



BILTMORE ON THE CORNER

Alamo Ranch Pkwy & Lone Star Pkwy, San Antonio, Texas



BIRNBAUM PROPERTY COMPANY

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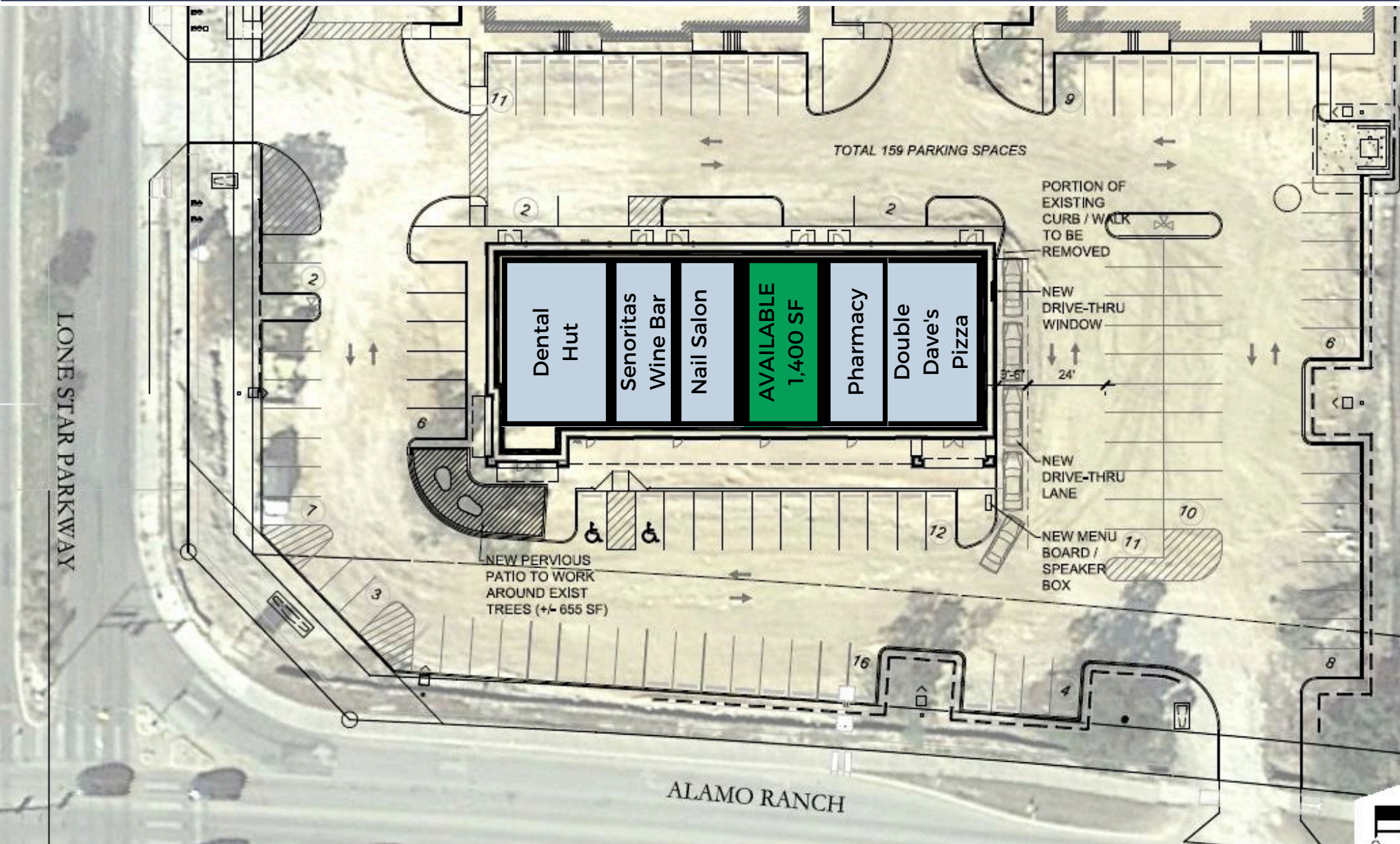
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SITE PLAN



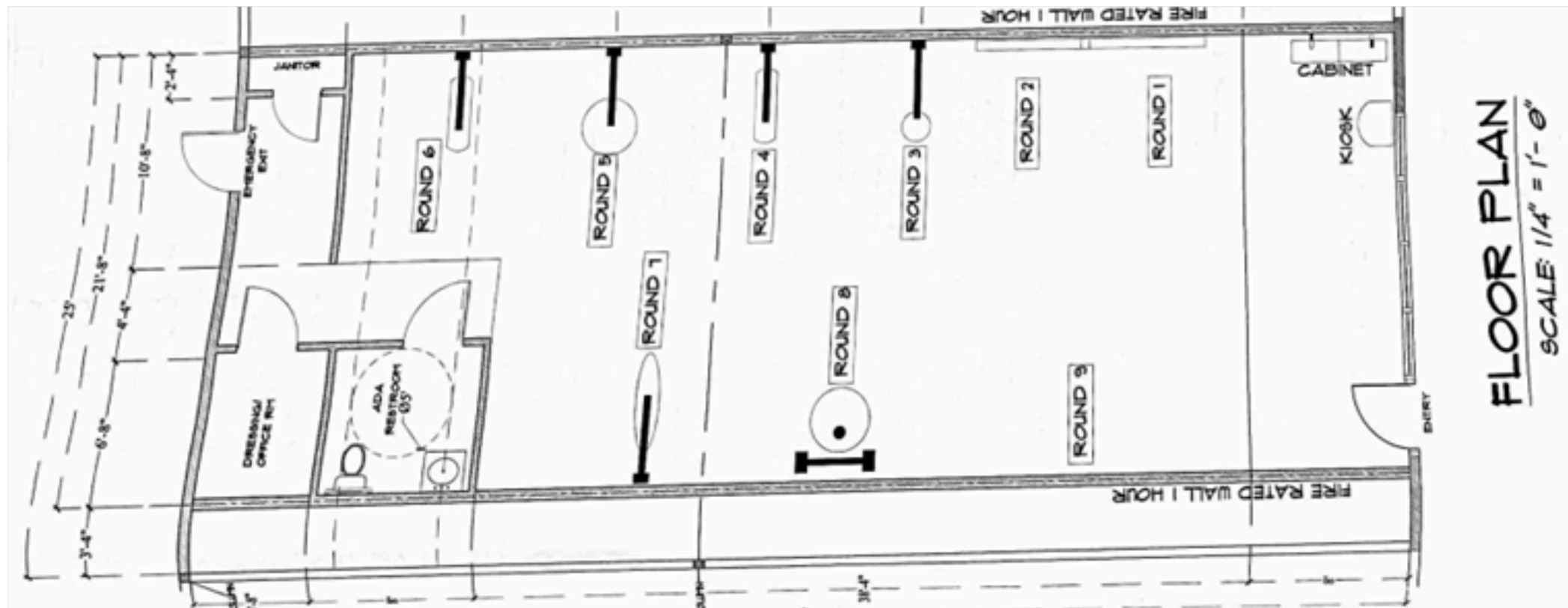
SUITE 105 - AVAILABLE (1,400 SF)



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SITE PLAN



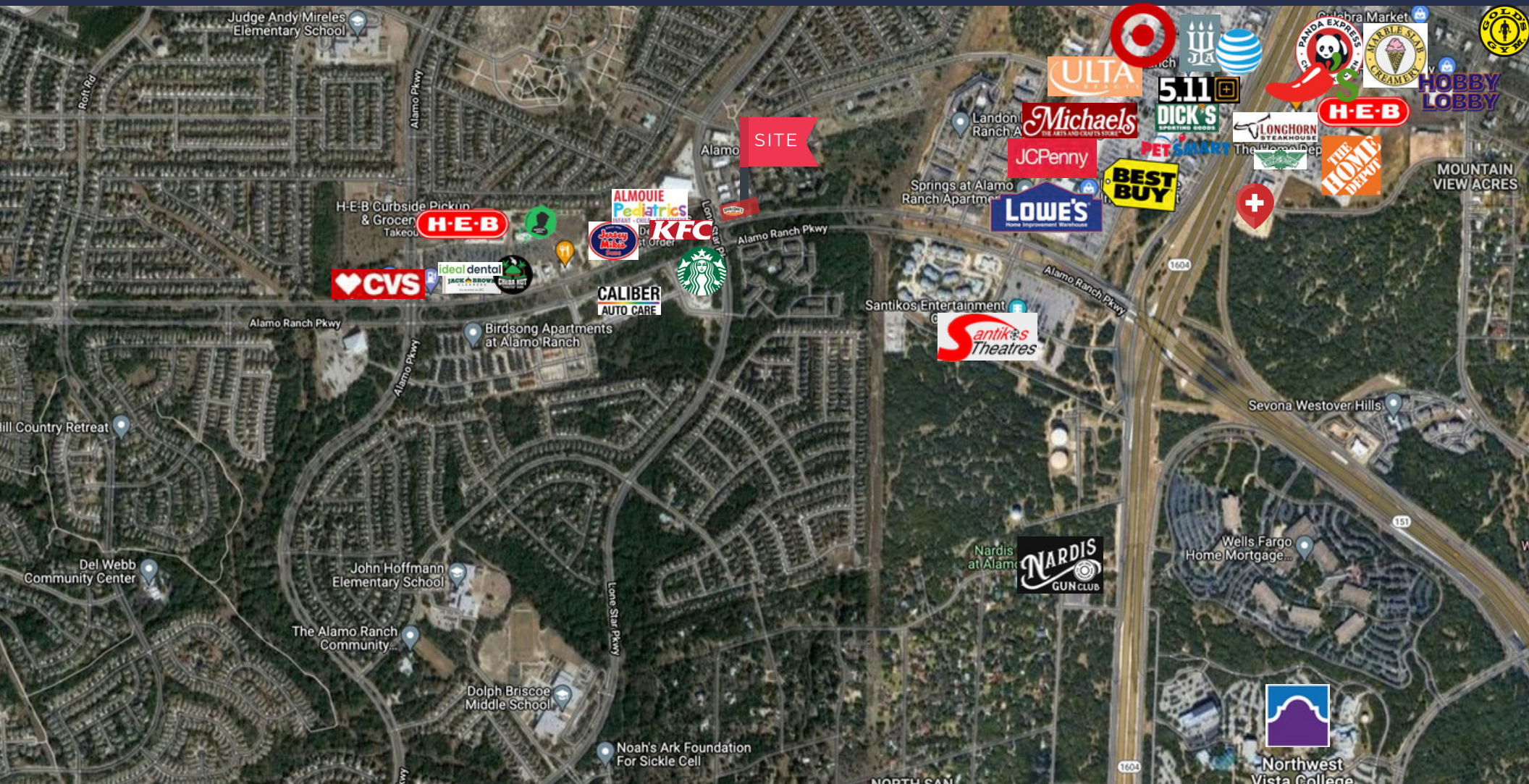
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TRADE AREA



POPULATION 2025

1 mile	17,541
3 mile	104,781
5 mile	275,748

HOUSEHOLD INCOME 2025

1 mile	\$139,988
3 mile	\$112,776
5 mile	\$108,359

TRAFFIC COUNTS 2020

Loop 1604 N	105,905 VPD
Alamo Ranch	28,012 VPD
Pkwy Alamo Pkwy	16,175 VPD



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GROWTH MAP



WEST SAN ANTONIO RESIDENTIAL GROWTH

LEGEND

- Birnbaum Site
- Existing Rooftops
- Active Single Family Developments
- Pre-Planning
- Future Multi-Family
- 100 Year FEMA Floodplain
- Incorporated Cities
- County Line
- Proposed Thoroughfares
- Major Employer/Shopping/Landmark



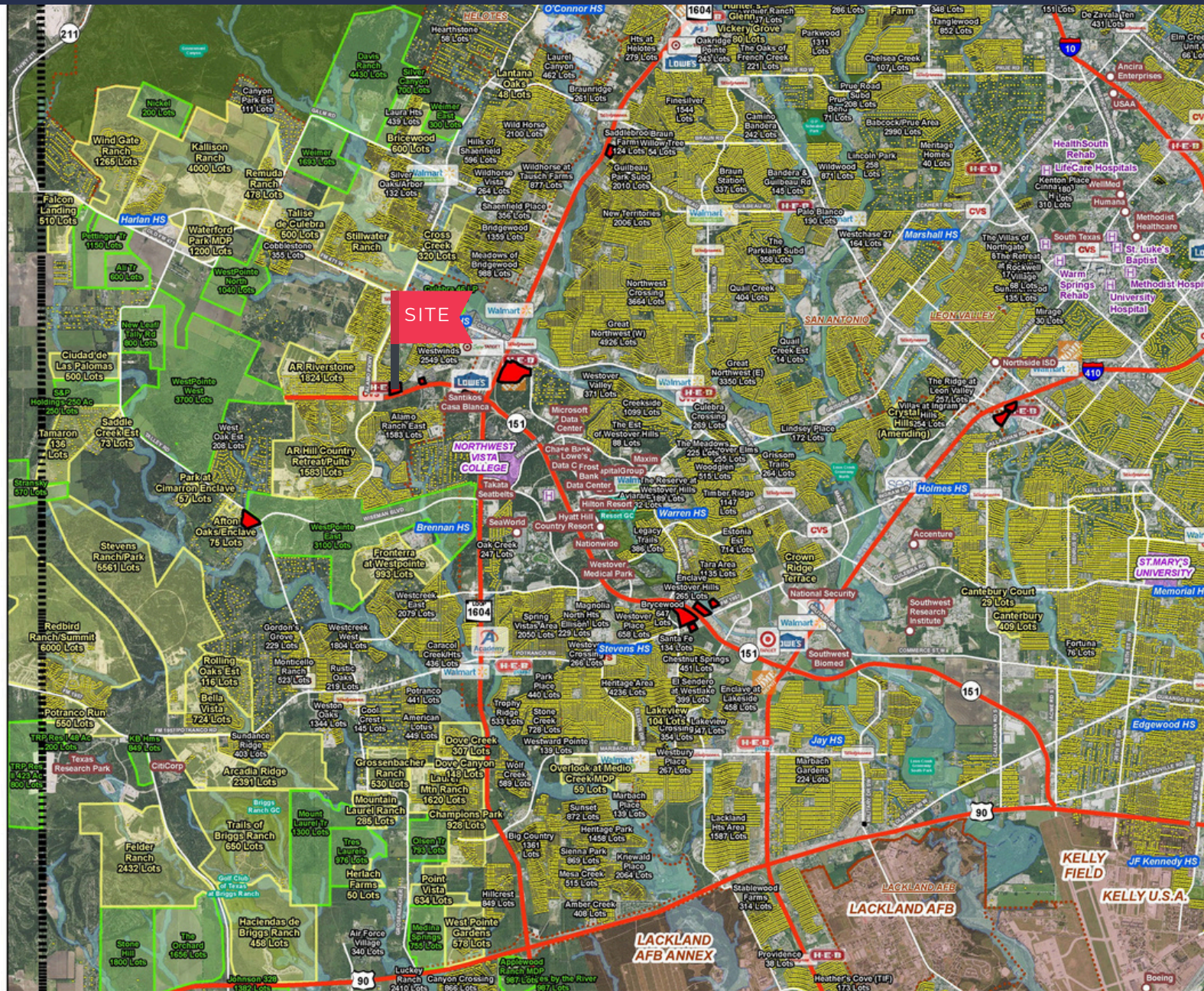
Aerial Photography of Bexar, Kendall & Comal County 2016
Other Counties provided by ESRI

Map & Data prepared for
Birnbaum Property Company
by Wendell Davis & Associates
08.2017 210.415.8214

The information contained herein was obtained from sources
believed reliable as of the date of this map.
Wendell Davis & Associates makes no guarantees, warranties,
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DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

Alamo Parkway South						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
Black/African American Alone	1,228	11.39	7,592	10.69	19,297	8.79
American Indian/Alaskan Native Alone	26	0.24	457	0.64	1,604	0.73
Asian Alone	669	6.21	2,946	4.15	7,527	3.43
Native Hawaiian/Pacific Islander Alone	17	0.16	124	0.17	409	0.19
Some Other Race Alone	657	6.09	8,247	11.61	23,545	10.73
Two or More Races	646	5.99	4,014	5.65	10,937	4.98
Hispanic/Latino	5,163	47.89	40,601	57.17	131,388	59.86
Not Hispanic/Latino	5,617	52.11	30,415	42.83	88,109	40.14
2022 Occupied Housing Units by Tenure						
Owner-Occupied	2,798	70.50	18,011	76.16	56,385	77.76
Renter-Occupied	1,171	29.50	5,638	23.84	16,125	22.24
Average Household Size	--	2.74	--	2.98	--	3.03
2022 Households by Household Income						
Income < \$15,000	140	3.53	690	2.92	2,736	3.77
Income \$15,000 - \$24,999	134	3.38	923	3.90	2,651	3.66
Income \$25,000 - \$34,999	177	4.46	1,395	5.90	3,701	5.10
Income \$35,000 - \$49,999	308	7.76	1,970	8.33	6,342	8.75
Income \$50,000 - \$74,999	520	13.10	3,630	15.35	12,254	16.90
Income \$75,000 - \$99,999	475	11.97	4,150	17.55	12,910	17.80
Income \$100,000 - \$124,999	445	11.21	3,300	13.95	9,890	13.64
Income \$125,000 - \$149,999	437	11.01	2,407	10.18	7,377	10.17
Income \$150,000 - \$199,999	572	14.41	2,692	11.38	7,960	10.98
Income \$200,000 - \$249,999	331	8.34	1,345	5.69	3,751	5.17
Income \$250,000 - \$499,999	309	7.79	898	3.80	2,366	3.26
Income \$500,000+	122	3.07	250	1.06	570	0.79
Average Household Income	--	139,988.00	--	112,776.00	--	108,359.00
Median Household Income	--	112,847.10	--	94,152.69	--	91,228.82
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	115,505.70	--	96,177.82	--	92,163.84
Black/African American Alone	--	100,258.12	--	82,024.73	--	85,334.08
American Indian/Alaskan Native Alone	--	69,128.53	--	76,057.05	--	79,378.51
Asian Alone	--	183,078.26	--	115,905.07	--	103,536.60
Native Hawaiian/Pacific Islander Alone	--	71,122.68	--	69,654.27	--	66,337.46
Some Other Race Alone	--	100,000.00	--	95,339.53	--	89,667.48
Two or More Races	--	29,627.82	--	78,700.65	--	86,035.43
Hispanic/Latino	--	103,736.72	--	91,294.24	--	88,855.36
Not Hispanic/Latino	--	120,398.83	--	97,867.16	--	94,125.29



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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