

COURTYARD PLAZA

New Braunfels, Texas



REATA

REAL ESTATE SERVICES

7330 San Pedro Avenue, Suite 710
San Antonio, Texas 78216
(210) 930-4111
Whit Jordan

COURTYARD PLAZA Executive Summary

Location: Located at FM 725 and IH-35 between San Antonio and Austin in New Braunfels, Texas.

Tenants: Big Lots, World Gym, Hobby Lobby, Family Dollar

Size Available: 1,100 – 6,555 s.f.

Rent: \$10.00 - \$13.00 p.s.f.

Triple Net Charges: Estimated to be \$2.14 p.s.f.

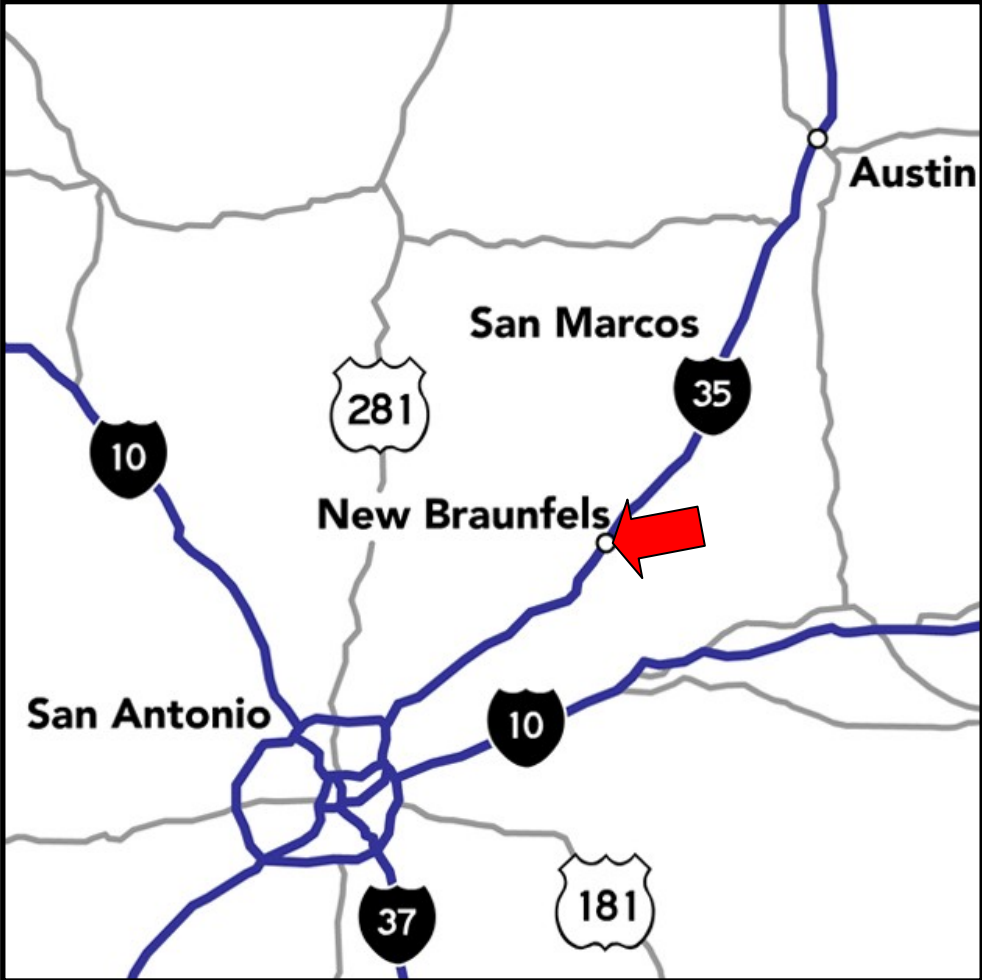
Finish Out Allowance: Negotiable

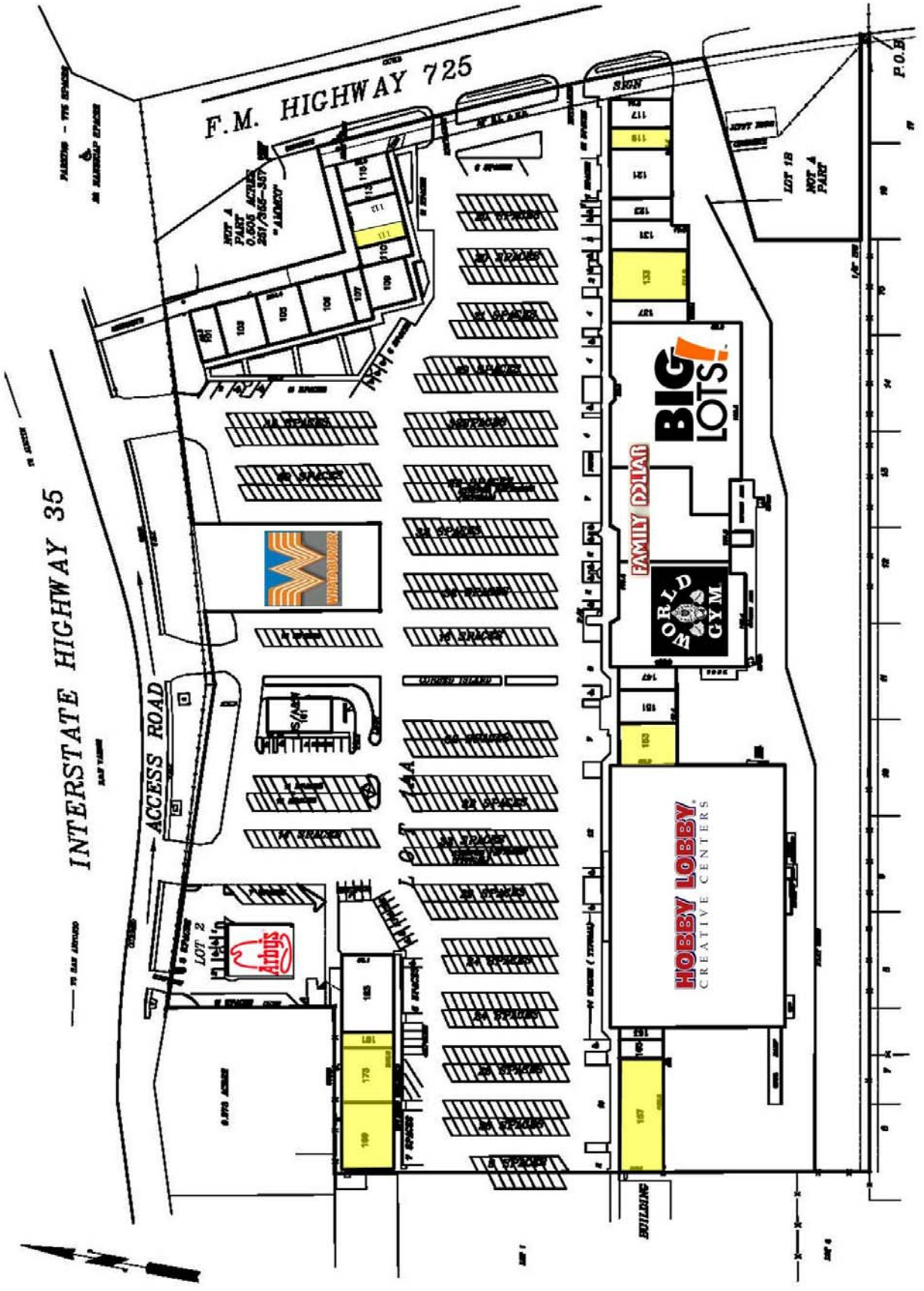
Traffic Counts (2008): IH 35 south of FM 725 100,000 cars per day
IH 35 north of FM 725 98,000 cars per day

Demographics:

	1 mile	3 mile	5 mile
2010 Population	7,346	45,490	61,903
2015 Population	8,787	52,928	73,084
2010 Avg. HH Income	\$55,024	\$64,914	\$69,243
Daytime Population	5,780	24,226	29,435

Contact: Whit Jordan
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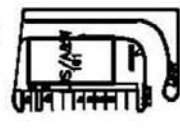
INTERSTATE HIGHWAY 35

F.M. HIGHWAY 725

ACCESS ROAD

LOT A
PART
0.505 ACRES
287/2165-347
"ALMIGHTY"

LOT 1B
NOT A
PART



BIG!
LOTS!

FAMILY DOLLAR

WORSHIP
GYM

HOBBY LOBBY
CREATIVE CENTERS

PARKING - 775 SPACES
IN EXISTING SPACES

1/4 SECTION

1/4 SECTION

P.O.B



Graphic Profile

Census, Estimates & Projections

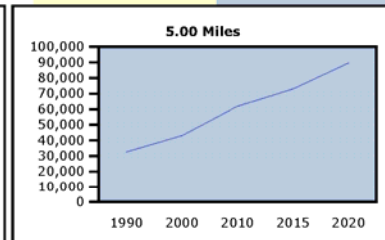
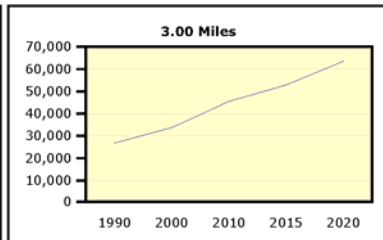
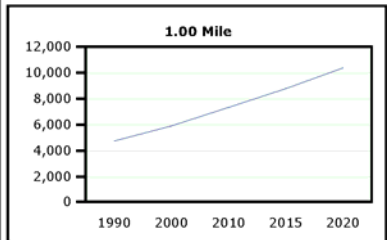


COURTYARD PLAZA
 REATA Real Estate Services, L.P.
 Lon: -98.1096 / Lat: 29.69115

October 2010

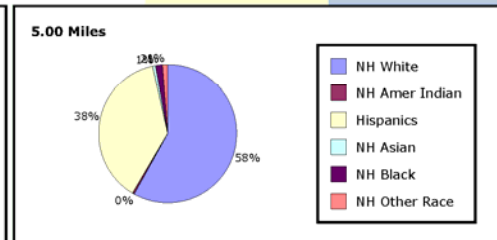
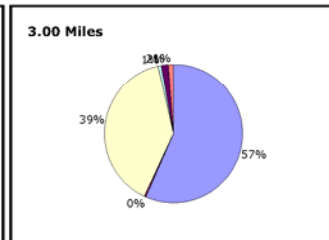
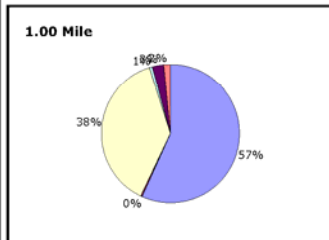
North IH-35 & FM 725 New Braunfels, TX 78130

	1.00 Mile		3.00 Miles		5.00 Miles	
Population						
Population (1990)	4,755		26,829		32,653	
Population (2000)	5,918		33,798		43,112	
Estimated Population (2010)	7,346		45,490		61,903	
Projected Population (2015)	8,787		52,928		73,084	
Forecasted Population (2020)	10,381		63,548		89,724	
Historical Annual Growth (1990-2000)	1,163	2.4 %	6,970	2.6 %	10,460	3.2 %
Historical Annual Growth (2000-2010)	1,428	2.4 %	11,691	3.5 %	18,791	4.4 %
Historical Annual Growth (2010-2015)	1,442	3.9 %	7,439	3.3 %	11,181	3.6 %
Est. Population Density (2010)	2,417.02	psm	1,649.67	psm	800.49	psm
Trade Area Size	3.04	sq mi	27.58	sq mi	77.33	sq mi



Race & Ethnicity (2010)

Non Hispanic: White	4,169	56.8 %	25,738	56.6 %	35,959	58.1 %
Non Hispanic: Black / African American	196	2.7 %	751	1.7 %	1,004	1.6 %
Non Hispanic: Asian & Pacific Islander	50	0.7 %	330	0.7 %	427	0.7 %
Non Hispanic: Amer Indian & AK Native	23	0.3 %	164	0.4 %	250	0.4 %
Non Hispanic: Other Race	116	1.6 %	559	1.2 %	759	1.2 %
Hispanic: White	2,523	34.3 %	16,436	36.1 %	21,707	35.1 %
Hispanic: Black / African American	203	2.8 %	937	2.1 %	1,126	1.8 %
Hispanic: Asian & Pacific Islander	45	0.6 %	238	0.5 %	294	0.5 %
Hispanic: Amer Indian & AK Native	15	0.2 %	101	0.2 %	130	0.2 %
Hispanic: Other Race	5	0.1 %	235	0.5 %	247	0.4 %



Demographic Source: Applied Geographic Solutions / TIGER Geography

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Graphic Profile

Census, Estimates & Projections

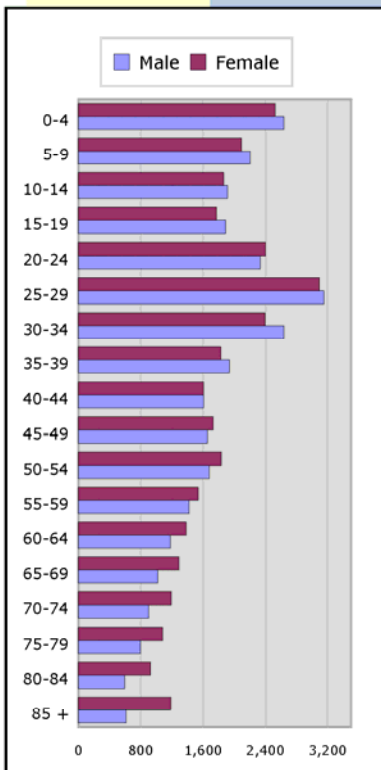
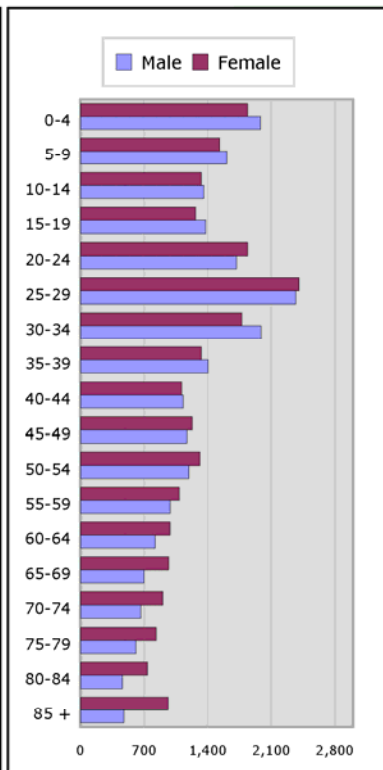
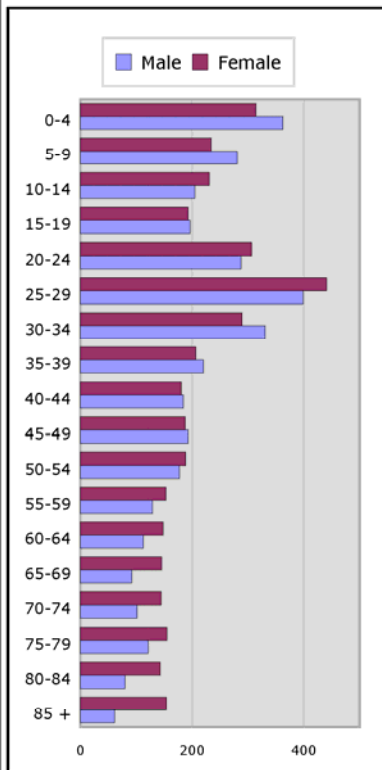


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October 2010

North IH-35 & FM 725 New Braunfels, TX 78130

	1.00 Mile		3.00 Miles		5.00 Miles	
Age Distribution (2010)						
Total Population	7,346		45,490		61,903	
Age 0 to 4 yrs	677	9.2 %	3,819	8.4 %	5,157	8.3 %
Age 5 to 9 yrs	515	7.0 %	3,141	6.9 %	4,296	6.9 %
Age 10 to 14 yrs	435	5.9 %	2,688	5.9 %	3,776	6.1 %
Age 15 to 19 yrs	390	5.3 %	2,646	5.8 %	3,662	5.9 %
Age 20 to 24 yrs	594	8.1 %	3,556	7.8 %	4,730	7.6 %
Age 25 to 29 yrs	840	11.4 %	4,770	10.5 %	6,244	10.1 %
Age 30 to 34 yrs	620	8.4 %	3,760	8.3 %	5,036	8.1 %
Age 35 to 39 yrs	427	5.8 %	2,737	6.0 %	3,769	6.1 %
Age 40 to 44 yrs	364	5.0 %	2,244	4.9 %	3,209	5.2 %
Age 45 to 49 yrs	381	5.2 %	2,403	5.3 %	3,380	5.5 %
Age 50 to 54 yrs	365	5.0 %	2,504	5.5 %	3,517	5.7 %
Age 55 to 59 yrs	282	3.8 %	2,077	4.6 %	2,963	4.8 %
Age 60 to 64 yrs	261	3.5 %	1,809	4.0 %	2,567	4.1 %
Age 65 to 69 yrs	237	3.2 %	1,673	3.7 %	2,310	3.7 %
Age 70 to 74 yrs	246	3.3 %	1,569	3.4 %	2,095	3.4 %
Age 75 to 79 yrs	276	3.8 %	1,445	3.2 %	1,875	3.0 %
Age 80 to 84 yrs	223	3.0 %	1,201	2.6 %	1,521	2.5 %
Age 85 yrs plus	215	2.9 %	1,448	3.2 %	1,796	2.9 %
Median Age	31.2 yrs		33.4 yrs		33.5 yrs	



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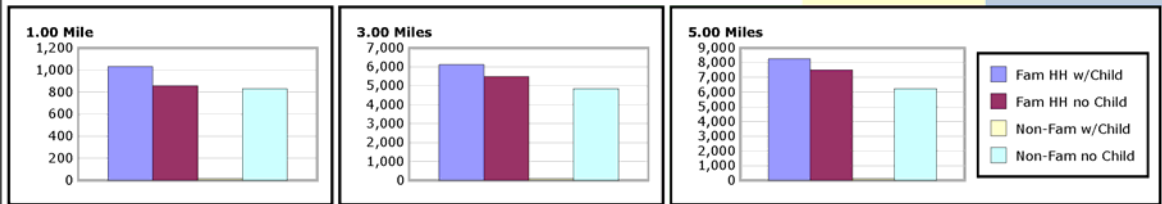


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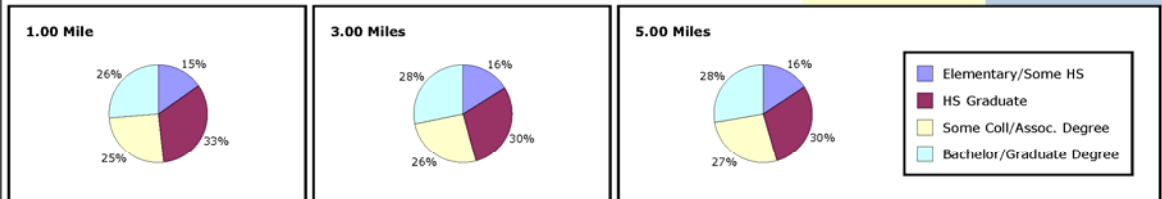
October 2010

North IH-35 & FM 725 New Braunfels, TX 78130

	1.00 Mile		3.00 Miles		5.00 Miles	
Household Type (2010)						
Total Households	2,732		16,524		22,034	
Family Households	1,889	69.1 %	11,600	70.2 %	15,730	71.4 %
Family Households With Children	1,031	54.6 %	6,111	52.7 %	8,240	52.4 %
Family Households No Children	858	45.4 %	5,489	47.3 %	7,489	47.6 %
Non-Family Households	843	30.9 %	4,924	29.8 %	6,304	28.6 %
Non-Family With Children	14	1.6 %	78	1.6 %	93	1.5 %
Non-Family No Children	830	98.4 %	4,846	98.4 %	6,211	98.5 %



	1.00 Mile		3.00 Miles		5.00 Miles	
Educational Attainment (2010)						
Elementary or Some High School	721	15.2 %	4,760	16.1 %	6,306	15.7 %
High School Graduate	1,565	33.0 %	8,801	29.7 %	12,029	29.9 %
Some College or Associates Degree	1,207	25.5 %	7,701	26.0 %	10,761	26.7 %
Bachelor or Graduate Degree	1,243	26.3 %	8,377	28.3 %	11,184	27.8 %



	1.00 Mile		3.00 Miles		5.00 Miles	
Household Income (2010)						
Est. Average Household Income	\$55,024		\$64,914		\$69,243	
Est. Median Household Income	\$47,305		\$52,875		\$56,094	
HH Income \$0 to \$9,999	187	6.8 %	1,011	6.1 %	1,185	5.4 %
HH Income \$10,000 to \$34,999	852	31.2 %	4,664	28.2 %	5,947	27.0 %
HH Income \$35,000 to \$49,999	425	15.5 %	2,452	14.8 %	3,108	14.1 %
HH Income \$50,000 to \$74,999	660	24.1 %	3,414	20.7 %	4,528	20.6 %
HH Income \$75,000 to \$99,999	351	12.8 %	2,281	13.8 %	3,025	13.7 %
HH Income \$100,000 to \$149,999	128	4.7 %	1,804	10.9 %	2,926	13.3 %
HH Income \$150,000 or More	130	4.7 %	898	5.4 %	1,315	6.0 %



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Demographic Source: Applied Geographic Solutions / TIGER Geography

The following is provided by the Texas Association of REALTORS® for your information:

- Real estate brokers and salesmen are required by law to make properties available without regard to race, color, religion, national origin, sex, disability or familial status.
- Prior to entering into a contract, a buyer may find it useful to prequalify for a mortgage loan. Loan programs, fees, interest rates and requirements vary among lenders.
- Brokerage fees are negotiable and are not fixed or controlled.
- In many transactions, including most residential sales, a seller will deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract to purchase the property. The notice provides important information about the seller's knowledge of the property condition.
- Buyers, sellers, landlords, or tenants are encouraged to have a property inspected by licensed inspectors or lawfully authorized persons to determine: (a) the condition of the property; (structural, mechanical, and electrical items); (b) any environmental conditions; (c) feasibility of use; (d) compliance with laws or regulations; (e) presence of termites or wood-destroying insects; and (f) any other matters. Brokers are not qualified to perform such inspections.
- Residential service contracts are available to buyers and sellers of residential property. In a residential service contract, a residential service company agrees to, subject to the terms of the contract, repair the appliances, electrical, plumbing, heating, cooling or other systems in the property.
- Buyers are advised to obtain a policy of title insurance or have an abstract of title reviewed by an attorney of buyer's choice before purchasing a property.
- Buyers, sellers, landlords, or tenants are advised to seek the advice of an attorney of their own selection before entering into a binding agreement.

Texas law requires all real estate licensees to give the information on the reverse side of this form to prospective buyers, tenants, sellers, and landlords.

Information About Brokerage Services

Please read this information carefully and retain this document for your records.

DISCLOSURE OF AGENCY, IF ANY: The Broker named below represents: Owner Buyer Owner and Buyer

Reata Real Estate Services, L.L.C.
Brokerage Company Name

By: _____
Broker or Sales Associate

Date: _____

Courtvard Plaza
Property/Location

(TAR 043) 1/1/96

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REATA REAL ESTATE SERVICES, LLC
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 Salesmen 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.

