



REATA
REAL ESTATE

SONTERRA PLACE

NEC OF LOOP 1604 AND SONTERRA PLACE
SAN ANTONIO, TX

PRICE ONKEN / DREW ALLEN



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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

Located in a high growth, high income trade area with excellent frontage on Loop 1604, Sonterra Place serves the affluent neighborhoods of Stone Oak, Elm Creek, Sonterra, The Vineyard and Rogers Ranch.

LOCATION

NEC of Sonterra Place and Loop 1604
San Antonio, TX

GLA

12,506 SF

SIZES AVAILABLE

3,200 SF - 7,519 SF

RENTAL RATES

\$21.00 PSF - \$23.00 PSF

TRIPLE NET CHARGES

CAM	\$2.94 PSF
Taxes	\$4.11 PSF
Insurance	\$0.31 PSF
TOTAL	\$7.36 PSF

KEY TENANTS

Chama Gaucha and Stone Oak Scuba

AREA RETAILERS

Super Target, H-E-B Plus and
Lowe's Home Improvement

TRAFFIC COUNTS

Stone Oak PKWY at Sonterra Place 39,186 CPD
Loop 1604, West of Stone Oak PKWY 129,000 CPD
Loop 1604, East of Stone Oak PKWY 134,000 CPD

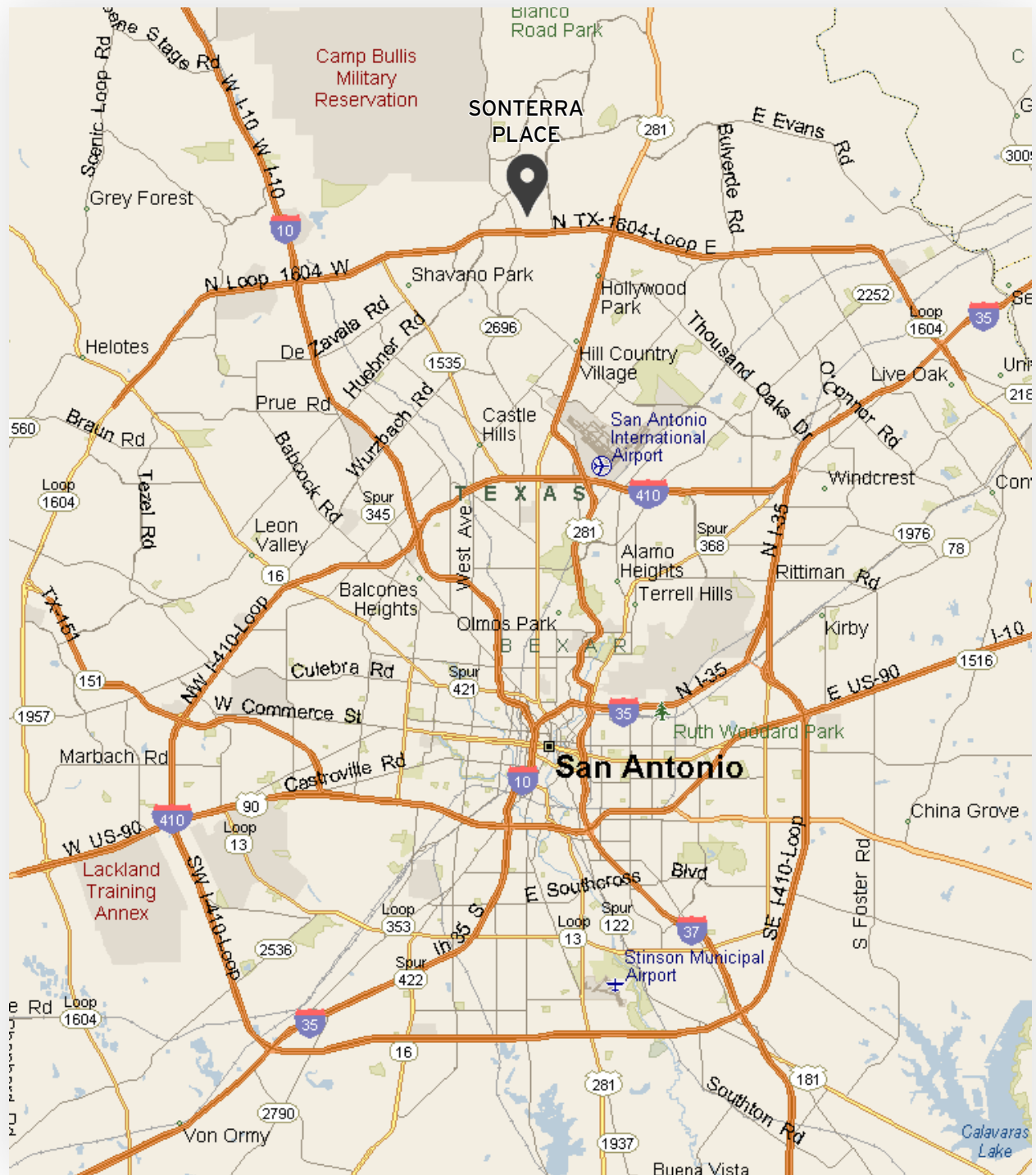
DEMOGRAPHICS

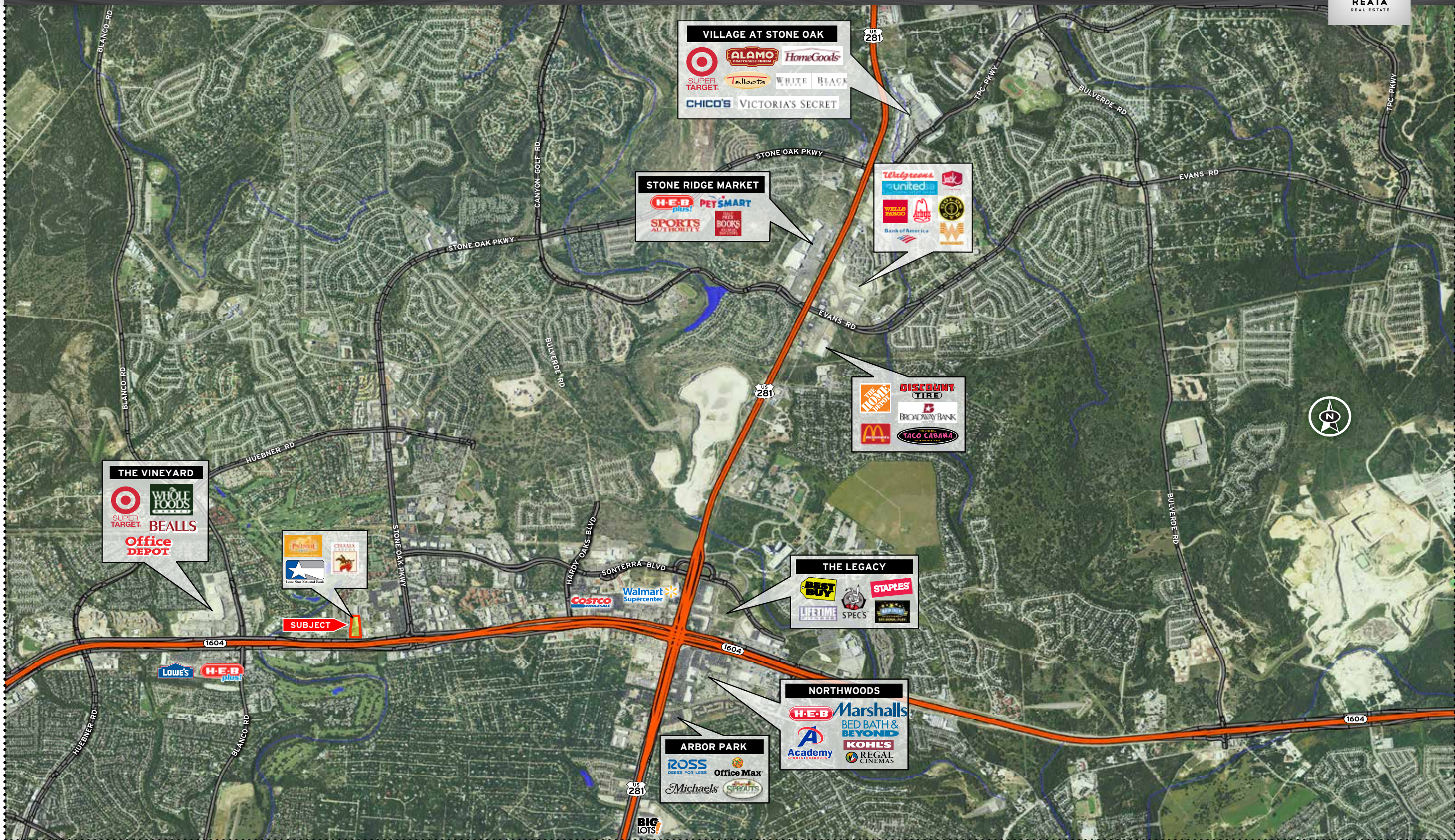
	1 Mile	3 Miles	5 Miles
2019 Projected Population	8,231	80,421	208,871
2014 Estimated Population	7,814	74,329	191,173
2000-2014 Annual Growth	4.5%	4.8%	3.8%
2014 Average HH Income	\$124,143	\$123,931	\$108,960

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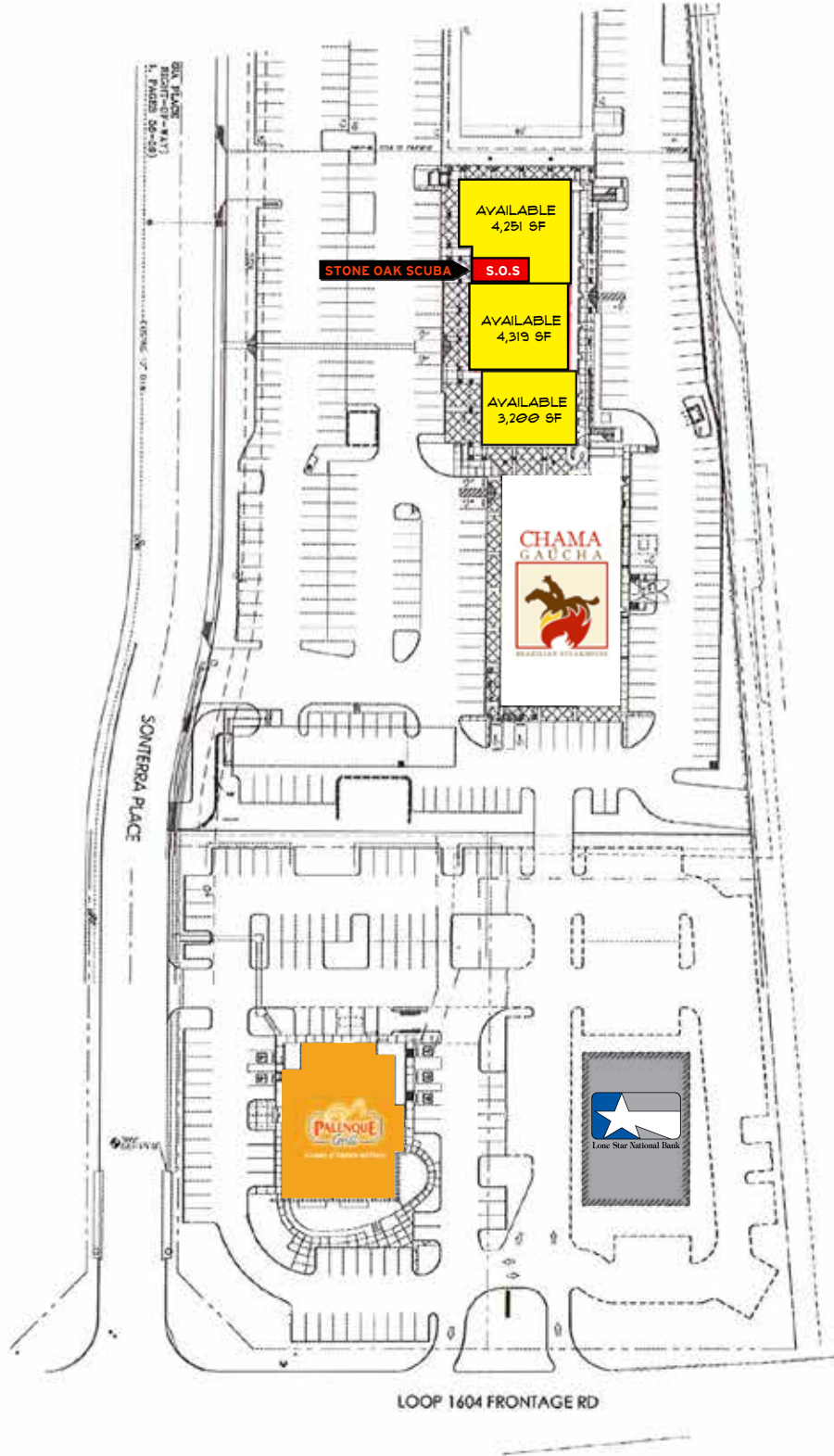


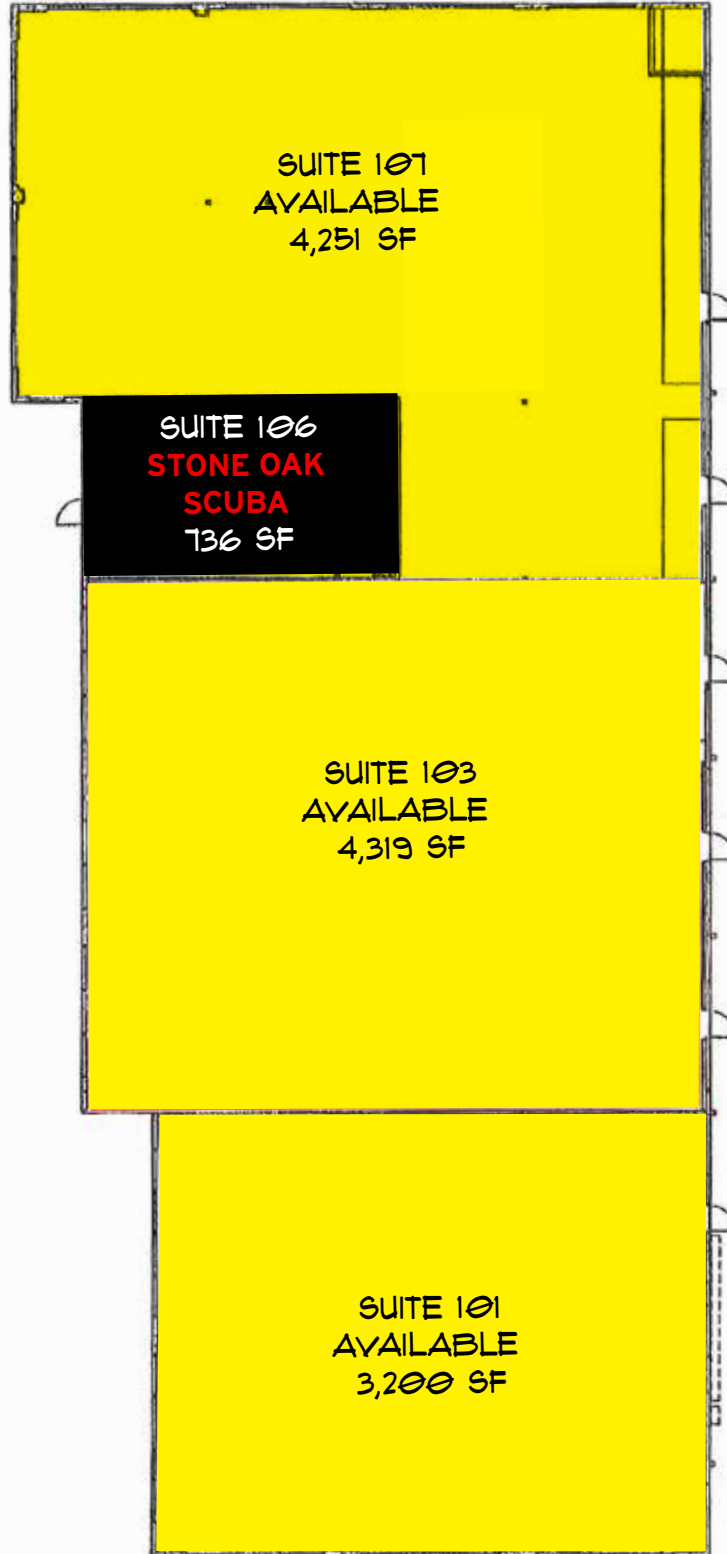


SITE PLAN



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DEMOGRAPHICS



SONTERRA PLACE		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78258				
POPULATION	2014 Estimated Population	7,614	74,329	191,173
	2019 Projected Population	8,231	80,421	206,871
	2010 Census Population	7,125	69,511	178,747
	2000 Census Population	4,685	44,278	124,849
	Projected Annual Growth 2014 to 2019	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2014	4.5%	4.8%	3.8%
HOUSEHOLDS	2014 Estimated Households	3,207	28,757	75,723
	2019 Projected Households	3,406	30,548	80,448
	2010 Census Households	3,062	27,463	72,318
	2000 Census Households	1,762	16,883	50,177
	Projected Annual Growth 2014 to 2019	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2014	5.9%	5.0%	3.6%
AGE	2014 Est. Population Under 10 Years	10.2%	12.5%	12.5%
	2014 Est. Population 10 to 19 Years	13.0%	14.2%	13.7%
	2014 Est. Population 20 to 29 Years	14.1%	12.4%	13.5%
	2014 Est. Population 30 to 44 Years	19.2%	21.0%	21.2%
	2014 Est. Population 45 to 59 Years	21.6%	21.8%	21.5%
	2014 Est. Population 60 to 74 Years	14.7%	12.9%	12.9%
	2014 Est. Population 75 Years or Over	7.1%	5.1%	4.5%
	2014 Est. Median Age	39.1	37.7	37.3
MARITAL STATUS & GENDER	2014 Est. Male Population	47.5%	48.4%	48.6%
	2014 Est. Female Population	52.5%	51.6%	51.4%
	2014 Est. Never Married	27.8%	28.1%	29.1%
	2014 Est. Now Married	52.7%	54.8%	52.0%
	2014 Est. Separated or Divorced	12.7%	13.0%	15.1%
	2014 Est. Widowed	6.7%	4.1%	3.8%
INCOME	2014 Est. HH Income \$200,000 or More	17.4%	15.7%	12.0%
	2014 Est. HH Income \$150,000 to \$199,999	10.1%	11.0%	10.0%
	2014 Est. HH Income \$100,000 to \$149,999	13.6%	17.2%	16.5%
	2014 Est. HH Income \$75,000 to \$99,999	13.8%	12.6%	12.6%
	2014 Est. HH Income \$50,000 to \$74,999	17.4%	15.8%	16.5%
	2014 Est. HH Income \$35,000 to \$49,999	7.7%	9.8%	10.9%
	2014 Est. HH Income \$25,000 to \$34,999	6.3%	6.3%	7.8%
	2014 Est. HH Income \$15,000 to \$24,999	8.1%	6.9%	7.7%
	2014 Est. HH Income Under \$15,000	5.6%	4.7%	6.1%
	2014 Est. Average Household Income	\$124,143	\$123,931	\$108,960
	2014 Est. Median Household Income	\$83,957	\$94,243	\$85,897
	2014 Est. Per Capita Income	\$52,416	\$47,998	\$43,194
	2014 Est. Total Businesses	672	4,341	8,785
2014 Est. Total Employees	7,487	42,803	83,884	

DEMOGRAPHICS



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San Antonio, TX 78258

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2014 Est. White	85.1%	84.4%	82.3%
	2014 Est. Black	3.1%	3.4%	4.2%
	2014 Est. Asian or Pacific Islander	5.6%	5.2%	4.5%
	2014 Est. American Indian or Alaska Native	0.2%	0.3%	0.5%
	2014 Est. Other Races	6.0%	6.7%	8.5%
HISPANIC	2014 Est. Hispanic Population	2,157	21,872	62,567
	2014 Est. Hispanic Population	28.3%	29.4%	32.7%
	2019 Proj. Hispanic Population	28.8%	29.9%	33.3%
	2010 Hispanic Population	28.0%	29.1%	32.4%
EDUCATION (Adults 25 or Older)	2014 Est. Adult Population (25 Years or Over)	5,261	49,781	128,238
	2014 Est. Elementary (Grade Level 0 to 8)	0.9%	1.6%	1.9%
	2014 Est. Some High School (Grade Level 9 to 11)	2.5%	2.4%	2.5%
	2014 Est. High School Graduate	10.8%	11.9%	13.8%
	2014 Est. Some College	26.0%	21.8%	23.5%
	2014 Est. Associate Degree Only	3.2%	6.2%	7.0%
	2014 Est. Bachelor Degree Only	34.5%	34.4%	32.1%
	2014 Est. Graduate Degree	22.0%	21.7%	19.2%
HOUSING	2014 Est. Total Housing Units	3,705	30,397	79,191
	2014 Est. Owner-Occupied	49.0%	62.8%	60.6%
	2014 Est. Renter-Occupied	37.5%	31.8%	35.0%
	2014 Est. Vacant Housing	13.5%	5.4%	4.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	15.5%	14.5%	13.9%
	2010 Homes Built 2000 to 2004	14.9%	18.3%	14.8%
	2010 Homes Built 1990 to 1999	33.1%	28.5%	22.9%
	2010 Homes Built 1980 to 1989	15.4%	16.2%	21.7%
	2010 Homes Built 1970 to 1979	9.6%	11.6%	15.2%
	2010 Homes Built 1960 to 1969	5.8%	4.9%	5.5%
	2010 Homes Built 1950 to 1959	3.4%	3.6%	3.4%
	2010 Homes Built Before 1949	2.3%	2.4%	2.6%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.8%	0.8%
	2010 Home Value \$500,000 to \$999,999	11.3%	7.1%	5.7%
	2010 Home Value \$400,000 to \$499,999	9.0%	6.4%	5.4%
	2010 Home Value \$300,000 to \$399,999	18.2%	15.8%	11.9%
	2010 Home Value \$200,000 to \$299,999	41.1%	36.2%	30.9%
	2010 Home Value \$150,000 to \$199,999	11.2%	20.1%	24.4%
	2010 Home Value \$100,000 to \$149,999	4.5%	8.1%	13.7%
	2010 Home Value \$50,000 to \$99,999	3.4%	3.2%	5.1%
	2010 Home Value \$25,000 to \$49,999	0.9%	1.1%	1.1%
	2010 Home Value Under \$25,000	0.4%	1.1%	1.0%
	2010 Median Home Value	\$287,035	\$251,959	\$232,341
	2010 Median Rent	\$960	\$907	\$803

DEMOGRAPHICS



SONTERRA PLACE		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78258				
LABOR FORCE	2014 Est. Labor Population Age 16 Years or Over	6,114	57,954	149,999
	2014 Est. Civilian Employed	61.3%	64.4%	65.9%
	2014 Est. Civilian Unemployed	1.6%	2.2%	2.3%
	2014 Est. in Armed Forces	1.1%	1.8%	1.6%
	2014 Est. not in Labor Force	36.0%	31.7%	30.2%
	2014 Labor Force Males	47.4%	47.9%	48.1%
	2014 Labor Force Females	52.6%	52.1%	51.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,477	34,854	93,647
	2010 Mgmt, Business, & Financial Operations	24.3%	23.7%	22.8%
	2010 Professional, Related	26.8%	29.7%	26.7%
	2010 Service	9.8%	11.0%	12.2%
	2010 Sales, Office	28.8%	26.9%	27.8%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	5.7%	3.8%	4.8%
	2010 Production, Transport, Material Moving	4.6%	4.8%	5.6%
	2010 White Collar Workers	79.9%	80.4%	77.2%
	2010 Blue Collar Workers	20.1%	19.6%	22.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	88.0%	87.1%	85.4%
	2010 Drive to Work in Carpool	4.8%	5.4%	7.1%
	2010 Travel to Work by Public Transportation	0.5%	0.5%	0.8%
	2010 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2010 Walk or Bicycle to Work	1.2%	0.7%	0.9%
	2010 Other Means	0.6%	1.1%	1.0%
	2010 Work at Home	4.8%	5.0%	4.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	19.5%	21.6%	21.1%
	2010 Travel to Work in 15 to 29 Minutes	46.7%	44.0%	45.2%
	2010 Travel to Work in 30 to 59 Minutes	32.1%	31.9%	30.1%
	2010 Travel to Work in 60 Minutes or More	1.7%	2.5%	3.6%
	2010 Average Travel Time to Work	22.4	22.6	22.6
CONSUMER EXPENDITURE	2014 Est. Total Household Expenditure	\$264 M	\$2.35 B	\$5.64 B
	2014 Est. Apparel	\$12.8 M	\$115 M	\$274 M
	2014 Est. Contributions, Gifts	\$20.1 M	\$180 M	\$420 M
	2014 Est. Education, Reading	\$8.49 M	\$76.1 M	\$178 M
	2014 Est. Entertainment	\$15.0 M	\$134 M	\$320 M
	2014 Est. Food, Beverages, Tobacco	\$39.9 M	\$355 M	\$858 M
	2014 Est. Furnishings, Equipment	\$12.1 M	\$108 M	\$258 M
	2014 Est. Health Care, Insurance	\$18.0 M	\$159 M	\$385 M
	2014 Est. Household Operations, Shelter, Utilities	\$79.1 M	\$707 M	\$1.69 B
	2014 Est. Miscellaneous Expenses	\$4.20 M	\$37.2 M	\$90.0 M
	2014 Est. Personal Care	\$3.76 M	\$33.4 M	\$80.4 M
2014 Est. Transportation	\$50.2 M	\$448 M	\$1.08 B	

AGENCY DISCLOSURE



APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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, 512.936.3000 (trec.texas.gov) TREC No. 0P-K