



REATA
REAL ESTATE

MONTERREY VILLAGE PAD SITES

STATE HWY 151 & LOOP 410

SAN ANTONIO, TX 78245

JOHN L. MOAKE / JOE CUKJATI / ASHER REILLY



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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

Monterrey Village pad sites. These sites enjoy excellent access Highway 151 and Loop 410 in far west San Antonio.

Monterrey Village is a master-planned 182-acre mixed-use project which includes multi-family, retail, office and hotel components. The development is well positioned to draw traffic from powerful anchors at Westover Marketplace, located directly across Highway 151.

PAD SIZES

SEC Ingram Road & Highway 151
1.51 Acres
1.85 Acres
10.31 Acres

PRICE

Please contact Broker for pricing.

AREA RETAILERS

Target, Lowe's, Ross Dress for Less, Dollar Tree, Petsmart, Office Depot, Main Event, Home Depot and Bel Furniture

ECONOMIC GENERATORS

National Security Agency	1,500 employees
Texas BioMedical Research	351 employees
Fred Loya Insurance	480 employees
Petco Support Center	400 employees

TRAFFIC COUNTS

State Highway 151	109,928 CPD
Loop 410	126,889 CPD

2019 DEMOGRAPHICS

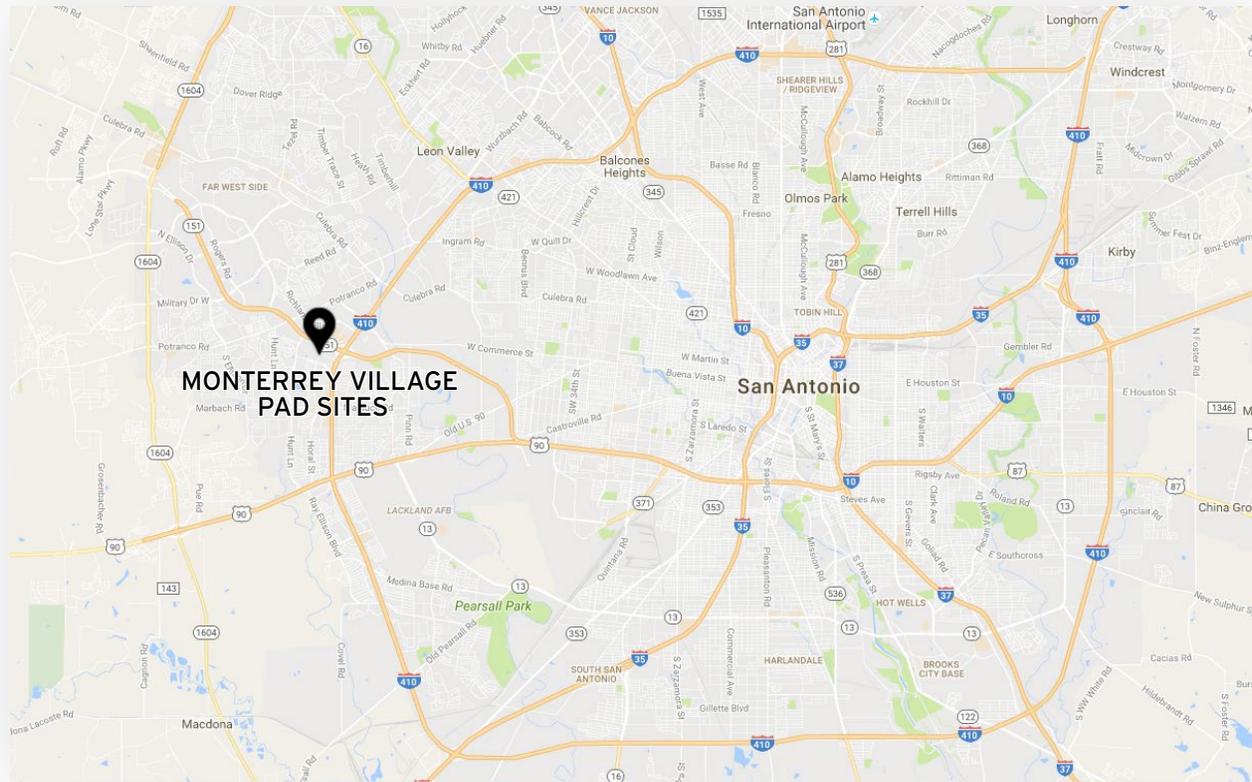
	1 Mile	3 Miles	5 Miles
2024 Projected Population	15,838	137,664	314,323
Estimated Population	14,511	127,870	293,892
2000–2019 Annual Growth	17.4%	4.3%	3.1%
Average Household Income	\$69,977	\$72,544	\$75,721

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WESTOVER MARKETPLACE

PEDIATRIC Urgent Care

Schlotzsky's

WINGSTOP

SECURITY SERVICE

Texas MedClinic

MATTRESS FIRM

FIVE GUYS
BURGERS and FRIES
FREEBIRDS
WORLD BURRITO
Sprint
Luciano
Jamba Juice
WING STOP

bel FURNITURE

Chuy's

MAIN EVENT ENTERTAINMENT

THE HOME DEPOT

410 126,889 CPD

151 TEXAS

109,928 CPD

HOOTERS

SAN ANTONIO EVENT CENTER

LACKLAND AIR FORCE BASE

ALAMO DRAFTHOUSE CINEMA

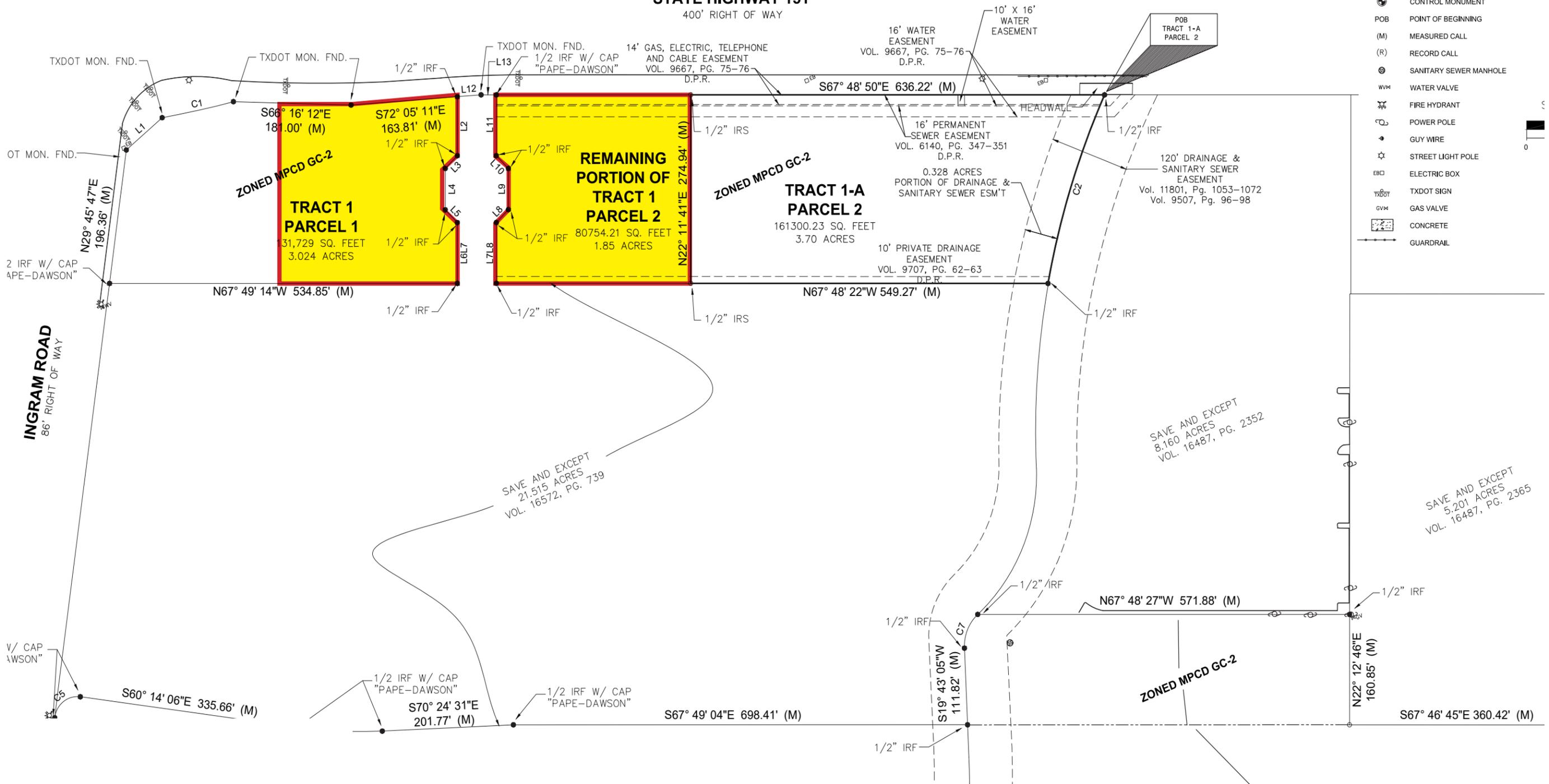
H-E-B
Pizza Action
TWIN LIQUORS
SUBWAY
JIM'S
Luciano
BEALLS Great Clips
Sprint
Red Lobster
COCO CABANA





PARTITION SURVEY

STATE HIGHWAY 151
400' RIGHT OF WAY



LEGEND

- IRON ROD SET
- FOUND PROPERTY CORNER
- ⊙ CONTROL MONUMENT
- POB POINT OF BEGINNING
- (M) MEASURED CALL
- (R) RECORD CALL
- ⊙ SANITARY SEWER MANHOLE
- WVW WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ STREET LIGHT POLE
- EBD ELECTRIC BOX
- TXDOT TXDOT SIGN
- GVV GAS VALVE
- CONCRETE
- GUARDRAIL



DEMOGRAPHICS



Monterrey Village		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78245				
POPULATION	2019 Estimated Population	14,511	127,870	293,892
	2024 Projected Population	15,838	137,664	314,323
	2010 Census Population	9,886	106,848	253,860
	2000 Census Population	3,367	70,311	184,660
	Projected Annual Growth 2019 to 2024	1.8%	1.5%	1.4%
	Historical Annual Growth 2000 to 2019	17.4%	4.3%	3.1%
HOUSEHOLDS	2019 Estimated Households	5,090	41,791	89,854
	2024 Projected Households	5,301	43,456	93,366
	2010 Census Households	3,571	36,112	80,907
	2000 Census Households	1,444	23,513	58,112
	Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	13.3%	4.1%	2.9%
AGE	2019 Est. Population Under 10 Years	15.8%	15.7%	15.3%
	2019 Est. Population 10 to 19 Years	15.3%	15.4%	15.8%
	2019 Est. Population 20 to 29 Years	18.7%	16.4%	17.1%
	2019 Est. Population 30 to 44 Years	23.3%	22.8%	22.2%
	2019 Est. Population 45 to 59 Years	15.0%	16.2%	16.0%
	2019 Est. Population 60 to 74 Years	8.9%	10.4%	10.3%
	2019 Est. Population 75 Years or Over	2.9%	3.0%	3.4%
	2019 Est. Median Age	29.5	30.9	31.0
MARITAL STATUS & GENDER	2019 Est. Male Population	47.8%	48.6%	49.5%
	2019 Est. Female Population	52.2%	51.4%	50.5%
	2019 Est. Never Married	41.9%	36.6%	37.4%
	2019 Est. Now Married	36.9%	40.7%	40.4%
	2019 Est. Separated or Divorced	17.7%	18.1%	17.8%
	2019 Est. Widowed	3.6%	4.6%	4.4%
INCOME	2019 Est. HH Income \$200,000 or More	1.0%	2.5%	2.4%
	2019 Est. HH Income \$150,000 to \$199,999	2.4%	4.0%	4.9%
	2019 Est. HH Income \$100,000 to \$149,999	12.4%	14.2%	14.9%
	2019 Est. HH Income \$75,000 to \$99,999	13.5%	14.4%	14.7%
	2019 Est. HH Income \$50,000 to \$74,999	24.6%	22.9%	22.0%
	2019 Est. HH Income \$35,000 to \$49,999	15.1%	14.7%	13.9%
	2019 Est. HH Income \$25,000 to \$34,999	9.9%	9.4%	9.5%
	2019 Est. HH Income \$15,000 to \$24,999	8.8%	8.6%	8.2%
	2019 Est. HH Income Under \$15,000	12.1%	9.4%	9.4%
	2019 Est. Average Household Income	\$69,977	\$72,544	\$75,721
	2019 Est. Median Household Income	\$51,144	\$59,625	\$61,459
	2019 Est. Per Capita Income	\$24,547	\$23,716	\$23,902
	2019 Est. Total Businesses	344	2,154	6,378
2019 Est. Total Employees	4,605	31,253	75,548	

DEMOGRAPHICS



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Monterrey Village		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78245				
RACE	2019 Est. White	65.3%	67.6%	68.7%
	2019 Est. Black	10.6%	9.2%	8.4%
	2019 Est. Asian or Pacific Islander	3.6%	3.4%	3.2%
	2019 Est. American Indian or Alaska Native	0.9%	0.8%	0.8%
	2019 Est. Other Races	19.5%	19.0%	18.8%
HISPANIC	2019 Est. Hispanic Population	9,556	86,849	197,433
	2019 Est. Hispanic Population	65.9%	67.9%	67.2%
	2024 Proj. Hispanic Population	65.4%	67.5%	66.9%
	2010 Hispanic Population	68.2%	68.8%	66.7%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	8,666	78,183	178,090
	2019 Est. Elementary (Grade Level 0 to 8)	5.1%	5.9%	6.3%
	2019 Est. Some High School (Grade Level 9 to 11)	9.4%	9.1%	8.7%
	2019 Est. High School Graduate	31.7%	28.8%	28.2%
	2019 Est. Some College	22.6%	25.2%	24.9%
	2019 Est. Associate Degree Only	9.2%	10.2%	10.1%
	2019 Est. Bachelor Degree Only	15.0%	13.7%	14.8%
	2019 Est. Graduate Degree	7.0%	7.1%	7.0%
HOUSING	2019 Est. Total Housing Units	5,166	42,612	91,610
	2019 Est. Owner-Occupied	37.3%	54.5%	61.0%
	2019 Est. Renter-Occupied	61.2%	43.6%	37.0%
	2019 Est. Vacant Housing	1.5%	1.9%	1.9%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	23.0%	11.1%	10.8%
	2019 Homes Built 2000 to 2009	30.9%	25.9%	22.2%
	2019 Homes Built 1990 to 1999	15.0%	15.6%	15.3%
	2019 Homes Built 1980 to 1989	14.2%	15.2%	17.8%
	2019 Homes Built 1970 to 1979	7.5%	15.5%	16.0%
	2019 Homes Built 1960 to 1969	4.5%	9.5%	8.8%
	2019 Homes Built 1950 to 1959	0.7%	2.7%	4.0%
	2019 Homes Built Before 1949	2.6%	2.6%	3.2%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.3%	0.3%	0.3%
	2019 Home Value \$500,000 to \$999,999	2.2%	2.1%	2.2%
	2019 Home Value \$400,000 to \$499,999	2.7%	2.5%	2.5%
	2019 Home Value \$300,000 to \$399,999	5.9%	5.5%	5.5%
	2019 Home Value \$200,000 to \$299,999	21.0%	17.3%	18.3%
	2019 Home Value \$150,000 to \$199,999	36.9%	23.6%	24.1%
	2019 Home Value \$100,000 to \$149,999	31.0%	25.8%	25.6%
	2019 Home Value \$50,000 to \$99,999	22.7%	25.8%	24.6%
	2019 Home Value \$25,000 to \$49,999	2.5%	2.7%	3.4%
	2019 Home Value Under \$25,000	1.5%	1.7%	2.0%
	2019 Median Home Value	\$150,223	\$138,788	\$138,330
	2019 Median Rent	\$796	\$848	\$836

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San Antonio, TX 78245				
		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	10,880	95,830	222,547
	2019 Est. Civilian Employed	65.7%	63.2%	61.9%
	2019 Est. Civilian Unemployed	2.5%	2.6%	2.2%
	2019 Est. in Armed Forces	2.4%	1.3%	2.8%
	2019 Est. not in Labor Force	29.3%	32.8%	33.1%
	2019 Labor Force Males	46.9%	47.7%	48.9%
	2019 Labor Force Females	53.1%	52.3%	51.1%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	7,150	60,581	137,717
	2019 Mgmt, Business, & Financial Operations	8.9%	11.4%	11.8%
	2019 Professional, Related	16.0%	19.2%	19.9%
	2019 Service	19.1%	19.8%	20.5%
	2019 Sales, Office	30.5%	27.6%	26.6%
	2019 Farming, Fishing, Forestry	-	0.2%	0.1%
	2019 Construction, Extraction, Maintenance	14.6%	10.7%	10.3%
	2019 Production, Transport, Material Moving	10.9%	11.2%	10.7%
	2019 White Collar Workers	55.4%	58.2%	58.3%
	2019 Blue Collar Workers	44.6%	41.8%	41.7%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	77.7%	80.3%	79.0%
	2019 Drive to Work in Carpool	13.8%	11.3%	10.6%
	2019 Travel to Work by Public Transportation	1.3%	1.9%	1.9%
	2019 Drive to Work on Motorcycle	0.3%	0.1%	-
	2019 Walk or Bicycle to Work	0.7%	1.2%	2.0%
	2019 Other Means	2.0%	2.0%	1.5%
	2019 Work at Home	4.3%	3.2%	4.9%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	21.3%	20.3%	18.1%
	2019 Travel to Work in 15 to 29 Minutes	43.0%	41.6%	41.0%
	2019 Travel to Work in 30 to 59 Minutes	34.4%	31.6%	33.3%
	2019 Travel to Work in 60 Minutes or More	5.4%	6.8%	6.5%
	2019 Average Travel Time to Work	24.4	24.0	24.3
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$278.72 M	\$2.34 B	\$5.18 B
	2019 Est. Apparel	\$9.81 M	\$82.75 M	\$183.14 M
	2019 Est. Contributions, Gifts	\$14.52 M	\$125.41 M	\$277.95 M
	2019 Est. Education, Reading	\$8.09 M	\$70.08 M	\$156.22 M
	2019 Est. Entertainment	\$15.27 M	\$130.18 M	\$289.04 M
	2019 Est. Food, Beverages, Tobacco	\$43.93 M	\$366.25 M	\$807.82 M
	2019 Est. Furnishings, Equipment	\$9.5 M	\$80.97 M	\$179.72 M
	2019 Est. Health Care, Insurance	\$25.46 M	\$214.46 M	\$474.48 M
	2019 Est. Household Operations, Shelter, Utilities	\$91.85 M	\$764.99 M	\$1.69 B
	2019 Est. Miscellaneous Expenses	\$5.18 M	\$43.74 M	\$96.76 M
	2019 Est. Personal Care	\$3.72 M	\$31.38 M	\$69.39 M
	2019 Est. Transportation	\$51.38 M	\$432.71 M	\$956.89 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

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Date