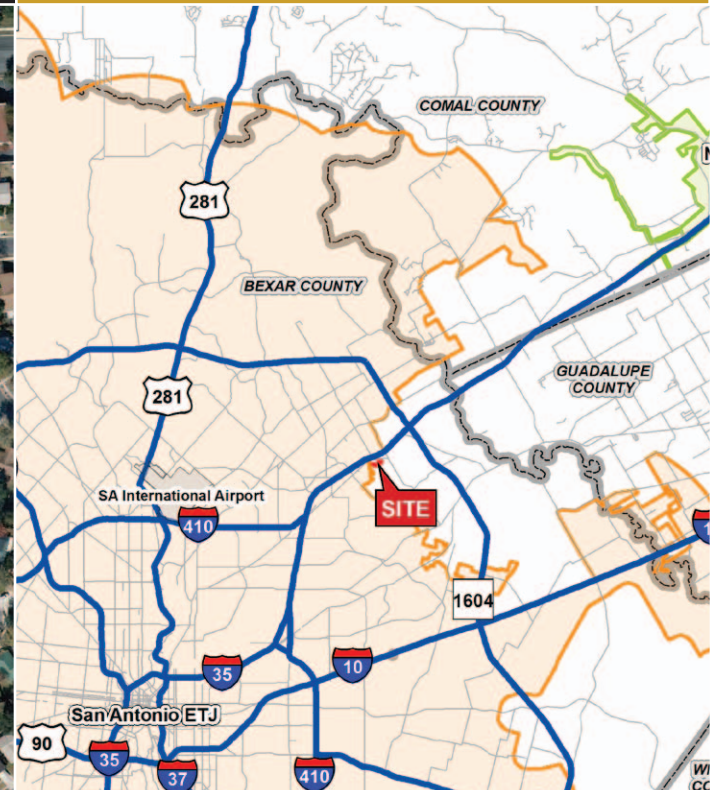




Live Oak Development Site

Judson Road & Retama Hollow, San Antonio, Texas 78233

Land Tracts for Sale
or Build-to-Suit



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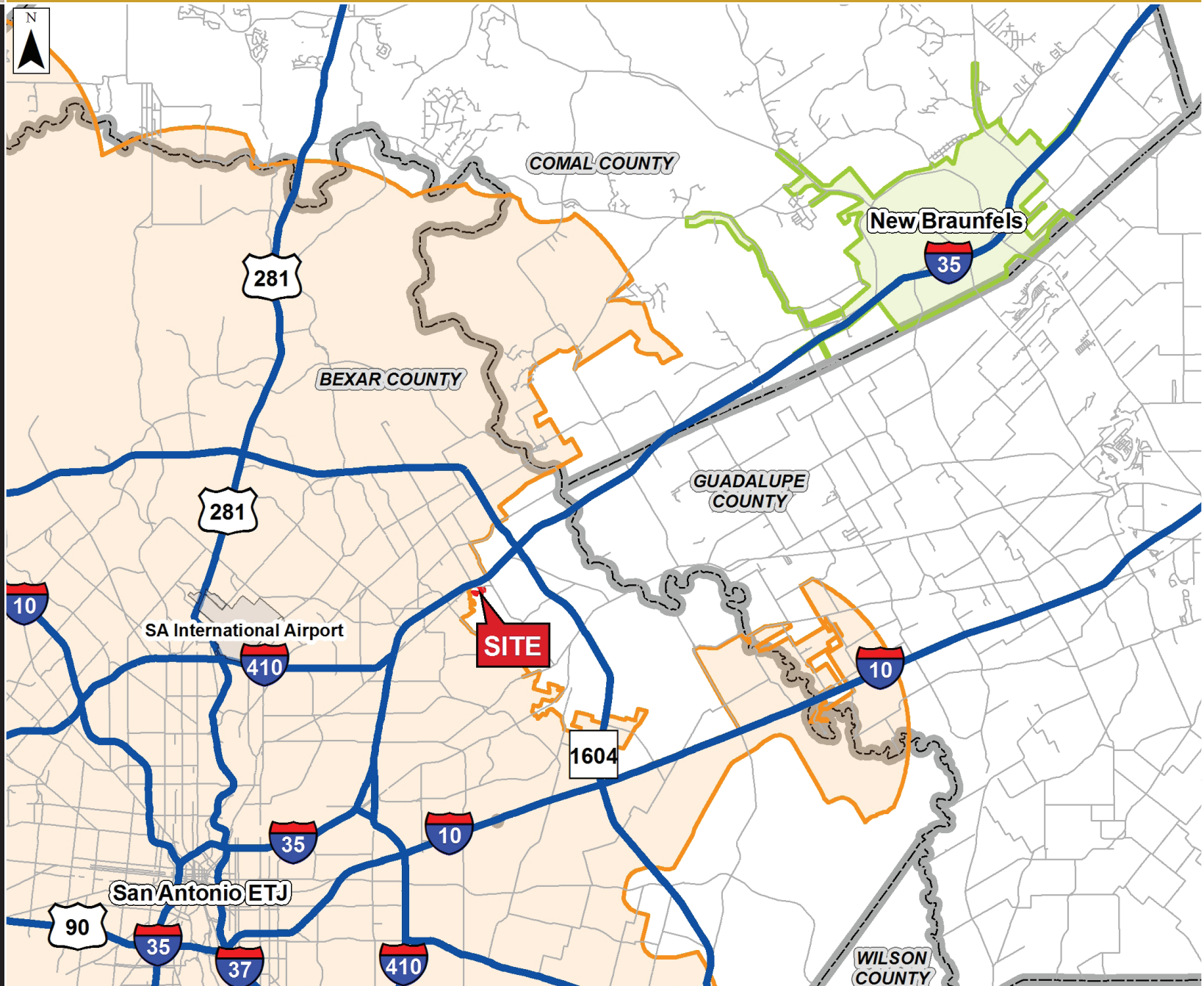
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City Location Map



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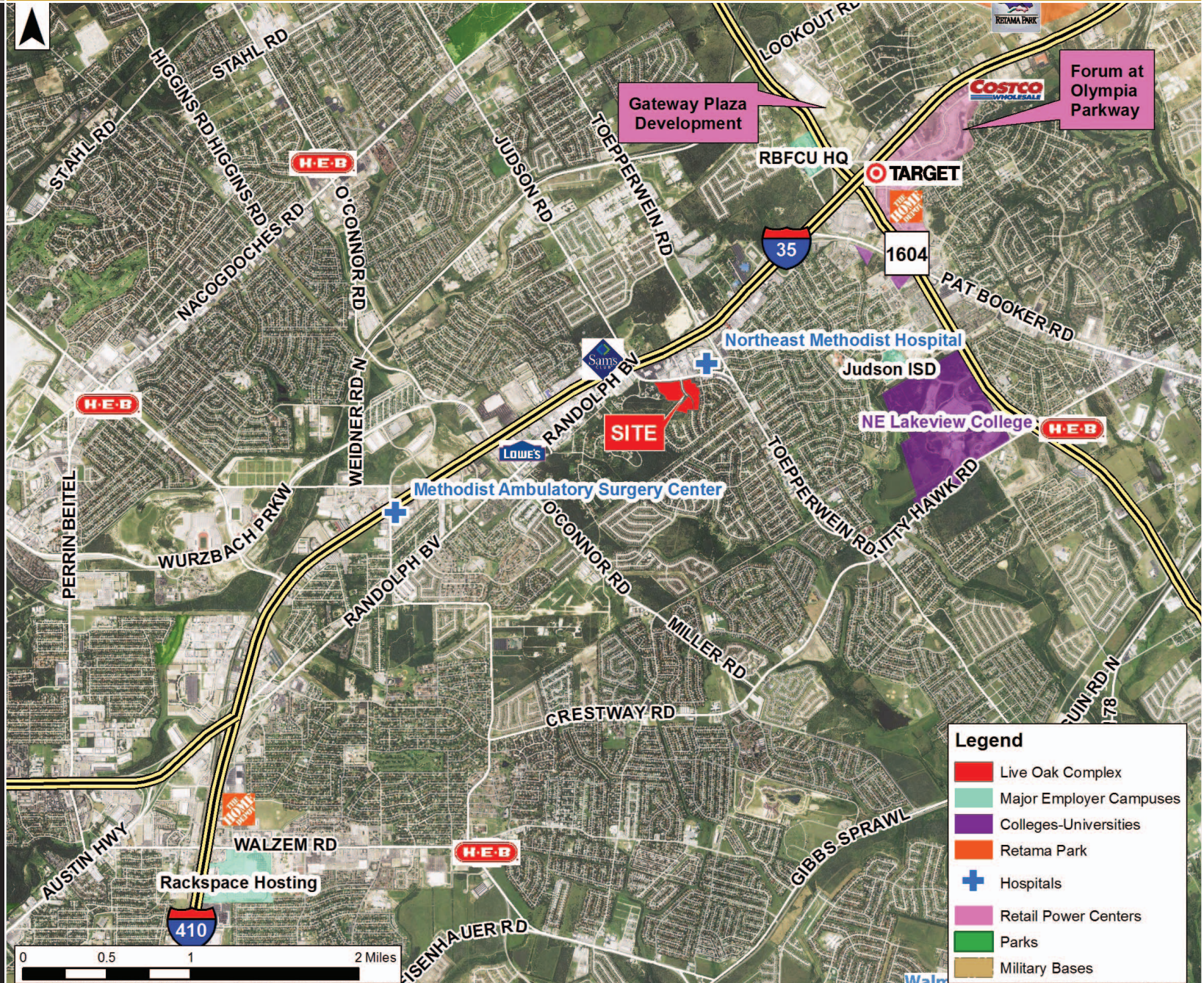
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Aerial Map



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Aerial Map



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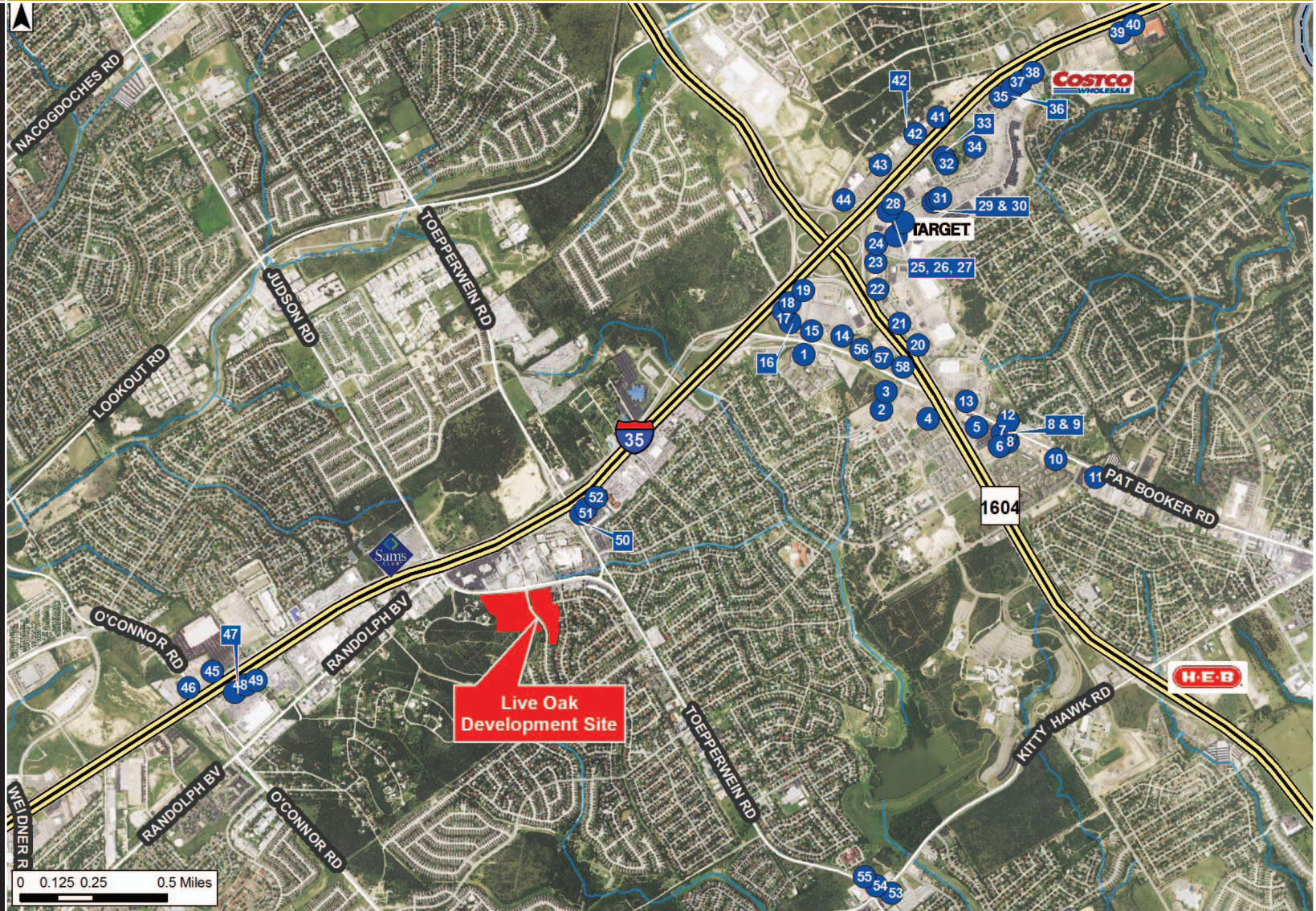
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Area Restaurants



- | | | | | | |
|----------------|-----------------------------|------------------------|-----------------------------|---------------------|-----------------------------|
| ● Restaurants | 9. Blimpie's | 19. Hooligan's | 29. Starbucks | 39. Cheddar's | 49. Subway |
| 1. Zio's | 10. Felix Restaurant | 20. IHOP | 30. Baskin Robbin's | 40. Hooter's | 50. Carl's Jr. |
| 2. Dairy Queen | 11. Longhorn Cafe | 21. Outback Steakhouse | 31. Panda Express | 41. Chuy's | 51. Whataburger |
| 3. Flaco's | 12. Popeye's | 22. Las Palapas | 32. Chili's | 42. Freebird's | 52. Denny's |
| 4. El Tejano | 13. Taza's Coffee | 23. Wendy's | 33. Chipotle | 43. Chuck E. Cheese | 53. Sonic |
| 5. Shang-Hai | 14. Nicha's Comida Mexicana | 24. Firehouse Subs | 34. Cici's Pizza | 44. Houlihan's | 54. Bill Miller |
| 6. Mr. Gatti's | 15. Cold Stone Creamery | 25. Genghi's Grill | 35. Macaroni Grill | 45. Jack in the Box | 55. Bush's Chicken |
| 7. Domino's | 16. Buffalo Wild Wings | 26. Subway | 36. TGI Friday's | 46. Jim's | 56. 54th Street Bar & Grill |
| 8. Wing Stop | 17. Texas Road House | 27. Sea Island | 37. Chick-fil-A | 47. McDonald's | 57. Burger King |
| | 18. Bikini's | 28. Red Robin | 38. Freddy's Frozen Custard | 48. Taco Cabana | 58. McAllister's |

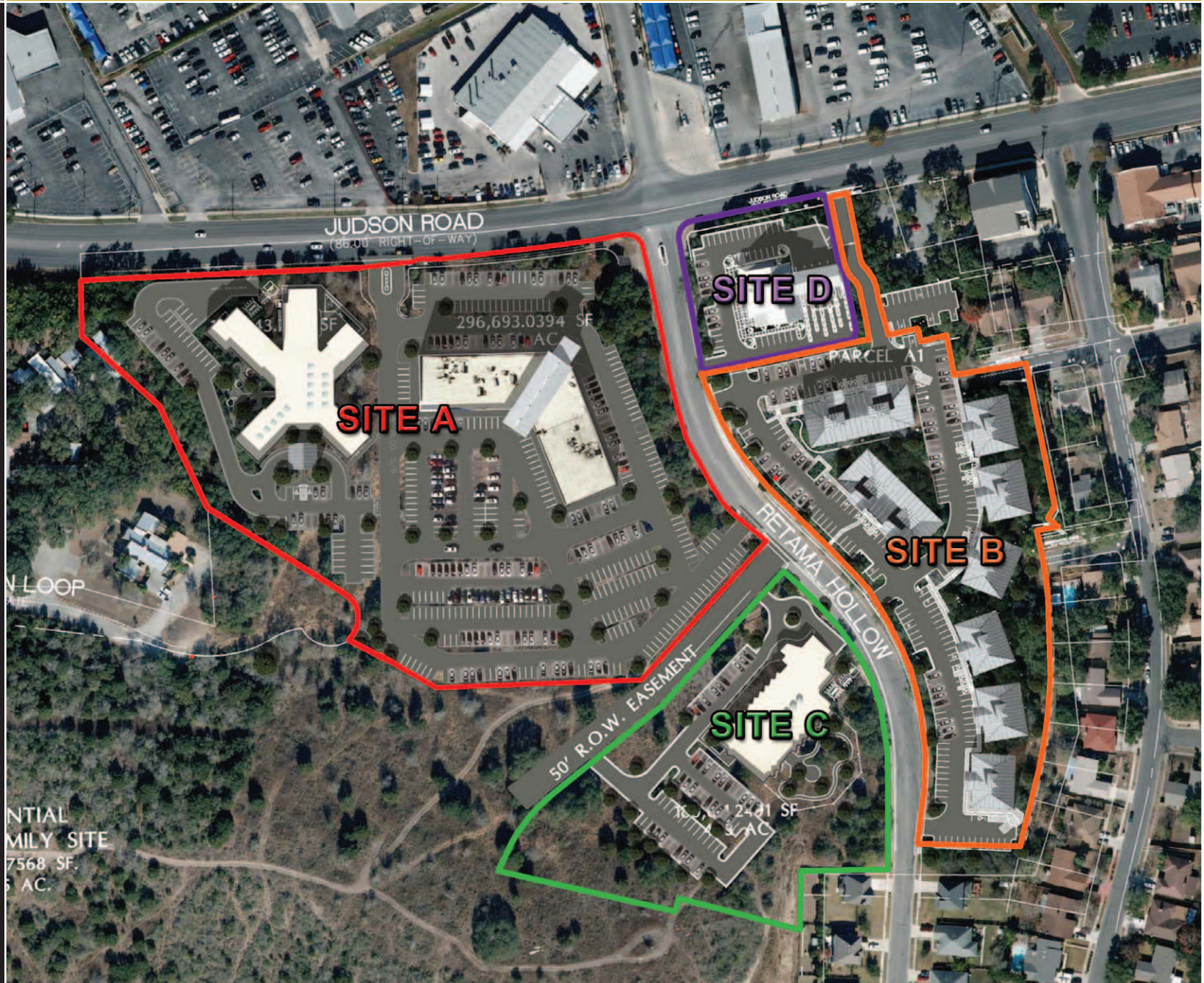
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Potential Development Plan



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Market Summary

Market Area

- Adjacent to the newly renovated, upgraded and expanded Northeast Methodist Hospital
- City of Live Oak
- Extensive medical/clinical services in the area
- Close proximity to many new and established residential neighborhoods
- Close proximity to many area restaurants, shopping, other amenities and services
- High growth area
- High traffic area
- Perfect location for medical users, medical related retail, etc.
- Site offers tremendous connectivity due to the retail power centers, major employers, colleges and highly concentrated residential development in the direct area
- Over 1,200,000 square feet of retail in the nearby the well occupied retail power center, Forum at Olympia Parkway
- Excellent access to and from IH-35 and Loop 1604
- Excellent visibility from IH-35
- Convenient circulation around the site enables users to obtain easy access to IH-35
- IH-35 corridor commuter traffic is an essential element for successful businesses in this area
- Many recreational attractions located nearby including Retama Park, multiple golf courses and unlimited shopping in the area's many shopping center options

Drive Time Highlights

- 4.8 miles (8 minutes) to Rackspace Hosting, an IT hosting company ranked in 2011 as one of the top 100 places to work by Fortune Magazine with 2,400 employees in San Antonio
- 1.2 miles (4 minutes) to Randolph Brooks Federal Credit Union Headquarters which has 400,264 members and 1,150 employees
- 2.6 miles (6 minutes) to the main office of Judson Independent School District which employs 2,799 full time teachers, administrators and staff and has 22,503 students enrolled in 2012
- 2.6 miles (5 minutes) to Northeast Lakeview College which currently serves over 6,000 students and will serve 15,000 students at capacity
- Less than 2 miles from two additional Alamo Community College satellite locations

Traffic Counts

IH-35 west of Judson Road; 182,000 vpd (2010)

IH-35 east of Judson Road; 150,000 vpd (2010)

Toepperwein south of IH-35; 12,450 vpd (2005)

Toepperwein east/south of Judson Road; 19,240 vpd (2000)

Judson Road west of Retama Hollow; 15,560 vpd (2000)

Traffic counts from TxDOT Statewide Planning Map & MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix

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Quote Sheet

Total Site	A	B	C	D
Acres	13.12	7.3	4.13	1.22
SF	571,651	317,988	180,011	53,913
Zoning	B-3	B-1	B-3	B-3
Sale Price/SF	\$9.75	\$8.25	\$6.00	\$9.75

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Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



San Antonio Overview

Largest U.S. Cities

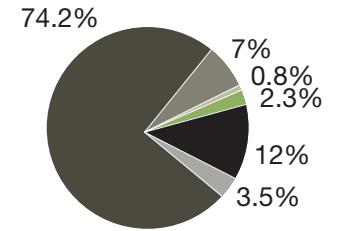
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

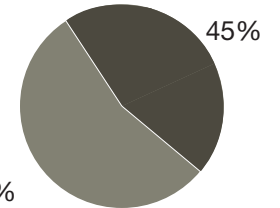
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2015 Estimate	2,318,052	34.8	829,834
2020 Projection	2,524,054	35.6	906,792

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2015 Estimate	\$72,664	\$52,913	\$26,383
2020 Projection	\$82,673	\$60,771	\$30,048

Ethnicity



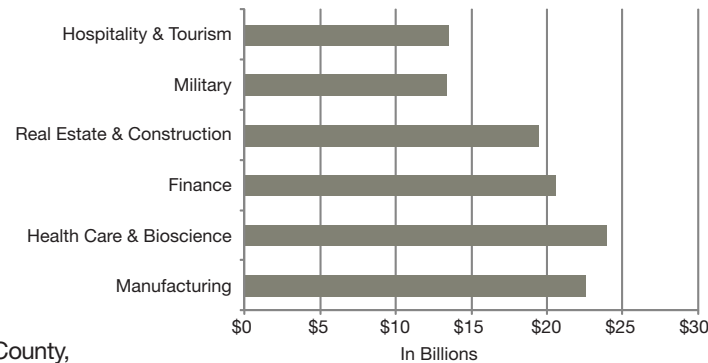
- Black Alone
- American Indian Alone
- Asian Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- Hispanic Origin (Any Race)
- Non-Hispanic



Major Industries



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	13
2	Tesoro Corp	77
3	USAA	122
4	CST Brands, Inc	277
5	iHeart Media	429
6	NuStar Energy	741

Sources: U.S. Census; ESRI 2015 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2015 & 2020; Fortune 2015 Rankings

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Selma/IH-35 Corridor North Overview

- The Live Oak Development Site is situated along the IH-35 corridor, which runs from Mexico to Chicago and cuts through the heart of the Randolph Metrocom area in the northeast sector of the San Antonio metro area.
- The City of Live Oak is one of several bedroom communities that surround the Randolph Air Force Base which is where the term Randolph Metrocom originated. Other cities include Schertz, Selma, Universal City, Converse, Cibolo, Marion, Windcrest, Kirby and Garden Ridge. These towns straddle three counties (Comal, Bexar and Guadalupe) and have a combined total of more than 335,000 residents.
- Northeast Methodist Hospital serves the three counties; Bexar, Comal, and Guadalupe, as well as the underserved rural areas. On an annual basis Northeast Methodist Hospital serves a total of 62,347 patients (2012) and contains 179 licensed beds for patient use.
- Northeast Methodist Hospital has undergone major renovations to include advanced services in 24-hour emergency, surgical, cardiovascular units, a spacious intensive care unit and inpatient rehabilitation services.
- The area offers a broad selection of affordable housing, good schools and sits in close proximity to major employers including Fort Sam Houston, San Antonio Military Medical Center (SAMMC), Randolph Air Force Base, Rackspace, and Randolph-Brooks Federal Credit Union.
- Strong residential growth in these bedroom communities over the past decade supported the northward migration of retail away from the once dominant Walzem corridor to the Loop 1604 & IH-35 interchange and beyond.
- Traffic counts along IH-35 near the Loop 1604 interchange average above 170,000 every day as commuters make their way along the corridor to San Antonio and Austin.
- The epicenter of this retail hub is the immensely successful Forum at Olympia Parkway project, which stretches along IH-35

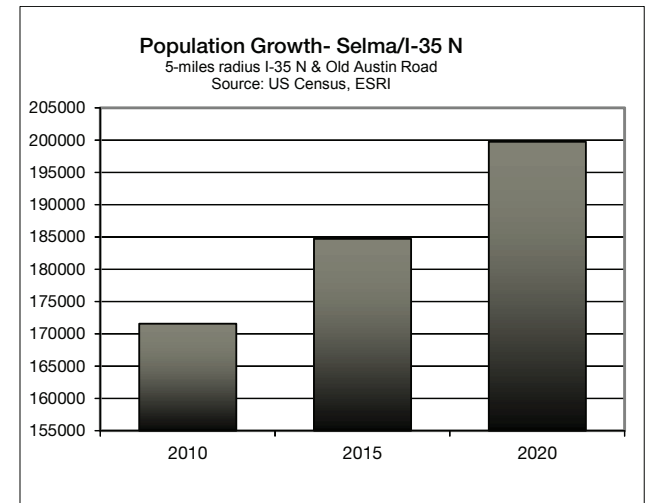
from Loop 1604 to Olympia Parkway. The project features 1.4 million square feet of big-box and inline retail space along with a myriad of dine-in and quick serve restaurants.

- With the Forum at maximum build-out, demand continues to spill over to spur nearby developments. Construction was recently completed on Forum Pointe, a retail center located directly across from The Forum and adjacent to similar-kind centers including The Village at Forum Parkway and the Market at the Forum.

Traffic Count

IH-35 at Loop 1604; 174,215 vpd (2013)

Source: TxDOT Statewide Planning Map



Selma/I-35 N Market Area*	2010 Census	2015 Estimate	2020 Forecast
Population	171,558	184,699	199,757
Total Households	61,694	66,661	72,241
Median Age	35.5	36.3	36.2
Avg HH Income	-	\$78,595	\$87,132
Median HH Income	-	\$66,344	\$76,557
Per Capita Income	-	\$28,582	\$31,726

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

*Market Area = 5-mile radius I-35 N & Old Austin Road

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Demographics 1-Mile

Summary	Census 2010		2015		2020	
Population	9,230		10,217		11,271	
Households	3,160		3,484		3,827	
Families	2,415		2,649		2,898	
Average Household Size	2.92		2.93		2.94	
Owner Occupied Housing Units	2,480		2,643		2,883	
Renter Occupied Housing Units	680		841		944	
Median Age	34.5		35.1		35.1	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	1.98%		1.52%		0.75%	
Households	1.90%		1.54%		0.77%	
Families	1.81%		1.49%		0.69%	
Owner HHs	1.75%		1.47%		0.70%	
Median Household Income	2.64%		2.84%		2.66%	
Households by Income	2015				2020	
	Number		Percent		Number	Percent
<\$15,000	156		4.5%		151	3.9%
\$15,000 - \$24,999	229		6.6%		172	4.5%
\$25,000 - \$34,999	291		8.4%		270	7.1%
\$35,000 - \$49,999	580		16.6%		590	15.4%
\$50,000 - \$74,999	942		27.0%		909	23.8%
\$75,000 - \$99,999	654		18.8%		835	21.8%
\$100,000 - \$149,999	480		13.8%		677	17.7%
\$150,000 - \$199,999	84		2.4%		138	3.6%
\$200,000+	67		1.9%		86	2.2%
Median Household Income	\$59,940				\$68,272	
Average Household Income	\$70,517				\$79,227	
Per Capita Income	\$24,030				\$26,870	
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	745	8.1%	784	7.7%	873	7.7%
5 - 9	726	7.9%	815	8.0%	866	7.7%
10 - 14	728	7.9%	767	7.5%	921	8.2%
15 - 19	560	6.1%	676	6.6%	756	6.7%
20 - 24	511	5.5%	535	5.2%	614	5.4%
25 - 34	1,421	15.4%	1,522	14.9%	1,595	14.2%
35 - 44	1,353	14.7%	1,504	14.7%	1,788	15.9%
45 - 54	1,260	13.6%	1,298	12.7%	1,320	11.7%
55 - 64	1,049	11.4%	1,145	11.2%	1,172	10.4%
65 - 74	611	6.6%	807	7.9%	873	7.7%
75 - 84	214	2.3%	297	2.9%	409	3.6%
85+	53	0.6%	70	0.7%	84	0.7%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,575	71.2%	7,026	68.8%	7,557	67.1%
Black Alone	891	9.7%	1,045	10.2%	1,207	10.7%
American Indian Alone	76	0.8%	87	0.9%	97	0.9%
Asian Alone	330	3.6%	417	4.1%	524	4.6%
Pacific Islander Alone	42	0.5%	59	0.6%	78	0.7%
Some Other Race Alone	885	9.6%	1,050	10.3%	1,174	10.4%
Two or More Races	431	4.7%	533	5.2%	633	5.6%
Hispanic Origin (Any Race)	4,010	43.4%	4,672	45.7%	5,389	47.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Demographics 3-Mile

Summary	Census 2010		2015		2020	
Population	101,441		107,876		115,411	
Households	37,345		39,862		42,707	
Families	26,460		28,020		29,849	
Average Household Size	2.69		2.68		2.68	
Owner Occupied Housing Units	26,005		26,755		28,508	
Renter Occupied Housing Units	11,340		13,108		14,199	
Median Age	35.7		36.6		36.7	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	1.36%		1.52%		0.75%	
Households	1.39%		1.54%		0.77%	
Families	1.27%		1.49%		0.69%	
Owner HHs	1.28%		1.47%		0.70%	
Median Household Income	3.05%		2.84%		2.66%	
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	2,916	7.3%	2,756	6.5%		
\$15,000 - \$24,999	2,955	7.4%	2,224	5.2%		
\$25,000 - \$34,999	3,660	9.2%	3,343	7.8%		
\$35,000 - \$49,999	5,550	13.9%	5,516	12.9%		
\$50,000 - \$74,999	9,219	23.1%	8,715	20.4%		
\$75,000 - \$99,999	7,108	17.8%	8,883	20.8%		
\$100,000 - \$149,999	6,282	15.8%	8,347	19.5%		
\$150,000 - \$199,999	1,363	3.4%	1,976	4.6%		
\$200,000+	810	2.0%	947	2.2%		
Median Household Income	\$60,453		\$70,260			
Average Household Income	\$71,317		\$79,910			
Per Capita Income	\$26,516		\$29,727			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,160	7.1%	7,314	6.8%	7,871	6.8%
5 - 9	7,373	7.3%	7,427	6.9%	7,757	6.7%
10 - 14	7,438	7.3%	7,571	7.0%	8,151	7.1%
15 - 19	7,056	7.0%	6,811	6.3%	7,340	6.4%
20 - 24	6,019	5.9%	6,821	6.3%	6,366	5.5%
25 - 34	14,598	14.4%	15,632	14.5%	17,294	15.0%
35 - 44	14,140	13.9%	14,842	13.8%	16,532	14.3%
45 - 54	14,039	13.8%	13,936	12.9%	13,713	11.9%
55 - 64	11,578	11.4%	12,740	11.8%	13,285	11.5%
65 - 74	6,901	6.8%	8,896	8.2%	10,083	8.7%
75 - 84	3,730	3.7%	4,301	4.0%	5,211	4.5%
85+	1,405	1.4%	1,585	1.5%	1,808	1.6%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	72,502	71.5%	74,864	69.4%	78,406	67.9%
Black Alone	11,204	11.0%	12,658	11.7%	14,214	12.3%
American Indian Alone	710	0.7%	781	0.7%	848	0.7%
Asian Alone	2,933	2.9%	3,451	3.2%	4,135	3.6%
Pacific Islander Alone	270	0.3%	335	0.3%	411	0.4%
Some Other Race Alone	9,397	9.3%	10,615	9.8%	11,479	9.9%
Two or More Races	4,426	4.4%	5,172	4.8%	5,918	5.1%
Hispanic Origin (Any Race)	41,433	40.8%	46,402	43.0%	52,051	45.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Demographics 5-Mile

Summary	Census 2010		2015		2020	
Population	220,549		233,554		249,365	
Households	81,387		86,467		92,425	
Families	56,849		59,979		63,778	
Average Household Size	2.69		2.68		2.68	
Owner Occupied Housing Units	52,586		53,712		56,981	
Renter Occupied Housing Units	28,801		32,755		35,444	
Median Age	34.5		35.1		35.4	
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	1.32%	1.52%	0.75%			
Households	1.34%	1.54%	0.77%			
Families	1.24%	1.49%	0.69%			
Owner HHs	1.19%	1.47%	0.70%			
Median Household Income	2.63%	2.84%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	7,828	9.1%	7,700	8.3%		
\$15,000 - \$24,999	7,967	9.2%	6,276	6.8%		
\$25,000 - \$34,999	8,503	9.8%	8,081	8.7%		
\$35,000 - \$49,999	12,174	14.1%	12,277	13.3%		
\$50,000 - \$74,999	18,393	21.3%	17,532	19.0%		
\$75,000 - \$99,999	14,251	16.5%	17,631	19.1%		
\$100,000 - \$149,999	12,570	14.5%	16,605	18.0%		
\$150,000 - \$199,999	3,095	3.6%	4,364	4.7%		
\$200,000+	1,684	1.9%	1,959	2.1%		
Median Household Income	\$56,852		\$64,729			
Average Household Income	\$68,360		\$76,414			
Per Capita Income	\$25,447		\$28,453			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,528	7.5%	16,765	7.2%	17,913	7.2%
5 - 9	16,471	7.5%	16,762	7.2%	17,438	7.0%
10 - 14	16,573	7.5%	16,608	7.1%	17,913	7.2%
15 - 19	15,787	7.2%	15,279	6.5%	16,079	6.4%
20 - 24	14,166	6.4%	15,917	6.8%	14,959	6.0%
25 - 34	32,488	14.7%	35,061	15.0%	38,784	15.6%
35 - 44	30,882	14.0%	31,604	13.5%	35,274	14.1%
45 - 54	30,744	13.9%	30,274	13.0%	29,280	11.7%
55 - 64	23,771	10.8%	26,725	11.4%	28,222	11.3%
65 - 74	13,287	6.0%	17,396	7.4%	20,321	8.1%
75 - 84	7,279	3.3%	8,203	3.5%	9,795	3.9%
85+	2,573	1.2%	2,962	1.3%	3,387	1.4%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	151,156	68.5%	155,176	66.4%	162,007	65.0%
Black Alone	30,797	14.0%	34,492	14.8%	38,559	15.5%
American Indian Alone	1,674	0.8%	1,823	0.8%	1,982	0.8%
Asian Alone	6,293	2.9%	7,249	3.1%	8,558	3.4%
Pacific Islander Alone	580	0.3%	709	0.3%	849	0.3%
Some Other Race Alone	20,536	9.3%	23,063	9.9%	24,816	10.0%
Two or More Races	9,512	4.3%	11,043	4.7%	12,595	5.1%
Hispanic Origin (Any Race)	90,391	41.0%	100,331	43.0%	111,852	44.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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Information About Brokerage Services

11-2-2015

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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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