

FOR SALE

Free Standing Restaurant
16080 US Hwy 281- San Antonio, TX



**Carduner
Commercial**
RETAIL REAL ESTATE SERVICES

Rick Carduner
Carduner Commercial
210.402.3500
rick@cardunercommercial.com



- Former Outback Steakhouse
- 6,190 sf building, 1.99 acres land
- 150+ parking spaces
- Great visibility and access - US 281
- 160,000 vehicles per day - US 281
- Zoned C-3 ERZD

2013 Demographics

	1 mile	3 mile	5 mile
Population	6,953	81,785	222,283
Ave HH Inc	\$83,791	\$89,257	\$90,944
Employees	6,383	51,166	120,578



DISCLAIMER

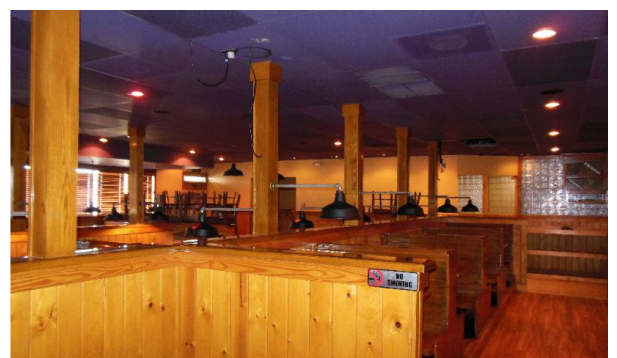
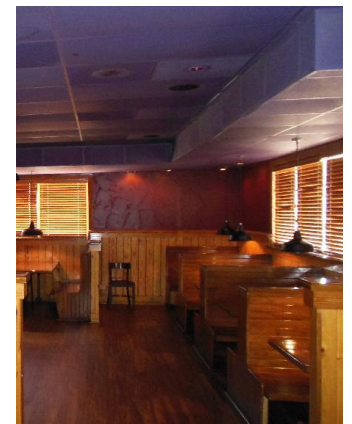
As to the subject property, Carduner Commercial (“Broker”) makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitations, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereof (including, but not limited to, the presence of underground storage tanks, asbestos, radon, lead paint, contaminated soil or hazardous substances), or the property's compliance with any applicable laws, rules or regulations regarding such issue; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws ordinances or regulations of any government or other body.

Regarding the above items, any potential PURCHASER/LESSEE will rely solely on its own investigation of the property. Any information provided, or to be provided, with respect to the property by Broker was obtained from sources deemed reliable, but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

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RETRO TV SCHEDULE			
ITEM #	SCHEDULE OF EQUIPMENT	SUPPLIED BY	REMARKS/SPECS
58A	2-27" T.V.'S W/ MOUNTS	MUZAK	PHILIPS-SILVER
510	PROJECTION T.V. RETRO KIT	AMC/MUZAK	SCREEN/PROJECTOR

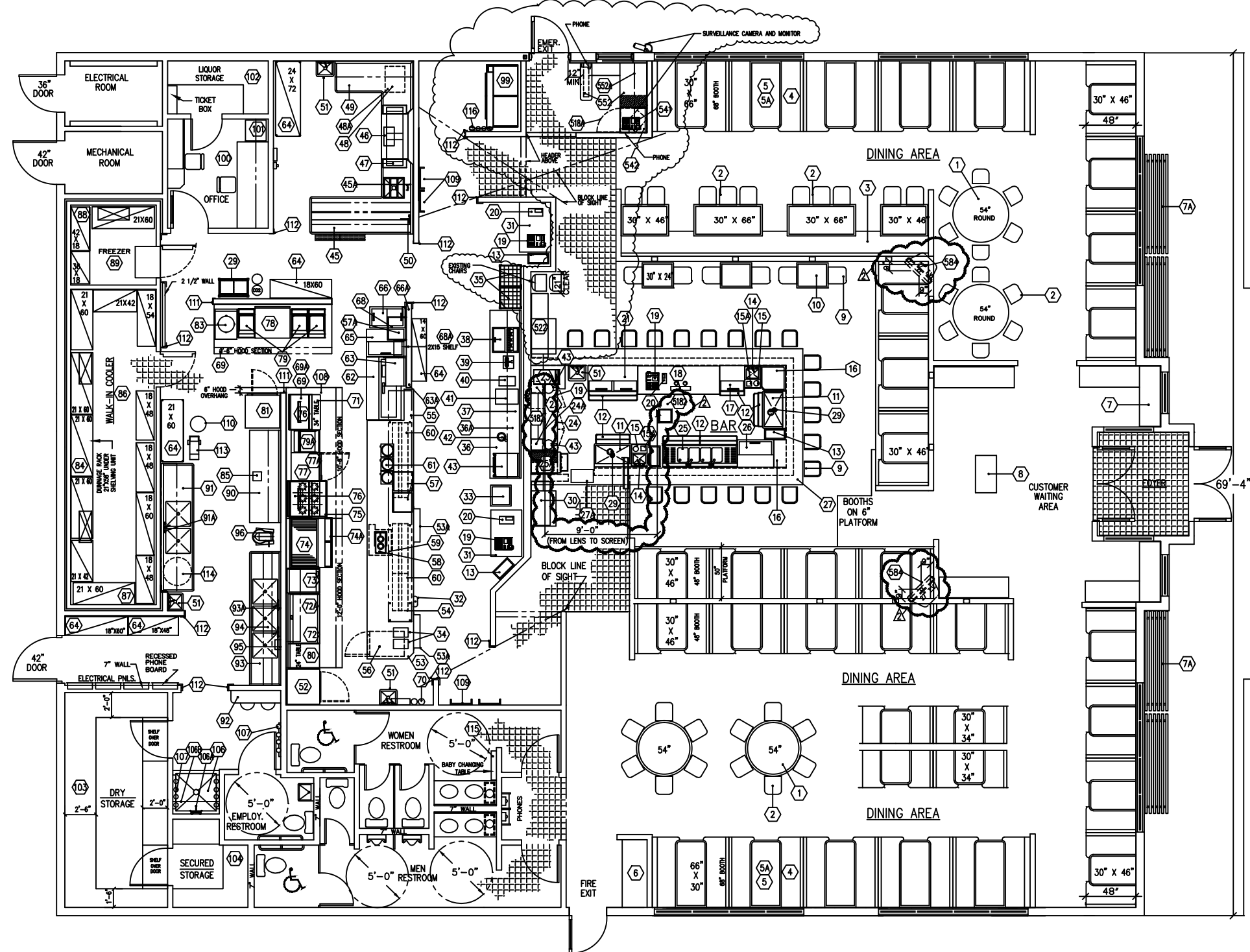


TABLE TOP (DINING) - 35
 TABLE TOP (BAR) - 10
 TOTAL SEATING - 218

FLOOR PLAN

6,115 SQUARE FEET

REVISION	DATE
TAKE AWAY	11-11-98
ADDED TV RETRO KIT	
2-27" T.V.'S TO BAR AREA	3-27-03

Louis Mohr & Sons, Inc.
Tampa, Florida

SAN ANTONIO 1, TX
T STORE # 4417

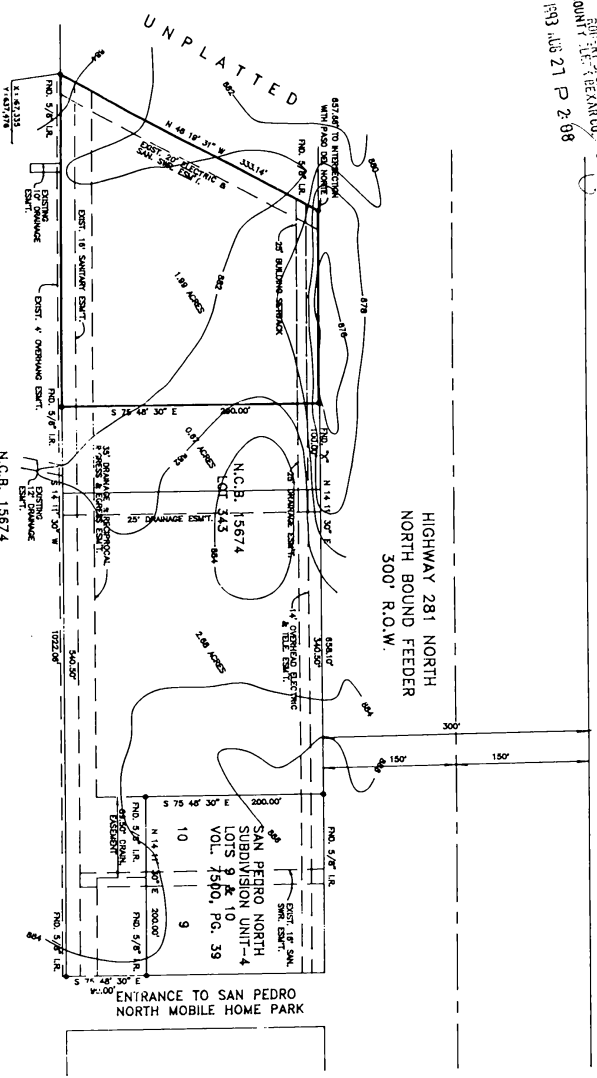
OUTBACK

STEAKHOUSE

DRAWN: G.C.
 CHECKED:
 DATE: 5-7-93
 SCALE: 1/4"=1'-0"
 JOB NUMBER: 248093

SHEET #
FS-1
of : 7

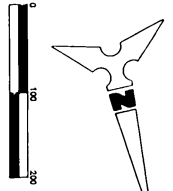
FILED IN THE OFFICE
COUNTY CLERK, BEKAR CO.
1983 AUG 21 P 2-98



SAN PEDRO MOBILE HOME PARK
VOL. 8500, P. G. 137-142

N.C.B. 15674

AREA BEING REPLATED
THROUGH PUBLIC HEARING



FULL PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Carduner
Commercial
RETAIL REAL ESTATE SERVICES

Lat/Lon: 29.5865/-98.4740

RF1

16080 San Pedro Ave
San Antonio, TX 78232

1 ml radius 3 ml radius 5 ml radius 7 ml radius

	1 ml radius	3 ml radius	5 ml radius	7 ml radius	
POPULATION	2013 Estimated Population	6,953	81,785	222,283	418,884
	2018 Projected Population	7,301	85,857	233,371	439,732
	2010 Census Population	6,655	78,294	212,767	400,976
	2000 Census Population	6,368	67,484	169,591	318,381
	Projected Annual Growth 2013 to 2018	1.0%	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2013	0.7%	1.6%	2.4%	2.4%
HOUSEHOLDS	2013 Estimated Households	3,092	35,416	90,442	170,068
	2018 Projected Households	3,278	37,535	95,852	180,247
	2010 Census Households	2,966	33,972	86,754	163,136
	2000 Census Households	2,786	27,595	68,120	129,677
	Projected Annual Growth 2013 to 2018	1.2%	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2013	0.8%	2.2%	2.5%	2.4%
AGE	2013 Est. Population Under 10 Years	10.2%	10.7%	12.5%	12.9%
	2013 Est. Population 10 to 19 Years	11.2%	12.4%	13.4%	13.3%
	2013 Est. Population 20 to 29 Years	13.4%	15.0%	14.3%	14.6%
	2013 Est. Population 30 to 44 Years	17.5%	19.6%	21.1%	21.0%
	2013 Est. Population 45 to 59 Years	21.8%	22.4%	21.3%	20.3%
	2013 Est. Population 60 to 74 Years	17.4%	14.5%	12.6%	12.4%
	2013 Est. Population 75 Years or Over	8.5%	5.5%	4.9%	5.5%
	2013 Est. Median Age	41.8	38.7	36.9	36.5
MARITAL STATUS & GENDER	2013 Est. Male Population	48.3%	48.2%	48.6%	48.4%
	2013 Est. Female Population	51.7%	51.8%	51.4%	51.6%
	2013 Est. Never Married	27.1%	29.9%	29.8%	30.5%
	2013 Est. Now Married	50.0%	49.3%	49.3%	47.1%
	2013 Est. Separated or Divorced	17.6%	16.5%	16.6%	17.6%
	2013 Est. Widowed	5.3%	4.3%	4.3%	4.8%
INCOME	2013 Est. HH Income \$200,000 or More	7.0%	8.1%	8.8%	7.7%
	2013 Est. HH Income \$150,000 to \$199,999	5.5%	8.7%	8.5%	7.4%
	2013 Est. HH Income \$100,000 to \$149,999	9.5%	15.3%	14.8%	13.3%
	2013 Est. HH Income \$75,000 to \$99,999	12.5%	13.1%	12.0%	11.5%
	2013 Est. HH Income \$50,000 to \$74,999	19.2%	18.9%	17.8%	18.9%
	2013 Est. HH Income \$35,000 to \$49,999	18.5%	14.8%	14.2%	14.9%
	2013 Est. HH Income \$25,000 to \$34,999	7.5%	8.0%	8.6%	9.2%
	2013 Est. HH Income \$15,000 to \$24,999	11.5%	7.1%	7.9%	7.8%
	2013 Est. HH Income Under \$15,000	8.8%	6.1%	7.3%	9.3%
	2013 Est. Average Household Income	\$83,791	\$89,257	\$90,944	\$84,236
	2013 Est. Median Household Income	\$61,434	\$73,202	\$75,011	\$69,709
	2013 Est. Per Capita Income	\$37,276	\$38,717	\$37,042	\$34,244
	2013 Est. Total Businesses	675	4,606	11,394	21,357
2013 Est. Total Employees	6,383	51,166	120,578	214,731	

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

FULL PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



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Commercial**
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Lat/Lon: 29.5865/-98.4740

RF1

16080 San Pedro Ave		1 mi radius	3 mi radius	5 mi radius	7 mi radius
San Antonio, TX 78232					
RACE	2013 Est. White	85.7%	83.6%	80.4%	78.9%
	2013 Est. Black	2.5%	4.0%	4.8%	5.6%
	2013 Est. Asian or Pacific Islander	2.3%	3.3%	3.8%	3.5%
	2013 Est. American Indian or Alaska Native	0.4%	0.5%	0.6%	0.6%
	2013 Est. Other Races	9.2%	8.5%	10.4%	11.4%
HISPANIC	2013 Est. Hispanic Population	2,136	25,924	81,640	169,058
	2013 Est. Hispanic Population	30.7%	31.7%	36.7%	40.4%
	2018 Proj. Hispanic Population	31.2%	32.2%	37.3%	41.0%
	2010 Hispanic Population	30.5%	31.4%	36.4%	40.0%
EDUCATION (Adults 25 or Older)	2013 Est. Adult Population (25 Years or Over)	5,020	56,871	149,091	277,804
	2013 Est. Elementary (Grade Level 0 to 8)	5.8%	1.9%	2.7%	3.6%
	2013 Est. Some High School (Grade Level 9 to 11)	3.1%	2.1%	3.4%	4.0%
	2013 Est. High School Graduate	18.7%	14.6%	16.7%	18.7%
	2013 Est. Some College	29.2%	26.3%	25.6%	25.0%
	2013 Est. Associate Degree Only	5.9%	7.4%	7.2%	7.5%
	2013 Est. Bachelor Degree Only	23.1%	30.5%	27.7%	25.5%
	2013 Est. Graduate Degree	14.3%	17.3%	16.7%	15.6%
HOUSING	2013 Est. Total Housing Units	3,211	37,153	94,900	179,894
	2013 Est. Owner-Occupied	62.0%	58.0%	58.5%	56.0%
	2013 Est. Renter-Occupied	34.3%	37.3%	36.8%	38.5%
	2013 Est. Vacant Housing	3.7%	4.7%	4.7%	5.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	5.7%	8.8%	10.2%	11.5%
	2010 Homes Built 2000 to 2004	5.2%	10.6%	12.4%	11.1%
	2010 Homes Built 1990 to 1999	12.9%	24.2%	22.0%	17.8%
	2010 Homes Built 1980 to 1989	21.7%	25.4%	22.3%	19.9%
	2010 Homes Built 1970 to 1979	33.4%	19.1%	17.5%	18.7%
	2010 Homes Built 1960 to 1969	10.7%	5.5%	8.1%	9.8%
	2010 Homes Built 1950 to 1959	7.0%	3.7%	4.7%	7.2%
	2010 Homes Built Before 1949	3.5%	2.7%	2.8%	4.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.9%	0.4%	0.4%	0.5%
	2010 Home Value \$500,000 to \$999,999	4.8%	3.1%	3.8%	4.2%
	2010 Home Value \$400,000 to \$499,999	3.0%	2.8%	3.5%	3.8%
	2010 Home Value \$300,000 to \$399,999	5.5%	8.0%	8.7%	8.3%
	2010 Home Value \$200,000 to \$299,999	16.4%	27.7%	25.6%	21.4%
	2010 Home Value \$150,000 to \$199,999	28.5%	28.9%	25.0%	21.7%
	2010 Home Value \$100,000 to \$149,999	23.3%	19.7%	21.1%	22.1%
	2010 Home Value \$50,000 to \$99,999	7.6%	6.8%	9.5%	14.9%
	2010 Home Value \$25,000 to \$49,999	2.8%	1.2%	1.3%	1.4%
	2010 Home Value Under \$25,000	6.1%	1.3%	1.1%	1.4%
	2010 Median Home Value	\$183,796	\$199,596	\$201,025	\$193,363
	2010 Median Rent	\$682	\$791	\$756	\$755

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RF1

16080 San Pedro Ave San Antonio, TX 78232		1 mi radius	3 mi radius	5 mi radius	7 mi radius
LABOR FORCE	2013 Est. Labor Population Age 16 Years or Over	5,759	66,439	175,041	327,840
	2013 Est. Civilian Employed	63.0%	65.2%	64.9%	63.2%
	2013 Est. Civilian Unemployed	3.7%	3.0%	3.0%	3.3%
	2013 Est. in Armed Forces	1.6%	1.6%	1.5%	1.6%
	2013 Est. not in Labor Force	31.7%	30.2%	30.6%	31.9%
	2013 Labor Force Males	47.7%	47.8%	48.0%	47.8%
	2013 Labor Force Females	52.3%	52.2%	52.0%	52.2%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,345	42,843	110,677	200,989
	2010 Mgmt, Business, & Financial Operations	18.9%	21.9%	20.4%	19.2%
	2010 Professional, Related	24.1%	25.7%	25.3%	24.4%
	2010 Service	14.4%	12.5%	13.6%	15.0%
	2010 Sales, Office	30.6%	29.2%	28.2%	28.1%
	2010 Farming, Fishing, Forestry	0.4%	0.2%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	4.5%	5.1%	5.8%	6.4%
	2010 Production, Transport, Material Moving	7.1%	5.6%	6.5%	6.7%
	2010 White Collar Workers	73.6%	76.7%	73.9%	71.7%
	2010 Blue Collar Workers	26.4%	23.3%	26.1%	28.3%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	86.5%	86.3%	84.9%	84.0%
	2010 Drive to Work in Carpool	5.5%	7.1%	7.6%	8.1%
	2010 Travel to Work by Public Transportation	0.7%	0.5%	1.2%	1.5%
	2010 Drive to Work on Motorcycle	0.3%	0.2%	0.1%	0.2%
	2010 Walk or Bicycle to Work	1.4%	0.9%	1.1%	1.5%
	2010 Other Means	0.5%	0.9%	1.0%	1.0%
	2010 Work at Home	5.1%	4.0%	4.1%	3.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	29.5%	24.4%	22.8%	23.9%
	2010 Travel to Work in 15 to 29 Minutes	47.4%	45.5%	46.0%	45.6%
	2010 Travel to Work in 30 to 59 Minutes	19.9%	26.6%	27.9%	27.1%
	2010 Travel to Work in 60 Minutes or More	3.2%	3.6%	3.3%	3.4%
	2010 Average Travel Time to Work	19.1	21.0	21.7	21.5
CONSUMER EXPENDITURE	2013 Est. Total Household Expenditure	\$190 M	\$2.29 B	\$5.90 B	\$10.5 B
	2013 Est. Apparel	\$9.17 M	\$111 M	\$286 M	\$508 M
	2013 Est. Contributions, Gifts	\$13.3 M	\$163 M	\$423 M	\$739 M
	2013 Est. Education, Reading	\$5.50 M	\$68.8 M	\$180 M	\$314 M
	2013 Est. Entertainment	\$10.7 M	\$129 M	\$333 M	\$591 M
	2013 Est. Food, Beverages, Tobacco	\$29.8 M	\$354 M	\$910 M	\$1.63 B
	2013 Est. Furnishings, Equipment	\$8.47 M	\$103 M	\$266 M	\$470 M
	2013 Est. Health Care, Insurance	\$13.5 M	\$159 M	\$408 M	\$731 M
	2013 Est. Household Operations, Shelter, Utilities	\$57.0 M	\$686 M	\$1.77 B	\$3.15 B
	2013 Est. Miscellaneous Expenses	\$3.13 M	\$37.3 M	\$95.5 M	\$171 M
	2013 Est. Personal Care	\$2.74 M	\$32.9 M	\$84.5 M	\$151 M
	2013 Est. Transportation	\$37.2 M	\$447 M	\$1.15 B	\$2.05 B

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SALE/LEASE AMERICANS WITH DISABILITIES ACT, HAZARDOUS MATERIALS AND TAX DISCLOSURE

The Americans With Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may be in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead-based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and/or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER/LESSOR

BUYER/LESSEE

Entity Name: _____

Entity Name: _____

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Property Address: _____

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 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.

