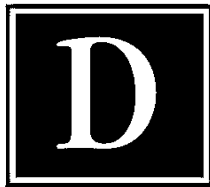


Tips' Property
30 +/- Acres Multifamily
Highway 281 North & Marshall Rd
San Antonio, Texas



DRAKE COMMERCIAL GROUP

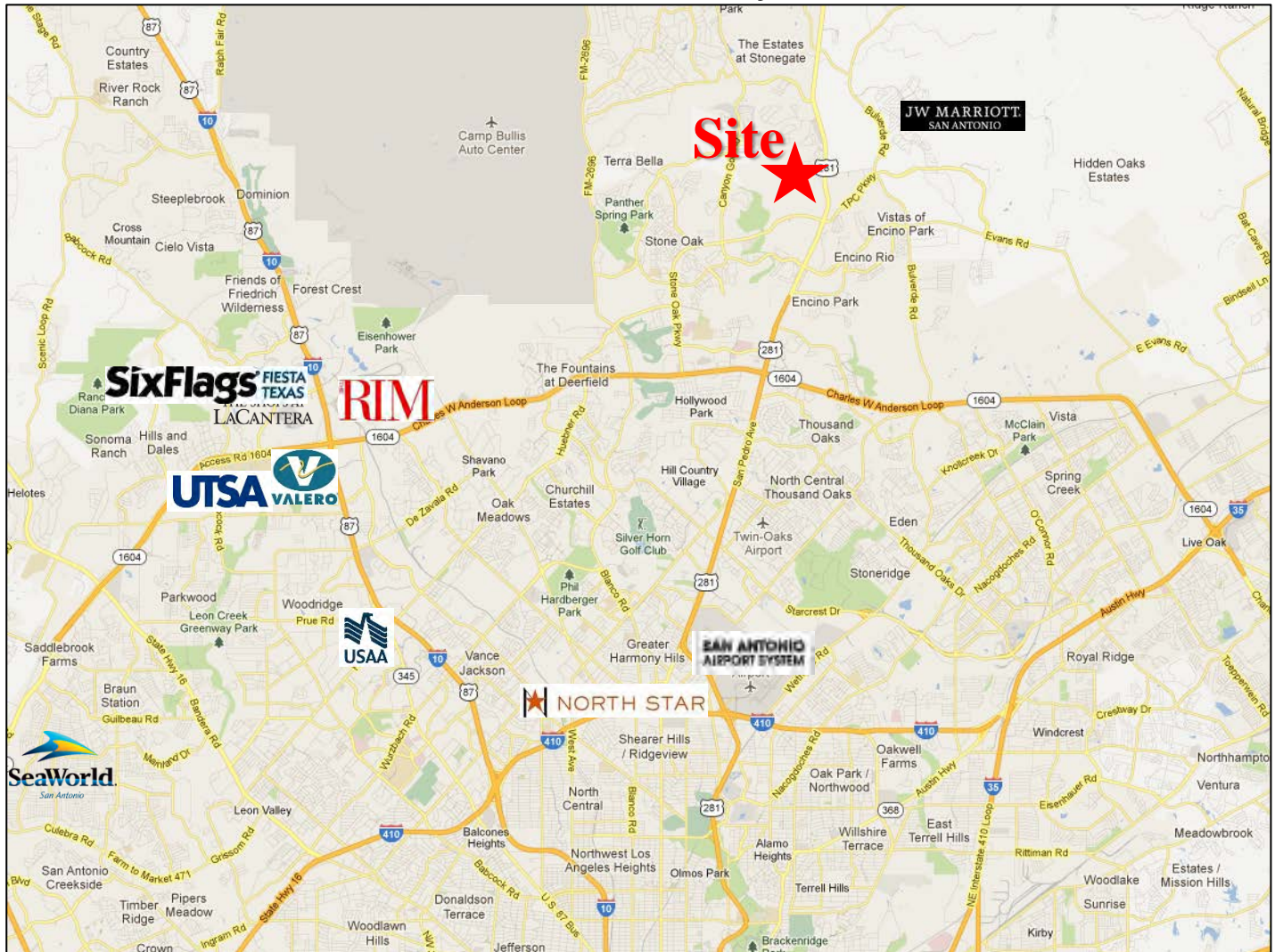
DEBORAH BAUER
TRAVIS BAUER

19310 STONE OAK PKWY, STE. 201
SAN ANTONIO, TEXAS 78258
T: 210.402.6363
F: 210.402.6767
www.drakecommercial.com

* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



Tips' Property Multi-Family



- 30 +/- acres multi-family out of 122 acre master planned community
- Located off Highway 281, just North of Stone Oak Pkwy, near The Villages at Stone Oak, The Shoppes at Wilderness Oaks, and JW Marriot Resort and Spa.
- Corner of Marshall Rd and Highway 281 North
- Super Street cross over at intersection
- Northeast ISD
- Category One
- No City Taxes – ERZD

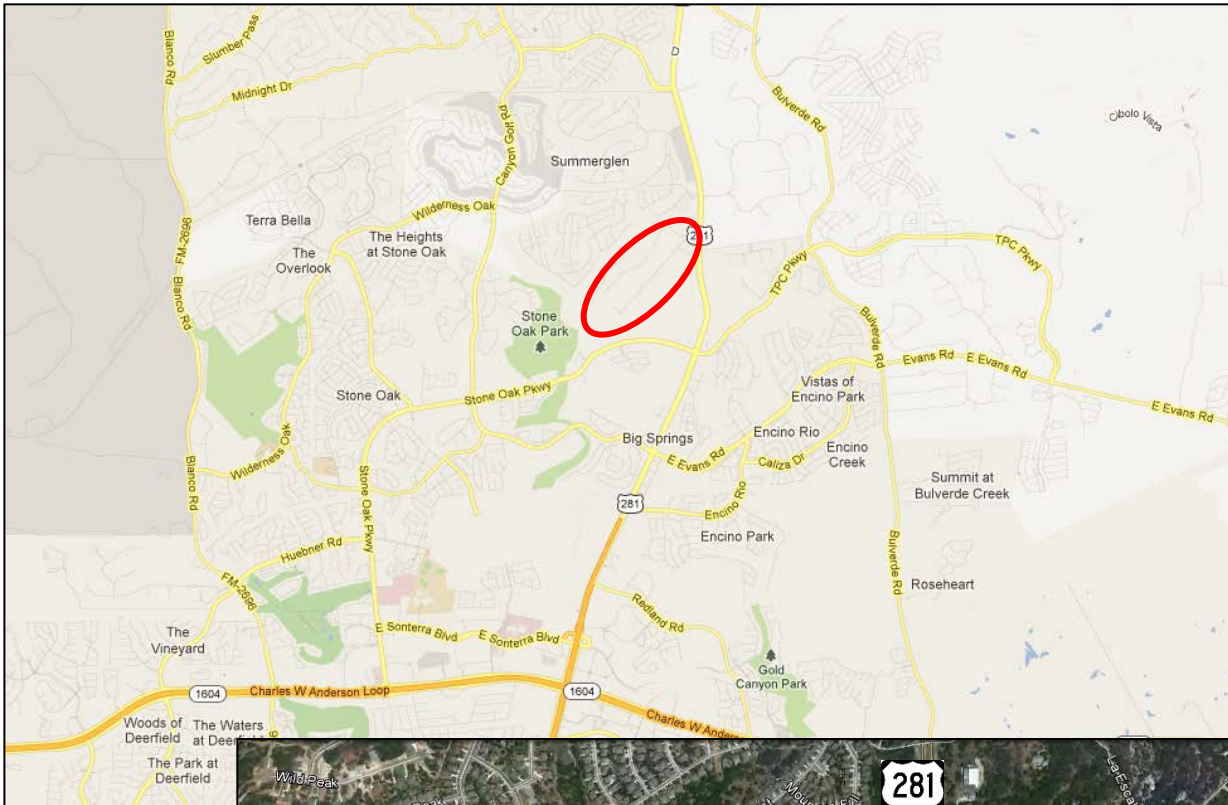
For more information please contact Deborah Bauer or Travis Bauer
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com



Drake Commercial Group

19310 Stone Oak Parkway
Suite 201
San Antonio, TX 78258
www.drakecommercial.com



All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.

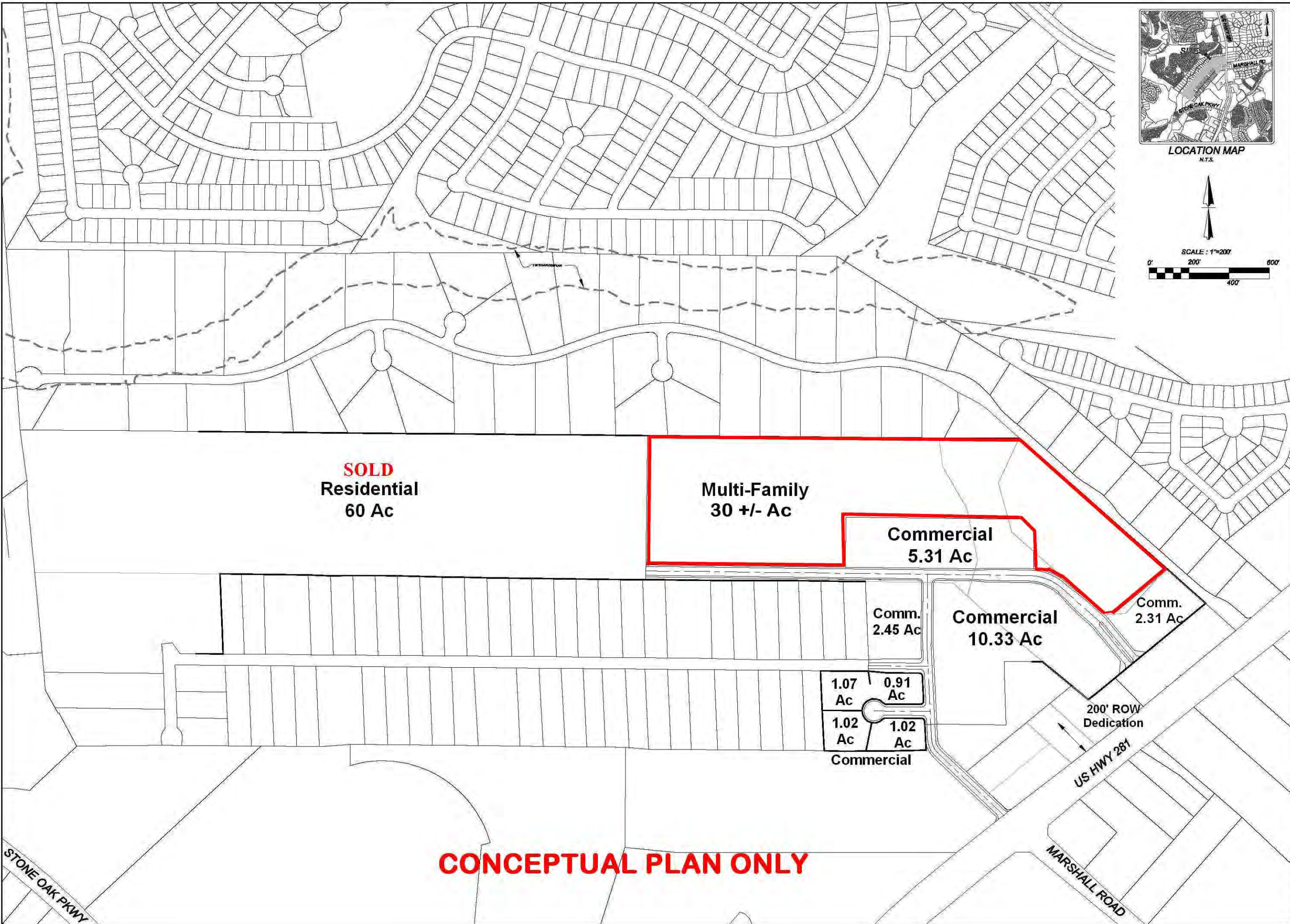


Drake Commercial Group

19310 Stone Oak Parkway
Suite 201
San Antonio, TX 78258
www.drakecommercial.com



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SOLD
Residential
60 Ac

Multi-Family
30 +/- Ac

Commercial
5.31 Ac

Commercial
10.33 Ac

Comm.
2.31 Ac

Comm.
2.45 Ac

1.07 Ac	0.91 Ac
1.02 Ac	1.02 Ac
Commercial	

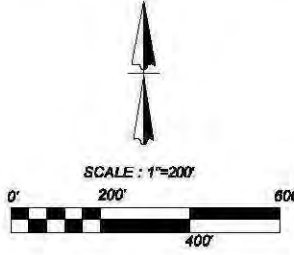
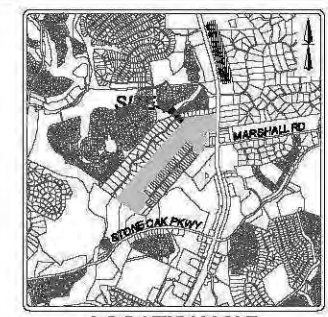
200' ROW
Dedication

US HWY 281

MARSHALL ROAD

STONE OAK PKWY

CONCEPTUAL PLAN ONLY



ISSUE DATE	
REVISIONS	

**122.73 ACRE TRACT
PRELIMINARY LAND PLAN**

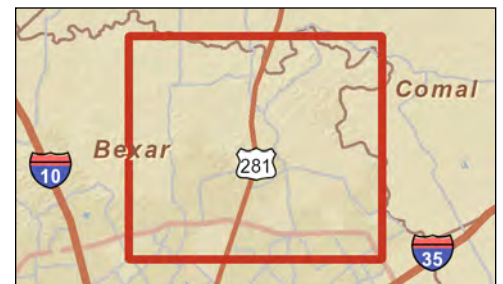
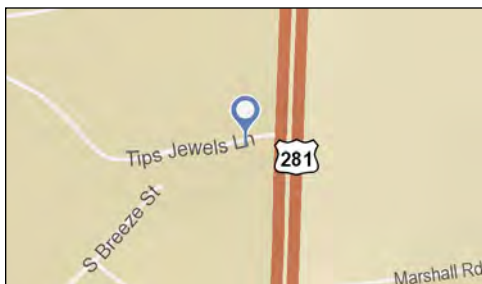
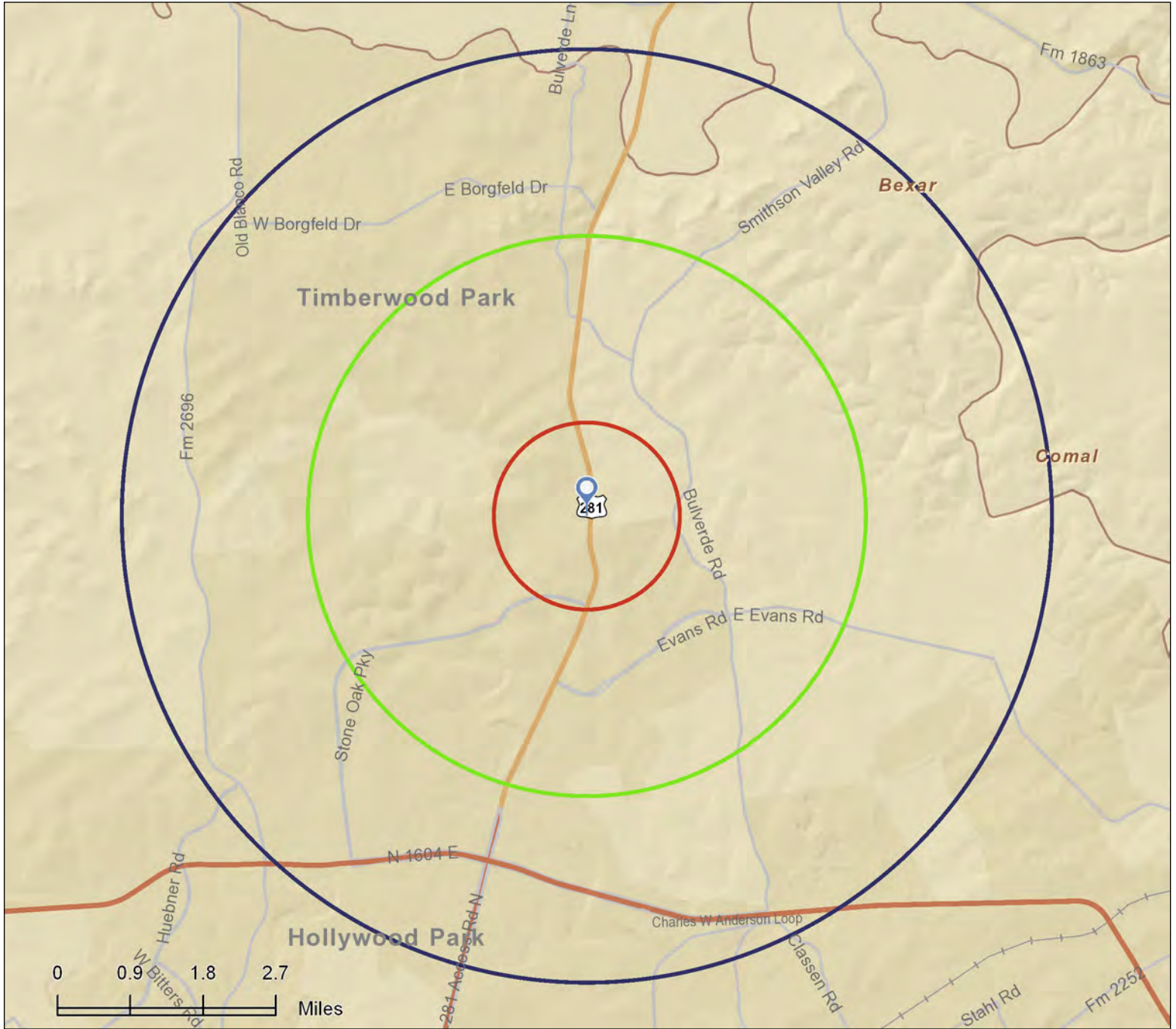


Site Map

Tips' Property
Ring: 1, 3, 5 Miles

Prepared by Drake Commercial Group

Latitude: 29.662768
Longitude: -98.450747





Executive Summary

Prepared by Drake Commercial Group

Lat: 29.662768, Lon: -98.450...

Latitude: 29.662768

Longitude: -98.450747

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	5,843	52,159	101,204
Male Population	49.5%	49.1%	48.9%
Female Population	50.5%	50.9%	51.1%
Median Age	39.2	38.4	38.1
2010 Income			
Median HH Income	\$64,164	\$81,490	\$87,947
Per Capita Income	\$29,690	\$34,721	\$36,769
Average HH Income	\$88,640	\$102,694	\$106,655
2010 Households			
Total Households	1,965	17,754	34,808
Average Household Size	2.97	2.94	2.90
2010 Housing			
Owner Occupied Housing Units	86.3%	82.5%	79.7%
Renter Occupied Housing Units	9.5%	12.4%	15.0%
Vacant Housing Units	4.2%	5.1%	5.3%
Population			
1990 Population	192	4,199	14,574
2000 Population	474	11,489	37,459
2010 Population	5,843	52,159	101,204
2015 Population	7,556	66,188	125,401
1990-2000 Annual Rate	9.46%	10.59%	9.9%
2000-2010 Annual Rate	27.77%	15.9%	10.18%
2010-2015 Annual Rate	5.28%	4.88%	4.38%

In the identified market area, the current year population is 101,204. In 2000, the Census count in the market area was 37,459. The rate of change since 2000 was 10.18 percent annually. The five-year projection for the population in the market area is 125,401, representing a change of 4.38 percent annually from 2010 to 2015. Currently, the population is 48.9 percent male and 51.1 percent female.

Households			
1990 Households	62	1,308	4,927
2000 Households	153	3,818	12,954
2010 Households	1,965	17,754	34,808
2015 Households	2,546	22,581	43,172
1990-2000 Annual Rate	9.45%	11.31%	10.15%
2000-2010 Annual Rate	28.28%	16.18%	10.12%
2010-2015 Annual Rate	5.32%	4.93%	4.4%

The household count in this market area has changed from 12,954 in 2000 to 34,808 in the current year, a change of 10.12 percent annually. The five-year projection of households is 43,172, a change of 4.4 percent annually from the current year total. Average household size is currently 2.90, compared to 2.87 in the year 2000. The number of families in the current year is 28,187 in the market area.

Housing

Currently, 79.7 percent of the 36,772 housing units in the market area are owner occupied; 15.0 percent, renter occupied; and 5.3 percent are vacant. In 2000, there were 13,669 housing units - 80.6 percent owner occupied, 14.2 percent renter occupied and 5.2 percent vacant. The rate of change in housing units since 2000 is 10.14 percent. Median home value in the market area is \$201,872, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.69 percent annually to \$230,539. From 2000 to the current year, median home value changed by 2.46 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Lat: 29.662768, Lon: -98.450...

Executive Summary

Prepared by Drake Commercial Group

Latitude: 29.662768
Longitude: -98.450747

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$44,500	\$57,745	\$54,499
2000 Median HH Income	\$87,707	\$84,375	\$79,895
2010 Median HH Income	\$64,164	\$81,490	\$87,947
2015 Median HH Income	\$71,090	\$84,216	\$90,789
1990-2000 Annual Rate	7.02%	3.87%	3.9%
2000-2010 Annual Rate	-3%	-0.34%	0.94%
2010-2015 Annual Rate	2.07%	0.66%	0.64%
Per Capita Income			
1990 Per Capita Income	\$18,424	\$19,378	\$20,652
2000 Per Capita Income	\$44,075	\$34,225	\$33,913
2010 Per Capita Income	\$29,690	\$34,721	\$36,769
2015 Per Capita Income	\$33,351	\$37,496	\$39,205
1990-2000 Annual Rate	9.11%	5.85%	5.08%
2000-2010 Annual Rate	-3.78%	0.14%	0.79%
2010-2015 Annual Rate	2.35%	1.55%	1.29%
Average Household Income			
1990 Average Household Income	\$53,779	\$61,961	\$61,025
2000 Average Household Income	\$135,963	\$102,327	\$97,008
2010 Average HH Income	\$88,640	\$102,694	\$106,655
2015 Average HH Income	\$99,367	\$110,669	\$113,650
1990-2000 Annual Rate	9.72%	5.14%	4.74%
2000-2010 Annual Rate	-4.09%	0.03%	0.93%
2010-2015 Annual Rate	2.31%	1.51%	1.28%

Households by Income

Current median household income is \$87,947 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$90,789 in five years. In 2000, median household income was \$79,895, compared to \$54,499 in 1990.

Current average household income is \$106,655 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$113,650 in five years. In 2000, average household income was \$97,008, compared to \$61,025 in 1990.

Current per capita income is \$36,769 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$39,205 in five years. In 2000, the per capita income was \$33,913, compared to \$20,652 in 1990.

Population by Employment

Total Businesses	80	870	2,557
Total Employees	668	8,459	27,650

Currently, 94.7 percent of the civilian labor force in the identified market area is employed and 5.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 95.6 percent of the civilian labor force, and unemployment will be 4.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 71.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.8 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 70.3 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 15.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 14.0 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 85.5 percent of the market area population drove alone to work, and 4.6 percent worked at home. The average travel time to work in 2000 was 26.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 5.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 17.9 percent were high school graduates only (29.6 percent in the U.S.)
- 7.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 30.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 17.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)




Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Lat: 29.662768, Lon: -98.450...

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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	474	11,489	37,459
2000 Group Quarters	0	56	263
2010 Total Population	5,843	52,159	101,204
2015 Total Population	7,556	66,188	125,401
2010 - 2015 Annual Rate	5.28%	4.88%	4.38%
 2000 Households	153	3,818	12,954
2000 Average Household Size	3.1	2.99	2.87
2010 Households	1,965	17,754	34,808
2010 Average Household Size	2.97	2.94	2.9
2015 Households	2,546	22,581	43,172
2015 Average Household Size	2.97	2.93	2.9
2010 - 2015 Annual Rate	5.32%	4.93%	4.4%
2000 Families	133	3,277	10,589
2000 Average Family Size	3.35	3.27	3.21
2010 Families	1,642	14,659	28,187
2010 Average Family Size	3.28	3.28	3.28
2015 Families	2,109	18,464	34,682
2015 Average Family Size	3.29	3.29	3.29
2010 - 2015 Annual Rate	5.13%	4.72%	4.23%
 2000 Housing Units	165	4,000	13,669
Owner Occupied Housing Units	90.1%	87.0%	80.6%
Renter Occupied Housing Units	5.0%	8.4%	14.2%
Vacant Housing Units	5.0%	4.6%	5.2%
2010 Housing Units	2,051	18,711	36,772
Owner Occupied Housing Units	86.3%	82.5%	79.7%
Renter Occupied Housing Units	9.5%	12.4%	15.0%
Vacant Housing Units	4.2%	5.1%	5.3%
2015 Housing Units	2,671	23,927	45,855
Owner Occupied Housing Units	85.5%	81.7%	79.1%
Renter Occupied Housing Units	9.8%	12.7%	15.0%
Vacant Housing Units	4.7%	5.6%	5.9%
Median Household Income			
2000	\$87,707	\$84,375	\$79,895
2010	\$64,164	\$81,490	\$87,947
2015	\$71,090	\$84,216	\$90,789
Median Home Value			
2000	\$230,000	\$160,624	\$157,320
2010	\$209,913	\$201,844	\$201,872
2015	\$236,751	\$228,751	\$230,539
Per Capita Income			
2000	\$44,075	\$34,225	\$33,913
2010	\$29,690	\$34,721	\$36,769
2015	\$33,351	\$37,496	\$39,205
Median Age			
2000	37.7	35.9	36.3
2010	39.2	38.4	38.1
2015	39.9	38.5	37.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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 or 512-465-3960.

