



REATA
REAL ESTATE

ALAMO CORNERS

SEC EXPRESSWAY 83 & CESAR CHAVEZ ROAD
ALAMO, TX

THOMAS TYNG



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EXECUTIVE SUMMARY



LOCATION SEC of Expressway 83 & Cesar Chavez Road
Alamo, TX

GLA 66,561 SF (approximate)

SIZE AVAILABLE 1,205 SF – Building 3

TRIPLE NET CHARGES \$3.40 PSF (estimated)

ANCHORS Walmart Supercenter, Bealls and Dollar Tree

TRAFFIC COUNTS Expressway 83 117,000 VPD

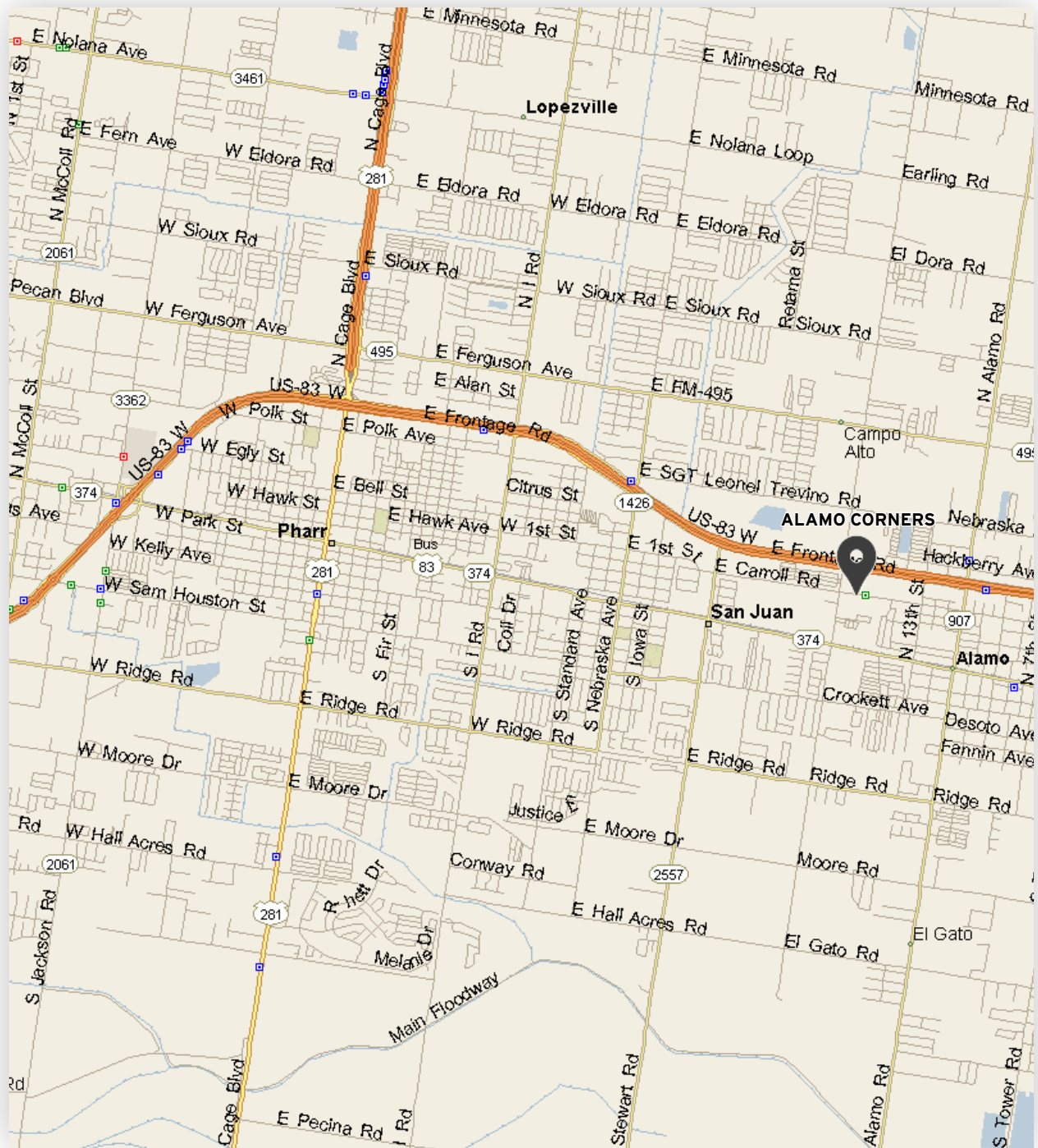
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2013 Estimated Population	10,241	75,169	158,014
2018 Projected Population	11,690	85,791	180,326
Projected Growth 2013–2018	2.8%	2.8%	2.8%
EST AVG HH Income	\$42,928	\$42,141	\$42,242

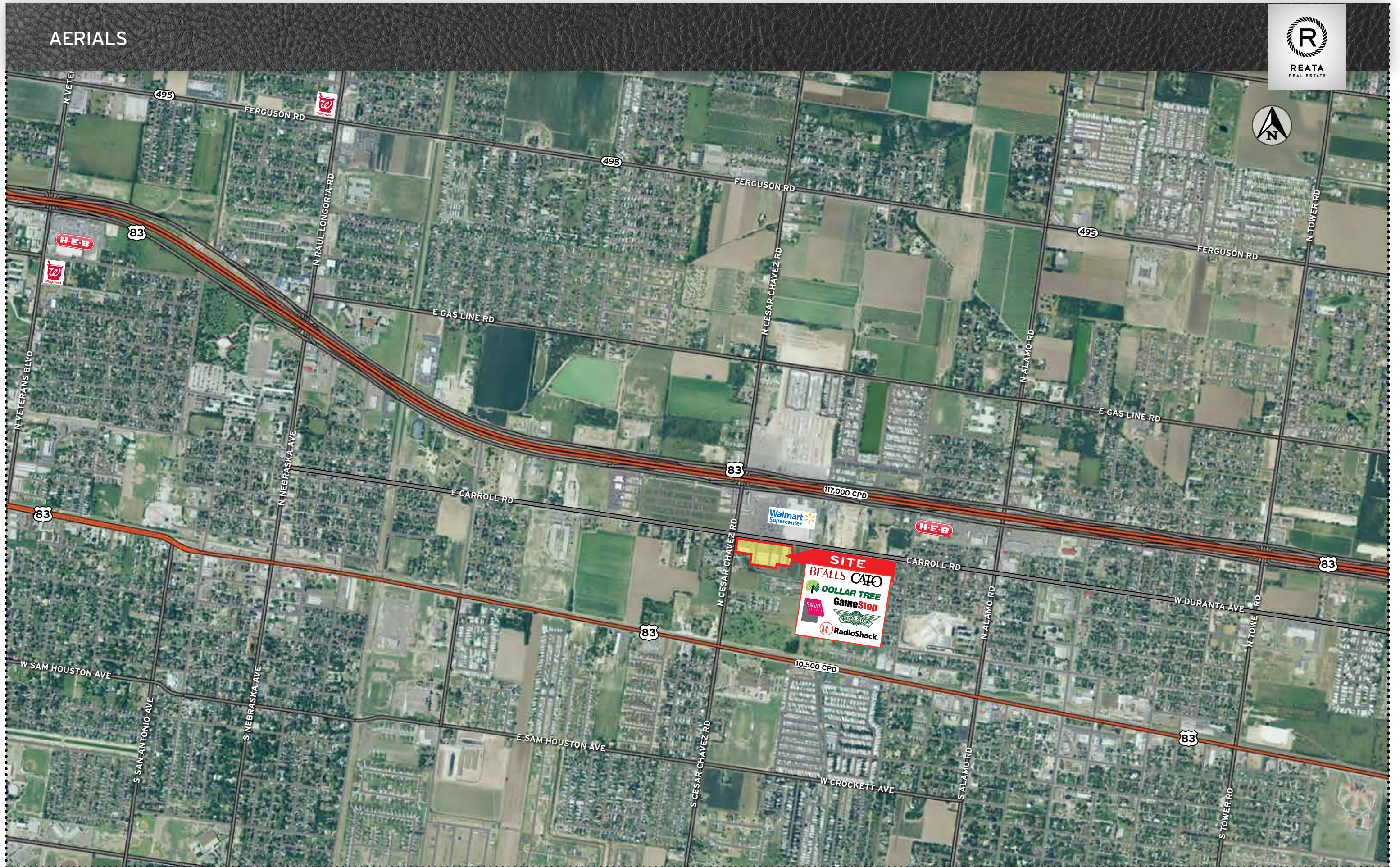
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MAP



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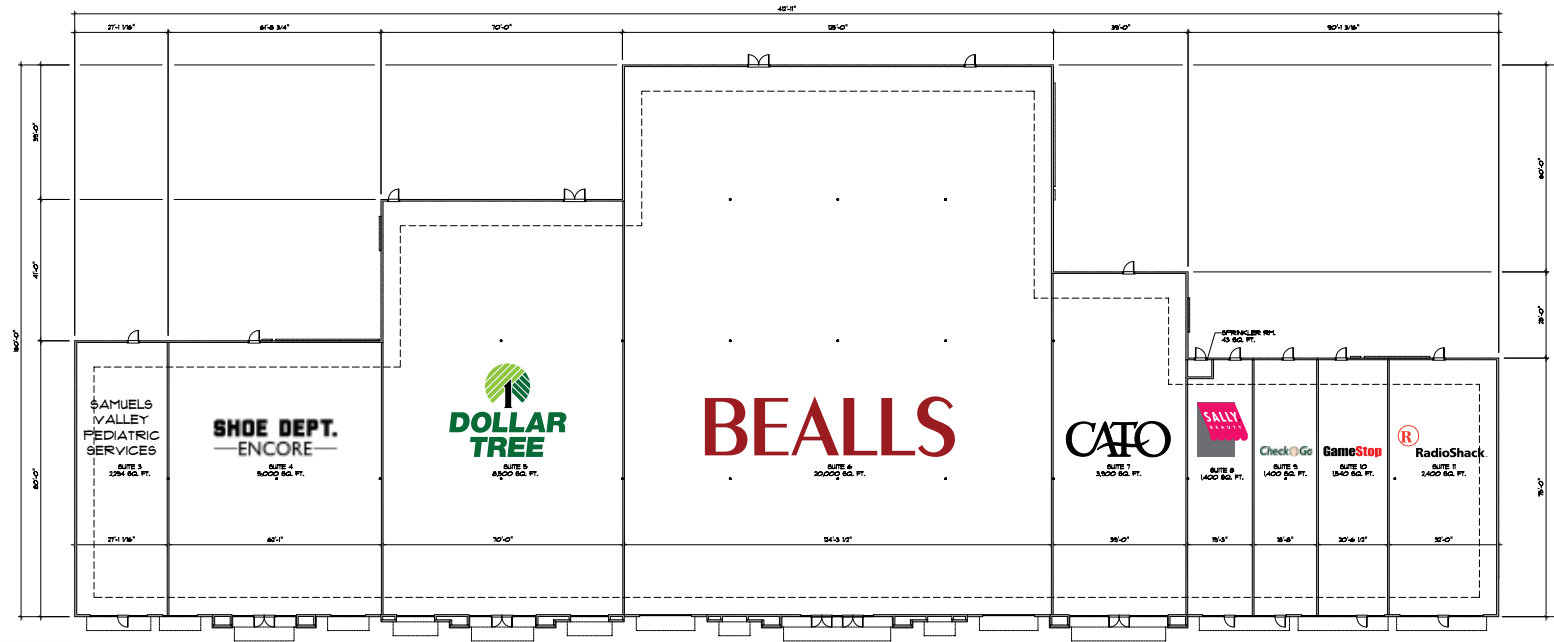






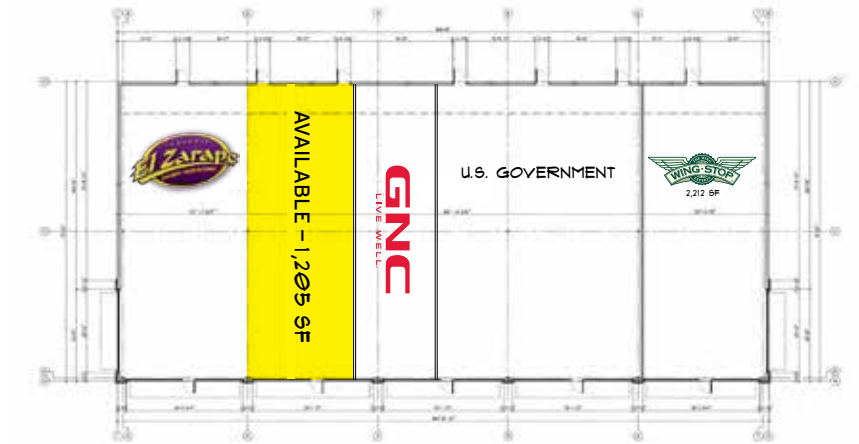
SITE

- BEALLS CATO
- DOLLAR TREE
- GameStop
- SALLY BEAUTY
- WING STOP
- RadioShack

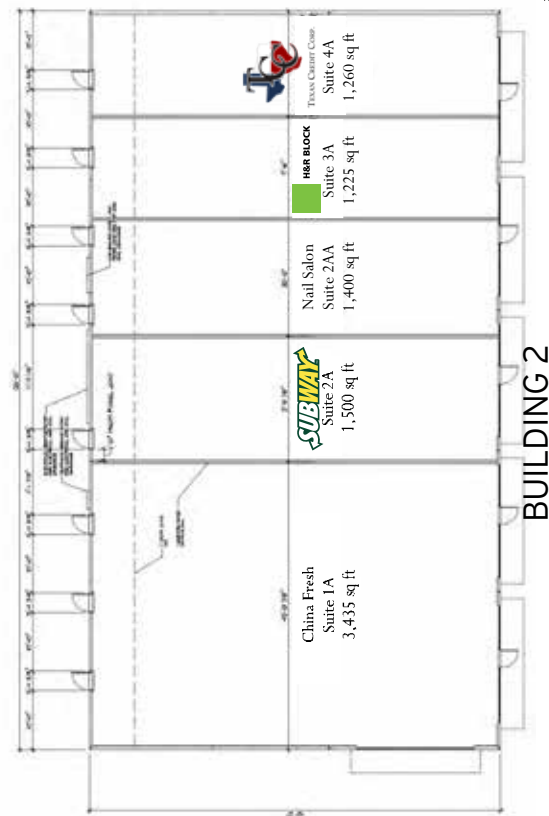


TOTAL BUILDING AREA = 46,434 SQ. FT.
TOTAL LEASABLE AREA = 46,391 SQ. FT.

BUILDING 1



BUILDING 3



BUILDING 2



DEMOGRAPHICS



RF1

1449 Duranta Ave Alamo, TX 78516		1 mi radius	3 mi radius	5 mi radius
POPULATION	2013 Estimated Population	10,241	75,169	158,014
	2018 Projected Population	11,690	85,791	180,326
	2010 Census Population	9,661	70,922	149,090
	2000 Census Population	8,631	57,060	110,742
	Projected Annual Growth 2013 to 2018	2.8%	2.8%	2.8%
	Historical Annual Growth 2000 to 2013	1.4%	2.4%	3.3%
HOUSEHOLDS	2013 Estimated Households	2,946	20,613	43,882
	2018 Projected Households	3,278	22,923	48,801
	2010 Census Households	2,783	19,470	41,447
	2000 Census Households	2,429	15,490	30,413
	Projected Annual Growth 2013 to 2018	2.3%	2.2%	2.2%
	Historical Annual Growth 2000 to 2013	1.6%	2.5%	3.4%
AGE	2013 Est. Population Under 10 Years	18.9%	19.3%	19.9%
	2013 Est. Population 10 to 19 Years	17.5%	18.0%	17.9%
	2013 Est. Population 20 to 29 Years	13.6%	14.0%	14.4%
	2013 Est. Population 30 to 44 Years	18.8%	19.1%	19.4%
	2013 Est. Population 45 to 59 Years	15.1%	14.4%	13.8%
	2013 Est. Population 60 to 74 Years	10.7%	10.2%	9.6%
	2013 Est. Population 75 Years or Over	5.3%	5.0%	5.0%
	2013 Est. Median Age	29.6	28.9	28.1
MARITAL STATUS & GENDER	2013 Est. Male Population	48.8%	48.6%	48.6%
	2013 Est. Female Population	51.2%	51.4%	51.4%
	2013 Est. Never Married	33.1%	32.6%	33.3%
	2013 Est. Now Married	54.2%	53.1%	51.4%
	2013 Est. Separated or Divorced	10.4%	9.8%	10.9%
	2013 Est. Widowed	2.3%	4.6%	4.4%
INCOME	2013 Est. HH Income \$200,000 or More	2.0%	1.3%	1.6%
	2013 Est. HH Income \$150,000 to \$199,999	0.9%	0.8%	0.8%
	2013 Est. HH Income \$100,000 to \$149,999	6.2%	5.3%	4.9%
	2013 Est. HH Income \$75,000 to \$99,999	5.0%	6.5%	7.0%
	2013 Est. HH Income \$50,000 to \$74,999	13.5%	14.8%	15.2%
	2013 Est. HH Income \$35,000 to \$49,999	16.5%	18.4%	17.4%
	2013 Est. HH Income \$25,000 to \$34,999	14.5%	15.5%	14.4%
	2013 Est. HH Income \$15,000 to \$24,999	18.5%	15.7%	15.7%
	2013 Est. HH Income Under \$15,000	22.8%	21.6%	23.1%
	2013 Est. Average Household Income	\$42,928	\$42,141	\$42,242
	2013 Est. Median Household Income	\$32,511	\$33,776	\$33,589
	2013 Est. Per Capita Income	\$12,469	\$11,693	\$11,845
	2013 Est. Total Businesses	260	1,260	3,399
2013 Est. Total Employees	3,202	12,661	35,714	

DEMOGRAPHICS



RF1

1449 Duranta Ave

Alamo, TX 78516

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2013 Est. White	80.3%	88.8%	88.0%
	2013 Est. Black	0.5%	0.4%	0.4%
	2013 Est. Asian or Pacific Islander	0.2%	0.2%	0.4%
	2013 Est. American Indian or Alaska Native	0.5%	0.3%	0.3%
	2013 Est. Other Races	18.4%	10.5%	10.9%
HISPANIC	2013 Est. Hispanic Population	9,486	70,032	146,111
	2013 Est. Hispanic Population	92.6%	93.2%	92.5%
	2018 Proj. Hispanic Population	92.7%	93.3%	92.6%
	2010 Hispanic Population	92.6%	93.1%	92.4%
EDUCATION (Adults 25 or Older)	2013 Est. Adult Population (25 Years or Over)	5,777	41,686	86,569
	2013 Est. Elementary (Grade Level 0 to 8)	34.9%	29.5%	26.8%
	2013 Est. Some High School (Grade Level 9 to 11)	14.5%	15.7%	15.5%
	2013 Est. High School Graduate	20.9%	28.5%	28.8%
	2013 Est. Some College	16.5%	14.9%	15.0%
	2013 Est. Associate Degree Only	3.9%	2.5%	3.0%
	2013 Est. Bachelor Degree Only	4.8%	6.1%	7.8%
	2013 Est. Graduate Degree	4.6%	2.8%	3.1%
HOUSING	2013 Est. Total Housing Units	3,510	23,568	50,292
	2013 Est. Owner-Occupied	59.4%	65.9%	62.0%
	2013 Est. Renter-Occupied	24.5%	21.6%	25.3%
	2013 Est. Vacant Housing	16.1%	12.5%	12.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	12.2%	12.3%	15.6%
	2010 Homes Built 2000 to 2004	12.5%	12.8%	13.6%
	2010 Homes Built 1990 to 1999	17.3%	19.6%	19.9%
	2010 Homes Built 1980 to 1989	14.6%	20.9%	20.8%
	2010 Homes Built 1970 to 1979	17.5%	15.3%	12.9%
	2010 Homes Built 1960 to 1969	8.2%	7.0%	6.7%
	2010 Homes Built 1950 to 1959	10.4%	6.7%	5.5%
	2010 Homes Built Before 1949	7.2%	5.5%	5.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.3%	0.6%	0.5%
	2010 Home Value \$500,000 to \$999,999	0.4%	0.5%	0.7%
	2010 Home Value \$400,000 to \$499,999	0.4%	0.5%	0.7%
	2010 Home Value \$300,000 to \$399,999	2.5%	1.4%	1.4%
	2010 Home Value \$200,000 to \$299,999	3.0%	3.7%	4.0%
	2010 Home Value \$150,000 to \$199,999	7.6%	7.2%	7.7%
	2010 Home Value \$100,000 to \$149,999	13.1%	15.3%	14.1%
	2010 Home Value \$50,000 to \$99,999	37.9%	41.3%	40.6%
	2010 Home Value \$25,000 to \$49,999	22.7%	20.9%	21.1%
	2010 Home Value Under \$25,000	12.1%	8.5%	9.2%
	2010 Median Home Value	\$70,050	\$72,791	\$71,546
	2010 Median Rent	\$401	\$393	\$442

DEMOGRAPHICS



RF1

1449 Duranta Ave		1 mi radius	3 mi radius	5 mi radius
Alamo, TX 78516				
LABOR FORCE	2013 Est. Labor Population Age 16 Years or Over	7,210	52,406	109,002
	2013 Est. Civilian Employed	48.9%	48.9%	49.4%
	2013 Est. Civilian Unemployed	7.6%	8.4%	8.2%
	2013 Est. in Armed Forces	-	-	-
	2013 Est. not in Labor Force	43.5%	42.7%	42.4%
	2013 Labor Force Males	47.8%	47.8%	47.7%
	2013 Labor Force Females	52.2%	52.2%	52.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,217	23,990	50,397
	2010 Mgmt, Business, & Financial Operations	9.8%	7.7%	7.4%
	2010 Professional, Related	15.7%	15.2%	15.3%
	2010 Service	28.2%	27.4%	26.2%
	2010 Sales, Office	21.9%	25.3%	26.7%
	2010 Farming, Fishing, Forestry	0.7%	1.0%	1.2%
	2010 Construction, Extraction, Maintenance	14.7%	13.3%	12.9%
	2010 Production, Transport, Material Moving	9.0%	10.1%	10.3%
	2010 White Collar Workers	47.4%	48.2%	49.4%
	2010 Blue Collar Workers	52.6%	51.8%	50.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.1%	83.0%	80.4%
	2010 Drive to Work in Carpool	10.0%	10.1%	12.3%
	2010 Travel to Work by Public Transportation	0.6%	0.2%	0.2%
	2010 Drive to Work on Motorcycle	-	0.1%	0.3%
	2010 Walk or Bicycle to Work	1.1%	1.6%	1.4%
	2010 Other Means	0.3%	0.5%	1.3%
	2010 Work at Home	6.8%	4.5%	4.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	33.1%	31.9%	32.3%
	2010 Travel to Work in 15 to 29 Minutes	52.5%	48.2%	48.2%
	2010 Travel to Work in 30 to 59 Minutes	12.7%	17.4%	16.9%
	2010 Travel to Work in 60 Minutes or More	1.7%	2.6%	2.6%
	2010 Average Travel Time to Work	17.0	17.5	17.5
CONSUMER EXPENDITURE	2013 Est. Total Household Expenditure	\$116 M	\$806 M	\$1.72 B
	2013 Est. Apparel	\$5.63 M	\$38.8 M	\$82.9 M
	2013 Est. Contributions, Gifts	\$7.35 M	\$49.1 M	\$105 M
	2013 Est. Education, Reading	\$3.13 M	\$21.0 M	\$45.2 M
	2013 Est. Entertainment	\$6.43 M	\$44.4 M	\$94.7 M
	2013 Est. Food, Beverages, Tobacco	\$19.0 M	\$133 M	\$282 M
	2013 Est. Furnishings, Equipment	\$4.92 M	\$33.8 M	\$72.2 M
	2013 Est. Health Care, Insurance	\$8.55 M	\$59.4 M	\$126 M
	2013 Est. Household Operations, Shelter, Utilities	\$35.2 M	\$243 M	\$518 M
	2013 Est. Miscellaneous Expenses	\$1.96 M	\$13.6 M	\$29.1 M
	2013 Est. Personal Care	\$1.69 M	\$11.7 M	\$25.0 M
	2013 Est. Transportation	\$22.6 M	\$158 M	\$336 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