

55+/- Acres
SE Corner Hwy. 211 & Hwy. 90
13442 W US Hwy. 90
San Antonio, Texas



DRAKE COMMERCIAL GROUP

DEBORAH BAUER

4630 N LOOP 1604 W, SUITE 510

SAN ANTONIO, TEXAS 78249

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www.drakecommercial.com

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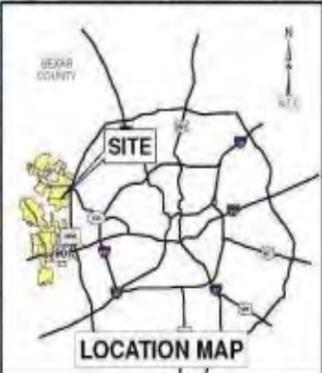
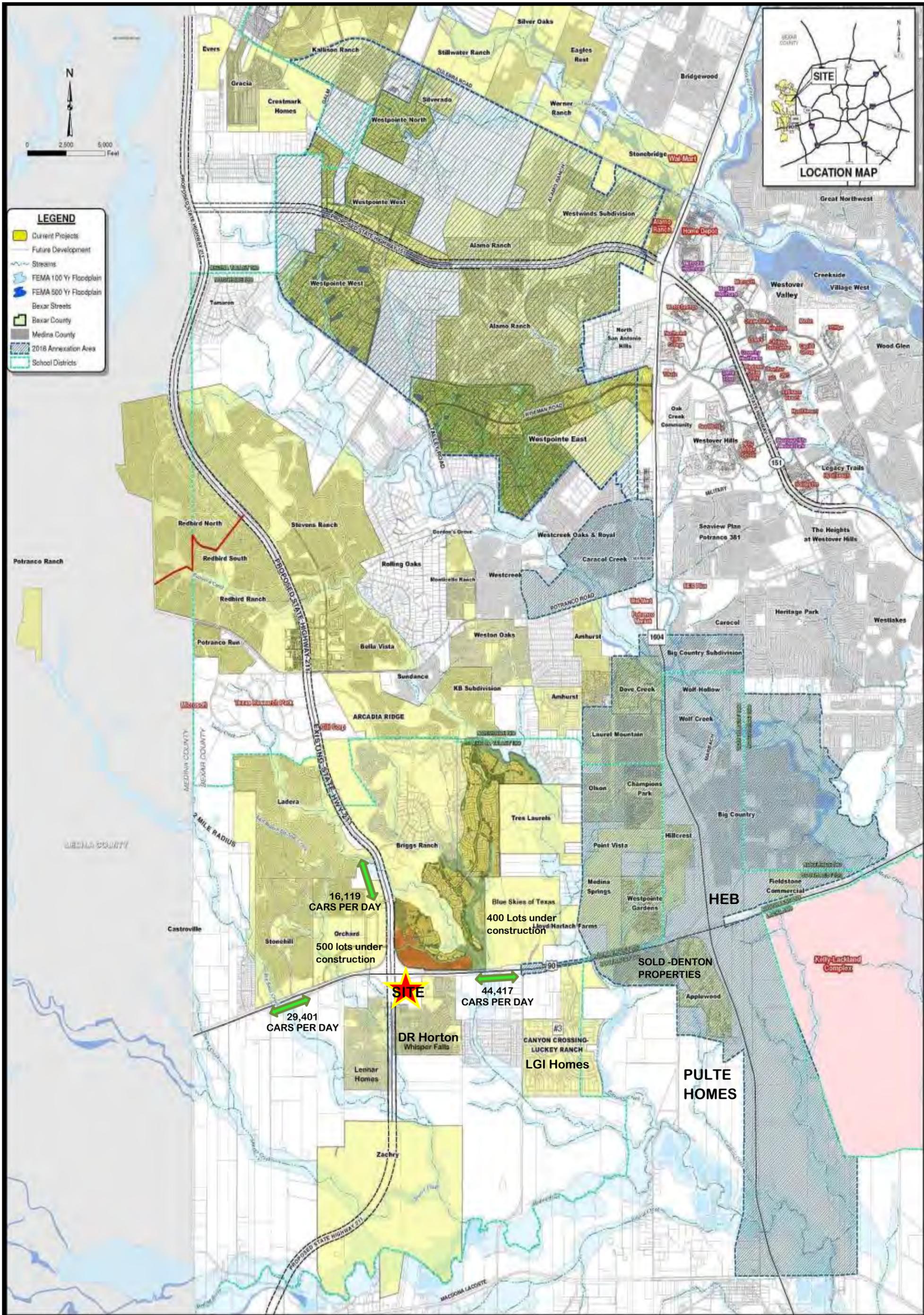
55 +/- Acres Highway 90



- **SOUTHEAST CORNER OF US HIGHWAY 90 AND SH 211**
- Traffic count over 44,000 vehicles per day
- An area of significant job growth with over 55,000 jobs in major corporations such as Citi Corp, Texas Research Park, Blue Skies of Texas, Lackland AFB, and Kelly USA, Medina Valley Independent School District is under construction; Microsoft facility
- No city taxes – San Antonio ETJ
- Possible Seller financing
- Pricing upon request

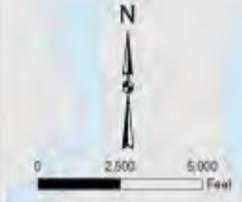
For more information please contact Deborah Bauer or Travis Bauer
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com



LEGEND

- Current Projects
- Future Development
- Streams
- FEMA 100 Yr Floodplain
- FEMA 500 Yr Floodplain
- Bexar Streets
- Bexar County
- Medina County
- 2018 Annexation Area
- School Districts



16,119
CARS PER DAY

29,401
CARS PER DAY

400 Lots under construction

500 lots under construction



DR Horton
Whisper Falls

44,417
CARS PER DAY

CANYON CROSSING-
LUCKEY RANCH
LGI Homes

PULTE HOMES

HEB

SOLD-DENTON
PROPERTIES

NO. 7198-10
DATE: JANUARY 2019
DESIGNER: TD
PROJECT: TD - DAWN EP
SHEET: 1 OF 1

**SATX - WEST SIDE
GROWTH EXHIBIT**

**Pape-Dawson
ENGINEERS**

2000 NW LOOP #10 | SAN ANTONIO, TEXAS 78212 | PHONE: 210.275.6885
FAX: 210.279.8093

TEXAS BOARD OF PROFESSIONAL ENGINEERS, REG. REGISTRATION #492
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, REG. REGISTRATION # 102882

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BRIGGS RANCH



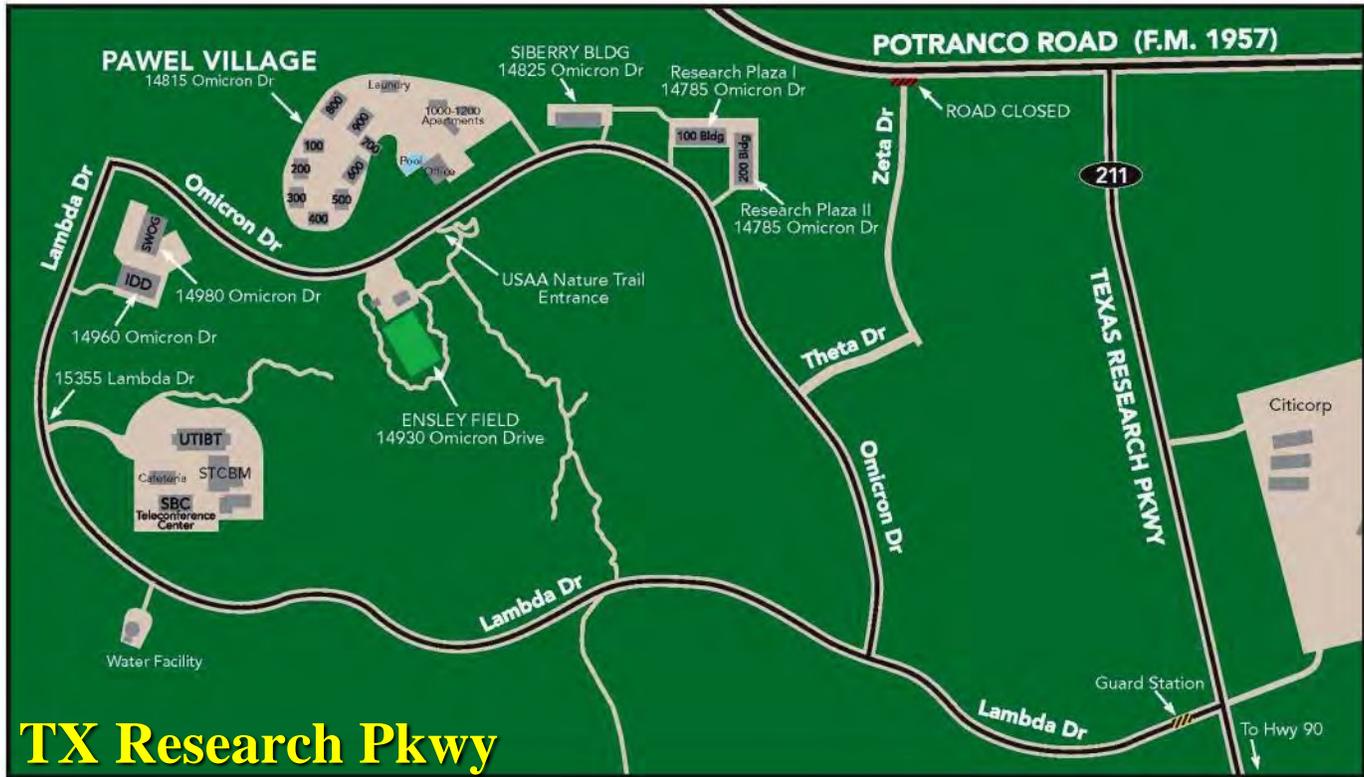
CITI CORP

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From the San Antonio Business Journal:

<http://www.bizjournals.com/sanantonio/news/2016/07/08/loop-1604-expansion-expected-to-thrust-west-sa.html>

Loop 1604 expansion expected to thrust West SA growth into overdrive

🔑 SUBSCRIBER CONTENT:

Jul 8, 2016, 2:57pm CDT

The Texas Department of Transportation's plans to address the bottlenecks along the western rim of Loop 1604 are not only expected to help alleviate traffic-induced frustrations, but also have a significant effect on the area's rapidly expanding real estate market.

As a result of years of continued population growth and an accelerating rate of new development, TxDOT is set to break ground first on the outer loop's stretch between Culebra and Potranco roads on the far West Side of San Antonio in October, and shortly thereafter on the portion between Potranco Road and U.S. Route 90.

Laura Lopez, one of Tx DOT's public information officers for San Antonio, told me the area has grown "substantially over the past few years," and has long been an area the department has been trying to address.

And now that it is, real estate brokers and developers in the area are expecting changes beyond the addition of frontage roads and overpasses.

Brokers in Transwestern's San Antonio office expect the interchange will be the



The Texas Department of Transportation is preparing to break ground on an expansion of Loop 1604 that will help push future development in far West San Antonio.

answer for all of the residential growth in the area, helping to alleviate congestion and open it up for those who previously didn't want to deal with all of the activity in a part of town that has seen its population more than quadruple over the past 15 years.

Transwestern Managing Director [Larry Mendez](#) said the construction indicates just how much the city has grown, adding that it has "come a long way since the 'Death Loop' days."

Access has long been one of the biggest issues for developers and tenants on the far West Side, and it has only gotten worse as population in the area continues to hit new highs.

With the improvements, however, Transwestern's local office is expecting to drive growth in the area's medical market, whereas before, physician and medical groups didn't want to deal with the burdensome travel times.

Regardless of what ends up going there, however, the region's growth has been substantial, and the improvements will only provide it a platform to continue its accelerating pace of new development.

Katie Burke

Reporter

San Antonio Business Journal



From the San Antonio Business Journal

[:http://www.bizjournals.com/sanantonio/news/2015/10/21/with-thousands-of-homes-in-the-pipeline-stevens.html](http://www.bizjournals.com/sanantonio/news/2015/10/21/with-thousands-of-homes-in-the-pipeline-stevens.html)

With thousands of homes in the pipeline, Stevens Ranch pushes West San Antonio development into overdrive

Oct 21, 2015, 2:48pm CDT



[Katie Burke](#)

Reporter- San Antonio Business Journal

[Email](#) | [LinkedIn](#) | [Twitter](#)

As the city's population continues to climb, large-scale residential construction has wrapped around the northern rim of Loop 1604 and is now flooding into Far West San Antonio, with master-planned communities such as Stevens Ranch ready to add thousands of homes to the growing area.

Fueled by the area's expanding employment base as well as a variety of infrastructure improvements, homes in the submarket appear to be popping up on a daily basis, triggering a soaring demand for more retail development.

Once completed, Stevens Ranch — a master-planned community spanning more than 2,000 acres — will have more than 5,000 homes built with a hefty portion of the development set aside for commercial tenants.

Roughly 50 people live in the blooming community now, but once the extension for Highway 211 begins construction in the next few months and the roads within Stevens Ranch stretch out, that number is expected to accelerate. And quickly.

The developer behind the project, Dallas-based Cumberland Investments founder [Chip Field](#), purchased the land for Stevens Ranch back in 2010 after the previous owner was forced into foreclosure. Back then, homes built in the community were expected to range between \$175,000 to \$225,000, but with all of the area's recent growth, the median price now falls at about \$340,000.

Drake Commercial Group President [Deborah Bauer](#), who sold Field the land more than five years ago, said that the developer has patiently waited for activity to pick up on the city's west side. And now, it appears, it has arrived.

"The west side is a busy marketplace now and has increased dramatically over the past six to eight months," Bauer said of the influx of residential, commercial, retail and infrastructure development.

As it continues to sell home sites to a handful of homebuilders, such as **Megatel Homes** and **Century Communities**, the top focus for both Field and Bauer will be the commercial side of Stevens Ranch. The development is currently mapping out what that will ultimately look like, and Bauer said that Field is close to announcing a big-box grocer within the next few weeks.

"With 211 starting soon, that will change the whole intersection, and retailers are seeing that it's a location they need to be in," Bauer said of the future retail space at Stevens, which will be developed through a partnership with **Weingarten Realty Investors** (NYSE: WRI). "We're continuing to establish the rooftops."

Multifamily is also expected to be a component to the community, and Bauer said she is currently in talks with several developers about the possibility.

And Stevens Ranch is just one component of West San Antonio's explosive growth. Nearby developments at Bella Vista and Brigg's Ranch, as well as future plans for land that continues to be sold off, will continue to add the rooftops needed to entice retailers to the area.

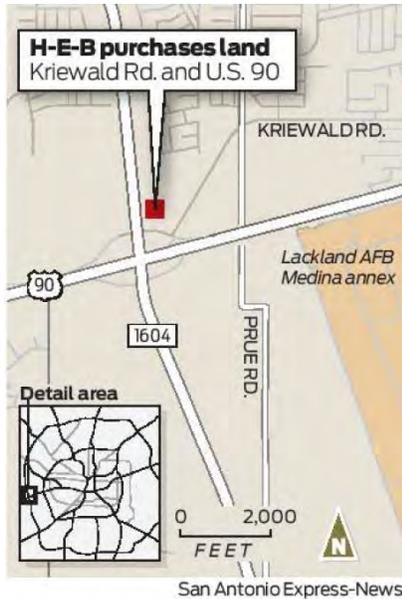
Now, however, it isn't much of an argument — it's a necessity.

Katie Burke covers residential and commercial real estate, retail and law firms for the paper

H-E-B buys 46 acres on West Side

By Richard Webner, Staff Writer

October 12, 2015



H-E-B has expanded its local real estate portfolio, buying about 46 acres of vacant land on the West Side near Lackland AFB's Medina annex.

Deeds filed with Bexar County show the grocery chain has bought a cluster of properties near the intersection of U.S. 90 and Loop 1604 from three Kansas-based partnerships.

The properties are in a fast-growing area where many new developments have popped up over the past decade. They're also far from any grocery store — about 3 miles south of an H-E-B Plus on Potranco Road and 3 miles southwest of another on Marbach Road. The nearest Walmart, also on Marbach Road, is more than 2 miles away, while another is near the Potranco H-E-B.

An H-E-B spokeswoman declined to comment on the property.

The transaction marks the San Antonio-based grocery chain's first land purchase since early last month, when it bought about 61 acres on the Northeast Side near the intersection of Loop 1604 and Interstate 10 East — another property that is miles from the nearest Walmart or H-E-B — from Arizona-based NSHE TX Panaque LLC.



Katie Burke

Reporter- *San Antonio Business Journal*

SUBSCRIBER CONTENT: May 22, 2015, 5:00am CDT

West San Antonio is becoming the new land of opportunity

For the past few decades, many viewed the West Side as a wide expanse of open land devoid of a compelling draw. And, to be sure, it was that for a long time. Until now.

Bit by bit, developers are seeing the open land as San Antonio's next area of opportunity. Brass Real Estate Funds, in partnership with Convergence Communities, will be the latest.

The two recently purchased 880 acres of land bordered by Texas Highway 211 and US 90 — a contiguous plot of land that will serve as the future site of a master-planned community. They purchased the tracts from an owners represented by [Deborah Bauer](#) of **Drake Commercial Group**, who, for the past nine years, has been working to sell bits and pieces of the land, which initially spanned about 1,100 acres.

"This sale is a significant part of the West Side's development, and it is very exciting to see the market has come back," Bauer said. "the residential price range is climbing, and we're seeing success in the marketplace with homes priced at \$275,000 and above."

The proposed master-plan community, which will sit near the Briggs Ranch Golf Course, will fit into the price range perfectly. The two firms are looking to build homes priced in the \$230,000 to \$700,000 range. Plans are currently being finalized, but the community will likely include an estimated 2,000 to 3,000 single-family homes and multiple apartment structures — adding up to about 600 to 900 units.

[Rick Rodriguez](#), the CEO and founder of Brass Real Estate Funds, said construction for the community will start in about a year, and that it will be "at the higher end of the market."

"We're hoping to grow in residential, and (in addition to the 880 acres) have owned land already out there for multifamily that we had bought many years ago," he said, adding that the firm had been sitting on that land until the golf course opened. "This is where all of the growth is, and when you drive out in that direction, the majority of new lots and houses are moving out in that direction."

You know what they say about retail following rooftops. Bauer said that with all of the housing activity in the area, we should see commercial activity come to fruition soon.

So what's on the short list?

"We would love to see some sort of home improvement store, grocer, gas station, restaurants, drive thrus, medical centers, banks ... there is a tremendous need for this area but it just hasn't secured those commercial users as of yet."

Rodriguez agrees. He added that he is working with some retail developers now and that he is in the planning stages for retail adjacent to the 880-acre site. Along with the space available within the community, Bauer said there is still about 93 acres left that she is marketing to those commercial users.

While it is still too early to tell which tenants will be filling the retail component of the community, Rodriguez said that "it's not a matter of if there is going to be retail, it is a matter of who."



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.

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Buyer/Tenant/Seller/Landlord Initials Date