

REATA
REAL ESTATE

LIVE OAK PLAZA

SWQ PAT BOOKER ROAD AND LOOP 1604
LIVE OAK, TX 78233

THOMAS TYNG

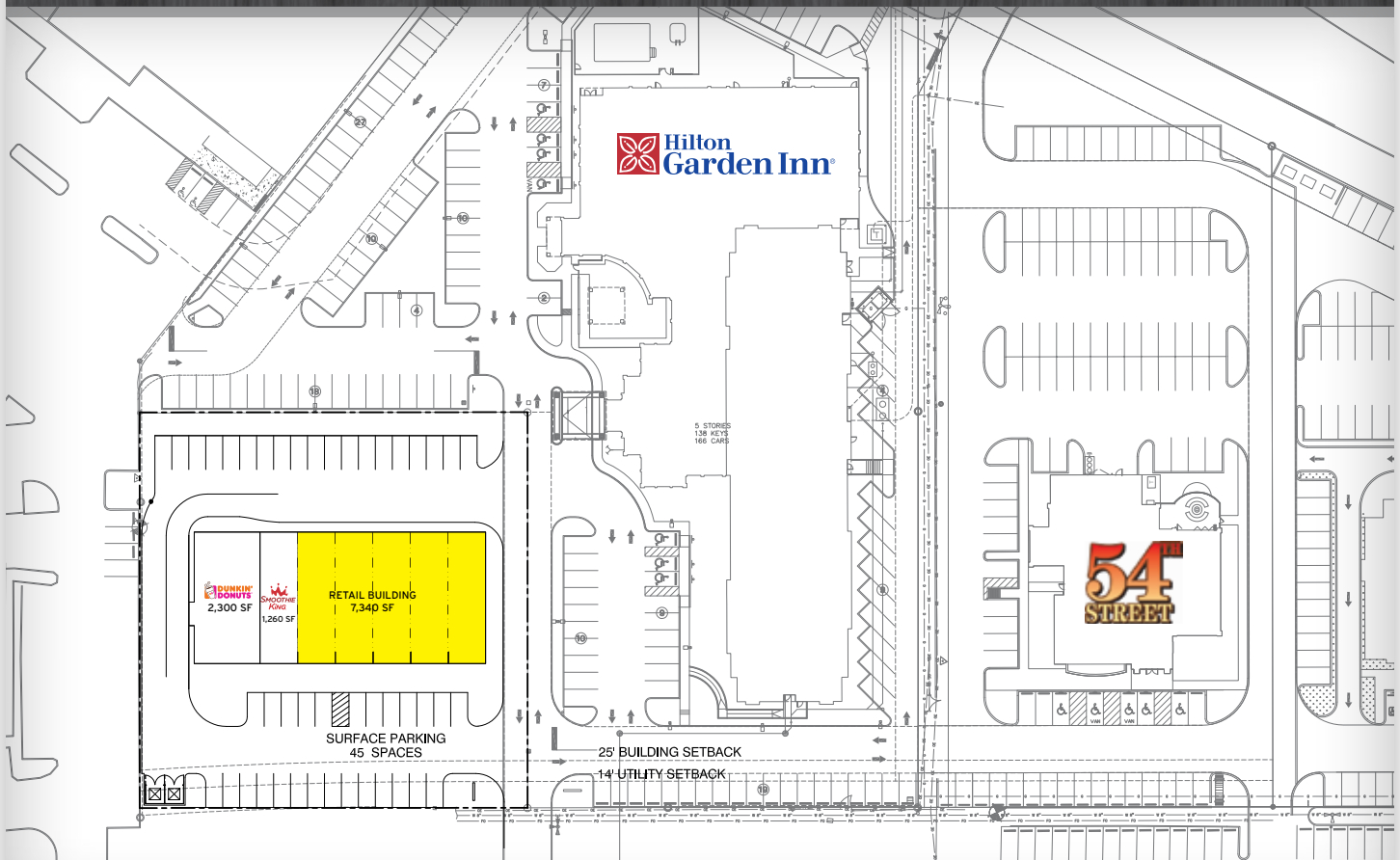


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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

New retail building located at the entrance to Live Oak Crossing in north east San Antonio. This building will be also well positioned to draw traffic from powerful retailers at the Forum at Olympia Parkway, one of the city's premiere power centers.

LOCATION

SWQ Pat Booker Road & Loop 1604
Live Oak, TX 78233

OPENING DATE

1st Quarter, 2016

GLA

10,900 SF (approximate) – 155.71' x 70'

SIZE AVAILABLE

1,500 SF – 7,340SF

RENTAL RATE

Please contact Broker.

TRIPLE NET CHARGES

CAM	\$2.55 PSF
Taxes	\$3.75 PSF
Insurance	\$0.27 PSF
TOTAL	\$6.57 PSF

FINISH OUT ALLOWANCE

\$20.00 PSF

AREA RETAILERS

Target, Costco, Academy, Home Depot, Kohl's, Ross, Regal Cinemas, Best Buy, Old Navy and T.J.Maxx

TRAFFIC COUNTS

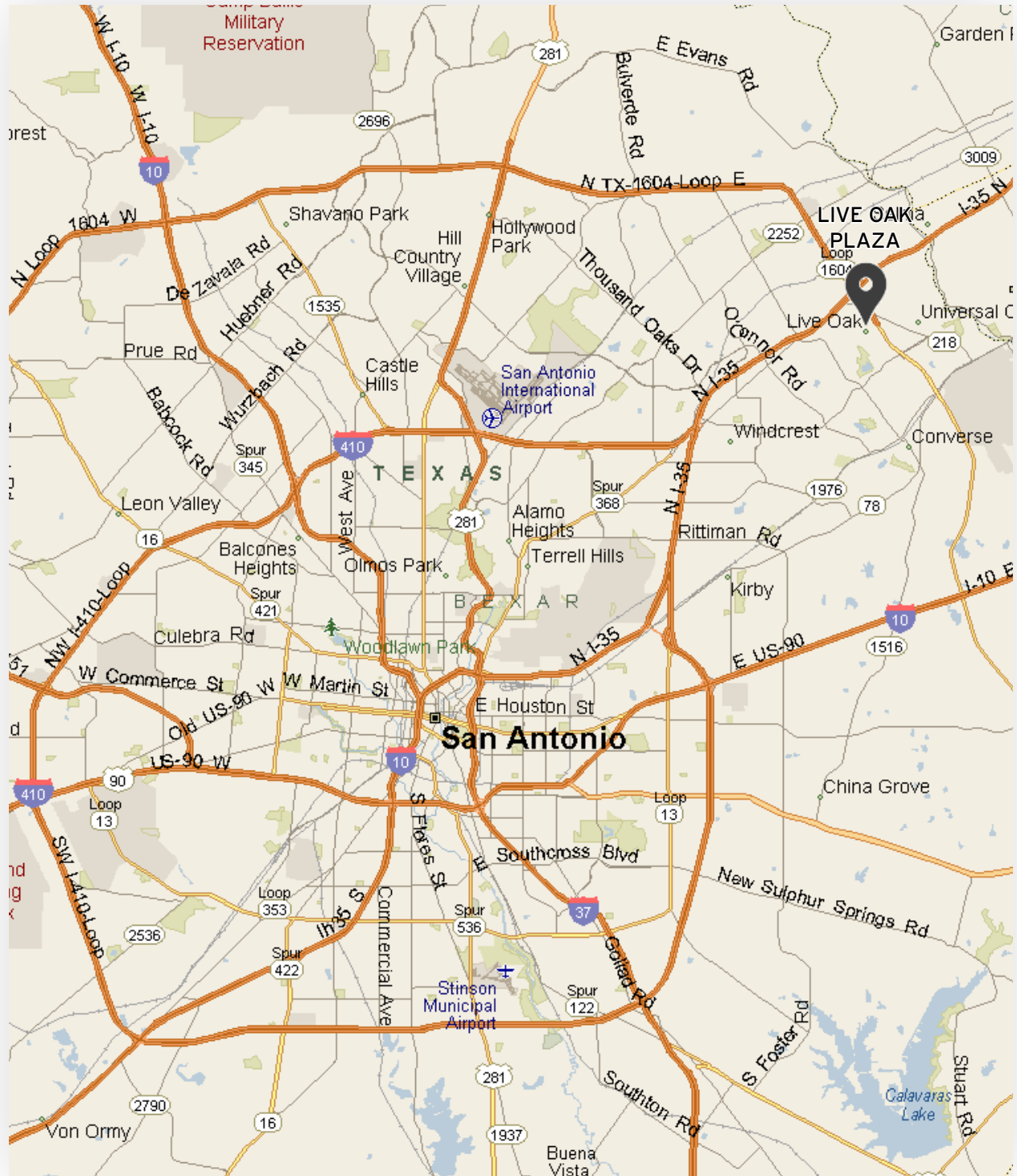
IH-35	164,000 CPD
Loop 1604, East of IH-35	72,000 CPD
Pat Booker Road	26,000 CPD

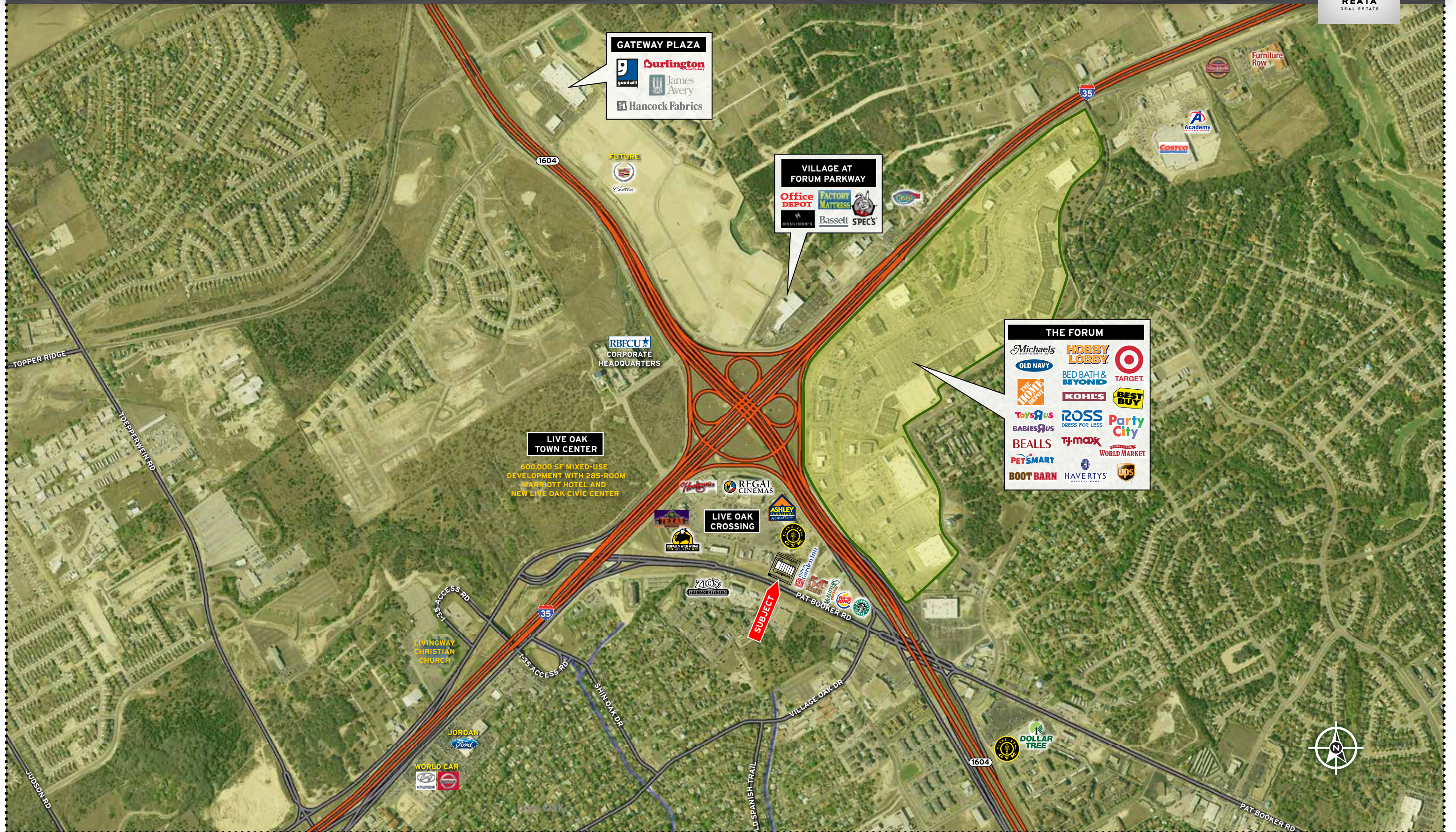
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2019 Projected Population	10,942	86,502	232,378
2014 Estimated Population	10,109	79,567	212,529
2000–2014 Annual Growth	2.5%	3.6%	3.0%
Average Household Income	\$63,344	\$67,752	\$71,777

CONTACTS

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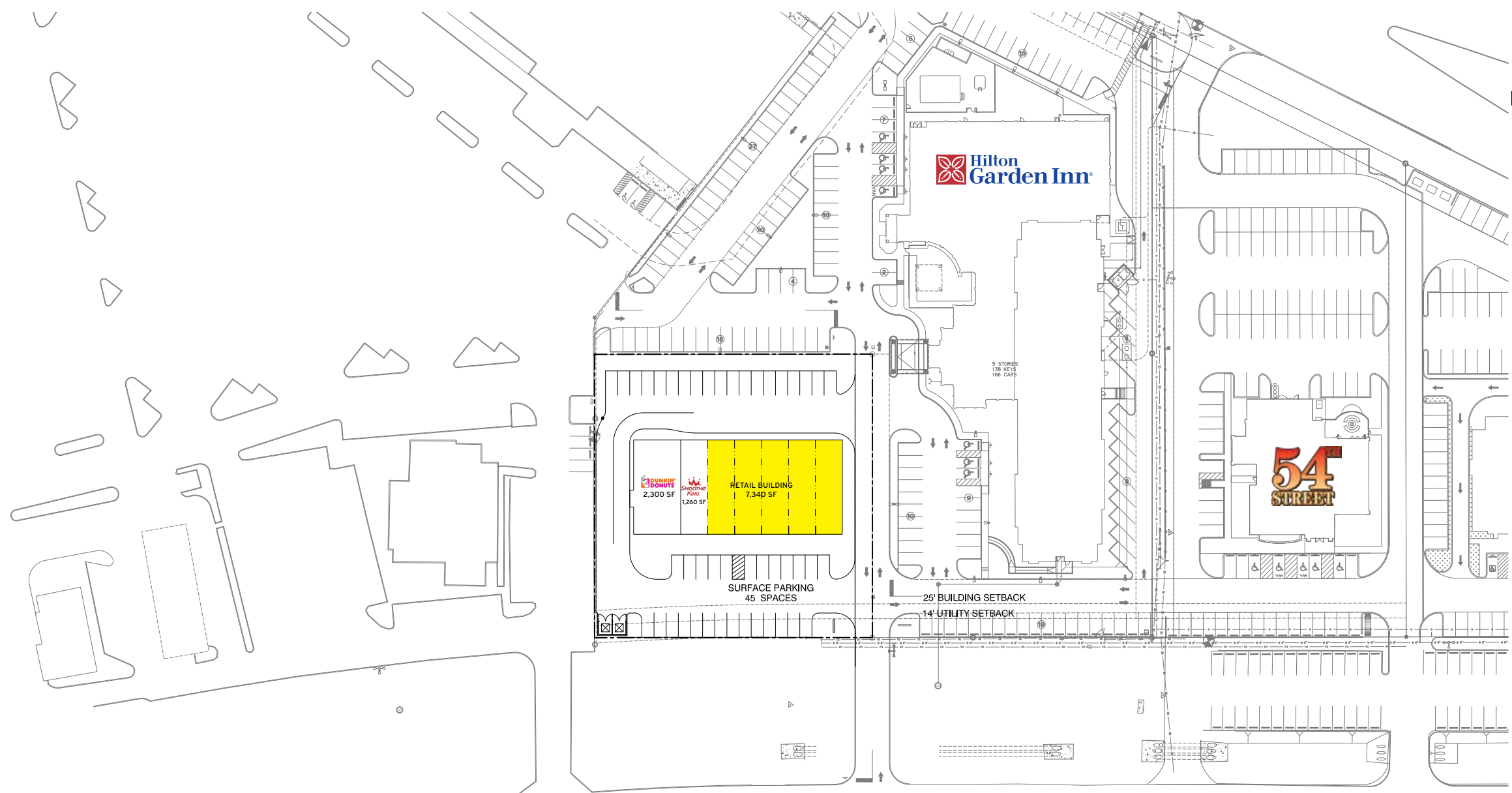




LIVE OAK TOWN CENTER
600,000 SF MIXED-USE DEVELOPMENT WITH 285-ROOM MARRIOTT HOTEL AND NEW LIVE OAK CIVIC CENTER

LIVE OAK CROSSING

SUBJECT



PROJECT ANALYSIS

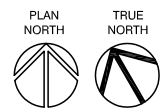
RETAIL BUILDING BUILDING TABULATION

RETAIL	8,600 SF
RESTAURANT	2,300 SF
TOTAL AREA	10,900 S.F.

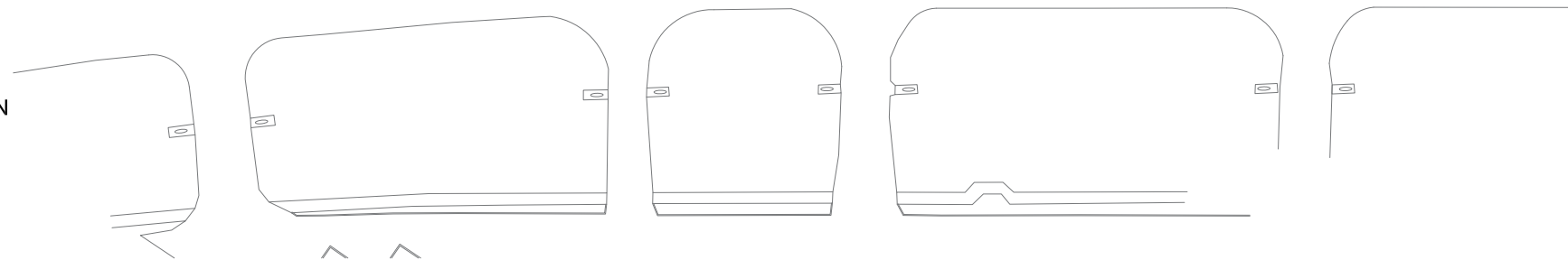
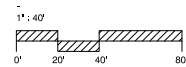
PARKING TABULATION

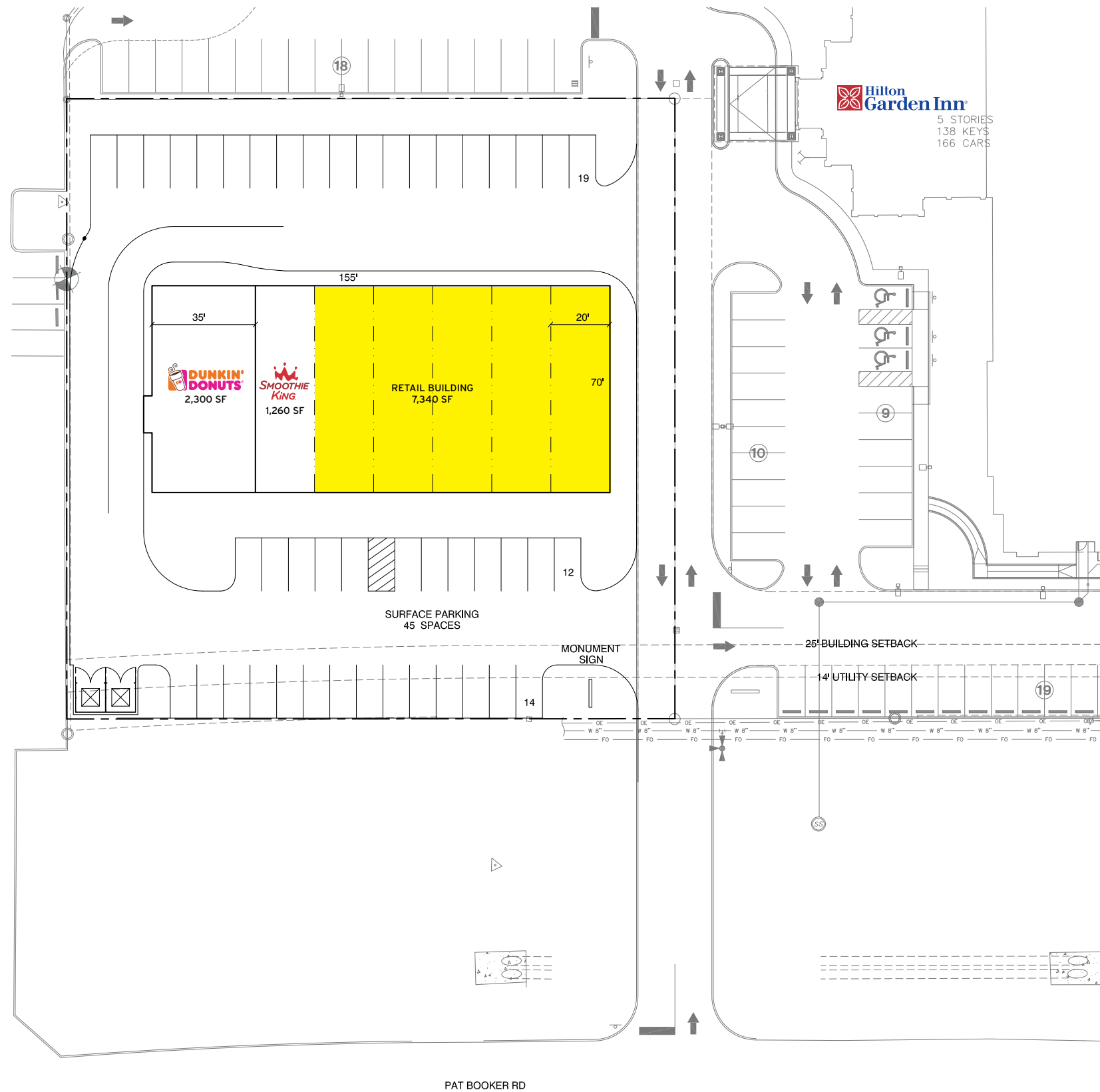
REQUIRED PARKING		
RETAIL	1:300	= 28 SPACES
RESTAURANT	1:150	= 17 SPACES
TOTAL		= 45 SPACES
SURFACE PARKING PROVIDED		= 45 SPACES

PAT BOOKER RD



OVERALL SITE PLAN





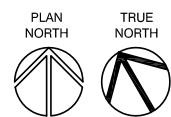
PROJECT ANALYSIS

RETAIL BUILDING I
BUILDING TABULATION

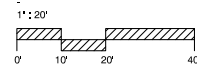
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PARKING TABULATION

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SITE PLAN









DEMOGRAPHICS



RF1

Live Oak Plaza		1 mi radius	3 mi radius	5 mi radius
SWQ Pat Booker & Loop 1604				
POPULATION	2014 Estimated Population	10,109	79,567	212,529
	2019 Projected Population	10,942	86,502	232,378
	2010 Census Population	9,450	74,158	197,309
	2000 Census Population	7,522	52,739	149,693
	Projected Annual Growth 2014 to 2019	1.6%	1.7%	1.9%
	Historical Annual Growth 2000 to 2014	2.5%	3.6%	3.0%
HOUSEHOLDS	2014 Estimated Households	4,281	29,347	74,902
	2019 Projected Households	4,550	31,337	80,515
	2010 Census Households	4,090	27,933	70,974
	2000 Census Households	3,011	19,337	53,119
	Projected Annual Growth 2014 to 2019	1.3%	1.4%	1.5%
	Historical Annual Growth 2000 to 2014	3.0%	3.7%	2.9%
AGE	2014 Est. Population Under 10 Years	12.4%	14.2%	14.2%
	2014 Est. Population 10 to 19 Years	11.9%	13.5%	14.8%
	2014 Est. Population 20 to 29 Years	16.2%	14.2%	13.0%
	2014 Est. Population 30 to 44 Years	20.6%	21.8%	21.2%
	2014 Est. Population 45 to 59 Years	19.9%	19.5%	19.9%
	2014 Est. Population 60 to 74 Years	14.2%	12.7%	12.3%
	2014 Est. Population 75 Years or Over	4.9%	4.0%	4.7%
	2014 Est. Median Age	36.4	34.8	35.3
MARITAL STATUS & GENDER	2014 Est. Male Population	48.4%	48.3%	48.1%
	2014 Est. Female Population	51.6%	51.7%	51.9%
	2014 Est. Never Married	26.7%	27.9%	27.9%
	2014 Est. Now Married	44.6%	48.4%	48.9%
	2014 Est. Separated or Divorced	22.6%	19.1%	18.2%
	2014 Est. Widowed	6.1%	4.6%	4.9%
INCOME	2014 Est. HH Income \$200,000 or More	1.2%	1.9%	2.6%
	2014 Est. HH Income \$150,000 to \$199,999	3.2%	3.6%	4.9%
	2014 Est. HH Income \$100,000 to \$149,999	16.2%	14.4%	15.6%
	2014 Est. HH Income \$75,000 to \$99,999	15.8%	17.2%	16.8%
	2014 Est. HH Income \$50,000 to \$74,999	21.2%	24.9%	23.4%
	2014 Est. HH Income \$35,000 to \$49,999	11.8%	14.4%	13.3%
	2014 Est. HH Income \$25,000 to \$34,999	10.2%	9.1%	8.6%
	2014 Est. HH Income \$15,000 to \$24,999	8.6%	7.6%	7.6%
	2014 Est. HH Income Under \$15,000	11.8%	7.1%	7.2%
	2014 Est. Average Household Income	\$63,344	\$67,752	\$71,777
	2014 Est. Median Household Income	\$61,169	\$62,599	\$65,919
	2014 Est. Per Capita Income	\$26,833	\$25,019	\$25,361
	2014 Est. Total Businesses	426	2,224	5,741
2014 Est. Total Employees	5,890	23,233	62,939	

DEMOGRAPHICS



REATA
REAL ESTATE

Live Oak Plaza

SWQ Pat Booker & Loop 1604

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2014 Est. White	76.1%	72.5%	70.0%
	2014 Est. Black	9.2%	11.0%	13.4%
	2014 Est. Asian or Pacific Islander	3.5%	3.3%	3.0%
	2014 Est. American Indian or Alaska Native	0.6%	0.6%	0.7%
	2014 Est. Other Races	10.6%	12.5%	12.9%
HISPANIC	2014 Est. Hispanic Population	3,389	30,009	81,386
	2014 Est. Hispanic Population	33.5%	37.7%	38.3%
	2019 Proj. Hispanic Population	34.1%	38.3%	38.8%
	2010 Hispanic Population	33.2%	37.3%	37.9%
EDUCATION (Adults 25 or Older)	2014 Est. Adult Population (25 Years or Over)	6,875	52,017	136,194
	2014 Est. Elementary (Grade Level 0 to 8)	3.3%	3.6%	3.8%
	2014 Est. Some High School (Grade Level 9 to 11)	6.8%	5.5%	6.4%
	2014 Est. High School Graduate	26.7%	24.6%	25.2%
	2014 Est. Some College	25.6%	30.7%	28.6%
	2014 Est. Associate Degree Only	8.5%	10.2%	9.9%
	2014 Est. Bachelor Degree Only	19.3%	17.4%	16.8%
	2014 Est. Graduate Degree	9.8%	8.0%	9.2%
HOUSING	2014 Est. Total Housing Units	4,429	30,218	77,533
	2014 Est. Owner-Occupied	51.2%	65.4%	67.7%
	2014 Est. Renter-Occupied	45.4%	31.7%	28.9%
	2014 Est. Vacant Housing	3.3%	2.9%	3.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	11.5%	16.9%	14.6%
	2010 Homes Built 2000 to 2004	10.7%	12.3%	12.8%
	2010 Homes Built 1990 to 1999	13.8%	12.4%	15.5%
	2010 Homes Built 1980 to 1989	16.2%	21.7%	20.0%
	2010 Homes Built 1970 to 1979	29.5%	22.3%	22.2%
	2010 Homes Built 1960 to 1969	9.4%	7.6%	7.6%
	2010 Homes Built 1950 to 1959	4.7%	3.8%	4.1%
	2010 Homes Built Before 1949	4.1%	3.0%	3.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.2%	0.1%
	2010 Home Value \$500,000 to \$999,999	0.4%	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	0.9%	2.3%	2.1%
	2010 Home Value \$200,000 to \$299,999	9.8%	7.5%	10.0%
	2010 Home Value \$150,000 to \$199,999	22.4%	20.6%	20.6%
	2010 Home Value \$100,000 to \$149,999	33.3%	35.4%	33.1%
	2010 Home Value \$50,000 to \$99,999	26.0%	27.7%	27.4%
	2010 Home Value \$25,000 to \$49,999	3.3%	2.7%	3.0%
	2010 Home Value Under \$25,000	3.4%	2.8%	2.6%
	2010 Median Home Value	\$130,628	\$127,163	\$130,099
	2010 Median Rent	\$689	\$759	\$774

DEMOGRAPHICS



RF1

Live Oak Plaza		1 mi radius	3 mi radius	5 mi radius
SWQ Pat Booker & Loop 1604				
LABOR FORCE	2014 Est. Labor Population Age 16 Years or Over	8,119	61,321	161,225
	2014 Est. Civilian Employed	61.4%	61.5%	60.9%
	2014 Est. Civilian Unemployed	2.3%	2.8%	3.0%
	2014 Est. in Armed Forces	3.7%	3.3%	2.8%
	2014 Est. not in Labor Force	32.7%	32.4%	33.2%
	2014 Labor Force Males	47.7%	47.6%	47.4%
	2014 Labor Force Females	52.3%	52.4%	52.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,709	35,102	90,208
	2010 Mgmt, Business, & Financial Operations	16.0%	15.3%	15.0%
	2010 Professional, Related	24.0%	21.2%	21.1%
	2010 Service	15.5%	16.0%	17.1%
	2010 Sales, Office	27.5%	28.6%	28.9%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.2%
	2010 Construction, Extraction, Maintenance	8.4%	8.8%	8.4%
	2010 Production, Transport, Material Moving	8.5%	9.9%	9.3%
	2010 White Collar Workers	67.6%	65.1%	65.0%
	2010 Blue Collar Workers	32.4%	34.9%	35.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	84.8%	84.3%	84.6%
	2010 Drive to Work in Carpool	9.2%	10.1%	9.8%
	2010 Travel to Work by Public Transportation	0.4%	0.5%	0.9%
	2010 Drive to Work on Motorcycle	0.3%	0.3%	0.2%
	2010 Walk or Bicycle to Work	1.0%	1.2%	1.2%
	2010 Other Means	0.3%	0.7%	0.8%
	2010 Work at Home	4.0%	3.0%	2.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	29.5%	24.3%	23.1%
	2010 Travel to Work in 15 to 29 Minutes	38.0%	42.2%	42.9%
	2010 Travel to Work in 30 to 59 Minutes	28.2%	29.7%	30.2%
	2010 Travel to Work in 60 Minutes or More	4.2%	3.8%	3.8%
	2010 Average Travel Time to Work	21.5	21.9	21.9
CONSUMER EXPENDITURE	2014 Est. Total Household Expenditure	\$220 M	\$1.58 B	\$4.18 B
	2014 Est. Apparel	\$10.5 M	\$75.6 M	\$201 M
	2014 Est. Contributions, Gifts	\$13.5 M	\$97.7 M	\$266 M
	2014 Est. Education, Reading	\$5.97 M	\$42.0 M	\$115 M
	2014 Est. Entertainment	\$12.2 M	\$88.2 M	\$235 M
	2014 Est. Food, Beverages, Tobacco	\$35.3 M	\$252 M	\$664 M
	2014 Est. Furnishings, Equipment	\$9.64 M	\$69.6 M	\$186 M
	2014 Est. Health Care, Insurance	\$15.7 M	\$112 M	\$294 M
	2014 Est. Household Operations, Shelter, Utilities	\$65.4 M	\$469 M	\$1.25 B
	2014 Est. Miscellaneous Expenses	\$3.72 M	\$26.3 M	\$69.2 M
	2014 Est. Personal Care	\$3.20 M	\$22.9 M	\$60.5 M
	2014 Est. Transportation	\$44.5 M	\$321 M	\$845 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 1-0 02/16/16

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Buyer/Tenant/Seller/Landlord Initials

Date