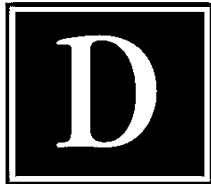


**10.961 ACRES  
Commercial Corner  
IH 35 / 1604  
SAN ANTONIO, TEXAS**



**DRAKE COMMERCIAL GROUP**

DEBORAH BAUER

19310 STONE OAK PKWY, STE. 201

SAN ANTONIO, TEXAS 78258

T: 210.402.6363

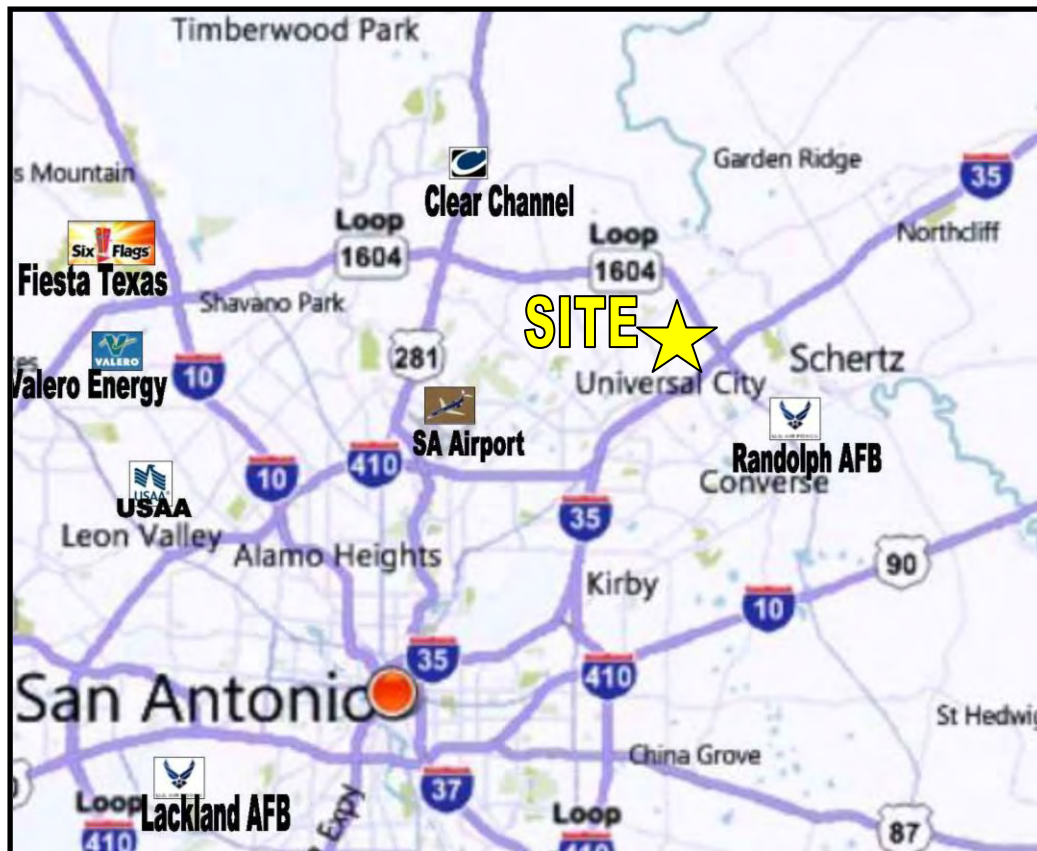
F: 210.402.6767

[www.drakecommercial.com](http://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.



## 10.961 Acres Loop 1604 and IH 35



- Great visibility - West corner of IH 35 north and Loop 1604 East, next to Randolph Brooks Credit Union and future Weitzman Cencor Shopping Center.
- Across from the Forum Shopping Center and The Fountains of Live Oak Shopping Center
- City of Live Oak
- Electric – 3 phase electric along the property frontage on IH 35 and along McMorris Blvd. across the street from the property
- Sewer – 8” line along the west side of Loop 1604 stubbing out at the northeast corner of the property provided by Live Oak Public Works
- Water – 12” line in Point Northeast Parkway along the northwest property boundary provided by Live Oak Public Works
- Gas – 4” line on the southwest side of the intersection of IH 35 and McMorris Blvd, across McMorris Blvd from the property

For more information please contact Deborah Bauer or Travis Bauer  
210.402.6363

[deborah@drakecommercial.com](mailto:deborah@drakecommercial.com) – [travis@drakecommercial.com](mailto:travis@drakecommercial.com)



# Drake Commercial Group

19310 Stone Oak Parkway  
Suite 201  
San Antonio, TX 78258  
www.drakecommercial.com



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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AGREEMENT

THE STATE OF TEXAS

97- 0178804

COUNTY OF BEXAR

Daniel M. Elder and his assigns contracted to purchase 10.961 acres from National Bancshares Corporation of Texas, Inc., which property is described on Exhibit A attached hereto (the "Property").

Live Oak Joint Venture ("Live Oak") and Daniel M. Elder and his assigns ("Owner") entered into an agreement in December of 1996 (the "Agreement") which required Live Oak to revise certain deed restrictions affecting the Property, which restrictions are set forth in the Warranty Deed recorded at Volume 3015, Page 1027 and the Warranty Deed recorded at Volume 3014, Page 1015 (collectively, the "Warranty Deeds"). Live Oak represents that it has not made any assignment of any interests in the properties benefiting from these restrictions.

1604/35 Limited (the "Partnership"), as Assignee of Daniel M. Elder, purchased the Property on December 26, 1996. Live Oak and the Partnership agree that the deed restrictions affecting the Property are amended in their entirety so that the only deed restriction affecting the Property benefiting Live Oak and its assigns is as follows:

The Property shall not be used for any of the following purposes: convenience stores such as 7-11, U-Tote-M and Mr. M, car dealerships, gas or service stations, fast-food or drive-in restaurants (except to the extent such fast-food restaurants are not stand alone buildings and within or a part of a shopping center or other retail establishment), dock high warehouses or buildings used for similar purposes. Upon request from the Partnership or its assigns, Live Oak or its assigns, may modify this restrictive covenant by subsequent recorded amendments without the joinder therein of any other party except the Partnership or the Partnership's assigns. No other parties than Live Oak and its assigns are benefited by these restrictions.

Book D Vol 07292 Page 01795

Executed this 13th day of November, 1997.

1604/35 Limited

Live Oak Joint Venture

By: E&D Development Company  
General Partner

By Byron Routh,  
Managing Partner

By: [Signature]  
Daniel M. Elder  
President

[Signature]

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on this 15<sup>th</sup> day of December, 1997, by Daniel M. Elder, President of E & D Development Company, General Partner on behalf of 1604/35 Limited, a partnership.



[Signature]  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

Book    Volm   Page  
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This instrument was acknowledged before me on this 13<sup>th</sup> day of November, 1997, by Byron Routh, Managing Partner on behalf of Live Oak Joint Venture, a partnership.



[Signature]  
Notary Public, State of Texas

My Commission Expires: 4-6-98

ABB0E525

Return to:  
Matthews and Branscomb  
106 S. St. Mary's Street, Suite 700  
San Antonio, Texas 78205-3692  
Attn: Daniel M. Elder, Esq.

## Randolph-Brooks Federal Credit Union plans campus expansion

### Randolph-Brooks to spend up to \$30 million on project

Date: Sunday, September 12, 2010, 11:00pm CDT - Last Modified: Wednesday, September 8, 2010, 6:49pm CDT

Randolph-Brooks Federal Credit Union is developing two new buildings totaling 137,000 square feet at its headquarters on the city's North Side. It expects to add up to 100 new employees at the site over the next year.

RBFCU officials say the downturn in the financial markets and the downfall of several national banks is bringing customers to the credit union's door and fueling the growth in employees and the building expansion at its main campus — located off Loop 1604 and Randolph Brooks Parkway.

Sonya McDonald, RBFCU vice president of sales and marketing, says both the economic downturn and the demise of some of the national banks created "kind of the perfect storm" to drive people to credit unions.

"You've got people who were mad at their financial institutions and you have an economy that's been weak," McDonald says. "We have experienced a lot of folks coming over to us based on our reputation. And our members (have been) our best source of advertisement."

The credit union broke ground last week on the new buildings at its headquarters campus, which is currently home to the existing administrative service center, called the Creswell Center. Costs for the entire development project will run between \$25 million and \$30 million, says RBFCU senior vice president of planning John Kelly.

A 124,000-square-foot facility — one of the new structures — will serve as a secondary administrative building. It will house a high-tech, state-of-the-art training complex, a lunch room and several "comfort stations" where employees can take short food breaks. The building will also house a lactation facility for its female employees.

The four-story building is slated to accommodate more than 500 employees at full capacity. Kelly says the credit union will initially move over departments from the main building that are now cramped for space. These will include the investment-services and business-loan departments, the member-service call center, and the marketing and planning department.

A smaller, 13,000-square-foot building will also be constructed to connect both the old and new administrative buildings. This two-story building, dubbed the "CUseum," will house a 300-seat auditorium as well as a museum featuring information about RBFCU's history.

The auditorium will be used for in-house training and community events such as financial literacy.

A five-story, 400-plus parking space garage is also being constructed as part of the expansion and will be located behind the two new buildings.

Construction of the buildings and the parking garage, Kelly says, is expected to take about 18 months, weather permitting.

Kelly adds that the credit union generally prefers to construct new buildings instead of leasing space because it views the properties as long-term investments. Additionally, he says, this is a perfect time to build.

"Particularly, in this economy, we have found that the construction industry is really hurting...," Kelly says. "In terms of getting a good price, we couldn't have picked a better time to build. That's what drives the decision."

Locally based Chesney Morales & Associates Inc. is the architect for the project. San Antonio's Koontz McCombs will serve as the general contractor.



## Fueling growth

The credit union's original three-story, 114,000-square-foot headquarters building — which was completed in 2004 — was designed to accommodate growth for seven to 10 years. But with more than 400 employees now working in that building, and more hires in the pipeline, Kelly says the credit union's headquarters is already pinched for space.

"We'll just barely make seven years. When we get this new building open, we're going to be bursting at the seams. ... We didn't think that would happen so soon," Kelly says.

RBFCU currently has 1,033 employees, the majority of whom are located in San Antonio. About 100 of those are employed in the Austin area. The credit union plans to add between 50 and 100 new employees within the next 12 months, according to RBFCU officials.

"When you add that many members, the number of loan officers has to increase in order to support the new members that we have," McDonald says.

She adds that the credit union's membership and loan growth over the past several years has been exponential. In July 2007, RBFCU's membership and loan portfolio stood at 225,490 and \$1.61 billion respectively. As of July 2010, those numbers had increased by 29 percent and 58 percent, respectively — to 330,795 members and \$2.54 billion in loans.

In addition to expansion plans at its main campus, RBFCU also plans to open full-service branches in San Antonio and in Round Rock. The credit union plans to hire about 20 people for each of those branches. RBFCU also expects to replace two existing branches — one in San Antonio and one in Lockhart — within the next 12 months.

McDonald says the financial crisis, which has been particularly hard on the large national banks, has caused individuals to turn to credit unions as an alternative. RBFCU, she says, has taken advantage of that climate and is aggressively marketing itself via billboards and TV and radio ads as the place to do business— with competitive loan rates and low service fees.

Winter Prosapio, spokeswoman for the Texas Credit Union League, says consumers and businesses are increasingly looking to credit unions because they're being turned away from banks, especially when it comes to getting loans.

"Unfortunately, the meltdown of the for-profit banking sector has put tremendous pressure on the system," Prosapio says. "Credit unions, on the other hand, still have money to lend and many are responding to increased interest from consumers and small business members."

Tamarind Phinisee covers finance, Mexico/trade and education.

<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	6,088	85,391	194,957
2012 Households	2,717	31,362	69,424
Population Change 2010-2012	130	4,825	8,860
Household Change 2010-2012	-15	973	1,480
% Population Change 2010-2012	2.18%	5.99%	4.76%
% Household Change 2010-2012	-0.55%	3.20%	2.18%
Population Change 2000-2012	2,231	29,607	46,003
Household Change 2000-2012	1,145	10,836	16,136
% Population Change 2000 to 2012	57.84%	53.07%	30.88%
% Household Change 2000 to 2012	72.84%	52.79%	30.28%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	1,607	21,417	55,643
2000 Occupied Housing Units	1,573	20,526	53,289
2000 Owner Occupied Housing Units	907	14,295	36,898
2000 Renter Occupied Housing Units	666	6,231	16,391
2000 Vacant Housings Units	35	891	2,354
% 2000 Occupied Housing Units	97.88%	95.84%	95.77%
% 2000 Owner occupied housing units	57.66%	69.64%	69.24%
% 2000 Renter occupied housing units	42.34%	30.36%	30.76%
% 2000 Vacant housing units	2.18%	4.16%	4.23%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Household Income: Median	\$52,415	\$58,857	\$59,814
2012 Household Income: Average	\$60,959	\$68,173	\$70,946
2012 Per Capita Income	\$27,232	\$25,107	\$25,490
2012 Household income: Less than \$10,000	185	1,080	2,374
2012 Household income: \$10,000 to \$14,999	155	1,665	3,177
2012 Household income: \$15,000 to \$19,999	137	978	2,402
2012 Household income: \$20,000 to \$24,999	92	1,225	3,032
2012 Household income: \$25,000 to \$29,999	88	1,442	3,288
2012 Household income: \$30,000 to \$34,999	171	1,490	3,572
2012 Household income: \$35,000 to \$39,999	170	1,693	3,361
2012 Household income: \$40,000 to \$44,999	168	1,599	3,428
2012 Household income: \$45,000 to \$49,999	135	1,762	3,697
2012 Household income: \$50,000 to \$59,999	238	3,101	6,501

2012 Household income: \$60,000 to \$74,999	310	3,857	8,327
2012 Household income: \$75,000 to \$99,999	319	5,188	11,356
2012 Household income: \$100,000 to \$124,999	368	3,652	7,737
2012 Household income: \$125,000 to \$149,999	123	1,430	3,789
2012 Household income: \$150,000 to \$199,999	58	848	2,166
2012 Household income: \$200,000 or more	n/a	352	1,217
% 2012 Household income: Less than \$10,000	6.81%	3.44%	3.42%
% 2012 Household income: \$10,000 to \$14,999	5.70%	5.31%	4.58%
% 2012 Household income: \$15,000 to \$19,999	5.04%	3.12%	3.46%
% 2012 Household income: \$20,000 to \$24,999	3.39%	3.91%	4.37%
% 2012 Household income: \$25,000 to \$29,999	3.24%	4.60%	4.74%
% 2012 Household income: \$30,000 to \$34,999	6.29%	4.75%	5.15%
% 2012 Household income: \$35,000 to \$39,999	6.26%	5.40%	4.84%
% 2012 Household income: \$40,000 to \$44,999	6.18%	5.10%	4.94%
% 2012 Household income: \$45,000 to \$49,999	4.97%	5.62%	5.33%
% 2012 Household income: \$50,000 to \$59,999	8.76%	9.89%	9.36%
% 2012 Household income: \$60,000 to \$74,999	11.41%	12.30%	11.99%
% 2012 Household income: \$75,000 to \$99,999	11.74%	16.54%	16.36%
% 2012 Household income: \$100,000 to \$124,999	13.54%	11.64%	11.14%
% 2012 Household income: \$125,000 to \$149,999	4.53%	4.56%	5.46%
% 2012 Household income: \$150,000 to \$199,999	2.13%	2.70%	3.12%
% 2012 Household income: \$200,000 or more	0.00%	1.12%	1.75%

*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

**B**efore 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 or 512-465-3960.

