



North Pointe Retail Center

19314 & 19422 N US Hwy 281 (US Hwy 281 & Redland Rd)

Retail For Lease



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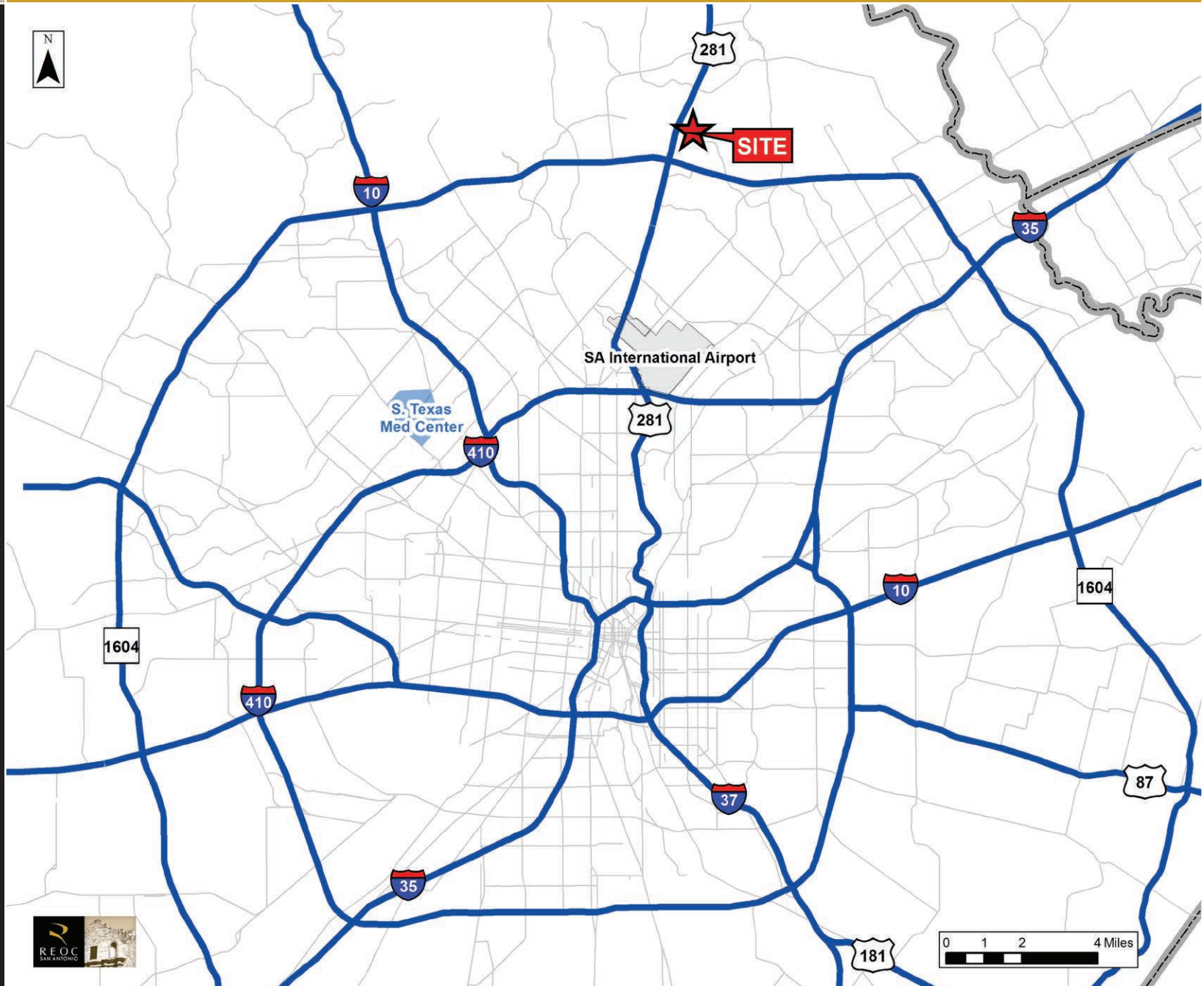
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City Location Map



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Aerial Map



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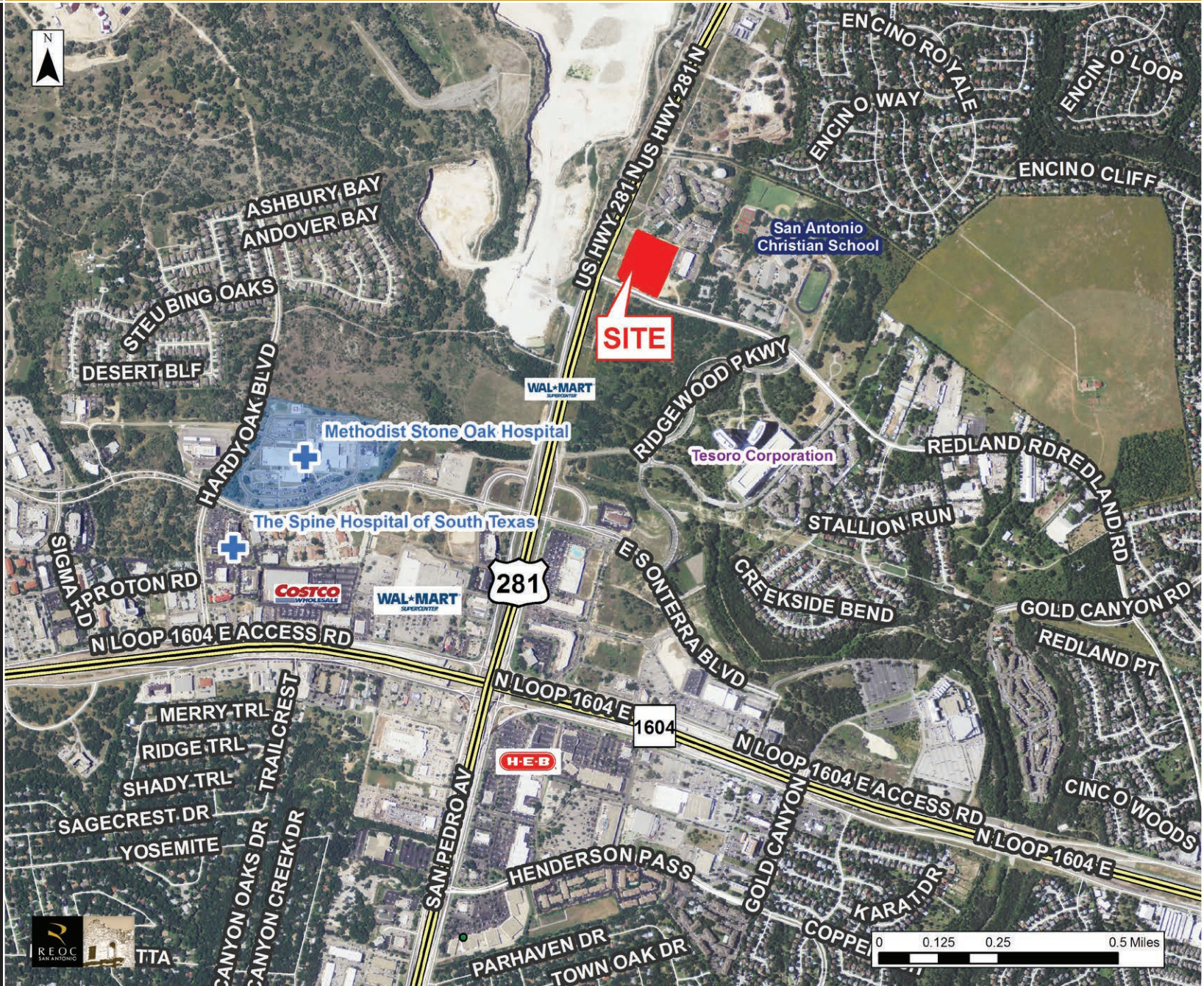


0 0.375 0.75 1.5 Miles

Northern Hills Golf Course & Country Club



Aerial Map



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Site Aerial



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New intersection under construction



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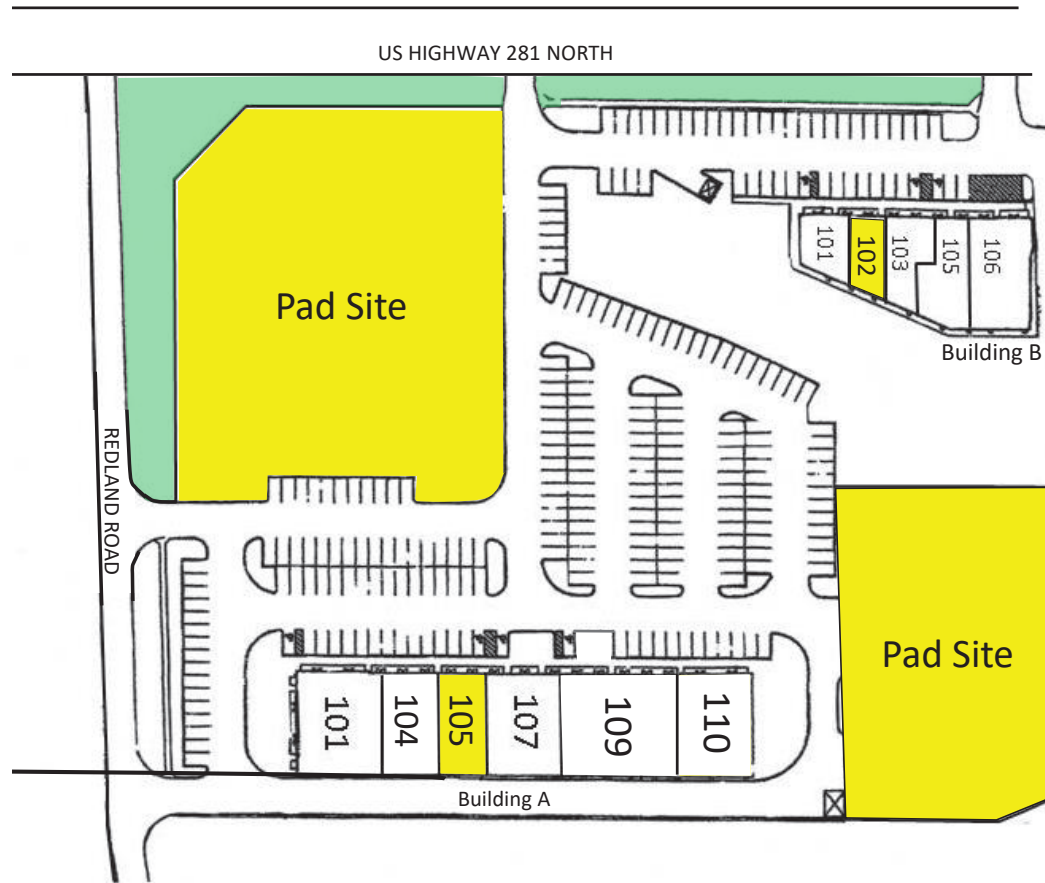
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Source: TxDOT US 281 Project Visualization Animation Video



Site Plan




BUILDING A - 19314

SUITE	TENANT	SQFT
101	SIG ENTERTAINMENT GROUP	4,046
104	GINZA RAMEN AND POKE	1,650
105	VACANT	1,136
107	ANGRY ELEPHANT	3,408
109	ROO PUB	6,000
110	FSS VENTURES	5,551

BUILDING B - 19422

SUITE	TENANT	SQFT
101	CODY POOLS	1,744
102	VACANT	980
103	SWEETWATER SERVICES	2,318
105	SMOKERZ PARADISE	1,984
106	URGENT CARE CLINIC	3,184

 = Available

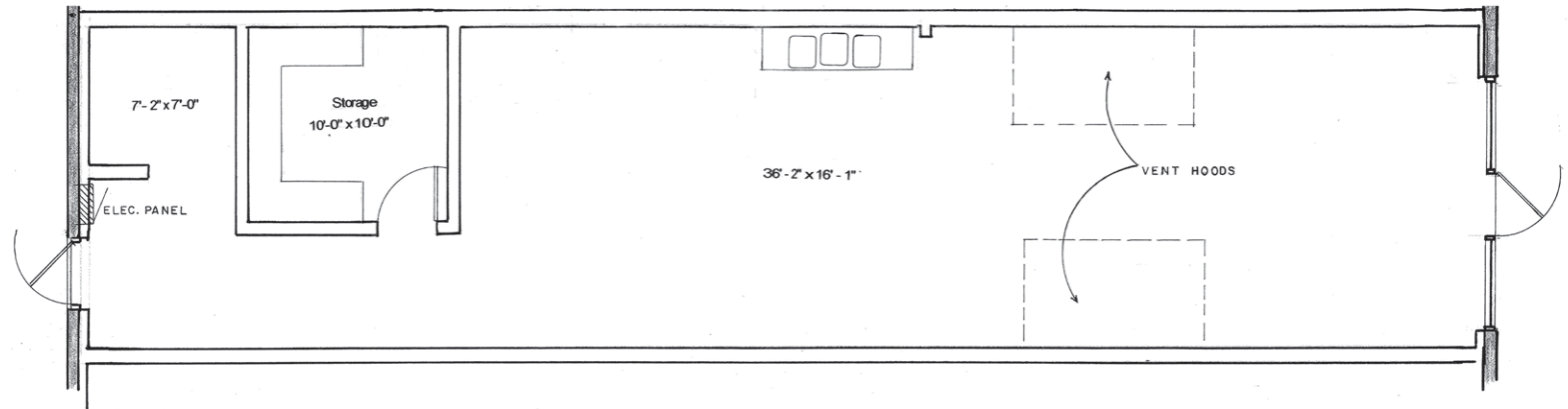
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Floor Plan



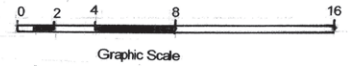
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Plan North



Graphic Scale



Photos



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Property Summary

Location	Redland Rd. and US Hwy 281
Address	Lot 42 - 19422 US Hwy 281 N Lot 44 - 19314 US Hwy 281 N
Legal Description	Lot 42 - NCB 17586 BLK 6 LOT 42 NORTH POINTE SUBD Lot 44 - NCB 17586 BLK 6 LOT 44 NORTH POINTE SUBD
Class	A
Year Built	2006
Rd Frontage	275 ft fronting 281
Utilities	All
Parking Ratio	10.8:1,000 (Current Overall Total)

Comments

- Excellent visibility
- Access to adjoining businesses
- Convenient to the executive residential areas of Stone Oak
- Easy ingress and egress to US 281/Redland Road
- Professionally managed
- Building signage available
- Dramatic Hill Country and Cityscape views
- Tilt-wall construction
- Surrounded by numerous well established subdivisions

Traffic Counts

US Hwy 281 at Redland; 98,947 vpd (2015)
 US Hwy 281, north of Loop 1604; 103,023 vpd (2015)
 Traffic counts by TxDOT Statewide Planning Map

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Quote Sheet

Square Footage Available	980 SF - 1,136 SF
Base Rental	\$25.00 NNN (Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)
First Month's Rental	Due upon execution of lease document by Tenant
Triple Net	Estimated at \$13.28 per square foot annually
Term	Five (5) to ten (10) years
Improvements	Negotiable
Architectural	All architectural services to be charged against the Improvement Allowance, if any
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



San Antonio Overview

Largest U.S. Cities

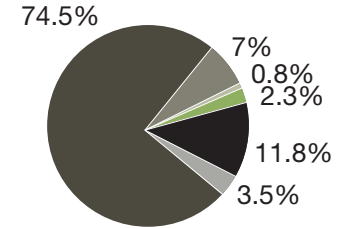
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

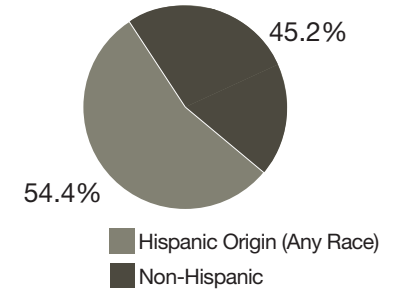
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2014 Estimate	2,278,077	34.6	814,855
2019 Projection	2,480,672	35.4	890,616

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2014 Estimate	\$70,522	\$51,881	\$25,601
2019 Projection	\$82,936	\$60,615	\$30,207

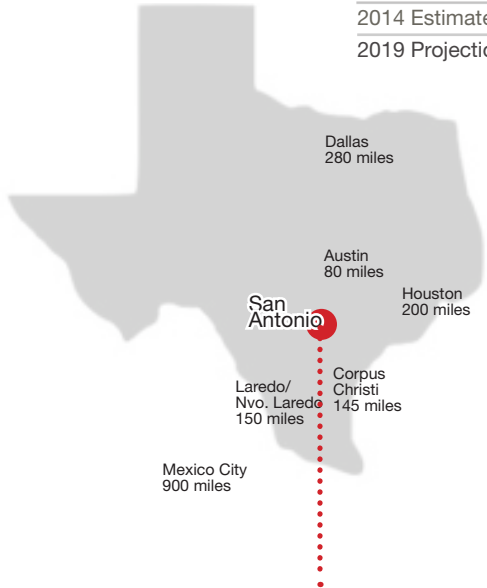
Ethnicity



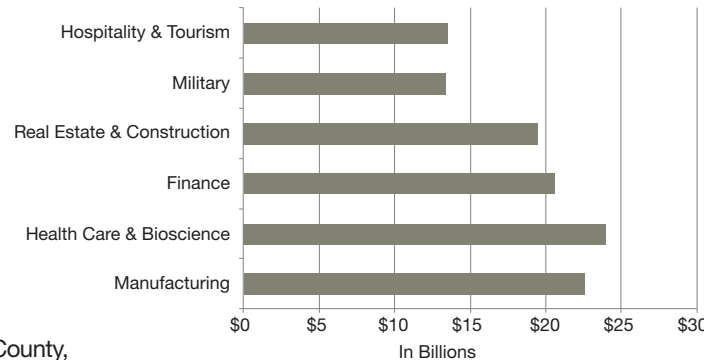
- Black Alone
- American Indian Alone
- Asian Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- Hispanic Origin (Any Race)
- Non-Hispanic



Major Industries



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Fortune 500 Companies

SAT	Ranking	US
1	Valero Energy	10
2	Tesoro Corp	75
3	USAA	141
4	CST Brands, Inc	266
5	CC MediaHoldings	419
6	NuStar Energy	661

Sources: U.S. Census; ESRI 2014 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2014 & 2019; Fortune

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Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	3,403		3,859		4,463	
Households	1,429		1,649		1,909	
Families	934		1,079		1,243	
Average Household Size	2.30		2.27		2.28	
Owner Occupied Housing Units	874		778		964	
Renter Occupied Housing Units	555		872		946	
Median Age	37.4		37.3		36.6	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	2.95%		1.65%		0.83%	
Households	2.97%		1.62%		0.79%	
Families	2.87%		1.58%		0.71%	
Owner HHs	4.38%		2.09%		1.16%	
Median Household Income	0.91%		2.23%		2.50%	
Households by Income	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	59	4.1%	60	3.6%	60	3.1%
\$15,000 - \$24,999	68	4.8%	71	4.3%	71	3.7%
\$25,000 - \$34,999	79	5.5%	82	4.9%	82	4.3%
\$35,000 - \$49,999	137	9.6%	143	8.7%	143	7.5%
\$50,000 - \$74,999	268	19.5%	290	18.2%	290	15.2%
\$75,000 - \$99,999	217	15.9%	241	14.6%	241	12.6%
\$100,000 - \$149,999	414	30.4%	511	31.0%	511	26.8%
\$150,000 - \$199,999	204	15.0%	245	14.8%	245	12.8%
\$200,000+	203	14.6%	267	16.3%	267	14.0%
Median Household Income	\$99,480		\$104,112			
Average Household Income	\$117,943		\$128,928			
Per Capita Income	\$46,189		\$50,408			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	174	5.1%	199	5.2%	250	5.6%
5 - 9	226	6.6%	215	5.6%	230	5.2%
10 - 14	291	8.5%	261	6.8%	242	5.4%
15 - 19	270	7.9%	260	6.7%	257	5.8%
20 - 24	196	5.8%	263	6.8%	275	6.2%
25 - 34	429	12.6%	606	15.7%	864	19.4%
35 - 44	518	15.2%	527	13.7%	641	14.4%
45 - 54	539	15.8%	530	13.7%	538	12.1%
55 - 64	340	10.0%	457	11.8%	516	11.6%
65 - 74	165	4.8%	273	7.1%	357	8.0%
75 - 84	132	3.9%	145	3.8%	174	3.9%
85+	124	3.6%	123	3.2%	119	2.7%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,785	81.9%	3,048	79.0%	3,436	77.0%
Black Alone	161	4.7%	204	5.3%	252	5.6%
American Indian Alone	11	0.3%	14	0.4%	17	0.4%
Asian Alone	184	5.4%	252	6.5%	340	7.6%
Pacific Islander Alone	5	0.1%	7	0.2%	9	0.2%
Some Other Race Alone	161	4.7%	208	5.4%	249	5.6%
Two or More Races	95	2.8%	126	3.3%	159	3.6%
Hispanic Origin (Any Race)	1,037	30.5%	1,333	34.5%	1,652	37.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 3-Mile

Summary	Census 2010		2018		2023	
Population	67,766		80,230		87,311	
Households	25,748		30,456		33,120	
Families	18,178		21,370		23,170	
Average Household Size	2.61		2.62		2.62	
Owner Occupied Housing Units	17,114		18,132		20,186	
Renter Occupied Housing Units	8,634		12,324		12,934	
Median Age	36.7		37.8		37.8	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.71%		1.65%		0.83%	
Households	1.69%		1.62%		0.79%	
Families	1.63%		1.58%		0.71%	
Owner HHs	2.17%		2.09%		1.16%	
Median Household Income	1.00%		2.23%		2.50%	
Households by Income			2018		2023	
			Number	Percent	Number	Percent
<\$15,000			1,109	3.6%	1,016	3.1%
\$15,000 - \$24,999			1,293	4.2%	1,199	3.6%
\$25,000 - \$34,999			1,627	5.3%	1,564	4.7%
\$35,000 - \$49,999			2,812	9.2%	2,852	8.6%
\$50,000 - \$74,999			4,514	14.8%	4,720	14.3%
\$75,000 - \$99,999			4,166	13.7%	4,461	13.5%
\$100,000 - \$149,999			7,269	23.9%	8,389	25.3%
\$150,000 - \$199,999			3,894	12.8%	4,295	13.0%
\$200,000+			3,770	12.4%	4,624	14.0%
Median Household Income			\$97,746		\$102,739	
Average Household Income			\$119,261		\$129,963	
Per Capita Income			\$45,522		\$49,534	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,069	6.0%	4,532	5.6%	5,124	5.9%
5 - 9	5,011	7.4%	5,078	6.3%	5,322	6.1%
10 - 14	5,703	8.4%	5,756	7.2%	5,503	6.3%
15 - 19	4,910	7.2%	5,441	6.8%	5,330	6.1%
20 - 24	3,901	5.8%	4,793	6.0%	4,682	5.4%
25 - 34	8,542	12.6%	11,268	14.0%	13,795	15.8%
35 - 44	10,786	15.9%	11,601	14.5%	13,343	15.3%
45 - 54	10,734	15.8%	11,574	14.4%	11,387	13.0%
55 - 64	7,552	11.1%	10,089	12.6%	10,585	12.1%
65 - 74	3,707	5.5%	6,158	7.7%	7,414	8.5%
75 - 84	1,937	2.9%	2,696	3.4%	3,504	4.0%
85+	913	1.3%	1,244	1.6%	1,322	1.5%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	55,252	81.5%	62,969	78.5%	66,917	76.6%
Black Alone	3,095	4.6%	4,139	5.2%	4,784	5.5%
American Indian Alone	312	0.5%	386	0.5%	427	0.5%
Asian Alone	3,972	5.9%	5,629	7.0%	7,024	8.0%
Pacific Islander Alone	86	0.1%	121	0.2%	146	0.2%
Some Other Race Alone	2,953	4.4%	4,047	5.0%	4,540	5.2%
Two or More Races	2,097	3.1%	2,938	3.7%	3,474	4.0%
Hispanic Origin (Any Race)	20,531	30.3%	27,567	34.4%	32,081	36.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	179,180		210,313		229,888	
Households	68,303		79,427		86,376	
Families	48,325		56,011		60,867	
Average Household Size	2.61		2.64		2.65	
Owner Occupied Housing Units	47,921		52,574		58,138	
Renter Occupied Housing Units	20,382		26,853		28,238	
Median Age	36.6		37.7		37.7	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.80%		1.65%		0.83%	
Households	1.69%		1.62%		0.79%	
Families	1.68%		1.58%		0.71%	
Owner HHs	2.03%		2.09%		1.16%	
Median Household Income	1.28%		2.23%		2.50%	
Households by Income	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,564	3.2%	2,323	2.7%	2,323	2.7%
\$15,000 - \$24,999	3,410	4.3%	3,090	3.6%	3,090	3.6%
\$25,000 - \$34,999	4,215	5.3%	3,966	4.6%	3,966	4.6%
\$35,000 - \$49,999	7,256	9.1%	7,199	8.3%	7,199	8.3%
\$50,000 - \$74,999	12,471	15.7%	12,788	14.8%	12,788	14.8%
\$75,000 - \$99,999	10,851	13.7%	11,593	13.4%	11,593	13.4%
\$100,000 - \$149,999	18,306	23.0%	21,229	24.6%	21,229	24.6%
\$150,000 - \$199,999	9,495	12.0%	10,682	12.4%	10,682	12.4%
\$200,000+	10,860	13.7%	13,506	15.6%	13,506	15.6%
Median Household Income	\$96,923		\$103,292		\$103,292	
Average Household Income	\$122,572		\$134,813		\$134,813	
Per Capita Income	\$46,450		\$50,810		\$50,810	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,390	6.4%	12,536	6.0%	14,129	6.1%
5 - 9	13,401	7.5%	14,142	6.7%	15,084	6.6%
10 - 14	14,572	8.1%	15,448	7.3%	15,615	6.8%
15 - 19	12,258	6.8%	13,764	6.5%	14,061	6.1%
20 - 24	9,726	5.4%	12,039	5.7%	11,626	5.1%
25 - 34	23,840	13.3%	28,717	13.7%	34,419	15.0%
35 - 44	28,856	16.1%	31,375	14.9%	35,954	15.6%
45 - 54	28,187	15.7%	30,286	14.4%	30,098	13.1%
55 - 64	20,658	11.5%	26,250	12.5%	27,282	11.9%
65 - 74	9,875	5.5%	16,592	7.9%	19,698	8.6%
75 - 84	4,685	2.6%	6,698	3.2%	9,143	4.0%
85+	1,734	1.0%	2,466	1.2%	2,782	1.2%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	147,682	82.4%	166,953	79.4%	178,383	77.6%
Black Alone	7,773	4.3%	10,393	4.9%	12,173	5.3%
American Indian Alone	775	0.4%	958	0.5%	1,068	0.5%
Asian Alone	8,332	4.7%	11,909	5.7%	15,031	6.5%
Pacific Islander Alone	237	0.1%	340	0.2%	420	0.2%
Some Other Race Alone	8,798	4.9%	11,930	5.7%	13,464	5.9%
Two or More Races	5,584	3.1%	7,831	3.7%	9,350	4.1%
Hispanic Origin (Any Race)	55,862	31.2%	74,254	35.3%	86,891	37.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Information About Brokerage Services

11-2-2015

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:
 - 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.

REOC General Partner, LLC	493853	bharris@reocsanantonio.com	N/A
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone

N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Blake McFarlane Bonner	334780	bbonner@reocsanantonio.com	N/A
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**

TAR 2501

REOC San Antonio, 8023 Vantage Dr, Suite 1200 San Antonio, TX 78230
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Information About Brokerage Services

11-2-2015

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>N/A</u>
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**

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