



REATA
REAL ESTATE

8682 BANDERA ROAD PAD SITE

NEC BANDERA & PRESERVATION ROAD

SAN ANTONIO, TX 78250

LOUIS "LEX" LUTTO III

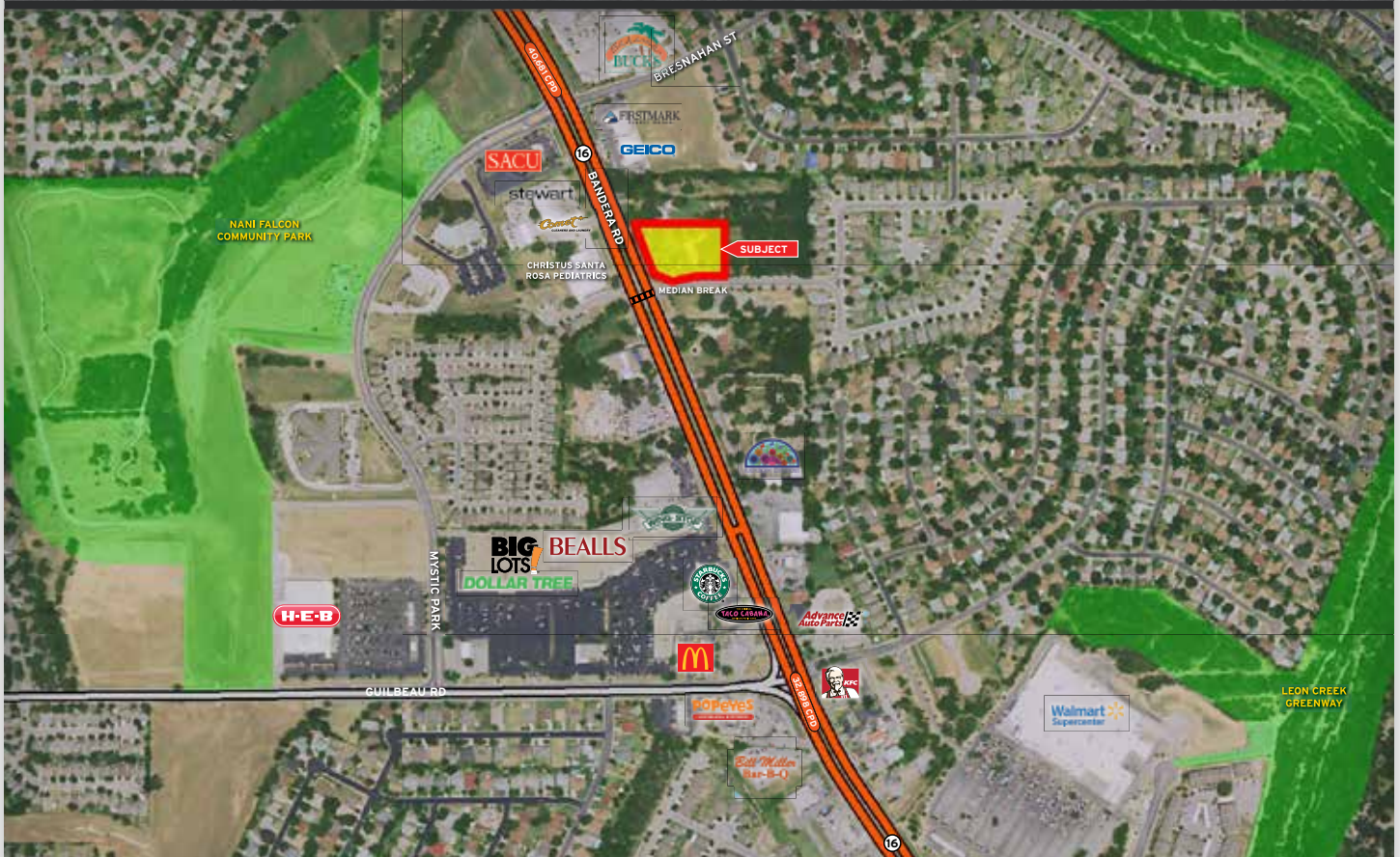


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PROPERTY HIGHLIGHTS

8682 Bandera consists of two acres at the northeast corner of Bandera and Preservation Road.

This site benefits from a median break on Bandera Road. It also enjoys excellent access and exposure to a densely populated area with above average incomes, making it a great opportunity for restaurant operators or service-oriented retailers.

LOCATION

NEC Bandera & Preservation Road
San Antonio, TX 78250

SIZE AVAILABLE

2 Acres (may be subdivided)

PRICING

Please contact Broker for pricing.

AREA RETAILERS

Walmart Supercenter, H-E-B, Bealls, Big Lots,
Dollar Tree and YMCA

TRAFFIC COUNTS

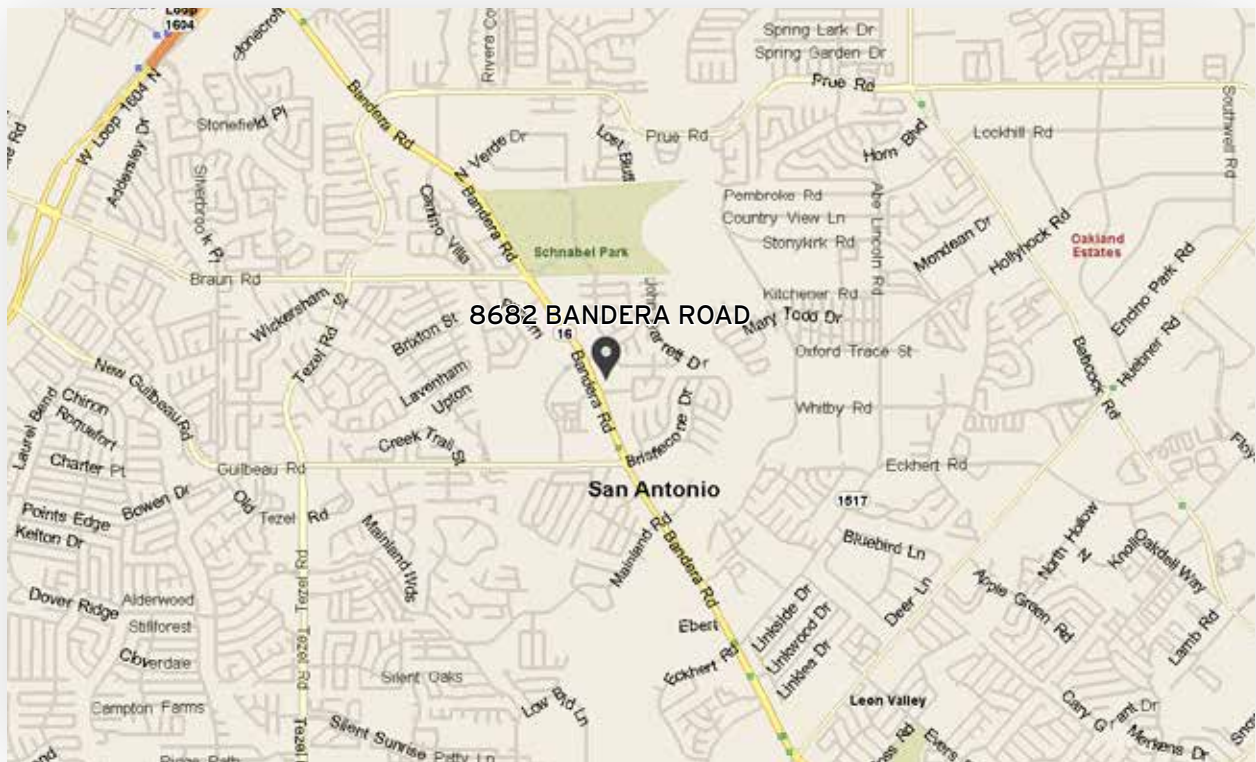
Bandera, North of Preservation RD	40,681 CPD
Bandera, South of Preservation RD	32,898 CPD

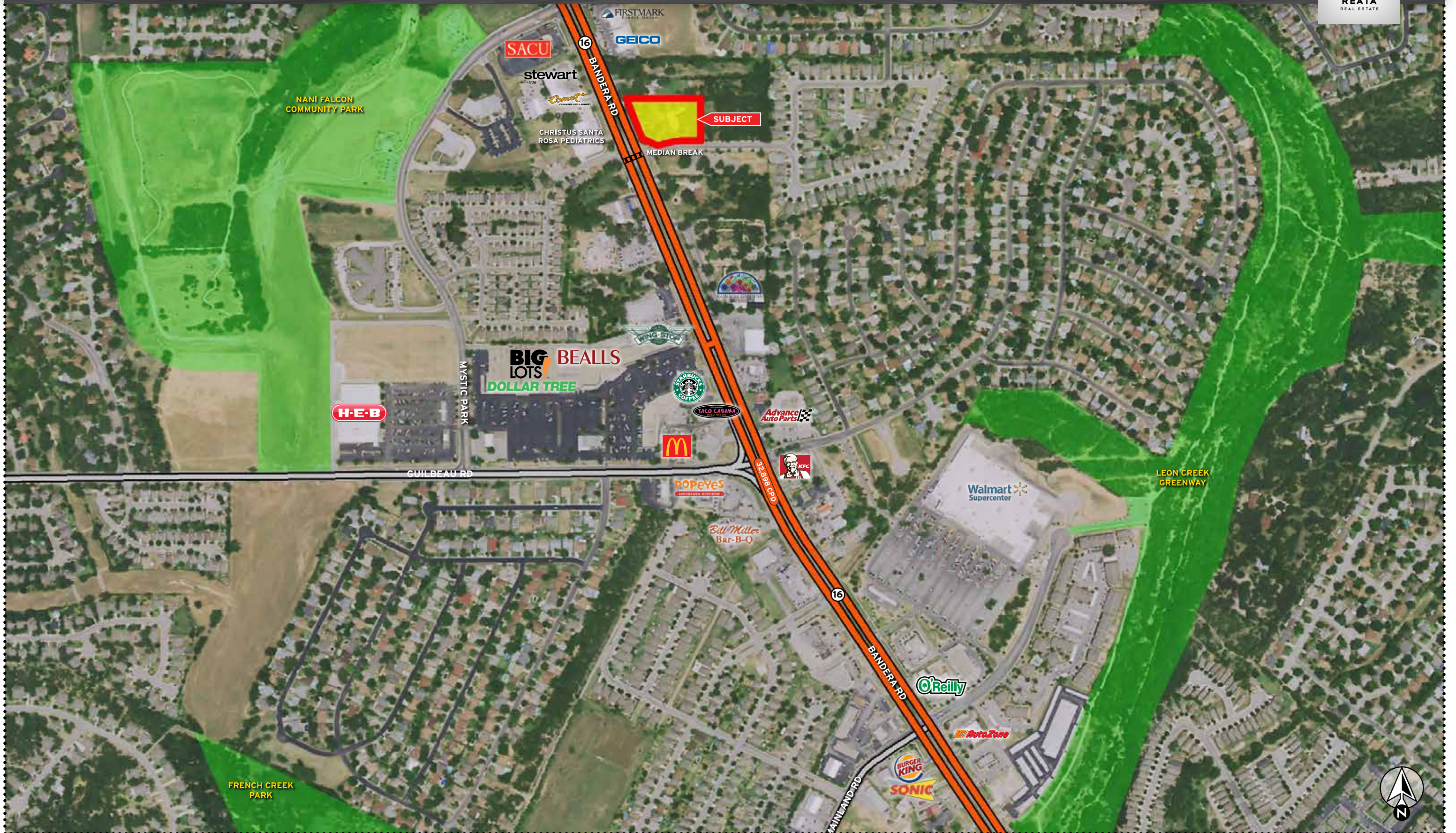
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Estimated Population	9,633	138,812	346,089
2017 Estimated Households	3,301	49,988	129,092
Daytime Population	3,432	26,373	160,335
Average Household Income	\$86,957	\$80,910	\$72,456

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DEMOGRAPHICS



REATA
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8682 Bandera Rd		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78250				
POPULATION	2017 Estimated Population	9,633	138,812	346,089
	2022 Projected Population	10,497	151,539	378,276
	2010 Census Population	9,192	127,771	307,085
	2000 Census Population	7,390	107,414	227,061
	Projected Annual Growth 2017 to 2022	1.8%	1.8%	1.9%
	Historical Annual Growth 2000 to 2017	1.8%	1.7%	3.1%
HOUSEHOLDS	2017 Estimated Households	3,301	49,988	129,092
	2022 Projected Households	3,482	52,725	136,275
	2010 Census Households	3,296	47,732	118,276
	2000 Census Households	2,431	37,343	86,896
	Projected Annual Growth 2017 to 2022	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2017	2.1%	2.0%	2.9%
AGE	2017 Est. Population Under 10 Years	12.4%	13.2%	13.6%
	2017 Est. Population 10 to 19 Years	14.1%	14.0%	14.3%
	2017 Est. Population 20 to 29 Years	13.0%	15.5%	18.8%
	2017 Est. Population 30 to 44 Years	21.2%	22.2%	22.3%
	2017 Est. Population 45 to 59 Years	19.8%	19.2%	16.9%
	2017 Est. Population 60 to 74 Years	14.0%	11.8%	10.2%
	2017 Est. Population 75 Years or Over	5.4%	4.2%	3.9%
	2017 Est. Median Age	36.5	34.1	32.0
MARITAL STATUS & GENDER	2017 Est. Male Population	48.4%	48.3%	48.7%
	2017 Est. Female Population	51.6%	51.7%	51.3%
	2017 Est. Never Married	28.4%	34.5%	40.3%
	2017 Est. Now Married	51.6%	45.2%	39.5%
	2017 Est. Separated or Divorced	15.3%	15.5%	16.5%
	2017 Est. Widowed	4.6%	4.8%	3.8%
INCOME	2017 Est. HH Income \$200,000 or More	5.3%	4.3%	3.8%
	2017 Est. HH Income \$150,000 to \$199,999	6.5%	6.3%	5.4%
	2017 Est. HH Income \$100,000 to \$149,999	21.9%	19.0%	15.7%
	2017 Est. HH Income \$75,000 to \$99,999	19.2%	16.5%	14.2%
	2017 Est. HH Income \$50,000 to \$74,999	19.7%	21.4%	20.6%
	2017 Est. HH Income \$35,000 to \$49,999	10.8%	11.5%	13.2%
	2017 Est. HH Income \$25,000 to \$34,999	5.2%	8.0%	9.3%
	2017 Est. HH Income \$15,000 to \$24,999	6.6%	6.5%	8.1%
	2017 Est. HH Income Under \$15,000	4.9%	6.6%	9.6%
	2017 Est. Average Household Income	\$86,957	\$80,910	\$72,456
	2017 Est. Median Household Income	\$81,524	\$72,244	\$64,185
	2017 Est. Per Capita Income	\$29,864	\$29,167	\$27,087
	2017 Est. Total Businesses	351	2,925	13,892
2017 Est. Total Employees	3,432	26,373	160,335	

DEMOGRAPHICS



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8682 Bandera Rd		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78250				
RACE	2017 Est. White	74.1%	74.3%	71.0%
	2017 Est. Black	5.4%	6.2%	7.5%
	2017 Est. Asian or Pacific Islander	6.5%	5.3%	6.2%
	2017 Est. American Indian or Alaska Native	0.6%	0.6%	0.7%
	2017 Est. Other Races	13.4%	13.5%	14.7%
HISPANIC	2017 Est. Hispanic Population	4,880	74,246	188,371
	2017 Est. Hispanic Population	50.7%	53.5%	54.4%
	2022 Proj. Hispanic Population	51.8%	54.6%	55.4%
	2010 Hispanic Population	47.9%	51.0%	53.1%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	6,485	90,954	217,212
	2017 Est. Elementary (Grade Level 0 to 8)	3.8%	3.4%	4.0%
	2017 Est. Some High School (Grade Level 9 to 11)	3.1%	3.8%	4.5%
	2017 Est. High School Graduate	18.1%	20.7%	21.2%
	2017 Est. Some College	26.0%	25.9%	25.7%
	2017 Est. Associate Degree Only	11.2%	10.3%	9.4%
	2017 Est. Bachelor Degree Only	25.4%	24.4%	23.4%
	2017 Est. Graduate Degree	12.4%	11.6%	11.8%
HOUSING	2017 Est. Total Housing Units	3,347	51,047	132,389
	2017 Est. Owner-Occupied	74.7%	64.8%	49.9%
	2017 Est. Renter-Occupied	23.9%	33.1%	47.6%
	2017 Est. Vacant Housing	1.4%	2.1%	2.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.8%	1.0%	1.1%
	2010 Homes Built 2000 to 2004	20.3%	21.0%	26.4%
	2010 Homes Built 1990 to 1999	27.4%	27.6%	22.2%
	2010 Homes Built 1980 to 1989	19.7%	29.0%	26.4%
	2010 Homes Built 1970 to 1979	23.9%	15.3%	17.5%
	2010 Homes Built 1960 to 1969	3.0%	3.4%	5.2%
	2010 Homes Built 1950 to 1959	2.7%	2.1%	2.9%
	2010 Homes Built Before 1949	1.8%	1.9%	2.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.2%	0.3%
	2010 Home Value \$500,000 to \$999,999	1.5%	1.3%	1.9%
	2010 Home Value \$400,000 to \$499,999	1.6%	1.6%	2.1%
	2010 Home Value \$300,000 to \$399,999	4.8%	4.1%	5.4%
	2010 Home Value \$200,000 to \$299,999	19.2%	16.6%	18.5%
	2010 Home Value \$150,000 to \$199,999	23.9%	26.2%	24.5%
	2010 Home Value \$100,000 to \$149,999	36.1%	35.3%	32.2%
	2010 Home Value \$50,000 to \$99,999	11.2%	12.2%	14.7%
	2010 Home Value \$25,000 to \$49,999	1.0%	1.5%	1.9%
	2010 Home Value Under \$25,000	1.5%	2.1%	2.1%
	2010 Median Home Value	\$152,331	\$151,455	\$157,028
	2010 Median Rent	\$946	\$885	\$836

DEMOGRAPHICS



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San Antonio, TX 78250				
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	7,604	108,790	271,746
	2017 Est. Civilian Employed	60.5%	66.5%	65.5%
	2017 Est. Civilian Unemployed	2.7%	2.2%	2.3%
	2017 Est. in Armed Forces	0.3%	0.4%	0.6%
	2017 Est. not in Labor Force	36.4%	30.9%	31.6%
	2017 Labor Force Males	47.4%	47.5%	48.1%
	2017 Labor Force Females	52.6%	52.5%	51.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,673	72,397	179,055
	2010 Mgmt, Business, & Financial Operations	15.1%	15.4%	15.4%
	2010 Professional, Related	25.9%	25.3%	23.8%
	2010 Service	11.6%	16.9%	17.2%
	2010 Sales, Office	30.8%	27.3%	27.8%
	2010 Farming, Fishing, Forestry	0.1%	-	0.1%
	2010 Construction, Extraction, Maintenance	7.3%	7.9%	7.9%
	2010 Production, Transport, Material Moving	9.4%	7.1%	7.8%
	2010 White Collar Workers	71.7%	68.0%	67.0%
	2010 Blue Collar Workers	28.3%	32.0%	33.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	84.1%	84.1%	82.7%
	2010 Drive to Work in Carpool	7.2%	8.4%	9.1%
	2010 Travel to Work by Public Transportation	0.6%	1.6%	2.1%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	1.5%	1.0%	1.9%
	2010 Other Means	1.0%	0.6%	0.5%
	2010 Work at Home	5.6%	4.2%	3.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	15.4%	20.7%	22.4%
	2010 Travel to Work in 15 to 29 Minutes	47.4%	46.0%	45.9%
	2010 Travel to Work in 30 to 59 Minutes	35.9%	39.6%	35.8%
	2010 Travel to Work in 60 Minutes or More	3.6%	5.1%	5.4%
	2010 Average Travel Time to Work	25.3	24.7	23.8
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$212 M	\$3.04 B	\$7.24 B
	2017 Est. Apparel	\$7.43 M	\$107 M	\$254 M
	2017 Est. Contributions, Gifts	\$14.5 M	\$206 M	\$482 M
	2017 Est. Education, Reading	\$8.48 M	\$120 M	\$283 M
	2017 Est. Entertainment	\$12.0 M	\$172 M	\$406 M
	2017 Est. Food, Beverages, Tobacco	\$32.2 M	\$464 M	\$1.11 B
	2017 Est. Furnishings, Equipment	\$7.49 M	\$106 M	\$249 M
	2017 Est. Health Care, Insurance	\$18.1 M	\$261 M	\$628 M
	2017 Est. Household Operations, Shelter, Utilities	\$65.4 M	\$939 M	\$2.24 B
	2017 Est. Miscellaneous Expenses	\$3.09 M	\$44.6 M	\$107 M
	2017 Est. Personal Care	\$2.76 M	\$39.6 M	\$94.4 M
	2017 Est. Transportation	\$40.7 M	\$583 M	\$1.38 B

AGENCY DISCLOSURE



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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov

IABS 1-0 02/16/16

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Date