



LA PICOSA AT BROOKS

 SE Military Dr. at S New Braunfels Ave., San Antonio TX 78235

PJ Pfeiffer

210.349.7711, Ext. 204

ppfeiffer@birnbaumproperty.com

Wes Kimball

210.349.7711, Ext. 227

wkimball@birnbaumproperty.com

Joe Aycock

210.349.7711, Ext. 208

jaycock@birnbaumproperty.com

Jordon Mullen

210.349.7711, Ext. 229

jmullen@birnbaumproperty.com



BIRNBAUM PROPERTY COMPANY

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AERIAL VIEW



TRADE AREA INFORMATION

- Approximately 1,580 apartments within Brooks, with another 1,000 apartment units under construction
- Approximately 6,000 employees within Brooks
 - Mission Trail Baptist Hospital
 - Cuisine Solutions
 - Amazon
- Incarnate Word Medical School
- Mission Solar
- DPT Head Quarters

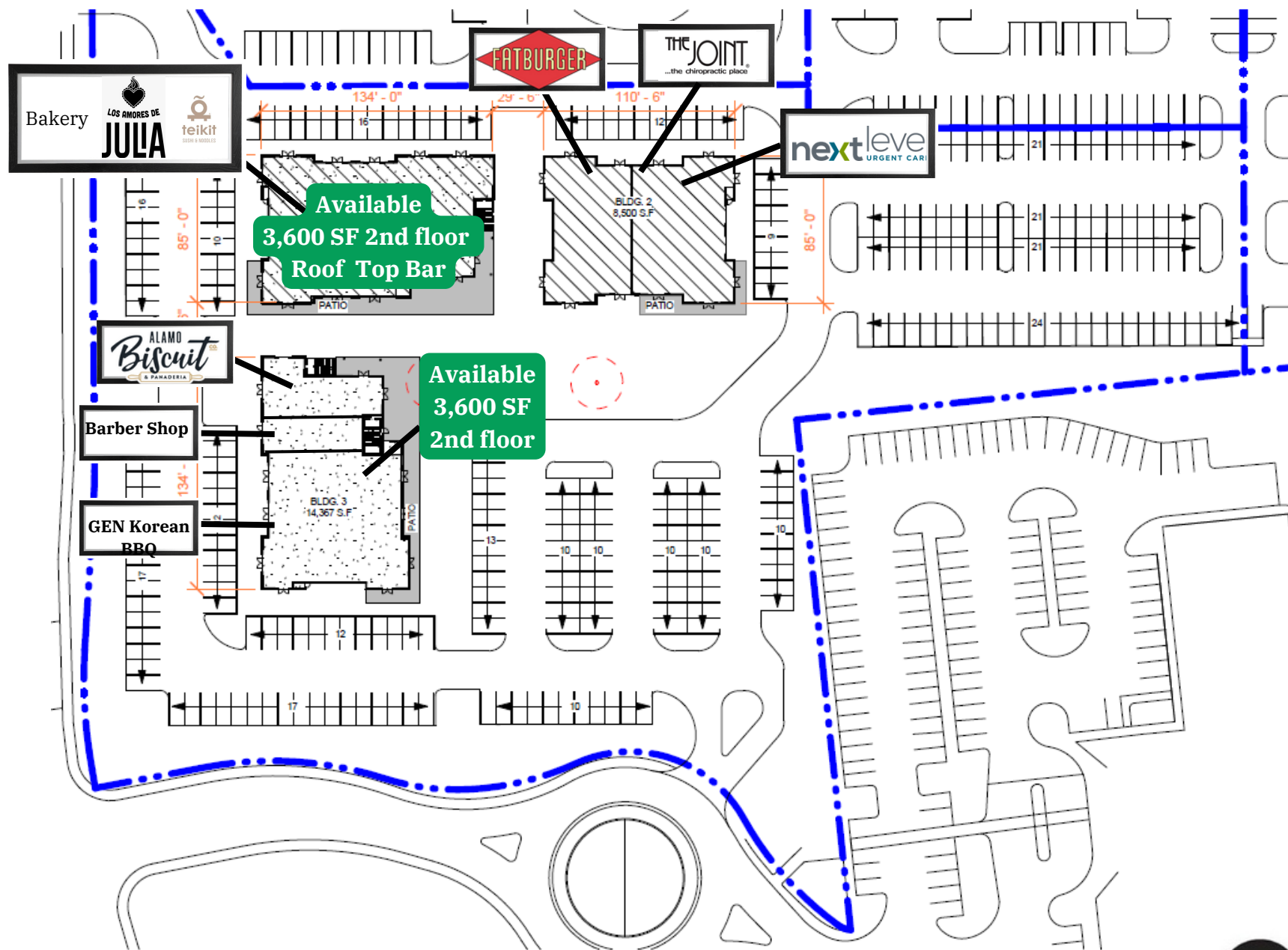


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TOWN SQUARE



TOWN CENTER CONCEPT



POPULATION 2022

1 mile	11,335
3 mile	85,675
5 mile	213,909



HOUSEHOLD INCOME 2022

1 mile	\$49,308
3 mile	\$59,671
5 mile	\$60,231



TRAFFIC COUNTS 2021

Loop 13	35,688 VPD
City Base	9,928 VPD
Landing US 281	76,872 VPD



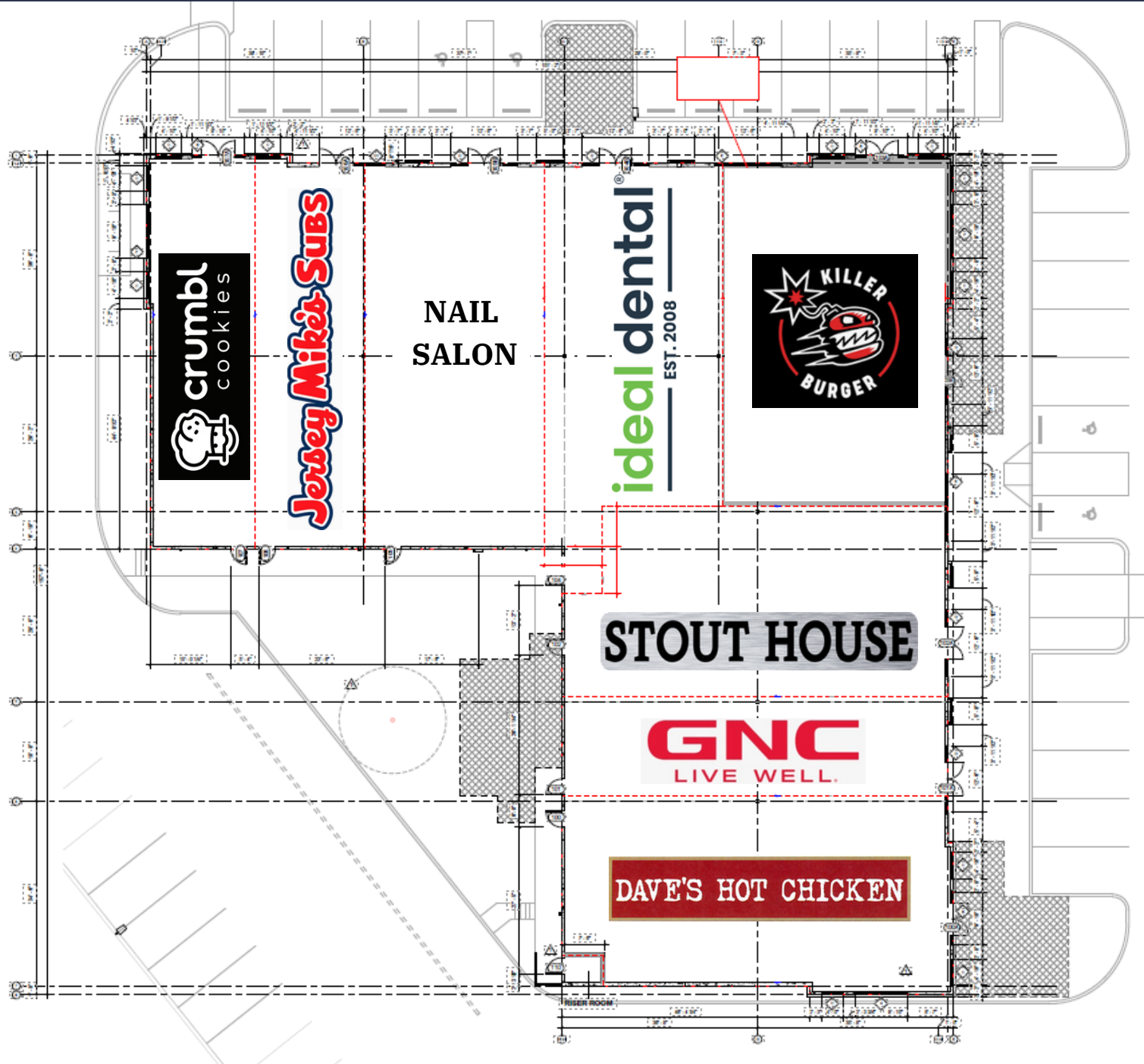
TOWN CENTER CONSTRUCTION



TOWN CENTER CONSTRUCTION



RETAIL CENTER



DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

La Picos at Brooks City						
	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	8,257	72.84	63,870	74.55	150,724	70.46
Black/African American Alone	1,219	10.75	4,096	4.78	14,737	6.89
American Indian/Alaskan Native Alone	77	0.68	870	1.02	2,359	1.10
Asian Alone	99	0.87	472	0.55	997	0.47
Native Hawaiian/Pacific Islander Alone	0	0.00	52	0.06	134	0.06
Some Other Race Alone	1,372	12.10	13,782	16.09	38,146	17.83
Two or More Races	312	2.75	2,534	2.96	6,812	3.19
Hispanic/Latino	8,258	72.85	71,279	83.20	177,942	83.19
Not Hispanic/Latino	3,077	27.15	14,396	16.80	35,967	16.81
2022 Occupied Housing Units by Tenure						
Owner-Occupied	1,087	26.71	17,396	57.94	44,314	60.38
Renter-Occupied	2,983	73.29	12,626	42.06	29,074	39.62
Average Household Size	--	2.60	--	2.81	--	2.89
2022 Households by Household Income						
Income < \$15,000	828	20.34	4,900	16.32	11,796	16.07
Income \$15,000 - \$24,999	519	12.75	3,501	11.66	8,950	12.20
Income \$25,000 - \$34,999	439	10.79	3,293	10.97	8,367	11.40
Income \$35,000 - \$49,999	720	17.69	4,484	14.94	11,045	15.05
Income \$50,000 - \$74,999	795	19.53	5,416	18.04	13,281	18.10
Income \$75,000 - \$99,999	379	9.31	3,464	11.54	8,042	10.96
Income \$100,000 - \$124,999	198	4.87	2,122	7.07	4,886	6.66
Income \$125,000 - \$149,999	105	2.58	1,232	4.10	2,908	3.96
Income \$150,000 - \$199,999	46	1.13	982	3.27	2,310	3.15
Income \$200,000 - \$249,999	15	0.37	405	1.35	978	1.33
Income \$250,000 - \$499,999	21	0.52	183	0.61	610	0.83
Income \$500,000+	4	0.10	39	0.13	215	0.29
Average Household Income	--	49,308.00	--	59,671.00	--	60,231.00
Median Household Income	--	40,119.78	--	45,824.68	--	44,973.17
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	44,582.39	--	47,815.99	--	46,861.70
Black/African American Alone	--	24,277.86	--	30,524.62	--	29,853.94
American Indian/Alaskan Native Alone	--	42,862.62	--	38,419.04	--	39,289.98
Asian Alone	--	38,161.24	--	49,049.92	--	58,378.18
Native Hawaiian/Pacific Islander Alone	--	--	--	59,917.62	--	53,024.63
Some Other Race Alone	--	30,802.39	--	39,659.02	--	42,426.19
Two or More Races	--	51,233.75	--	63,969.91	--	60,364.59
Hispanic/Latino	--	42,916.82	--	45,885.06	--	45,257.20
Not Hispanic/Latino	--	34,207.23	--	45,629.24	--	43,959.29





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.

11-2-2015



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.

Birnbaum Property Company	501357	mbirnbaum@birnbaumpropety.com	210-349-7711
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Birnbaum	161284	mbirnbaum@birnbaumpropety.com	210-349-7711
Designated Broker of Firm	License No.	Email	Phone