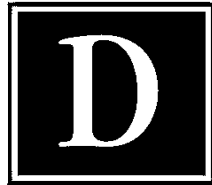


**21738 Hardy Oak
Building for Sale
San Antonio, Texas**



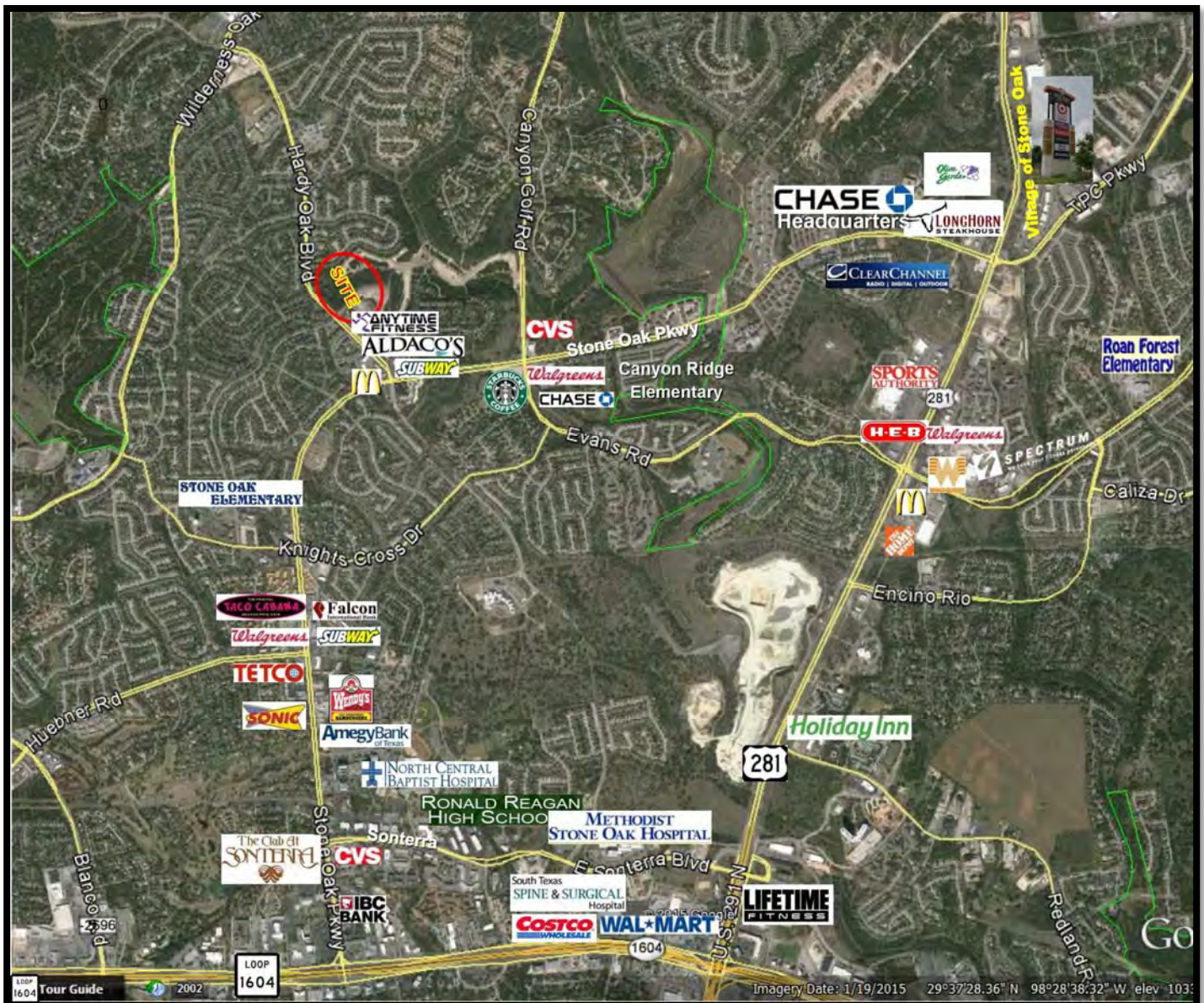
DRAKE COMMERCIAL GROUP

DEBORAH BAUER
TRAVIS BAUER

19310 STONE OAK PKWY, STE. 201
SAN ANTONIO, TEXAS 78258
T: 210.402.6363
F: 210.402.6767
www.drakecommercial.com

* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

21738 HARDY OAK BUILDING FOR SALE



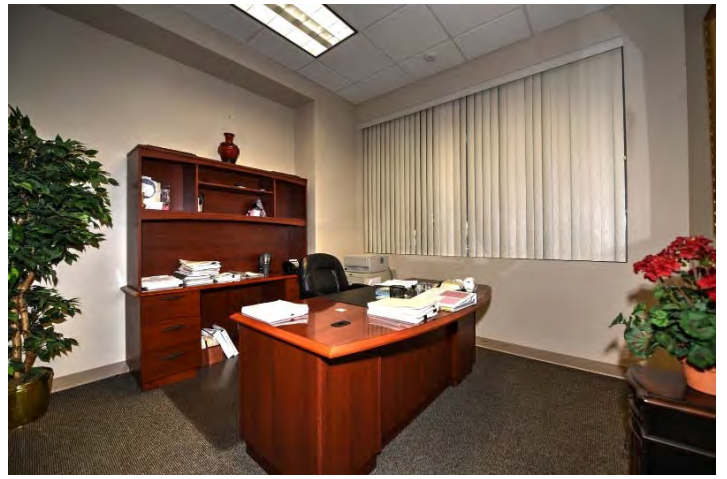
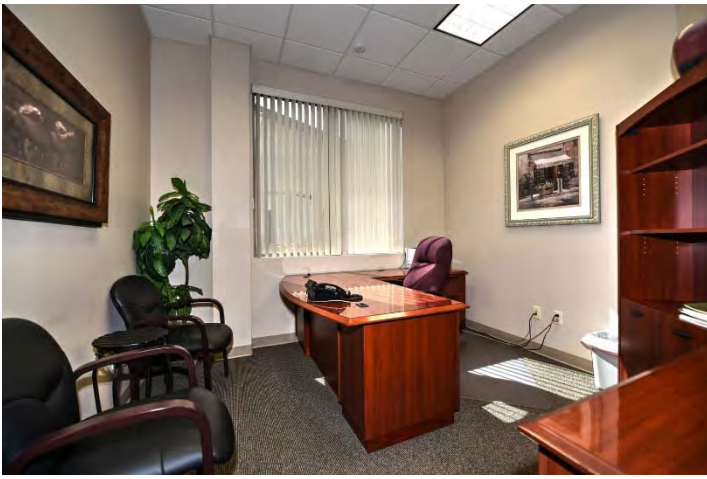
- 5,904 SF Office Building - Office spaces built out
- Located off Hardy Oak near Stone Oak Parkway. Close to shopping and dining in vibrant Stone Oak area with easy access to Hwy. 281 and Loop 1604
- C2 ERZD
- Beautiful treed lot
- Call for pricing

All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.



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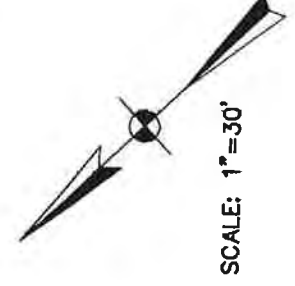
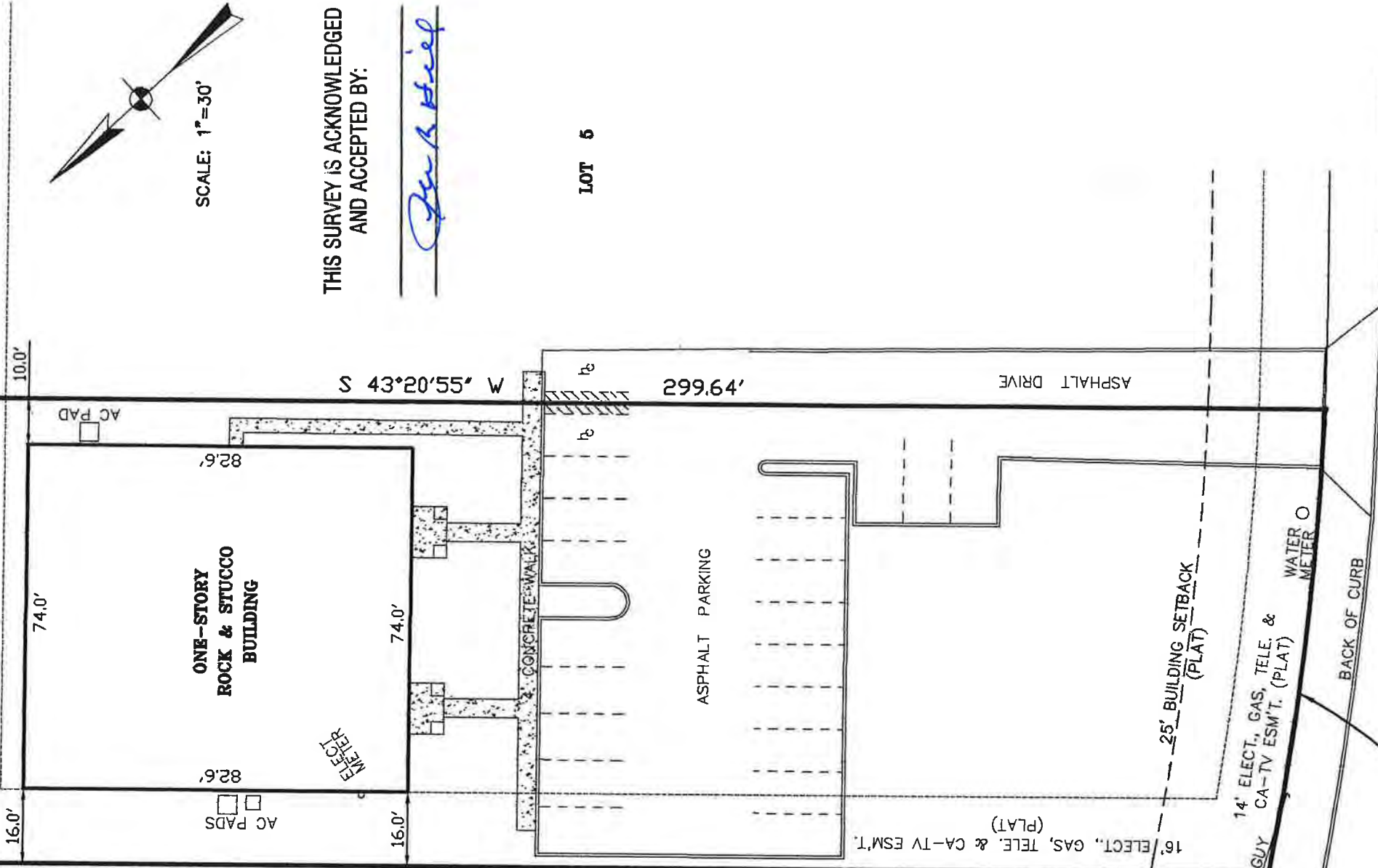






REMAINDER OF UNDEVELOPED PARENT TRACT VOL. 7395, PG. 1738 R.P.R.

12' ELECTRIC & SEWER EASEMENT (PLAT) S 46°39'04" E 100.00' 16' ELECTRIC & SEWER EASEMENT (PLAT)



THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:
Paul A. Hief

LOT 5

LOT 3

- REFERENCES:
 VOL. 3534, PG. 1184
 VOL. 3998, PG. 444
 VOL. 4361, PG. 617
 VOL. 5895, PG. 743
 VOL. 6564, PG. 828
 VOL. 6735, PG. 882
 VOL. 7222, PG. 076
 VOL. 7588, PG. 658
 VOL. 7588, PG. 661
 VOL. 7666, PG. 1651
 VOL. 8217, PG. 929
 VOL. 8283, PG. 1004
 VOL. 8343, PG. 2044
 VOL. 9129, PG. 247
 REAL PROPERTY RECORDS

HARDY OAK
 (VARIABLE WIDTH R.O.W.)
 L=100.67'
 R=677.00'
 Δ=08°31'11"
 C LEN=100.57'
 BRG=N 40°31'36" W

TICOR TITLE CO. GF# 01113285B-DC
 BUYER: BOYER-HILL PROPERTIES, INCORPORATED

SURVEY OF:

LOT 4, BLOCK 8, N. C. B. 19217, MESA COMMERCIAL, A SUBDIVISION IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9546, PAGE 53 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

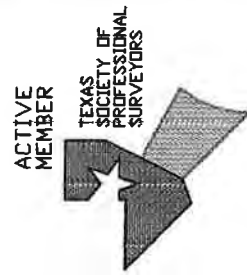
NO PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FLOOD INSURANCE RATE MAP NO. 480045 0140 E, FOR SAN ANTONIO, TEXAS, DATED FEBRUARY 16, 1998, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE

THIS 15th DAY OF MARCH, 2002.

Jack C. Evans
 JACK C. EVANS
 REG. PROF. LAND SUR. No. 1523



HALLENBERGER ENGINEERING, L.C.
 CONSULTING ENGINEERS & SURVEYORS
 206 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 (210) 349-6571
 FAX (210) 349-6571
 hallenberger-engineering.com

JOB No. 227

NOTES:
 OHE=OVERHEAD ELECTRIC
 PP=POWER POLE
 IPS=1/2" IRON PIN SET
 IPF=1/2" IRON PIN FOUND
 BEARING SOURCE: SUBDIVISION PLAT
 CONTROL LINE: COMMON LOT LINE 3 & 4

21738-I Hardy Oak Blvd 5,904 SF OFFICE BUILDING

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	7,545	28,275	76,127
2015 Female Population	7,787	29,541	79,136
% 2015 Male Population	49.21%	48.91%	49.03%
% 2015 Female Population	50.79%	51.09%	50.97%
2015 Total Population: Adult	10,634	40,985	113,964
2015 Total Daytime Population	11,694	59,570	143,447
2015 Total Employees	3,361	28,004	62,749
2015 Total Population: Median Age	34	35	36
2015 Total Population: Adult Median Age	43	44	45
2015 Total population: Under 5 years	1,034	3,753	9,963
2015 Total population: 5 to 9 years	1,378	5,018	12,123
2015 Total population: 10 to 14 years	1,519	5,428	12,912
2015 Total population: 15 to 19 years	1,207	4,169	10,110
2015 Total population: 20 to 24 years	809	2,815	8,202
2015 Total population: 25 to 29 years	889	3,246	9,838
2015 Total population: 30 to 34 years	1,068	4,064	11,035
2015 Total population: 35 to 39 years	1,341	4,795	12,026
2015 Total population: 40 to 44 years	1,489	5,581	13,483
2015 Total population: 45 to 49 years	1,230	4,554	11,736
2015 Total population: 50 to 54 years	1,089	3,883	11,144
2015 Total population: 55 to 59 years	745	3,008	9,559
2015 Total population: 60 to 64 years	585	2,511	8,261
2015 Total population: 65 to 69 years	399	1,807	5,913
2015 Total population: 70 to 74 years	244	1,056	3,445
2015 Total population: 75 to 79 years	135	749	2,227
2015 Total population: 80 to 84 years	108	602	1,572
2015 Total population: 85 years and over	63	777	1,714
% 2015 Total population: Under 5 years	6.74%	6.49%	6.42%
% 2015 Total population: 5 to 9 years	8.99%	8.68%	7.81%
% 2015 Total population: 10 to 14 years	9.91%	9.39%	8.32%
% 2015 Total population: 15 to 19 years	7.87%	7.21%	6.51%
% 2015 Total population: 20 to 24 years	5.28%	4.87%	5.28%
% 2015 Total population: 25 to 29 years	5.80%	5.61%	6.34%
% 2015 Total population: 30 to 34 years	6.97%	7.03%	7.11%
% 2015 Total population: 35 to 39 years	8.75%	8.29%	7.75%
% 2015 Total population: 40 to 44 years	9.71%	9.65%	8.68%
% 2015 Total population: 45 to 49 years	8.02%	7.88%	7.56%
% 2015 Total population: 50 to 54 years	7.10%	6.72%	7.18%
% 2015 Total population: 55 to 59 years	4.86%	5.20%	6.16%
% 2015 Total population: 60 to 64 years	3.82%	4.34%	5.32%
% 2015 Total population: 65 to 69 years	2.60%	3.13%	3.81%

% 2015 Total population: 70 to 74 years	1.59%	1.83%	2.22%
% 2015 Total population: 75 to 79 years	0.88%	1.30%	1.43%
% 2015 Total population: 80 to 84 years	0.70%	1.04%	1.01%
% 2015 Total population: 85 years and over	0.41%	1.34%	1.10%
2015 White alone	12,051	46,471	127,144
2015 Black or African American alone	733	2,710	6,755
2015 American Indian and Alaska Native alone	66	199	630
2015 Asian alone	1,325	4,169	8,637
2015 Native Hawaiian and OPI alone	14	64	204
2015 Some Other Race alone	577	2,305	6,807
2015 Two or More Races alone	566	1,898	5,086
2015 Hispanic	5,245	18,300	48,217
2015 Not Hispanic	10,087	39,516	107,046
% 2015 White alone	78.60%	80.38%	81.89%
% 2015 Black or African American alone	4.78%	4.69%	4.35%
% 2015 American Indian and Alaska Native alone	0.43%	0.34%	0.41%
% 2015 Asian alone	8.64%	7.21%	5.56%
% 2015 Native Hawaiian and OPI alone	0.09%	0.11%	0.13%
% 2015 Some Other Race alone	3.76%	3.99%	4.38%
% 2015 Two or More Races alone	3.69%	3.28%	3.28%
% 2015 Hispanic	34.21%	31.65%	31.06%
% 2015 Not Hispanic	65.79%	68.35%	68.94%
2015 Not Hispanic: White alone	4,481	12,011	48,909
2015 Not Hispanic: Black or African American alone	146	364	1,514
2015 Not Hispanic: American Indian and Alaska Native alone	11	21	147
2015 Not Hispanic: Asian alone	166	375	1,537
2015 Not Hispanic: Native Hawaiian and OPI alone	4	11	45
2015 Not Hispanic: Some Other Race alone	10	24	72
2015 Not Hispanic: Two or More Races	61	164	764
% 2015 Not Hispanic: White alone	75.45%	78.04%	75.39%
% 2015 Not Hispanic: Black or African American alone	2.46%	2.37%	2.33%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.19%	0.14%	0.23%
% 2015 Not Hispanic: Asian alone	2.80%	2.44%	2.37%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.07%	0.07%	0.07%
% 2015 Not Hispanic: Some Other Race alone	0.17%	0.16%	0.11%
% 2015 Not Hispanic: Two or More Races	1.03%	1.07%	1.18%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	15,332	57,816	155,263
2015 Households	4,962	19,780	55,917
Population Change 2010-2015	1,441	8,422	22,210
Household Change 2010-2015	348	2,492	6,375
% Population Change 2010-2015	10.37%	17.05%	16.69%
% Household Change 2010-2015	7.54%	14.41%	12.87%

Population Change 2000-2015	9,393	42,425	90,386
Household Change 2000-2015	3,049	14,459	31,775
% Population Change 2000 to 2015	158.16%	275.65%	139.32%
% Household Change 2000 to 2015	159.38%	271.73%	131.62%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	2,032	5,712	25,597
2015 Occupied Housing Units	1,914	5,321	24,140
2015 Owner Occupied Housing Units	1,680	4,569	18,231
2015 Renter Occupied Housing Units	234	752	5,909
2015 Vacant Housings Units	118	393	1,460
% 2015 Occupied Housing Units	94.19%	93.15%	94.31%
% 2015 Owner occupied housing units	87.77%	85.87%	75.52%
% 2015 Renter occupied housing units	12.23%	14.13%	24.48%
% 2000 Vacant housing units	5.81%	6.88%	5.70%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$102,953	\$100,398	\$91,688
2015 Household Income: Average	\$128,396	\$128,609	\$120,163
2015 Per Capita Income	\$41,554	\$44,189	\$43,433
2015 Household income: Less than \$10,000	146	498	1,203
2015 Household income: \$10,000 to \$14,999	79	329	1,070
2015 Household income: \$15,000 to \$19,999	62	318	1,299
2015 Household income: \$20,000 to \$24,999	131	487	1,303
2015 Household income: \$25,000 to \$29,999	129	462	1,465
2015 Household income: \$30,000 to \$34,999	120	514	1,480
2015 Household income: \$35,000 to \$39,999	64	352	1,493
2015 Household income: \$40,000 to \$44,999	242	984	2,291
2015 Household income: \$45,000 to \$49,999	162	761	2,245
2015 Household income: \$50,000 to \$59,999	273	1,151	4,011
2015 Household income: \$60,000 to \$74,999	522	2,006	5,505
2015 Household income: \$75,000 to \$99,999	458	1,986	6,881
2015 Household income: \$100,000 to \$124,999	787	2,634	7,038
2015 Household income: \$125,000 to \$149,999	431	1,738	5,095
2015 Household income: \$150,000 to \$199,999	624	2,592	6,432
2015 Household income: \$200,000 or more	732	2,968	7,106
% 2015 Household income: Less than \$10,000	2.94%	2.52%	2.15%
% 2015 Household income: \$10,000 to \$14,999	1.59%	1.66%	1.91%
% 2015 Household income: \$15,000 to \$19,999	1.25%	1.61%	2.32%
% 2015 Household income: \$20,000 to \$24,999	2.64%	2.46%	2.33%
% 2015 Household income: \$25,000 to \$29,999	2.60%	2.34%	2.62%
% 2015 Household income: \$30,000 to \$34,999	2.42%	2.60%	2.65%
% 2015 Household income: \$35,000 to \$39,999	1.29%	1.78%	2.67%
% 2015 Household income: \$40,000 to \$44,999	4.88%	4.97%	4.10%
% 2015 Household income: \$45,000 to \$49,999	3.26%	3.85%	4.01%
% 2015 Household income: \$50,000 to \$59,999	5.50%	5.82%	7.17%
% 2015 Household income: \$60,000 to \$74,999	10.52%	10.14%	9.84%
% 2015 Household income: \$75,000 to \$99,999	9.23%	10.04%	12.31%

% 2015 Household income: \$100,000 to \$124,999	15.86%	13.32%	12.59%
% 2015 Household income: \$125,000 to \$149,999	8.69%	8.79%	9.11%
% 2015 Household income: \$150,000 to \$199,999	12.58%	13.10%	11.50%
% 2015 Household income: \$200,000 or more	14.75%	15.01%	12.71%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$1,538,863	\$6,080,335	\$16,888,292
2015 Jewelry stores	\$609,974	\$2,438,123	\$6,696,205
2015 Mens clothing stores	\$1,867,865	\$7,413,377	\$20,579,685
2015 Shoe stores	\$1,892,253	\$7,476,347	\$20,778,586
2015 Womens clothing stores	\$3,155,870	\$12,591,697	\$35,029,669
2015 Automobile dealers	\$25,606,451	\$101,718,716	\$281,430,330
2015 Automotive parts and accessories stores	\$4,772,753	\$19,003,352	\$52,933,503
2015 Other motor vehicle dealers	\$616,666	\$2,448,829	\$6,909,056
2015 Tire dealers	\$2,125,807	\$8,454,577	\$23,567,406
2015 Hardware stores	\$109,453	\$436,083	\$1,206,663
2015 Home centers	\$1,075,894	\$4,294,221	\$11,926,592
2015 Nursery and garden centers	\$1,331,173	\$5,347,126	\$14,694,623
2015 Outdoor power equipment stores	\$547,486	\$2,193,609	\$6,141,686
2015 Paint andwallpaper stores	\$119,136	\$469,523	\$1,312,541
2015 Appliance, television, and other electronics stores	\$3,428,111	\$13,640,661	\$37,754,384
2015 Camera andphotographic supplies stores	\$283,425	\$1,121,215	\$3,068,981
2015 Computer andsoftware stores	\$8,611,418	\$34,238,670	\$95,721,507
2015 Beer, wine, and liquor stores	\$1,591,325	\$6,348,384	\$17,589,567
2015 Convenience stores	\$6,882,887	\$27,274,360	\$75,818,260
2015 Restaurant Expenditures	\$6,678,226	\$26,622,022	\$73,774,559
2015 Supermarkets and other grocery (except convenience) stores	\$24,387,592	\$96,923,582	\$270,817,313
2015 Furniture stores	\$2,451,947	\$9,772,402	\$26,998,251
2015 Home furnishings stores	\$8,150,493	\$32,495,731	\$90,404,252
2015 General merchandise stores	\$43,896,175	\$174,956,647	\$484,290,734
2015 Gasoline stations with convenience stores	\$21,245,842	\$84,232,638	\$235,143,790
2015 Other gasoline stations	\$15,147,814	\$60,065,668	\$168,002,485
2015 Department stores (excl leased depts)	\$43,286,201	\$172,518,524	\$477,594,529
2015 General merchandise stores	\$43,896,175	\$174,956,647	\$484,290,734
2015 Other health and personal care stores	\$1,708,407	\$6,813,971	\$18,857,567
2015 Pharmacies and drug stores	\$6,465,814	\$25,816,611	\$72,030,887
2015 Pet and pet supplies stores	\$1,731,760	\$6,879,663	\$19,276,039
2015 Book, periodical, and music stores	\$290,446	\$1,162,556	\$3,207,788
2015 Hobby, toy, and game stores	\$749,829	\$2,986,483	\$8,364,108
2015 Musical instrument and supplies stores	\$89,669	\$357,185	\$975,913
2015 Sewing, needlework, and piece goods stores	\$141,887	\$567,717	\$1,596,887
2015 Sporting goods stores	\$832,752	\$3,276,004	\$8,992,245
2015 Sporting goods stores	\$ 614,369	\$ 3,215,382	\$ 9,990,503



Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Drake Commercial Group _{LLC}	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	0277444	deborah@drakecommercial.com	210-402-6363
Designated Broker of Firm	License No.	Email	Phone
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