



REATA
REAL ESTATE

VICTORIA CORNERS II

NEC NORTH NAVARRO & GLASGOW STREET
VICTORIA, TX

THOMAS TYNG



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EXECUTIVE SUMMARY



LOCATION NEC of North Navarro & Glasgow Street
Victoria, TX

GLA 11,200 SF (approximate)

SIZE AVAILABLE 1,190 SF – End Cap

TRIPLE NET CHARGES

Taxes	\$2.59 PSF
Insurance	\$0.37 PSF
CAM	\$2.90 PSF
TOTAL	\$5.86 PSF

ANCHORS Wal*Mart Supercenter and Sam's Club

AREA RETAILERS Target, Kohls, Academy, Lowe's and
Bed Bath and Beyond

TRAFFIC COUNTS

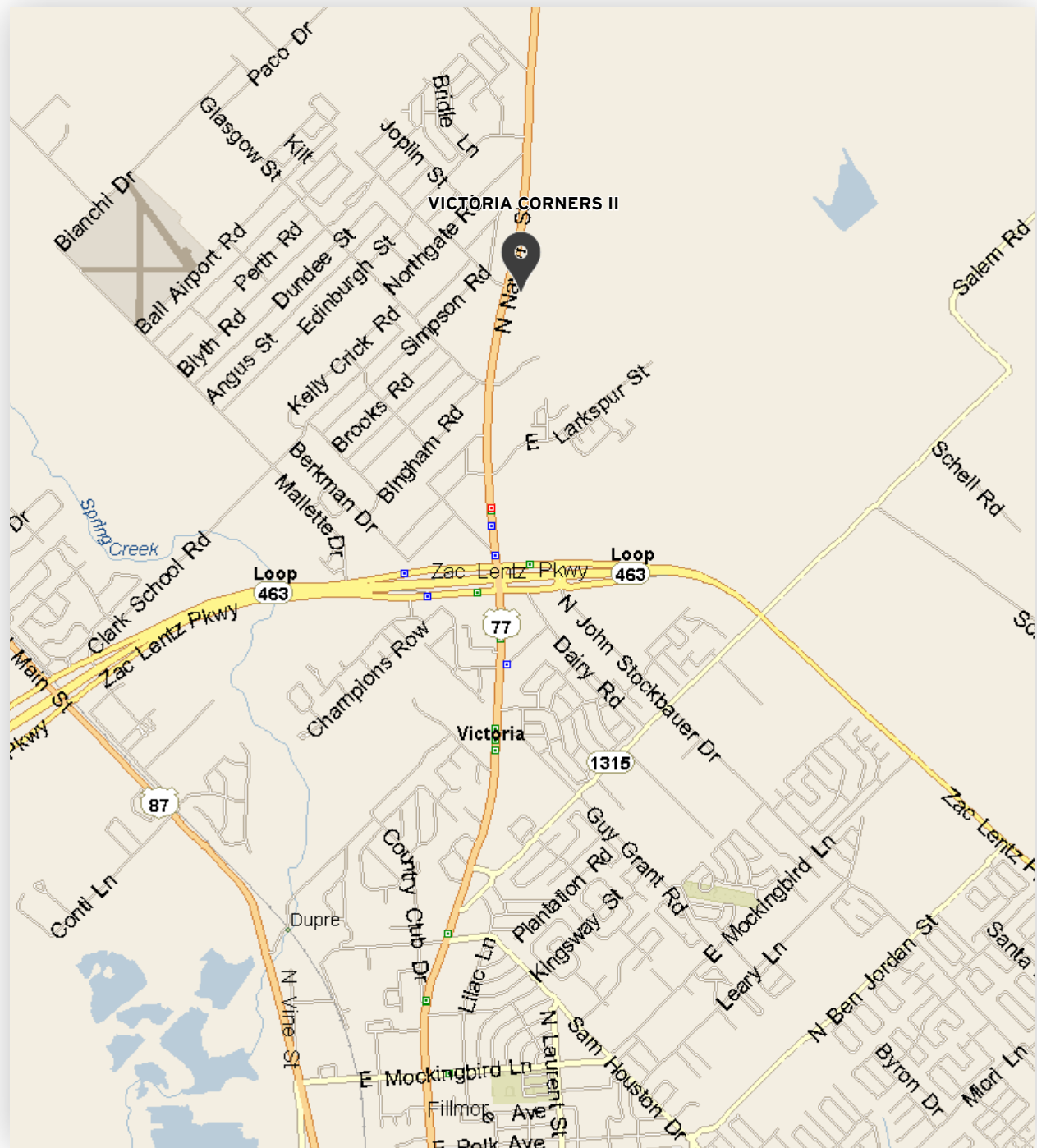
Highway 77	35,000 VPD
Loop 463 W	19,700 VPD

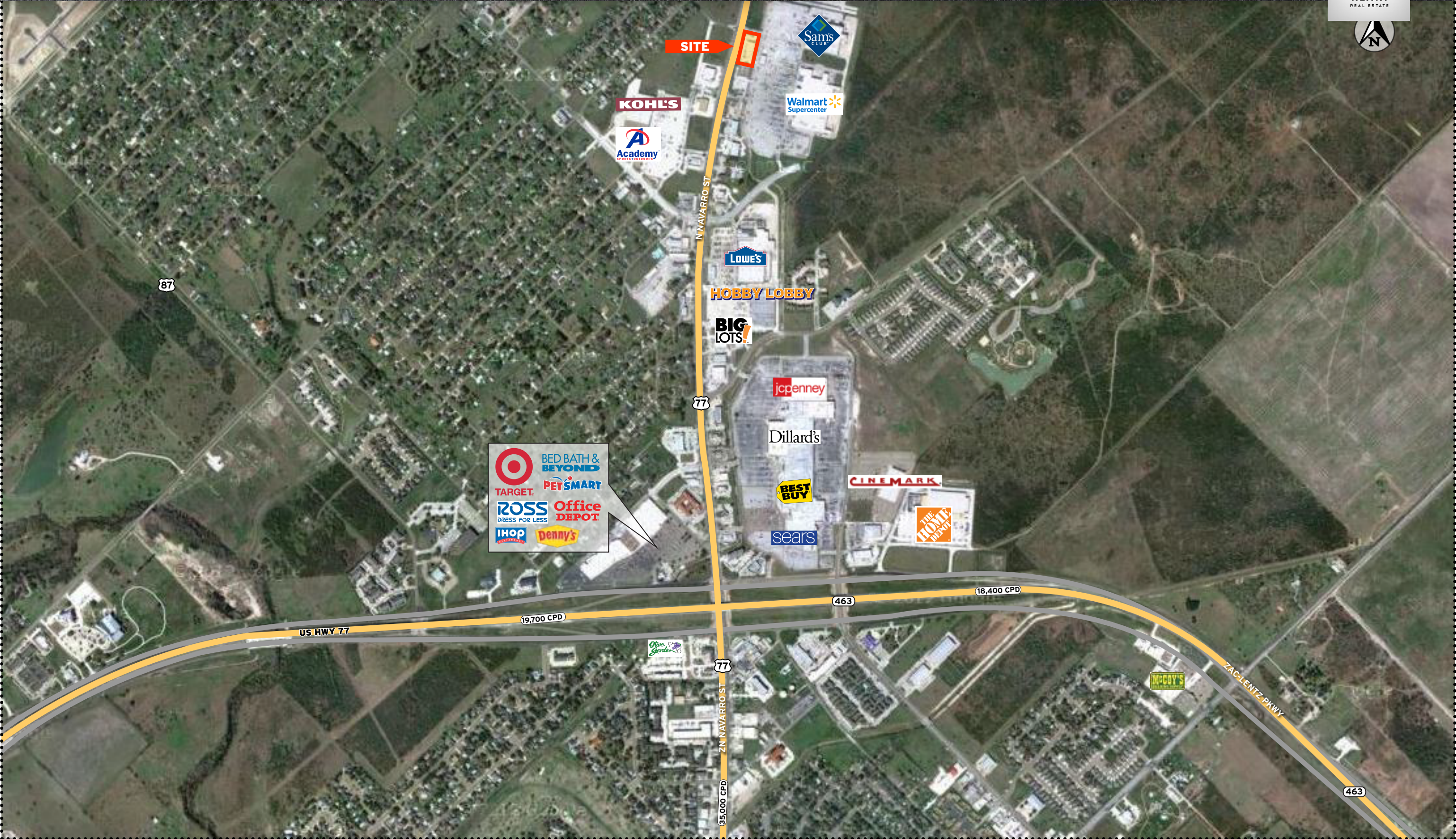
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2012 Estimated Population	2,711	23,421	51,825
2017 Projected Population	2,760	23,831	52,732
Total Employees	1,255	11,299	28,748
EST AVG HH Income	\$66,909	\$66,927	\$64,407

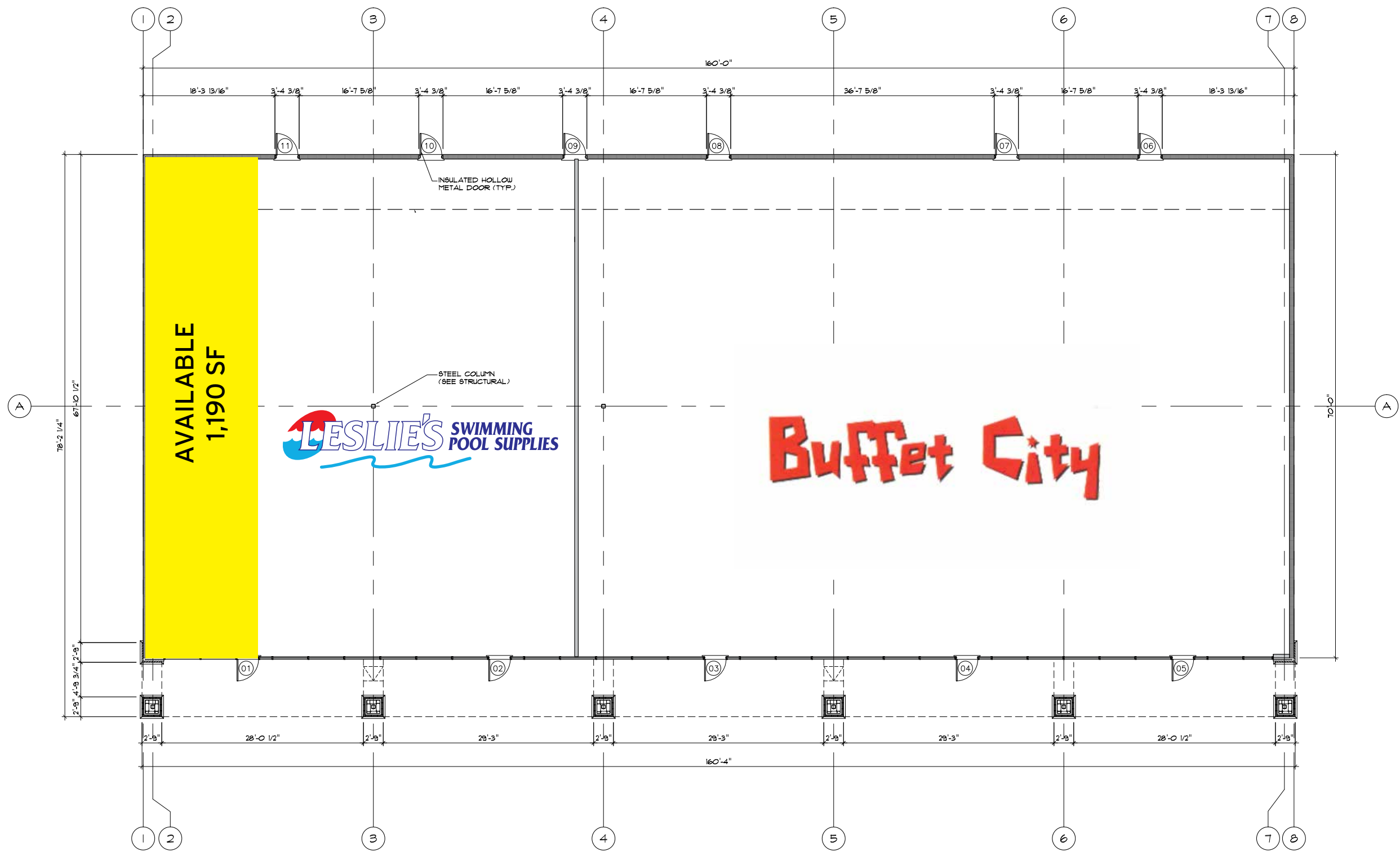
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MAP







DEMOGRAPHICS



RF1

N Navarro St & Glasgow St

SAN ANTONIO, TEXAS

1 mi radius 3 mi radius 5 mi radius

POPULATION	2012 Estimated Population	2,711	23,421	51,825
	2017 Projected Population	2,760	23,831	52,732
	2010 Census Population	2,690	23,234	51,413
	2000 Census Population	2,492	21,858	49,236
	Projected Annual Growth 2012 to 2017	0.4%	0.4%	0.3%
	Historical Annual Growth 2000 to 2012	0.7%	0.6%	0.4%
HOUSEHOLDS	2012 Estimated Households	1,130	9,259	20,156
	2017 Projected Households	1,164	9,535	20,757
	2010 Census Households	1,116	9,147	19,912
	2000 Census Households	990	8,343	18,621
	Projected Annual Growth 2012 to 2017	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2012	1.2%	0.9%	0.7%
AGE	2012 Est. Population Under 10 Years	12.4%	15.3%	15.4%
	2012 Est. Population 10 to 19 Years	11.9%	13.4%	13.6%
	2012 Est. Population 20 to 29 Years	11.7%	12.9%	13.7%
	2012 Est. Population 30 to 44 Years	17.1%	17.5%	17.7%
	2012 Est. Population 45 to 59 Years	19.2%	18.7%	19.1%
	2012 Est. Population 60 to 74 Years	18.8%	14.1%	13.3%
	2012 Est. Population 75 Years or Over	8.8%	8.2%	7.3%
	2012 Est. Median Age	41.1	36.5	35.4
MARITAL STATUS & GENDER	2012 Est. Male Population	47.7%	47.2%	48.0%
	2012 Est. Female Population	52.3%	52.8%	52.0%
	2012 Est. Never Married	28.1%	30.0%	31.7%
	2012 Est. Now Married	62.5%	56.7%	50.9%
	2012 Est. Separated or Divorced	7.6%	10.5%	14.4%
	2012 Est. Widowed	1.8%	2.7%	3.0%
INCOME	2012 Est. HH Income \$200,000 or More	2.3%	4.0%	4.0%
	2012 Est. HH Income \$150,000 to \$199,999	5.3%	3.8%	2.9%
	2012 Est. HH Income \$100,000 to \$149,999	16.5%	14.2%	11.9%
	2012 Est. HH Income \$75,000 to \$99,999	18.6%	14.0%	12.1%
	2012 Est. HH Income \$50,000 to \$74,999	25.7%	20.7%	20.0%
	2012 Est. HH Income \$35,000 to \$49,999	6.7%	10.5%	12.8%
	2012 Est. HH Income \$25,000 to \$34,999	9.5%	9.6%	12.0%
	2012 Est. HH Income \$15,000 to \$24,999	7.4%	12.7%	12.5%
	2012 Est. HH Income Under \$15,000	8.0%	10.5%	11.9%
	2012 Est. Average Household Income	\$66,909	\$66,927	\$64,407
	2012 Est. Median Household Income	\$66,575	\$57,823	\$53,693
	2012 Est. Per Capita Income	\$28,159	\$27,158	\$25,730
	2012 Est. Total Businesses	115	1,067	2,667
	2012 Est. Total Employees	1,255	11,299	28,748

DEMOGRAPHICS



N Navarro St & Glasgow St

SAN ANTONIO, TEXAS

1 mi radius 3 mi radius 5 mi radius

RACE	2012 Est. White	85.1%	79.4%	77.4%
	2012 Est. Black	3.9%	5.9%	6.7%
	2012 Est. Asian or Pacific Islander	1.7%	1.9%	1.7%
	2012 Est. American Indian or Alaska Native	0.6%	0.7%	0.7%
	2012 Est. Other Races	8.8%	12.1%	13.5%
HISPANIC	2012 Est. Hispanic Population	712	8,020	21,910
	2012 Est. Hispanic Population	26.3%	34.2%	42.3%
	2017 Proj. Hispanic Population	29.4%	37.5%	45.6%
	2010 Hispanic Population	24.9%	32.8%	40.8%
EDUCATION (Adults 25 or Older)	2012 Est. Adult Population (25 Years or Over)	1,902	15,218	33,251
	2012 Est. Elementary (Grade Level 0 to 8)	2.6%	3.3%	6.9%
	2012 Est. Some High School (Grade Level 9 to 11)	4.8%	8.3%	10.1%
	2012 Est. High School Graduate	27.4%	27.7%	29.0%
	2012 Est. Some College	26.6%	27.5%	25.9%
	2012 Est. Associate Degree Only	9.8%	9.6%	8.8%
	2012 Est. Bachelor Degree Only	17.9%	15.4%	13.0%
	2012 Est. Graduate Degree	10.9%	8.3%	6.4%
HOUSING	2012 Est. Total Housing Units	1,169	9,873	21,774
	2012 Est. Owner-Occupied	67.0%	58.8%	55.7%
	2012 Est. Renter-Occupied	29.6%	35.0%	36.8%
	2012 Est. Vacant Housing	3.4%	6.2%	7.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	10.6%	9.1%	7.8%
	2010 Homes Built 2000 to 2004	10.3%	8.4%	7.5%
	2010 Homes Built 1990 to 1999	16.5%	15.1%	13.6%
	2010 Homes Built 1980 to 1989	16.1%	20.7%	19.5%
	2010 Homes Built 1970 to 1979	22.9%	24.1%	20.0%
	2010 Homes Built 1960 to 1969	15.5%	12.1%	11.5%
	2010 Homes Built 1950 to 1959	5.0%	7.1%	12.6%
	2010 Homes Built Before 1949	3.1%	3.5%	7.6%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.3%	0.3%
	2010 Home Value \$500,000 to \$999,999	1.4%	1.5%	1.1%
	2010 Home Value \$400,000 to \$499,999	0.6%	1.2%	0.9%
	2010 Home Value \$300,000 to \$399,999	1.6%	2.6%	2.4%
	2010 Home Value \$200,000 to \$299,999	9.7%	12.5%	10.4%
	2010 Home Value \$150,000 to \$199,999	17.8%	15.0%	13.6%
	2010 Home Value \$100,000 to \$149,999	43.2%	36.2%	29.4%
	2010 Home Value \$50,000 to \$99,999	21.2%	24.1%	31.7%
	2010 Home Value \$25,000 to \$49,999	3.3%	4.0%	7.2%
	2010 Home Value Under \$25,000	1.0%	2.7%	3.0%
	2010 Median Home Value	\$128,616	\$132,994	\$117,703
	2010 Median Rent	\$672	\$594	\$568

DEMOGRAPHICS



RF1

N Navarro St & Glasgow St

SAN ANTONIO, TEXAS

1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2012 Est. Labor Population Age 16 Years or Over	2,168	17,900	39,613
	2012 Est. Civilian Employed	60.2%	62.7%	62.1%
	2012 Est. Civilian Unemployed	2.1%	3.8%	4.7%
	2012 Est. in Armed Forces	-	0.1%	-
	2012 Est. not in Labor Force	37.7%	33.4%	33.1%
	2012 Labor Force Males	48.0%	46.7%	47.2%
	2012 Labor Force Females	52.0%	53.3%	52.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,239	10,825	23,644
	2010 Mgmt, Business, & Financial Operations	12.5%	13.1%	11.4%
	2010 Professional, Related	27.5%	25.7%	22.8%
	2010 Service	12.1%	12.9%	16.2%
	2010 Sales, Office	24.1%	28.0%	26.0%
	2010 Farming, Fishing, Forestry	0.1%	0.3%	0.3%
	2010 Construction, Extraction, Maintenance	10.6%	8.9%	10.3%
	2010 Production, Transport, Material Moving	13.0%	11.0%	13.1%
	2010 White Collar Workers	64.1%	66.9%	60.2%
	2010 Blue Collar Workers	35.9%	33.1%	39.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	84.4%	83.5%	80.5%
	2010 Drive to Work in Carpool	10.5%	11.8%	13.6%
	2010 Travel to Work by Public Transportation	1.1%	1.0%	1.2%
	2010 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2010 Walk or Bicycle to Work	0.1%	0.5%	1.6%
	2010 Other Means	0.7%	0.9%	0.8%
	2010 Work at Home	2.9%	2.1%	2.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	40.4%	46.5%	49.1%
	2010 Travel to Work in 15 to 29 Minutes	27.2%	29.7%	28.4%
	2010 Travel to Work in 30 to 59 Minutes	27.8%	18.2%	17.5%
	2010 Travel to Work in 60 Minutes or More	4.6%	5.6%	5.1%
	2010 Average Travel Time to Work	17.1	14.9	14.4
CONSUMER EXPENDITURE	2012 Est. Total Household Expenditure	\$60.2 M	\$490 M	\$1.03 B
	2012 Est. Apparel	\$2.88 M	\$23.5 M	\$49.4 M
	2012 Est. Contributions, Gifts	\$3.87 M	\$31.6 M	\$65.9 M
	2012 Est. Education, Reading	\$1.65 M	\$13.6 M	\$28.2 M
	2012 Est. Entertainment	\$3.37 M	\$27.4 M	\$57.6 M
	2012 Est. Food, Beverages, Tobacco	\$9.48 M	\$77.9 M	\$165 M
	2012 Est. Furnishings, Equipment	\$2.71 M	\$21.7 M	\$45.3 M
	2012 Est. Health Care, Insurance	\$4.25 M	\$34.9 M	\$74.1 M
	2012 Est. Household Operations, Shelter, Utilities	\$17.9 M	\$146 M	\$308 M
	2012 Est. Miscellaneous Expenses	\$986 K	\$8.14 M	\$17.3 M
	2012 Est. Personal Care	\$876 K	\$7.12 M	\$15.0 M
	2012 Est. Transportation	\$12.2 M	\$98.0 M	\$206 M

AGENCY DISCLOSURE



APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to

act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; AND
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512.936.3000 (trec.texas.gov) TREC No. 0P-K