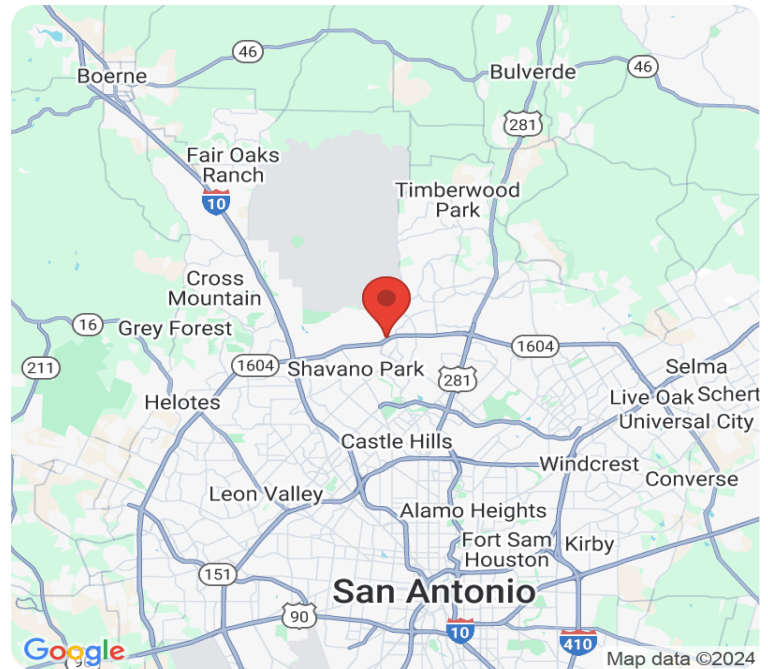


**FOR SALE**  
**COMMERCIAL LAND**

**AVAILABLE AC: 9.66**

**PROPERTY DETAILS**

- Conveniently Located Near Stone Oak, Rogers Ranch, and Vineyard Shopping Center
- ERZD C-2 and C-2NA Zoning (NW Corner)
- Excellent Visibility Along Loop 1604
- Immediate Access To Loop 1604, IH-10, and US-281
- Offsite Water Quality Basin
- Strong Demographics
- Price: \$13.50 sq. ft.



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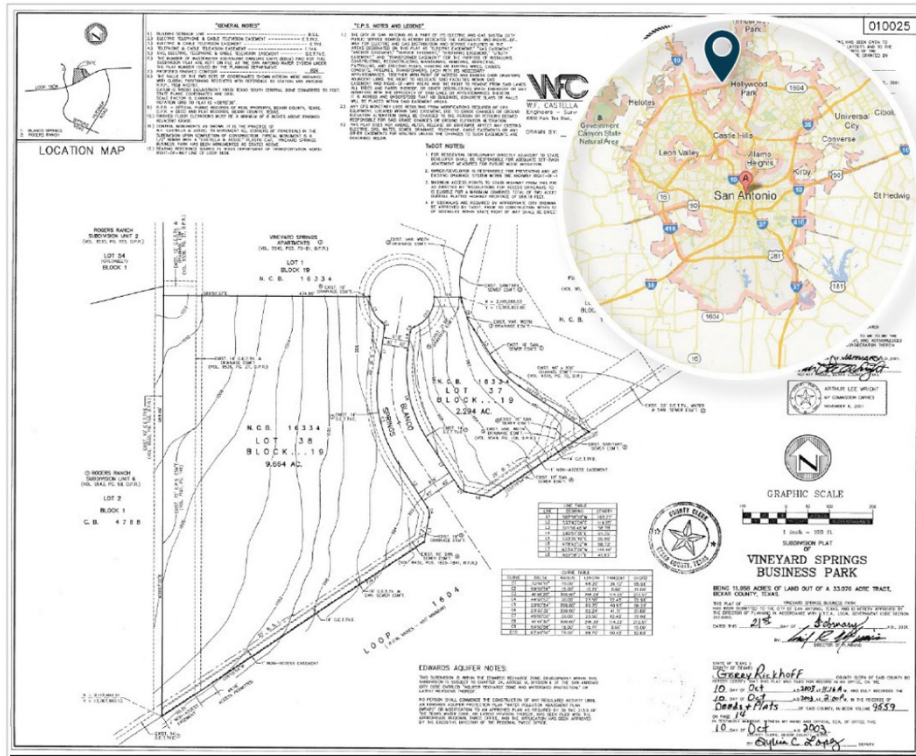
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**SURVEY**

**SURVEY**



**TRADE MAP**



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**Conceptual Plan 1**



**SPACE DETAILS**

- Two Building Office Scheme
- Building 1 - Three Floors - 90,000 SF
- Building 2 - Three Floors - 90,000 SF
- 916 Parking Spaces



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**Conceptual Plan 2**



**SPACE DETAILS**

- Two Building Office Scheme
- Building 1 - 90,000 SF
- Building 2 - 90,000 SF
- 793 Parking Spaces



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**Conceptual Plan 3**



**SPACE DETAILS**

- One Building Office Scheme
- Building 1 - 120,000 SF
- 803 Parking Spaces



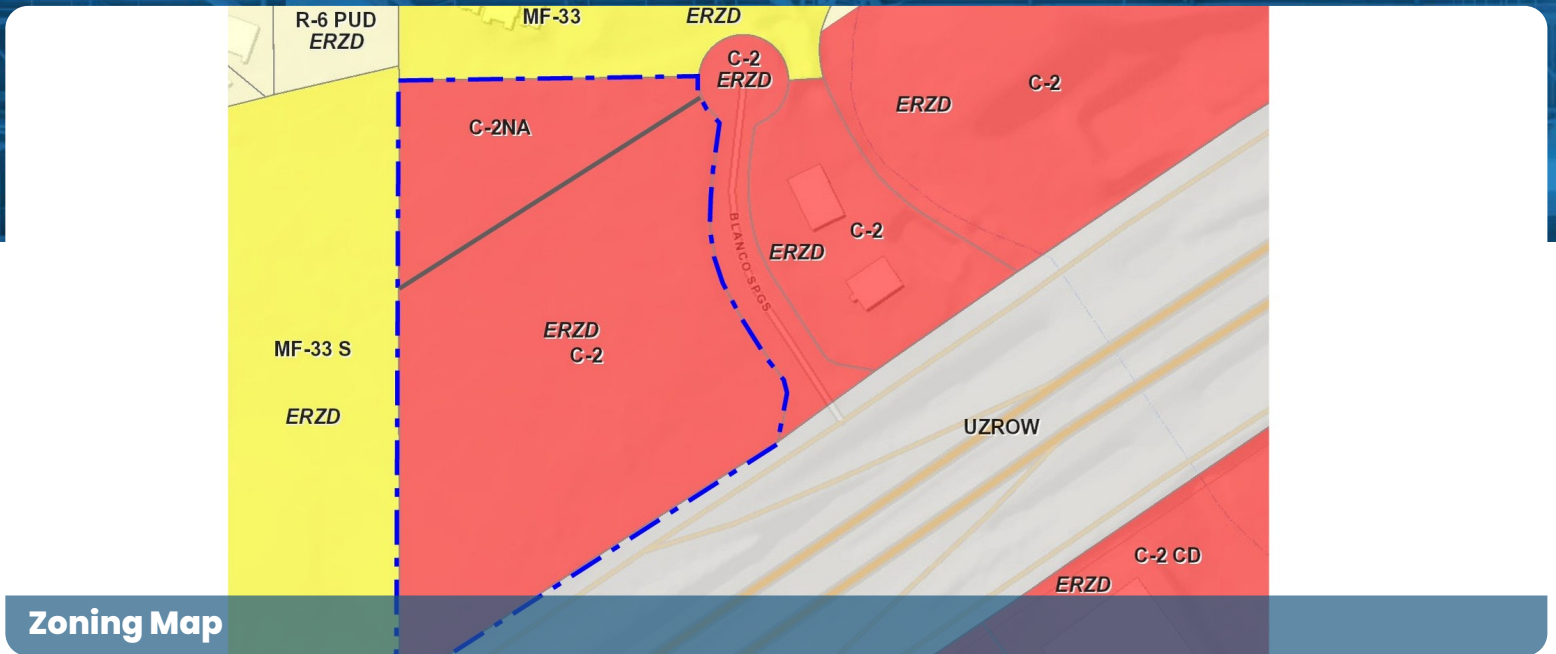
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**Zoning Map**

Population	2 mile	5 mile	10 mile
2010 Population	26,819	165,277	666,075
2023 Population	29,554	193,383	763,978
2028 Population Projection	29,884	197,224	777,019
Annual Growth 2010-2023	0.8%	1.3%	1.1%
Annual Growth 2023-2028	0.2%	0.4%	0.3%
Median Age	39.2	37.4	36.8
Bachelor's Degree or Higher	61%	49%	39%
U.S. Armed Forces	115	918	3,273

Income	2 mile	5 mile	10 mile
Avg Household Income	\$137,542	\$101,419	\$91,956
Median Household Income	\$112,829	\$75,947	\$67,341
< \$25,000	758	10,751	50,722
\$25,000 - 50,000	1,629	16,168	62,557
\$50,000 - 75,000	1,184	13,872	55,747
\$75,000 - 100,000	1,703	10,318	38,557
\$100,000 - 125,000	1,328	9,344	29,959
\$125,000 - 150,000	1,181	5,266	18,162
\$150,000 - 200,000	1,815	8,151	24,523
\$200,000+	2,313	8,494	26,340

**Demographics**



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Texas law requires all real estate license holders 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.

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<b>James Mark Cavender</b>	<b>402640</b>	<b>mcavender@cavenderhill.com</b>	<b>(210) 349-0900</b>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller      Landlord Initials      Date