

Property Information

9.333 Acres
Westover Hills
San Antonio, Texas

HARRY LEEPER, LLC

Texas Real Estate Commission Licensed Broker 9008604

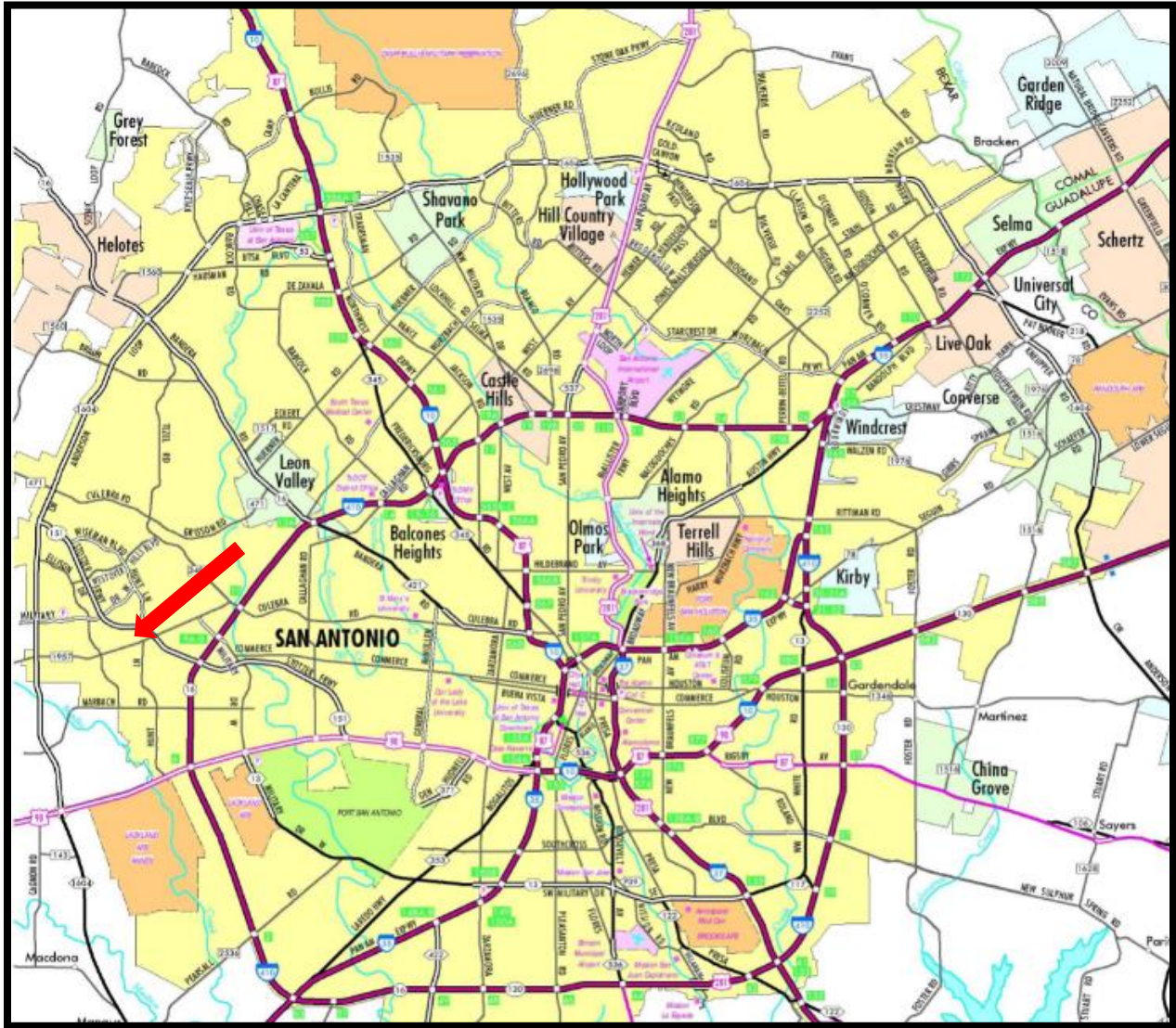
Commercial and Investment Properties

(210) 887-7248

harryleeper@gmail.com

www.leeperproperties.com

All information furnished regarding this property is from sources deemed reliable; however, Broker has not made an independent investigation of these sources and no warranty or representation is made by Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. This unverified information has been prepared to provide a summary to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.



San Antonio, Texas

TX Highway 151, Westover Hills main thoroughfare, connects Loop 410 and Loop 1604. Westover Hills and Westplex areas are the third-largest employment center in San Antonio with over 100,000 employees daily. Companies include National Security Agency, Hyatt Hill Country Resort, Sea World, Wells Fargo Operations Center, Frost-Financial Service Center, and the new major VA Outpatient Clinic with 1,526 parking spaces and 128 exam rooms (several thousand visitors per day are expected). Thousands of residences, single and multi-family, are in close proximity to the subject property, easily accessible at TX Hwy 151 and Hunt Lane.

Property Information

Location: Westover Hills - Hunt Lane between Tx 151 and Potranco Rd.

Address: 1000 Block of North Hunt Lane, San Antonio, Texas 78251

Legal Description: NCB 18406 BLK 21 LOT 14 San Antonio, Bexar County, Texas

Land: 9.333 acres – recorded platted lot

Hunt Lane Frontage: 1,037 +/- feet

**Zoning: "MXD" Mixed Use District - City of San Antonio
(w/uses permitted in MF-33 and C-2)**

Utilities: All city utilities currently serve the subject property

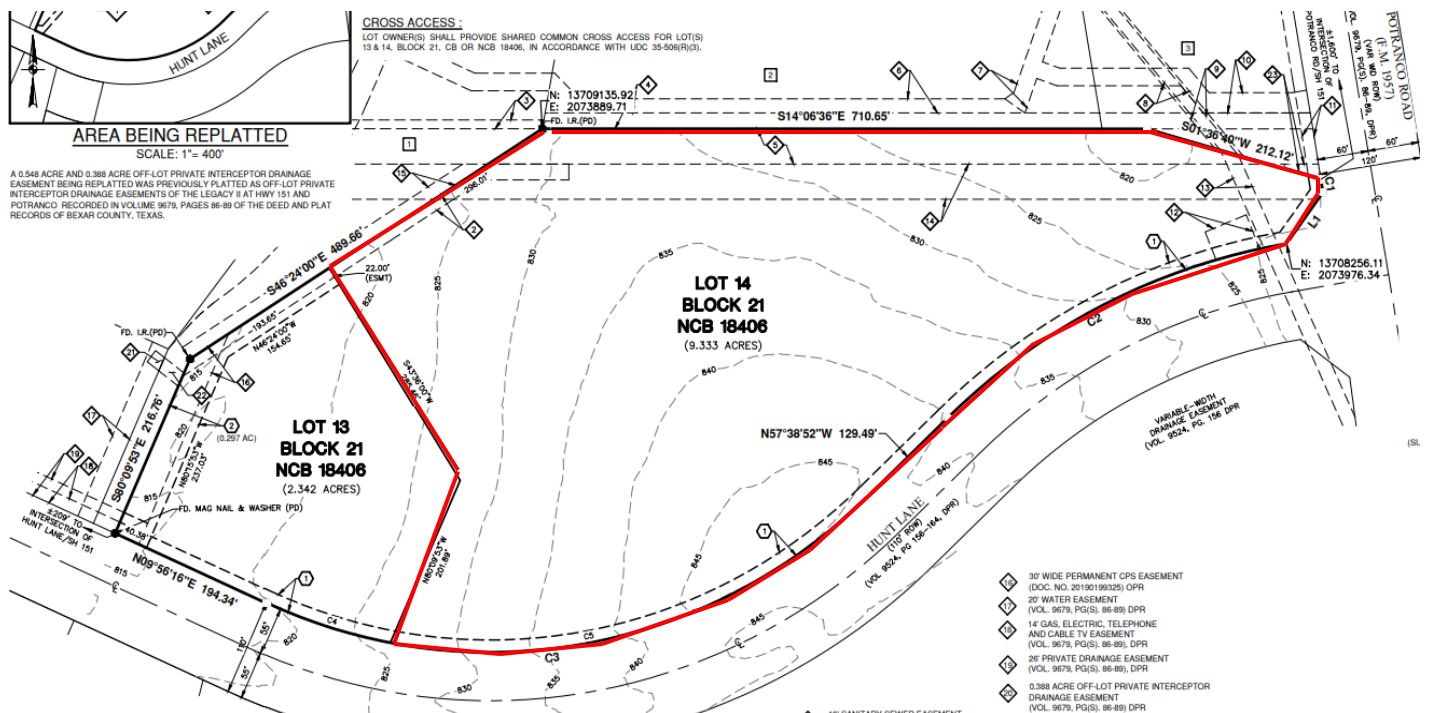
Broker recommends that a Prospective Buyer take the following actions: 1) Consult with an engineer regarding the location, accessibility and capacity of all of the property's utilities; 2) Obtain an Environmental Site Assessment; and 3) Purchase a written Zoning Verification Letter from the appropriate Governmental authority.

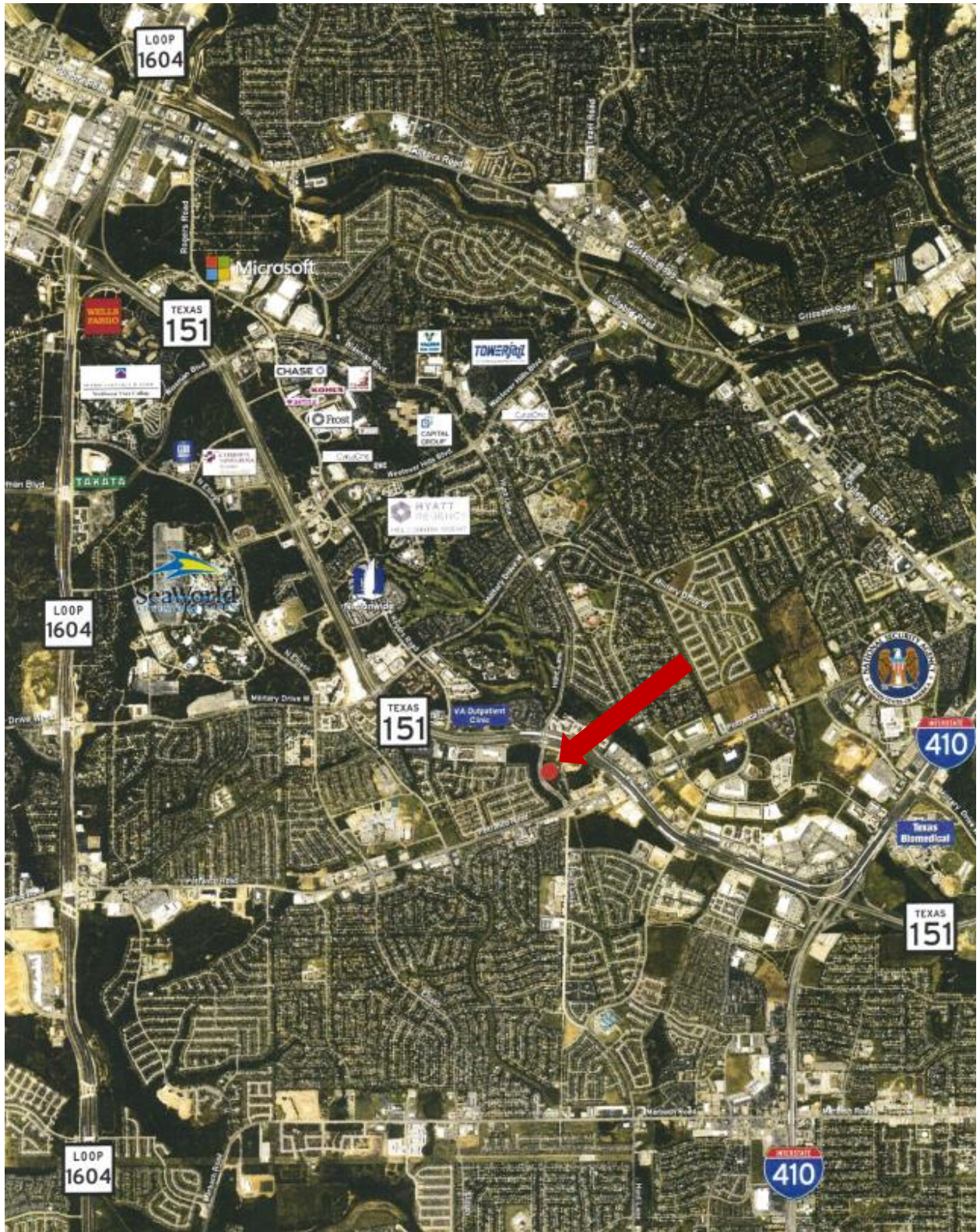
Price: Contact Broker

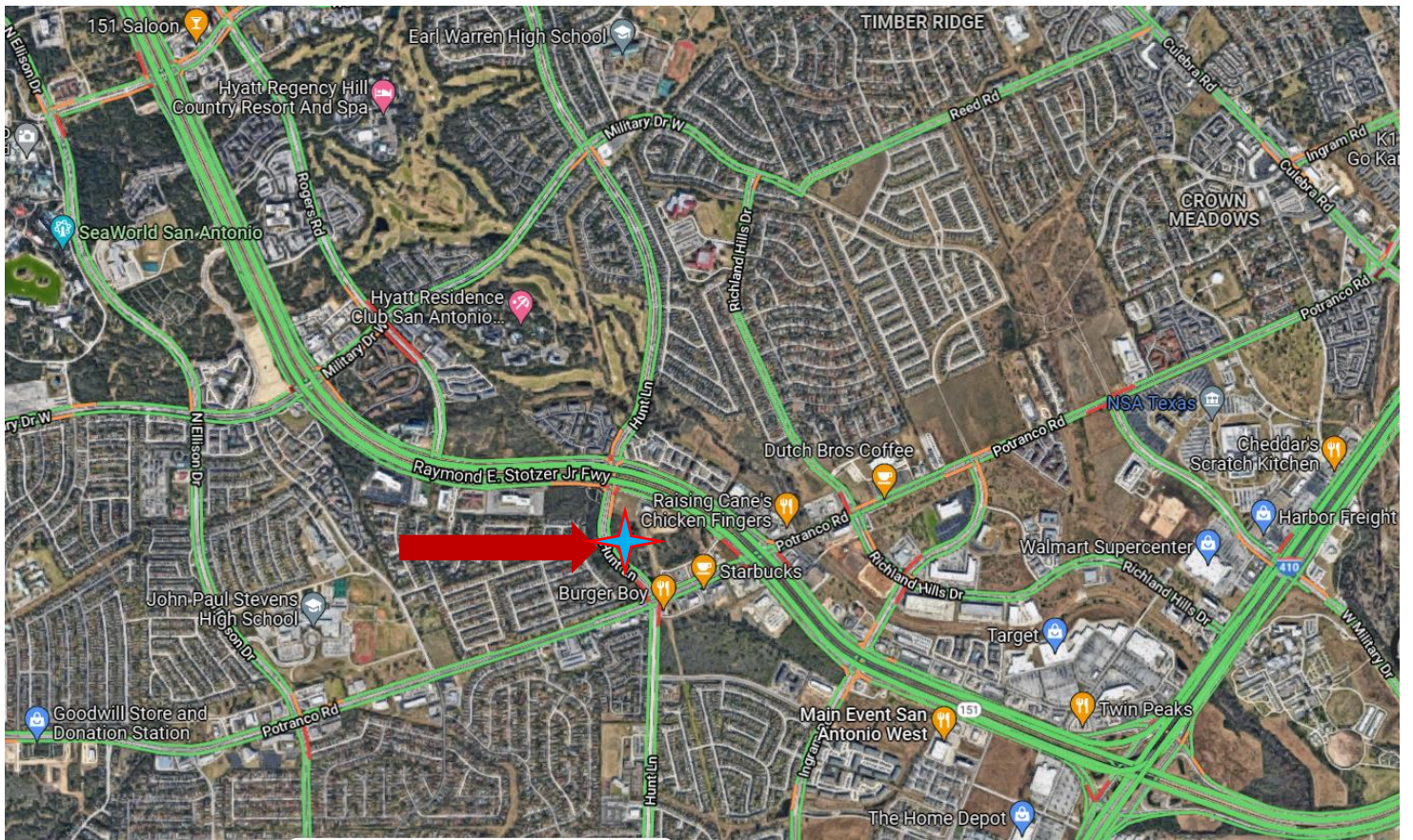
Terms: Cash at Closing

Comments:

- 1.) Westover Hills and adjoining areas have experienced exponential growth and defines a booming mixed-use growth corridor.









SITE DATA SUMMARY:
 LAND AREA: 11.69 ACRES TOTAL
 MULTIFAMILY PORTION: 9.34 ACRES
 RESERVED: 2.34 ACRES

PROPOSED:
 MULTIFAMILY: 304 UNITS
 1-BEDROOM: 173
 2-BEDROOM: 124
 3-BEDROOM: 7

PARKING:
 OPEN PARKING SPACES: 475
 GARAGE SPACES: 24
 TOTAL PARKING: 499 SPACES

PART OF 2.34-ACRE
 RESERVED TRACT

| MULTIFAMILY UNIT COUNT | | | | | | |
|---------------------------|-----------|------------|-----------|------------|-----------|------------|
| PHASE 1 | | | | | | |
| LEVEL | A1 (1-BR) | A2 (1-BR) | A3 (2-BR) | B1 (2-BR) | B2 (2-BR) | Subtotal |
| 3rd FLOOR | 3 | 33 | 1 | 32 | 1 | 68 |
| 2nd FLOOR | 3 | 33 | 1 | 33 | 1 | 71 |
| 1st FLOOR | 3 | 33 | 1 | 34 | 2 | 73 |
| Subtotal | 9 | 99 | 3 | 99 | 4 | 214 |
| PHASE 2 | | | | | | |
| LEVEL | A1 (1-BR) | A2 (1-BR) | A3 (2-BR) | B1 (2-BR) | B2 (2-BR) | Subtotal |
| 3rd FLOOR | 4 | 1 | 1 | 1 | 1 | 8 |
| 2nd FLOOR | 4 | 1 | 1 | 1 | 1 | 8 |
| 1st FLOOR | 4 | 1 | 1 | 1 | 1 | 8 |
| Subtotal | 12 | 3 | 3 | 3 | 3 | 24 |
| Total per Category | 21 | 102 | 4 | 102 | 7 | 338 |
| Grand Total | 30 | 102 | 7 | 102 | 11 | 342 |

| ESTIMATED PARKING DEMAND | | |
|--------------------------|-----------|-----------------------|
| Multifamily | 304 units | 1.3 per unit = 405.00 |
| Retail | 8,298 SF | 2 per 1000 SF = 16.59 |
| Total Required | | 421.59 |

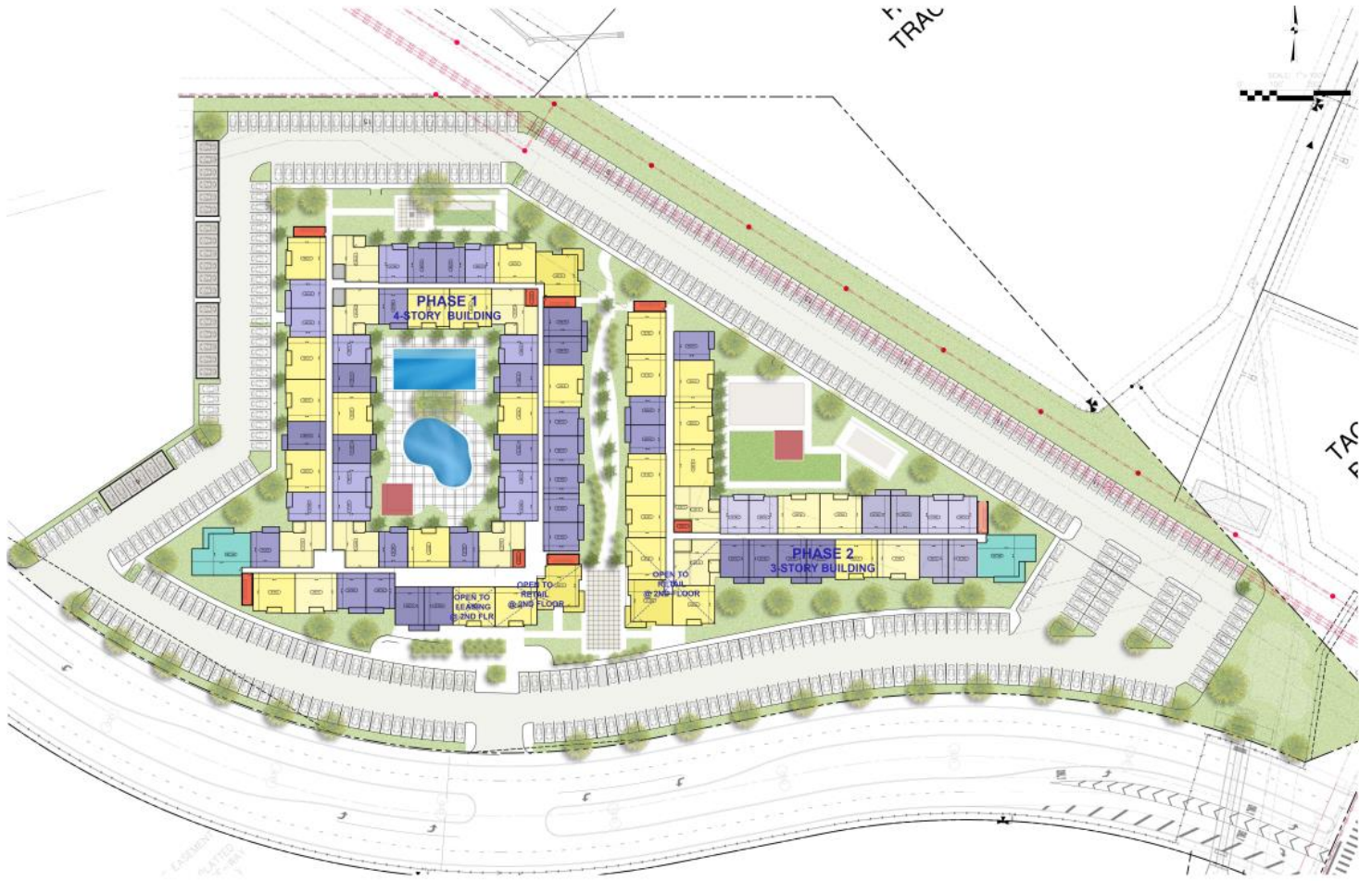


WESTOVER HILLS MULTIFAMILY DEVELOPMENT

SITE and GROUND FLOOR PLAN

SCALE: 1" = 50'

SAN ANTONIO, TX



WESTOVER HILLS MULTIFAMILY DEVELOPMENT

TYPICAL FLOOR PLAN

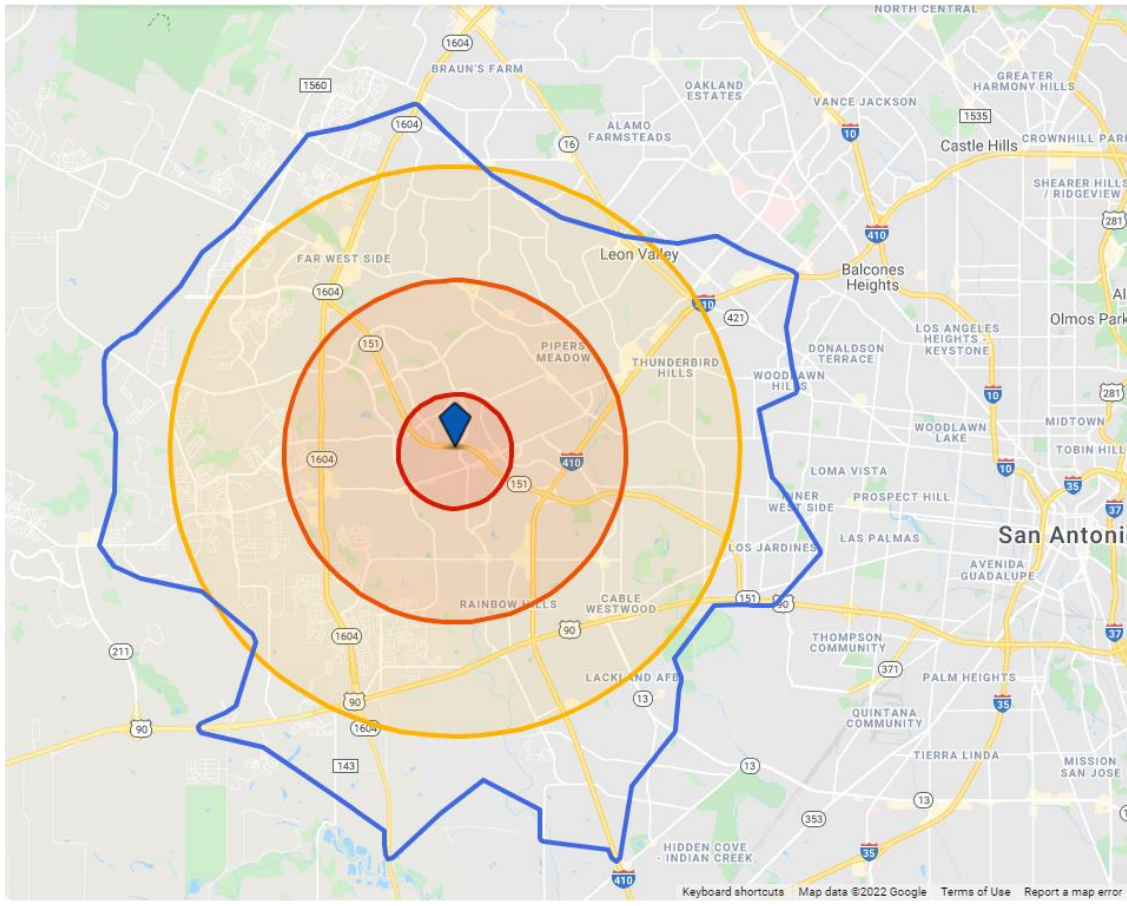
SCALE: 1" = 50'

SAN ANTONIO, TX



Zoning Map – City of San Antonio

DEMOGRAPHICS



1 Mile
3 Miles
5 Miles
15 Min Drive

| | 1 MILE | 3 MILE | 5 MILE | 15 MIN DRIVE |
|---------------------------------------|-----------|-----------|-----------|--------------|
| 2021 Population | 17,218 | 122,772 | 290,032 | 382,591 |
| 2026 Population | 19,006 | 134,398 | 317,004 | 418,672 |
| 2021-2026 Projected Population Growth | 10.4% | 9.5% | 9.3% | 9.4% |
| Median Age | 33.3 | 33.0 | 33.3 | 33.2 |
| College Degree + Higher | 28% | 23% | 23% | 16% |
| Daytime Employees | 3,046 | 29,672 | 69,752 | 87,997 |
| Total Businesses | 415 | 2,724 | 7,318 | 8,908 |
| Average Household Income | \$81,767 | \$76,064 | \$77,452 | \$74,830 |
| Median Household Income | \$68,844 | \$63,168 | \$64,419 | \$61,899 |
| Total Consumer Spending | \$184.5M | \$1.2B | \$2.9B | \$3.7B |
| 2021 Households | 6,022 | 41,668 | 96,561 | 124,482 |
| Average Home Value | \$200,324 | \$178,334 | \$181,715 | \$179,099 |

PROPERTY DISCLOSURE STATEMENT

AS TO THE SUBJECT PROPERTY, **HARRY LEEPER, LLC (“Broker”)** makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements, which may be located on the property.

HAZARDOUS MATERIAL DISCLOSURE

Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property’s compliance with any applicable laws, rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

ADA DISCLOSURE

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your choosing to determine to what degree, if at all, ADA impacts the subject property.

FLOODPLAIN INFORMATION DISCLOSURE

Broker is not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party. It is the sole responsibility of the purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate floodplain designation maps proposed and adopted by federal, state, and local resources in order to determine the potential flood risk of the Property.

Including but not limited to the above items, any potential Purchaser, Seller, Landlord and/or Tenant is hereby notified to rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property, by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information and does not make any representations as to the accuracy or completeness of such information.



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.

11-2-2015



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.

| | | | |
|--|----------------|------------------------------|-----------------------|
| HARRY LEEPER, LLC | 9008604 | harryleeper@gmail.com | (210) 887-7248 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Harry G. Leeper, Jr. | 183696 | harryleeper@gmail.com | (210) 887-7248 |
| 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 |
| | | | |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0