



REATA
REAL ESTATE

LAND FOR SALE

13552 TOEPPERWEIN ROAD
LIVE OAK, TX

THOMAS TYNG

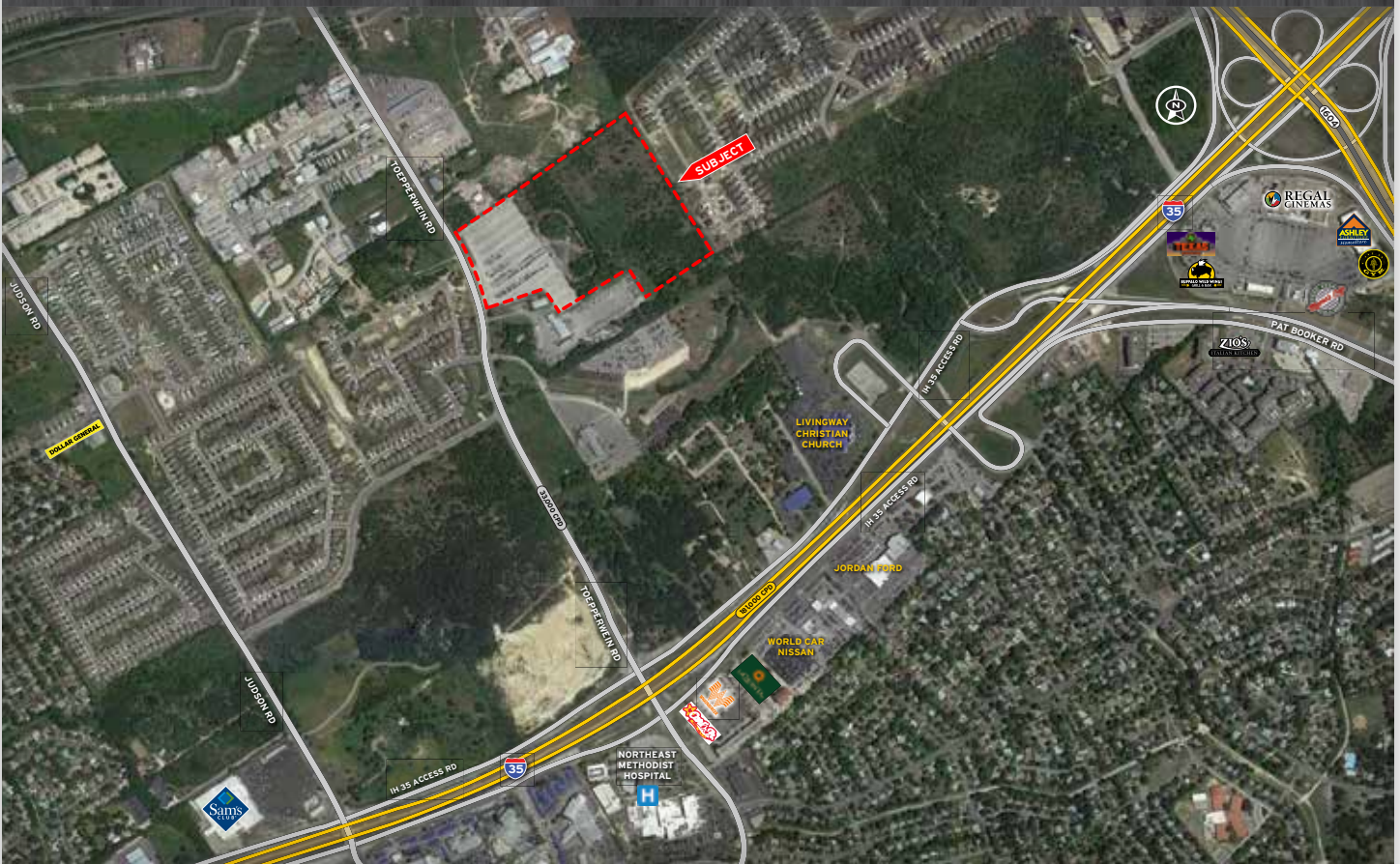


TABLE OF CONTENTS



SECTION I.. ... EXECUTIVE SUMMARY

SECTION II. ... MAP

SECTION III ... AERIAL

SECTION IV ... SITE PLAN

SECTION V ... DEMOGRAPHICS

SECTION VI... AGENCY DISCLOSURE

The information contained was obtained from sources believed reliable, However, REATA Real Estate Services, LP, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this project is submitted subject to the errors, omissions and change of price or conditions prior to lease or withdrawal.

EXECUTIVE SUMMARY



LOCATION 38.99 acres for sale at the North East corner of Toepperwein Road and Loma Azulin in Live Oak, TX. This property is within easy reach of I-35 and Loop 1604.

LOCATION 13552 Toepperwein Road
Live Oak, TX

GLA 38.99 Acres

DIMENSIONS Approximately 637' of frontage on Toepperwein Road

ZONING B-3

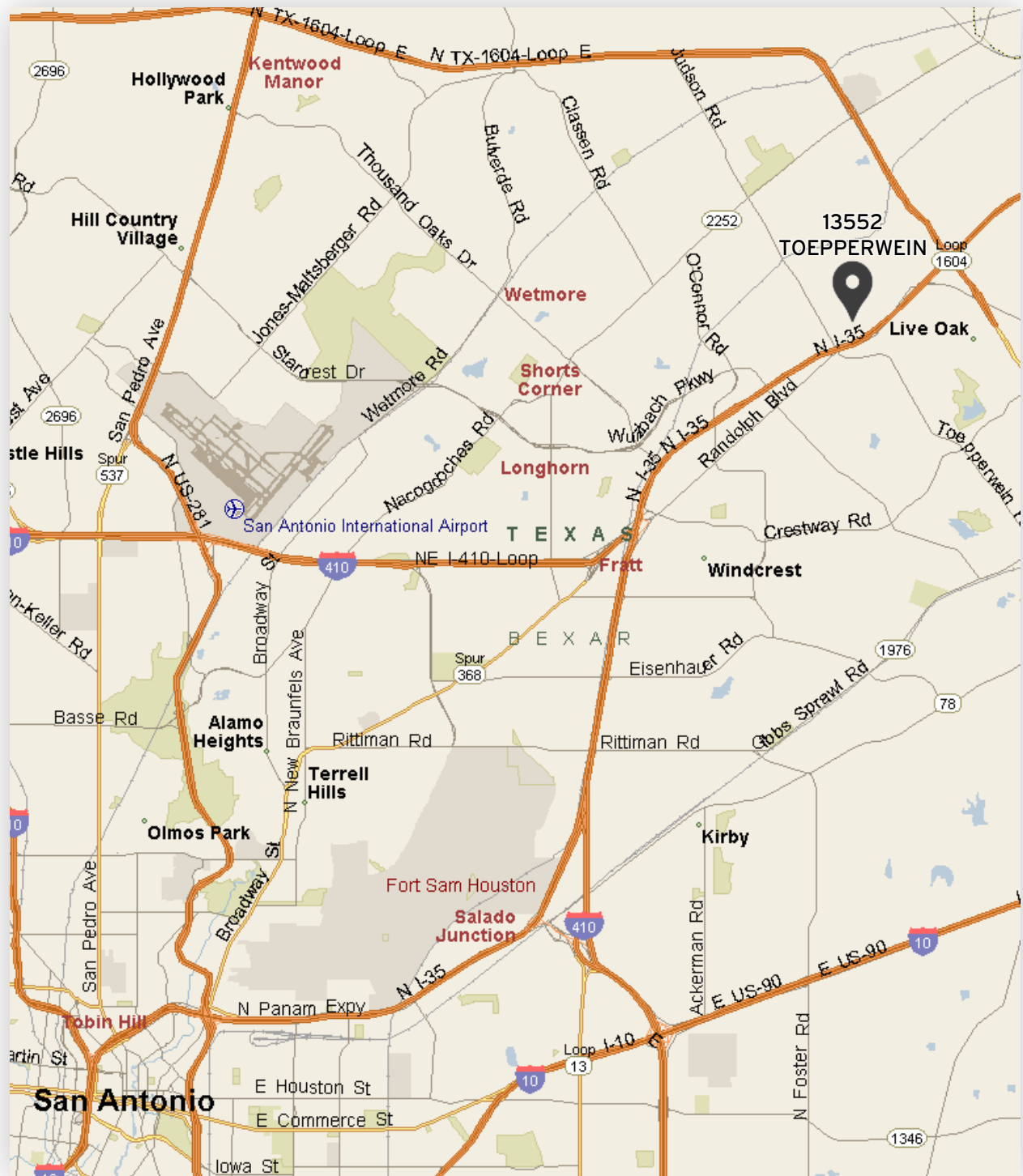
PRICE Please call for pricing

ECONOMIC GENERATORS The Forum at Olympia Parkway
and Northeast Methodist Hospital

TRAFFIC COUNTS Toepperwein Road 33,000 CPD
IH -35 181,000 CPD

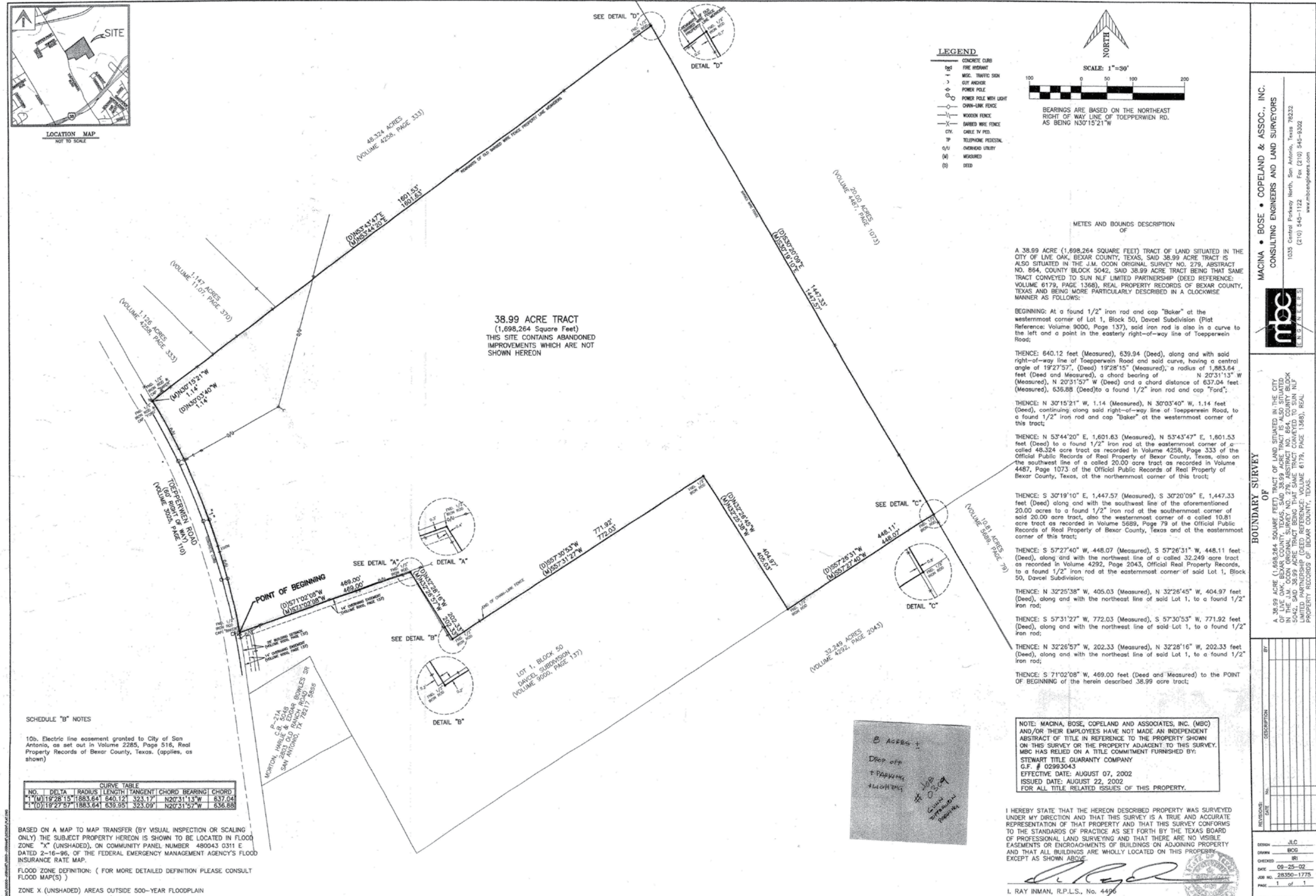
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2019 Projected Population	8,533	101,619	236,986
2014 Estimated Population	7,884	93,922	217,962
2000–2014 Growth	5.9%	23.9%	2.5%
Average Household Income	\$68,098	\$68,478	\$68,643

CONTACT **THOMAS TYNG**
PARTNER
210.841.3222
ttyng@reatares.com





SITE PLAN



DEMOGRAPHICS



RF1

13552 Toepperwein Rd

San Antonio, TX 78233

1 mi radius 3 mi radius 5 mi radius

POPULATION	2014 Estimated Population	7,884	93,922	217,962
	2019 Projected Population	8,533	101,619	236,986
	2010 Census Population	7,370	87,832	203,147
	2000 Census Population	4,321	66,960	161,326
	Projected Annual Growth 2014 to 2019	1.6%	1.6%	1.7%
	Historical Annual Growth 2000 to 2014	5.9%	2.9%	2.5%
HOUSEHOLDS	2014 Estimated Households	2,704	34,020	78,553
	2019 Projected Households	2,872	36,147	83,923
	2010 Census Households	2,582	32,493	74,749
	2000 Census Households	1,535	24,165	58,464
	Projected Annual Growth 2014 to 2019	1.2%	1.3%	1.4%
	Historical Annual Growth 2000 to 2014	5.4%	2.9%	2.5%
AGE	2014 Est. Population Under 10 Years	15.7%	14.0%	14.2%
	2014 Est. Population 10 to 19 Years	13.9%	13.9%	14.2%
	2014 Est. Population 20 to 29 Years	14.6%	13.3%	13.5%
	2014 Est. Population 30 to 44 Years	23.8%	21.8%	21.3%
	2014 Est. Population 45 to 59 Years	18.2%	19.7%	19.7%
	2014 Est. Population 60 to 74 Years	10.9%	13.0%	12.3%
	2014 Est. Population 75 Years or Over	3.0%	4.4%	4.7%
	2014 Est. Median Age	33.0	35.4	35.1
MARITAL STATUS & GENDER	2014 Est. Male Population	48.4%	48.1%	48.1%
	2014 Est. Female Population	51.6%	51.9%	51.9%
	2014 Est. Never Married	28.9%	27.8%	28.6%
	2014 Est. Now Married	50.8%	47.7%	47.2%
	2014 Est. Separated or Divorced	16.5%	19.2%	19.3%
	2014 Est. Widowed	3.8%	5.2%	4.9%
INCOME	2014 Est. HH Income \$200,000 or More	0.9%	2.0%	2.2%
	2014 Est. HH Income \$150,000 to \$199,999	1.9%	3.4%	4.5%
	2014 Est. HH Income \$100,000 to \$149,999	19.0%	14.3%	14.3%
	2014 Est. HH Income \$75,000 to \$99,999	17.0%	17.9%	16.2%
	2014 Est. HH Income \$50,000 to \$74,999	26.9%	25.1%	23.6%
	2014 Est. HH Income \$35,000 to \$49,999	13.3%	14.3%	13.9%
	2014 Est. HH Income \$25,000 to \$34,999	7.9%	8.8%	9.4%
	2014 Est. HH Income \$15,000 to \$24,999	6.8%	6.8%	8.4%
	2014 Est. HH Income Under \$15,000	6.3%	7.4%	7.6%
	2014 Est. Average Household Income	\$68,098	\$68,478	\$68,643
	2014 Est. Median Household Income	\$67,137	\$63,197	\$62,760
	2014 Est. Per Capita Income	\$23,359	\$24,846	\$24,794
	2014 Est. Total Businesses	292	2,655	6,514
	2014 Est. Total Employees	2,689	28,837	72,315

DEMOGRAPHICS



RF1

13552 Toepperwein Rd

San Antonio, TX 78233

1 mi radius 3 mi radius 5 mi radius

RACE	2014 Est. White	70.8%	72.5%	70.3%
	2014 Est. Black	9.1%	10.3%	12.8%
	2014 Est. Asian or Pacific Islander	4.1%	3.3%	3.0%
	2014 Est. American Indian or Alaska Native	0.7%	0.7%	0.7%
	2014 Est. Other Races	15.3%	13.2%	13.1%
HISPANIC	2014 Est. Hispanic Population	3,544	37,994	86,993
	2014 Est. Hispanic Population	44.9%	40.5%	39.9%
	2019 Proj. Hispanic Population	45.7%	41.1%	40.5%
	2010 Hispanic Population	44.5%	40.0%	39.5%
EDUCATION (Adults 25 or Older)	2014 Est. Adult Population (25 Years or Over)	5,065	61,415	140,584
	2014 Est. Elementary (Grade Level 0 to 8)	2.9%	3.4%	4.0%
	2014 Est. Some High School (Grade Level 9 to 11)	5.1%	5.7%	6.6%
	2014 Est. High School Graduate	29.6%	25.0%	25.3%
	2014 Est. Some College	31.0%	30.7%	29.1%
	2014 Est. Associate Degree Only	8.2%	10.0%	9.7%
	2014 Est. Bachelor Degree Only	18.0%	17.6%	16.7%
	2014 Est. Graduate Degree	5.2%	7.6%	8.7%
HOUSING	2014 Est. Total Housing Units	2,782	34,866	81,698
	2014 Est. Owner-Occupied	71.0%	69.0%	65.0%
	2014 Est. Renter-Occupied	26.2%	28.6%	31.2%
	2014 Est. Vacant Housing	2.8%	2.4%	3.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	22.1%	14.2%	13.2%
	2010 Homes Built 2000 to 2004	13.9%	11.8%	11.4%
	2010 Homes Built 1990 to 1999	10.9%	13.0%	15.2%
	2010 Homes Built 1980 to 1989	16.5%	23.8%	21.3%
	2010 Homes Built 1970 to 1979	24.4%	24.8%	23.3%
	2010 Homes Built 1960 to 1969	7.1%	6.1%	8.2%
	2010 Homes Built 1950 to 1959	3.0%	3.5%	4.3%
	2010 Homes Built Before 1949	2.1%	2.8%	3.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.6%	0.1%	0.2%
	2010 Home Value \$500,000 to \$999,999	0.5%	0.6%	0.6%
	2010 Home Value \$400,000 to \$499,999	0.3%	0.4%	0.5%
	2010 Home Value \$300,000 to \$399,999	0.8%	1.3%	1.8%
	2010 Home Value \$200,000 to \$299,999	5.7%	5.8%	8.0%
	2010 Home Value \$150,000 to \$199,999	15.0%	19.4%	20.6%
	2010 Home Value \$100,000 to \$149,999	36.4%	39.1%	34.8%
	2010 Home Value \$50,000 to \$99,999	31.6%	27.6%	28.0%
	2010 Home Value \$25,000 to \$49,999	5.9%	2.5%	3.0%
	2010 Home Value Under \$25,000	3.2%	3.1%	2.6%
	2010 Median Home Value	\$117,969	\$122,762	\$126,583
	2010 Median Rent	\$734	\$767	\$754

DEMOGRAPHICS



RF1

13552 Toepperwein Rd

San Antonio, TX 78233

1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2014 Est. Labor Population Age 16 Years or Over	5,952	72,124	166,275
	2014 Est. Civilian Employed	63.4%	61.9%	61.4%
	2014 Est. Civilian Unemployed	3.1%	3.0%	3.1%
	2014 Est. in Armed Forces	2.5%	2.5%	2.4%
	2014 Est. not in Labor Force	31.0%	32.5%	33.1%
	2014 Labor Force Males	47.5%	47.5%	47.5%
	2014 Labor Force Females	52.5%	52.5%	52.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,456	42,374	94,658
	2010 Mgmt, Business, & Financial Operations	16.8%	15.3%	15.0%
	2010 Professional, Related	19.4%	21.4%	20.8%
	2010 Service	13.4%	15.2%	17.2%
	2010 Sales, Office	27.8%	29.8%	29.2%
	2010 Farming, Fishing, Forestry	-	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	9.9%	8.9%	8.4%
	2010 Production, Transport, Material Moving	12.7%	9.3%	9.2%
	2010 White Collar Workers	64.0%	66.5%	65.0%
	2010 Blue Collar Workers	36.0%	33.5%	35.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.3%	85.0%	84.3%
	2010 Drive to Work in Carpool	11.4%	9.5%	9.9%
	2010 Travel to Work by Public Transportation	0.1%	0.7%	1.0%
	2010 Drive to Work on Motorcycle	0.5%	0.2%	0.2%
	2010 Walk or Bicycle to Work	3.0%	1.1%	1.2%
	2010 Other Means	0.2%	0.5%	0.8%
	2010 Work at Home	1.4%	2.9%	2.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	28.5%	22.6%	22.9%
	2010 Travel to Work in 15 to 29 Minutes	35.4%	43.4%	43.7%
	2010 Travel to Work in 30 to 59 Minutes	32.4%	30.5%	29.7%
	2010 Travel to Work in 60 Minutes or More	3.8%	3.4%	3.6%
	2010 Average Travel Time to Work	22.2	22.0	21.8
CONSUMER EXPENDITURE	2014 Est. Total Household Expenditure	\$146 M	\$1.84 B	\$4.25 B
	2014 Est. Apparel	\$6.98 M	\$88.3 M	\$204 M
	2014 Est. Contributions, Gifts	\$8.73 M	\$114 M	\$268 M
	2014 Est. Education, Reading	\$3.84 M	\$49.0 M	\$115 M
	2014 Est. Entertainment	\$8.16 M	\$103 M	\$238 M
	2014 Est. Food, Beverages, Tobacco	\$23.5 M	\$295 M	\$678 M
	2014 Est. Furnishings, Equipment	\$6.44 M	\$81.4 M	\$188 M
	2014 Est. Health Care, Insurance	\$10.3 M	\$130 M	\$300 M
	2014 Est. Household Operations, Shelter, Utilities	\$43.4 M	\$548 M	\$1.27 B
	2014 Est. Miscellaneous Expenses	\$2.46 M	\$30.7 M	\$70.7 M
	2014 Est. Personal Care	\$2.12 M	\$26.7 M	\$61.6 M
	2014 Est. Transportation	\$30.1 M	\$375 M	\$860 M

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-O 02/16/16

REATA Real Estate Services, LP
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

9002891
License Number

ttyng@reatares.com
Email

210.930.4111
Phone

Thomas C. Tyng, Jr.
Designated Broker of Firm

0406718
License Number

ttyng@reatares.com
Email

210.930.4111
Phone

Sales Agent

License Number

Email

Phone

Sales Agent

License Number

Email

Phone

Sales Agent

License Number

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date