



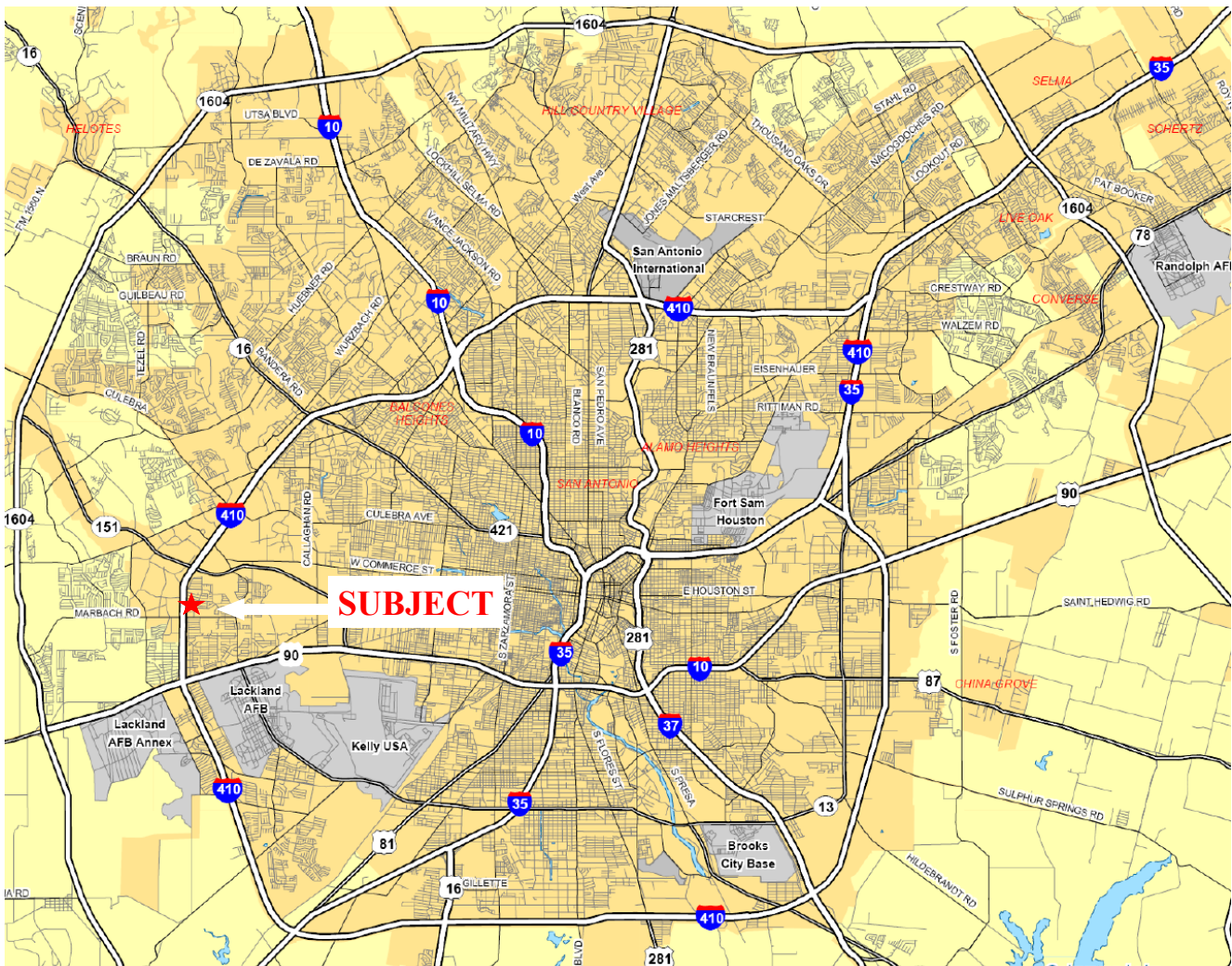
BALDWIN
COMMERCIAL
PROPERTIES
& MANAGEMENT

VACANT LAND FOR SALE

7.0 acres

**Loop 410 Frontage
Between Hwy. 151 & Marbach Rd.
Zoned C3**

(Clear Channel Outdoor Billboard Lease Negotiable)



CONTACT

TOM BALDWIN
tom@baldwincommercialproperties.com
Cell: 210-602-3263

MARIE LUDEKE
marie@baldwincommercialproperties.com
Cell: 210-843-8200

BALDWIN COMMERCIAL PROPERTIES, LLC
500 SANDAU, SUITE 450 SAN ANTONIO, TX 78216
OFFICE PHONE: 210-524-9382

Location: West San Antonio, located inside Loop 410 on the northeast corner of W. Loop 410 northbound access road and Timbercreek Dr.

Land: 7.0 acres (approximately)

Frontage: 630' (approximately)

Depth: 514' (south boundary)
543' (north boundary)

Utilities: Water, Sewer, Electricity, Gas to property.

Flood Plain: Site is not in designated flood zone

Topography: Site is virtually flat throughout.

Neighboring Properties: Handy Space Mini Storage adjacent to north;
Residential east and south of property;
Home Depot immediately across Loop 410.

Other: Clear Channel Outdoor at southwest corner of property. Lease assignment to purchaser is negotiable.

Demographics (2014):	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	11,296	114,913	274,658
Avg. HH Income	\$47k	\$56k	\$58k
Median Age	28	29.4	29.9

Traffic: Per TxDot 2011: 110,000 vpd

Price: \$5.00/Sq.Ft. or \$1,525,000



PROPERTY DISCLOSURE STATEMENT

Baldwin Commercial Properties, LLC. ("Broker") makes no warranties, representations or guarantees regarding the subject property. Any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.



Community Profile

410 / Timbercreek
7494 Timbercreek Dr, San Antonio, Texas, 78227
Rings: 1, 3, 5 mile radii

Prepared byBALDWIN COMMERCIAL PROPERTIES, LLC

Latitude: 29.42815

Longitude: -98.64796

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,600	74,209	187,377
2010 Total Population	9,926	106,309	253,379
2015 Total Population	11,296	114,913	274,658
2015 Group Quarters	2	4,489	10,462
2020 Total Population	12,492	123,635	297,053
2015-2020 Annual Rate	2.03%	1.47%	1.58%
Household Summary			
2000 Households	2,012	23,743	58,126
2000 Average Household Size	2.78	2.99	3.09
2010 Households	3,567	34,367	80,277
2010 Average Household Size	2.78	2.96	3.03
2015 Households	4,013	37,325	87,463
2015 Average Household Size	2.81	2.96	3.02
2020 Households	4,453	40,442	95,038
2020 Average Household Size	2.80	2.95	3.02
2015-2020 Annual Rate	2.10%	1.62%	1.68%
2010 Families	2,371	24,888	59,953
2010 Average Family Size	3.43	3.49	3.51
2015 Families	2,593	26,649	64,744
2015 Average Family Size	3.50	3.50	3.51
2020 Families	2,820	28,584	70,028
2020 Average Family Size	3.51	3.50	3.51
2015-2020 Annual Rate	1.69%	1.41%	1.58%
Housing Unit Summary			
2000 Housing Units	2,136	24,914	61,108
Owner Occupied Housing Units	51.1%	55.1%	59.6%
Renter Occupied Housing Units	43.1%	40.2%	35.5%
Vacant Housing Units	5.8%	4.7%	4.9%
2010 Housing Units	3,939	36,868	85,779
Owner Occupied Housing Units	41.4%	53.5%	57.7%
Renter Occupied Housing Units	49.1%	39.8%	35.9%
Vacant Housing Units	9.4%	6.8%	6.4%
2015 Housing Units	4,238	39,460	92,514
Owner Occupied Housing Units	38.7%	51.4%	55.9%
Renter Occupied Housing Units	56.0%	43.2%	38.6%
Vacant Housing Units	5.3%	5.4%	5.5%
2020 Housing Units	4,568	42,604	100,364
Owner Occupied Housing Units	37.6%	51.0%	55.6%
Renter Occupied Housing Units	59.9%	44.0%	39.1%
Vacant Housing Units	2.5%	5.1%	5.3%
Median Household Income			
2015	\$37,007	\$46,323	\$47,427
2020	\$40,912	\$51,607	\$53,052
Median Home Value			
2015	\$145,926	\$160,334	\$160,408
2020	\$164,213	\$178,484	\$180,278
Per Capita Income			
2015	\$16,926	\$19,093	\$19,057
2020	\$18,894	\$21,467	\$21,459
Median Age			
2010	28.3	28.7	29.1
2015	28.0	29.4	29.9
2020	27.4	29.6	30.3

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 the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 11, 2016



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2015 Households by Income			
Household Income Base	4,013	37,325	87,463
<\$15,000	11.1%	10.8%	12.6%
\$15,000 - \$24,999	21.4%	13.2%	12.1%
\$25,000 - \$34,999	14.2%	12.1%	11.8%
\$35,000 - \$49,999	17.9%	17.2%	15.6%
\$50,000 - \$74,999	16.1%	21.5%	20.8%
\$75,000 - \$99,999	11.7%	12.8%	13.3%
\$100,000 - \$149,999	6.6%	9.2%	10.2%
\$150,000 - \$199,999	0.6%	2.4%	2.6%
\$200,000+	0.4%	0.9%	1.1%
Average Household Income	\$47,117	\$56,457	\$57,717
2020 Households by Income			
Household Income Base	4,453	40,442	95,038
<\$15,000	11.1%	10.1%	11.7%
\$15,000 - \$24,999	16.5%	9.9%	9.0%
\$25,000 - \$34,999	13.5%	11.0%	10.5%
\$35,000 - \$49,999	18.5%	16.9%	15.2%
\$50,000 - \$74,999	17.2%	20.7%	19.9%
\$75,000 - \$99,999	14.6%	15.2%	15.7%
\$100,000 - \$149,999	7.4%	12.0%	13.3%
\$150,000 - \$199,999	0.9%	3.1%	3.4%
\$200,000+	0.4%	1.0%	1.2%
Average Household Income	\$52,419	\$63,366	\$65,068
2015 Owner Occupied Housing Units by Value			
Total	1,641	20,264	51,720
<\$50,000	0.2%	1.4%	1.7%
\$50,000 - \$99,999	7.1%	12.4%	14.1%
\$100,000 - \$149,999	46.4%	29.5%	28.1%
\$150,000 - \$199,999	36.2%	32.7%	29.3%
\$200,000 - \$249,999	6.2%	13.6%	14.9%
\$250,000 - \$299,999	1.6%	5.6%	6.4%
\$300,000 - \$399,999	0.2%	3.1%	3.6%
\$400,000 - \$499,999	2.0%	1.1%	1.1%
\$500,000 - \$749,999	0.0%	0.6%	0.6%
\$750,000 - \$999,999	0.0%	0.0%	0.0%
\$1,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$154,924	\$170,274	\$172,182
2020 Owner Occupied Housing Units by Value			
Total	1,718	21,716	55,824
<\$50,000	0.2%	1.2%	1.3%
\$50,000 - \$99,999	5.3%	9.6%	11.1%
\$100,000 - \$149,999	31.5%	19.4%	19.1%
\$150,000 - \$199,999	45.5%	34.8%	30.5%
\$200,000 - \$249,999	10.0%	18.7%	19.8%
\$250,000 - \$299,999	2.9%	8.3%	9.3%
\$300,000 - \$399,999	0.5%	4.5%	5.3%
\$400,000 - \$499,999	4.0%	1.8%	1.8%
\$500,000 - \$749,999	0.0%	1.5%	1.4%
\$750,000 - \$999,999	0.2%	0.2%	0.2%
\$1,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$174,389	\$192,836	\$195,896

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 11, 2016



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Rings: 1, 3, 5 mile radii

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Latitude: 29.42815

Longitude: -98.64796

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	9,928	106,310	253,381
0 - 4	10.2%	8.5%	8.6%
5 - 9	7.9%	8.3%	8.5%
10 - 14	7.7%	8.1%	8.1%
15 - 24	17.5%	18.4%	17.7%
25 - 34	18.3%	16.9%	16.3%
35 - 44	11.8%	13.2%	13.2%
45 - 54	10.3%	11.3%	11.5%
55 - 64	7.0%	8.0%	8.3%
65 - 74	5.6%	4.5%	4.7%
75 - 84	3.2%	2.3%	2.5%
85 +	0.5%	0.5%	0.6%
18 +	69.9%	70.3%	70.0%
2015 Population by Age			
Total	11,296	114,912	274,658
0 - 4	10.0%	8.3%	8.4%
5 - 9	8.2%	7.7%	7.9%
10 - 14	6.6%	7.5%	7.7%
15 - 24	19.1%	18.4%	17.4%
25 - 34	18.2%	17.1%	16.5%
35 - 44	12.4%	13.4%	13.4%
45 - 54	9.4%	10.8%	10.9%
55 - 64	7.3%	8.4%	8.8%
65 - 74	4.7%	5.2%	5.6%
75 - 84	3.6%	2.5%	2.6%
85 +	0.7%	0.6%	0.7%
18 +	71.2%	72.2%	71.7%
2020 Population by Age			
Total	12,490	123,636	297,053
0 - 4	10.4%	8.4%	8.5%
5 - 9	8.0%	7.6%	7.9%
10 - 14	6.8%	7.2%	7.6%
15 - 24	18.7%	17.3%	16.5%
25 - 34	20.5%	18.5%	17.3%
35 - 44	11.4%	13.3%	13.7%
45 - 54	8.4%	10.0%	10.1%
55 - 64	7.3%	8.6%	8.7%
65 - 74	4.5%	5.6%	6.0%
75 - 84	3.0%	2.7%	2.8%
85 +	1.0%	0.8%	0.8%
18 +	71.4%	72.7%	71.9%
2010 Population by Sex			
Males	4,768	52,748	125,758
Females	5,158	53,561	127,621
2015 Population by Sex			
Males	5,491	57,101	136,390
Females	5,804	57,811	138,268
2020 Population by Sex			
Males	6,088	61,316	147,280
Females	6,404	62,318	149,774

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 11, 2016



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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	9,925	106,309	253,378
White Alone	69.1%	68.5%	70.0%
Black Alone	10.5%	8.9%	7.7%
American Indian Alone	0.9%	0.9%	0.9%
Asian Alone	1.8%	2.1%	1.9%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	13.8%	15.4%	15.5%
Two or More Races	3.8%	4.1%	3.8%
Hispanic Origin	70.0%	67.7%	69.1%
Diversity Index	71.7	73.1	71.5
2015 Population by Race/Ethnicity			
Total	11,297	114,912	274,657
White Alone	67.4%	67.3%	68.7%
Black Alone	11.2%	9.3%	8.1%
American Indian Alone	1.0%	0.9%	0.9%
Asian Alone	1.9%	2.2%	2.1%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	14.4%	15.7%	15.9%
Two or More Races	4.0%	4.3%	4.1%
Hispanic Origin	71.0%	68.8%	70.0%
Diversity Index	72.6	73.6	72.2
2020 Population by Race/Ethnicity			
Total	12,491	123,634	297,052
White Alone	66.8%	66.9%	68.3%
Black Alone	11.7%	9.6%	8.5%
American Indian Alone	1.0%	0.9%	0.9%
Asian Alone	2.1%	2.5%	2.3%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	14.3%	15.4%	15.5%
Two or More Races	4.1%	4.5%	4.2%
Hispanic Origin	72.0%	70.0%	71.0%
Diversity Index	72.5	73.5	72.1
2010 Population by Relationship and Household Type			
Total	9,926	106,309	253,379
In Households	100.0%	95.8%	95.9%
In Family Households	85.4%	84.6%	85.8%
Householder	24.2%	23.5%	23.7%
Spouse	14.2%	15.1%	15.4%
Child	38.2%	38.1%	38.7%
Other relative	5.4%	5.2%	5.4%
Nonrelative	3.4%	2.8%	2.8%
In Nonfamily Households	14.5%	11.1%	10.0%
In Group Quarters	0.0%	4.2%	4.1%
Institutionalized Population	0.0%	0.2%	0.2%
Noninstitutionalized Population	0.0%	4.0%	3.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2015 Population 25+ by Educational Attainment			
Total	6,348	66,737	160,607
Less than 9th Grade	6.1%	6.4%	8.0%
9th - 12th Grade, No Diploma	11.6%	8.8%	9.2%
High School Graduate	31.1%	24.9%	23.2%
GED/Alternative Credential	3.9%	4.8%	5.3%
Some College, No Degree	25.9%	28.7%	27.4%
Associate Degree	9.1%	7.9%	8.2%
Bachelor's Degree	8.6%	13.6%	13.0%
Graduate/Professional Degree	3.8%	4.9%	5.6%
2015 Population 15+ by Marital Status			
Total	8,505	87,874	208,469
Never Married	31.4%	39.4%	37.9%
Married	44.9%	45.9%	46.6%
Widowed	6.8%	4.0%	4.4%
Divorced	16.9%	10.7%	11.1%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	96.3%	95.7%	95.8%
Civilian Unemployed	3.7%	4.3%	4.2%
2015 Employed Population 16+ by Industry			
Total	5,029	49,646	115,575
Agriculture/Mining	0.0%	0.6%	0.5%
Construction	6.9%	7.4%	7.8%
Manufacturing	7.8%	5.7%	5.5%
Wholesale Trade	3.1%	2.0%	2.0%
Retail Trade	11.1%	13.9%	12.4%
Transportation/Utilities	4.6%	3.8%	4.2%
Information	1.1%	1.5%	1.7%
Finance/Insurance/Real Estate	5.2%	9.2%	9.8%
Services	56.2%	47.8%	49.0%
Public Administration	4.0%	8.1%	7.2%
2015 Employed Population 16+ by Occupation			
Total	5,032	49,645	115,575
White Collar	52.6%	58.1%	57.7%
Management/Business/Financial	8.0%	9.9%	10.3%
Professional	14.7%	17.5%	18.0%
Sales	8.2%	10.9%	9.8%
Administrative Support	21.8%	19.8%	19.6%
Services	25.7%	21.2%	21.5%
Blue Collar	21.8%	20.7%	20.8%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	6.5%	6.2%	6.6%
Installation/Maintenance/Repair	3.4%	4.7%	4.5%
Production	6.4%	4.6%	4.2%
Transportation/Material Moving	5.4%	5.1%	5.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	3,567	34,367	80,277
Households with 1 Person	28.1%	22.2%	20.3%
Households with 2+ People	71.9%	77.8%	79.7%
Family Households	66.5%	72.4%	74.7%
Husband-wife Families	39.1%	46.4%	48.5%
With Related Children	21.5%	26.4%	27.6%
Other Family (No Spouse Present)	27.4%	26.1%	26.2%
Other Family with Male Householder	6.6%	6.3%	6.4%
With Related Children	4.1%	4.0%	4.0%
Other Family with Female Householder	20.7%	19.8%	19.8%
With Related Children	15.4%	14.4%	14.1%
Nonfamily Households	5.4%	5.4%	5.0%
All Households with Children	41.4%	45.2%	46.2%
Multigenerational Households	7.1%	8.0%	8.5%
Unmarried Partner Households	8.9%	7.8%	7.6%
Male-female	8.1%	7.1%	6.8%
Same-sex	0.8%	0.8%	0.8%
2010 Households by Size			
Total	3,567	34,366	80,276
1 Person Household	28.1%	22.2%	20.3%
2 Person Household	25.8%	25.9%	25.8%
3 Person Household	16.8%	18.1%	18.6%
4 Person Household	14.0%	15.9%	16.8%
5 Person Household	8.6%	9.9%	10.1%
6 Person Household	3.8%	4.5%	4.6%
7 + Person Household	2.9%	3.4%	3.7%
2010 Households by Tenure and Mortgage Status			
Total	3,567	34,367	80,277
Owner Occupied	45.7%	57.3%	61.6%
Owned with a Mortgage/Loan	32.2%	44.6%	46.6%
Owned Free and Clear	13.5%	12.8%	15.0%
Renter Occupied	54.3%	42.7%	38.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 11, 2016

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.

