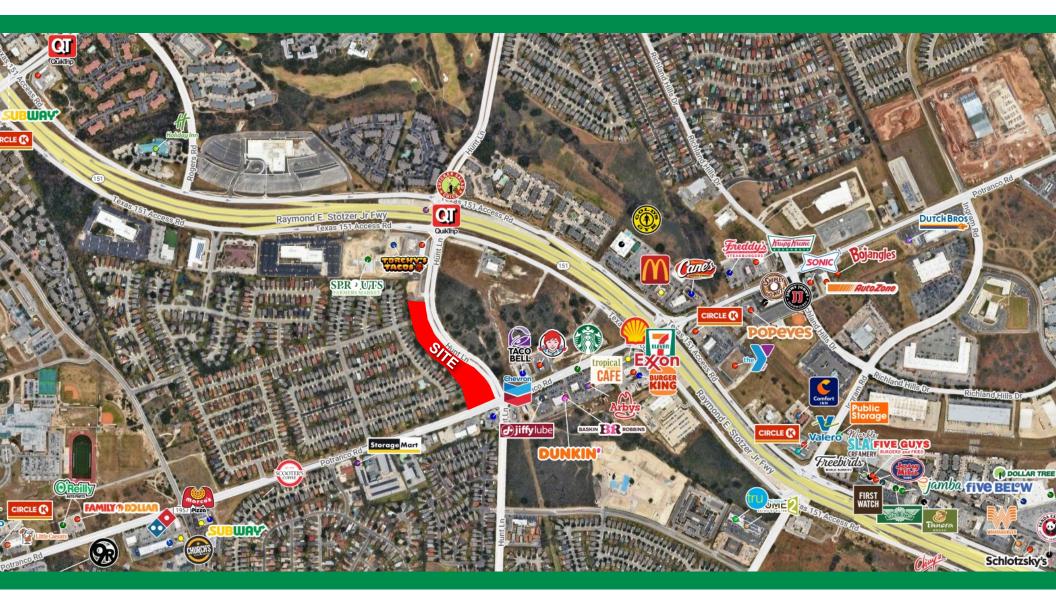
ALTA/NSI

ď.

е но. 9296-21 DATE DECEMBER 2021 HECKED GED DRAWN MR GIVIL JOB NO. 3650-00

PREMIER WESTOVER HILLS LOCATION
San Antonio, Texas 78251 | Bexar County

MEDICAL - HOSPITALITY - RETAIL FOR SALE - LEASE - BUILD TO SUIT



9901 W IH-10 Suite 725 San Antonio, TX 78230



PREMIER WESTOVER HILLS LOCATION
San Antonio, Texas 78251 | Bexar County

MEDICAL – HOSPITALITY - RETAIL FOR SALE – LEASE – BUILD TO SUIT



9901 W IH-10 Suite 725 San Antonio, TX 78230



TX 151 DEVELOPMENT TRACT

PREMIER WESTOVER HILLS LOCATION
San Antonio, Texas 78251 | Bexar County

MEDICAL - HOSPITALITY - RETAIL FOR SALE - LEASE - BUILD TO SUIT



DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile	10 Min Drivetime
Population	22,579	148,327	341,099	240,544
Households	8,054	52,219	113,866	84,060
Average HH Income	\$97,621	\$97,386	\$99,227	\$92,505
Labor Population	14,519	99,883	232,436	159,148
Unemployment Rate	3.8%	3.8%	3.1%	3.5%

9901 W IH-10 Suite 725 San Antonio, TX 78230





Information About Brokerage Services



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:

- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlord Initials	 Date	