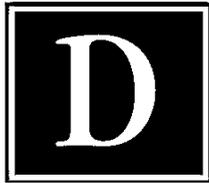


**The Preserve at Medina River
Commercial – Residential – MF
Watson Rd. and SH 16
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

DEBORAH BAUER

19310 STONE OAK PKWY, STE. 201

SAN ANTONIO, TEXAS 78258

T: 210.402.6363

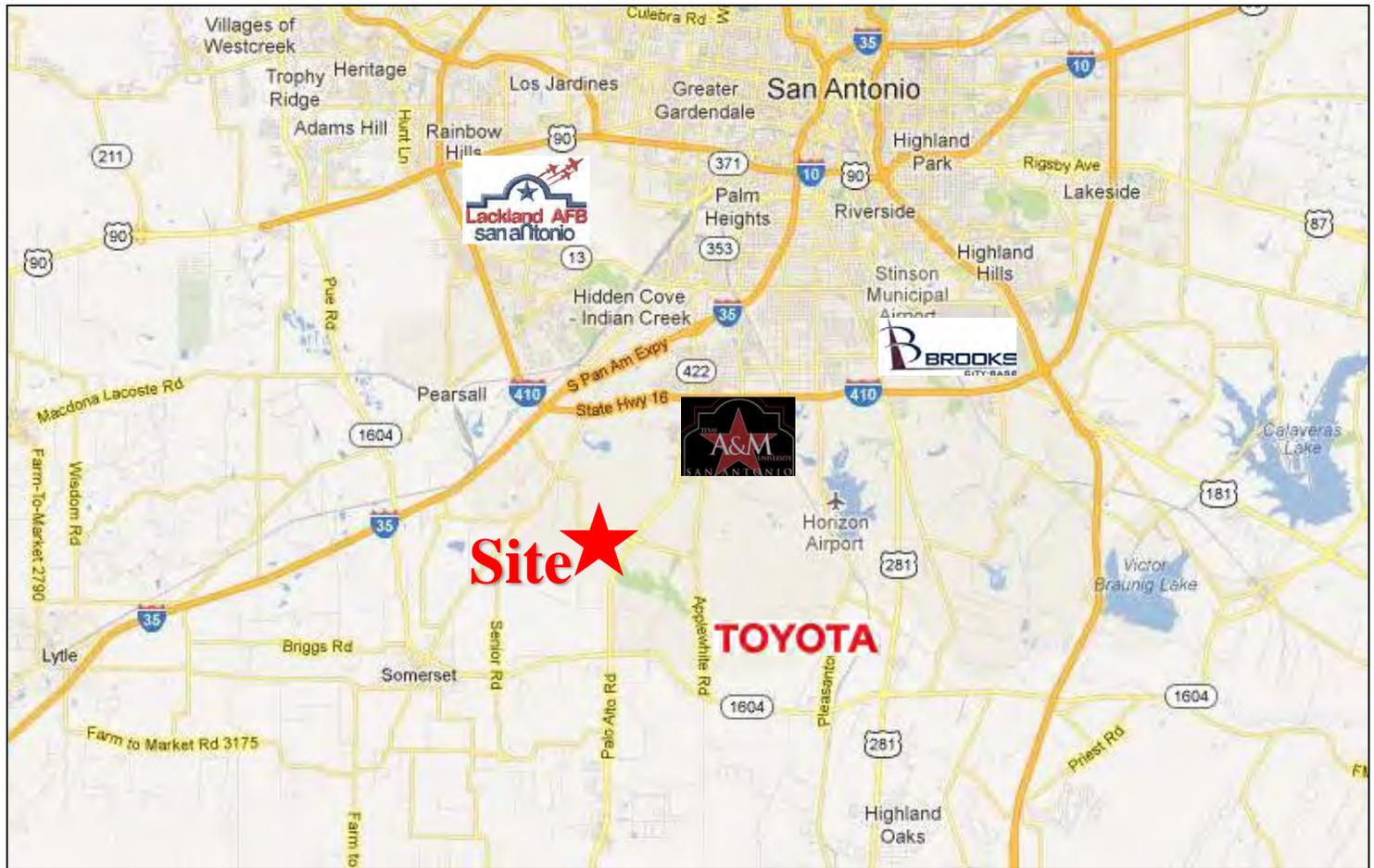
F: 210.402.6767

www.drakecommercial.com

* 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.



The Preserve at Medina River



- Phase I - 40' – 50' and 55' lots with amenity center
- 14.5 ACRES MULTI-FAMILY
- 532 Acre community – 160 Acre natural park reserve with hike/bike trails
- Master plan is approved for traditional big box, MF, and residential neighborhood
- Exempt from city south restrictions
- Magnificent home sites overlooking parks and lakes
- Southwest Independent School District
- Off Highway 16 near Toyota and 15 minutes from downtown San Antonio
- Available for USDA Financing

For more information please contact Deborah Bauer or Travis Bauer

210.402.6363

info@drakecommercial.com

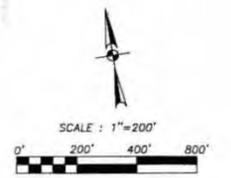
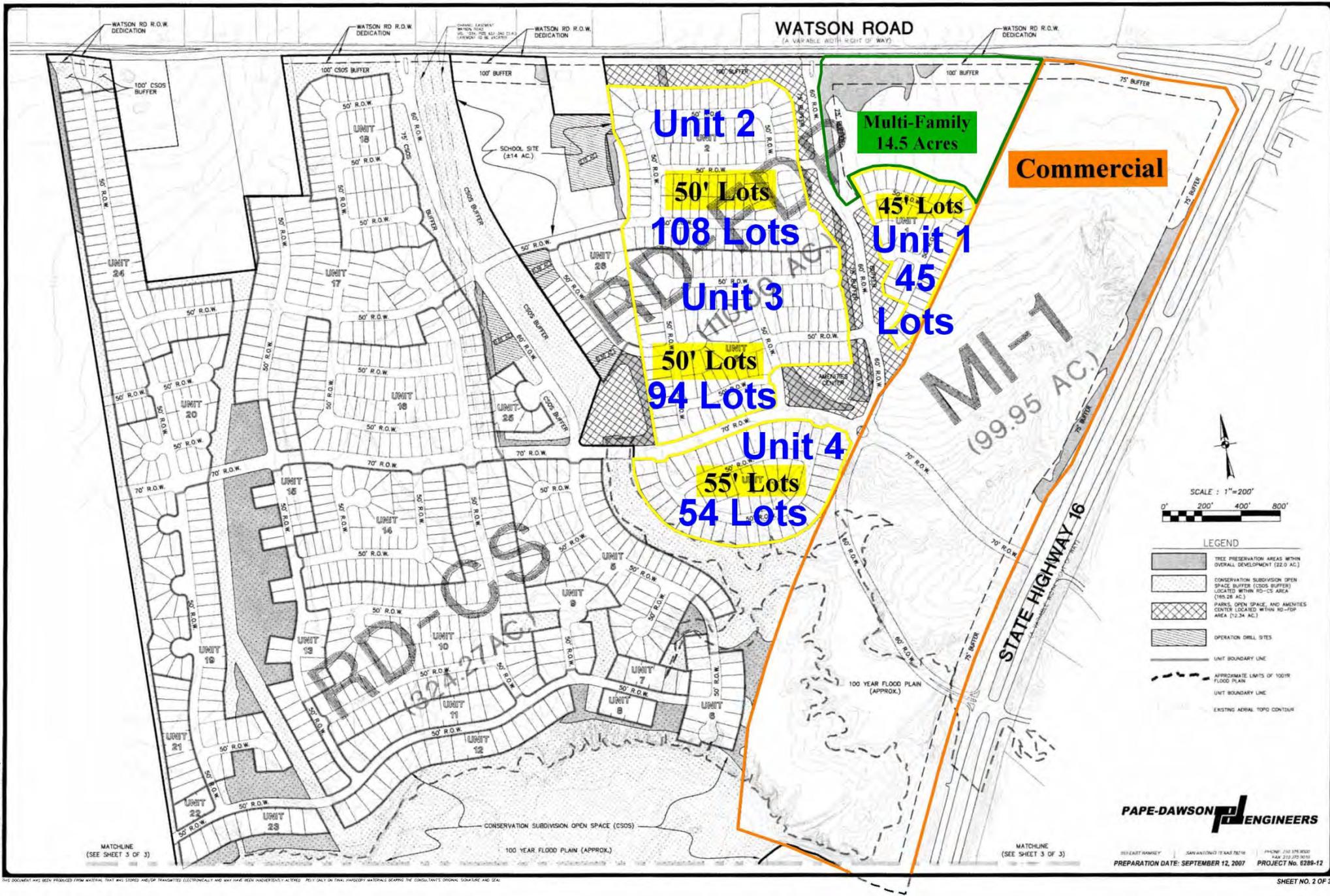


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Southwest ISD New Junior High and High School on Watson Rd.



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- LEGEND**
- TREE PRESERVATION AREAS WITHIN OVERALL DEVELOPMENT (22.0 AC.)
 - CONSERVATION SUBDIVISION OPEN SPACE BUFFER (CSOS BUFFER) LOCATED WITHIN RD-C3 AREA (168.28 AC.)
 - PARKS, OPEN SPACE, AND AMENITIES CENTER LOCATED WITHIN RD-C3 AREA (12.34 AC.)
 - OPERATION DRILL SITES
 - UNIT BOUNDARY LINE
 - APPROXIMATE LIMITS OF 100' YEAR FLOOD PLAN
 - UNIT BOUNDARY LINE
 - EXISTING AERIAL TOPO CONTOUR

PAPE-DAWSON ENGINEERS

303 EAST RAINBOW, SAN ANTONIO, TX 78216 PHONE: 210.576.9222
 PREPARATION DATE: SEPTEMBER 12, 2007 FAX: 210.576.9016
 PROJECT No. 6288-12

MATCHLINE
(SEE SHEET 3 OF 3)

MATCHLINE
(SEE SHEET 3 OF 3)



PHASE ONE LOT SUMMARY

1	45x110	45 LOTS
2	45x110	108 LOTS
3	50x115	94 LOTS
4	55x120	54 LOTS
TOTAL 301 LOTS		

FUTURE PHASES

5	50x115	63 LOTS
6	60x120	16 LOTS
7	65x120	7 LOTS
8	70x130	8 LOTS
9	60x120	16 LOTS
10	50x115	103 LOTS
11	65x120	12 LOTS
12	70x130	19 LOTS
13	60x120	25 LOTS
14	45x110	59 LOTS
15	55x120	14 LOTS
16	50x115	79 LOTS
17	55x120	72 LOTS
18	45x110	55 LOTS
19	55x120	35 LOTS
20	45x110	60 LOTS
21	30x115	8 LOTS
22	65x120	3 LOTS
23	70x130	10 LOTS
24	50x115	80 LOTS
25	45x110	11 LOTS
26	50x115	29 LOTS
TOTAL 781 LOTS		

LOT SUMMARY

45x110	338 LOTS
50x115	453 LOTS
55x120	175 LOTS
60x120	37 LOTS
65x120	24 LOTS
70x130	35 LOTS
TOTAL 1,082 LOTS	

PREPARED FOR

 DRAKE COMMERCIAL GROUP
 14000 W. 14TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.755.1000
 FAX: 303.755.1001
 WWW.DRAKECOMMERCIALGROUP.COM



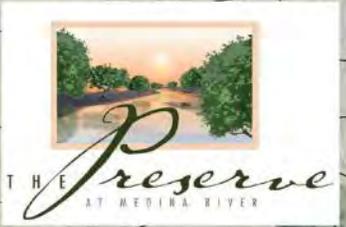
CONCEPTUAL COMMUNITY DEVELOPMENT PLAN

SCALE: 1" = 200'
 6/10/08



MULTI FAMILY UNIT SUMMARY
 7 - 3 STORY BLDGS
 22 - 2 BR = 154 UNITS
 12 - 1 BR = 84 UNITS
 1 - 2 STORY BLDGS
 12 - 2 BR = 12 UNITS
 12 - 1 BR = 12 UNITS
 TOTAL 262 UNITS

PARKING SUMMARY
 166 2BR @ 2 SPS EA = 332 SPS
 96 1BR @ 1.5 SPS EA = 144 SPS
 SPACES REQUIRED = 476 SPS
 SPACES PROVIDED = 481 SPS



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

PREPARED FOR:

PRESTO CAPITAL
 103 BETHAM BLVD, STE #210
 SAN ANTONIO, TX 78213
 (210) 366-1466



PAPE-DAWSON ENGINEERS
 231 PASE SAN ANTONIO
 SAN ANTONIO, TEXAS 78216
 PHONE: 210.375.6200
 FAX: 210.375.9810

CONCEPTUAL SITE PLAN

SCALE: 1"=60'
DATE: 6/26/08



The Preserve at
Medina River
Entry Lake



Medina River at
The Preserve

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.

Solar-wafer maker Nexolon is eying Brooks City-Base

CPS Energy recruit Nexolon also exploring site near Toyota plant

Premium content from San Antonio Business Journal by Greg Jefferson, Reporter

Date: Friday, October 12, 2012, 5:00am CDT - Last Modified: Wednesday, October 10, 2012, 5:17pm CDT

Nexolon, a Korean maker of solar-panel parts, is in advanced talks to build a manufacturing plant at Brooks City-Base, even as it vets a second location, according to people familiar with the negotiations.

The company is part of the consortium that won a landmark contract earlier this year to supply city-owned CPS Energy with 400 megawatts of solar energy. OCI Solar Power, a U.S. subsidiary of South Korea-based OCI, heads up the group.

Signed in July, the 25-year purchase agreement with CPS calls for Nexolon to move its U.S. headquarters to San Antonio and build a \$100 million parts plant here.

Nexolon is expected to locate its manufacturing operation, which will employ more than 400 workers, on the city's South Side because of the ready availability of land.

While Brooks City-Base — a decommissioned Air Force base — is a prime candidate, Nexolon has scouted other locations in South Bexar County. That includes property near Toyota's truck plant that the company is said to be currently sizing up.

Land Quest



"They're looking at a couple of sites, and Brooks City-Base is one of them," says Councilwoman Elisa Chan, chair of the City Council's Economic and Community Development Committee.

"I understand Brooks has put together a pretty attractive package. But I don't think (Nexolon) has made a decision," Chan adds.

The company apparently has driven a hard bargain with Brooks Development Authority (BDA), which manages Brooks City-Base on the Southeast Side. Indeed, talks came to an impasse earlier this month, observers familiar with the negotiations say, and appeared to be on the verge of collapse.

"Nexolon has been asking for this and this and this," says one City Hall insider, who asked not to be identified because he is not authorized to discuss the negotiations. "Brooks has gone the extra mile, and now Brooks has said that's enough."

The deal-making, he adds, is back on track. But the outcome is anything but certain.

"I thought this was supposed to be resolved by now, but they're obviously still talking," Chan says. "So this negotiation must be tough."

Nexolon officials did not respond to interview requests.



Pelaez-Prada

Negotiating terms

Among the concessions Nexolon is said to have won: A reduced lease rate on 70 acres and the BDA's commitment to spend as much as \$10 million to extend to the site drainage infrastructure and roads — durable enough to accommodate heavy truck traffic.

BDA Chairman Manuel Pelaez-Prada acknowledged that negotiations are ongoing, but declined to say how close the two sides are to an agreement.

"Brooks has always been chasing projects like this," he says. "And the prospect of having Nexolon at Brooks is very exciting. Both sides are engaged in serious discussions."

Brooks City-Base's competition is a location near the intersection of Applewhite and Watson roads, close to Toyota's manufacturing facility. Known as South Port, the 522-acre site was formerly owned by HollyHills Development, a now-bankrupt developer based in California.

Nexolon presumably is conducting due diligence on only a portion of the site.



Councilwoman Elisa Chan, head of the City Council's economic development committee, says Korean manufacturer Nexolon is weighing Brooks City-Base and another South Side site for a \$100 million plant.

Big prize

For BDA, landing the facility would be a welcome win. The authority has been working to redevelop the 1,200-acre campus since 2002, when the City of San Antonio assumed control of the property.

Brooks City-Base started as a collaboration between the city and the Air Force. The authority — whose board of directors is appointed by the City Council — is now looking to recast it as a science, technology and renewable energy hub.

While BDA has spent millions on infrastructure, including \$8.7 million for improvements in fiscal year 2011, it's collected few economic development plums. Its biggest project to date is Mission Trail Baptist Hospital, which opened in 2011.

Brooks is also home to the city's emergency dispatch center and the City-Base Landing retail development. Also, locally based NuStar Energy, Texas A&M University–San Antonio and the Spine and Pain Center of San Antonio lease space from BDA.

Plans under discussion for Nexolon call for the manufacturer to build its plant on 35 acres in the first phase, with another 35 acres available for phase two.

It's not clear how quickly Nexolon has to have its operation up and running under the agreement with the utility. CPS spokeswoman Lisa Lewis declined to provide the timeline laid out for Nexolon in the contract with CPS.

Bexar County Economic Development Director David Marquez says the company has asked the County to consider incentives for the project, and Chan says the city is considering a \$400,000 grant to the parts maker.

Overall, the OCI Solar Power consortium is expected to bring about 800 jobs to San Antonio, including Nexolon's 400-plus positions, and make an annual economic impact of \$700 million. In July, OCI Solar Power said it would deliver the first 50 megawatts under the purchase agreement "around mid-2013."

Nexolon Co. Ltd. World headquarters: Seoul, South Korea U.S. headquarters: San Antonio U.S. subsidiary: Nexolon America LLC Product: Wafers for solar-cell and solar-module makers No. of employees companywide: 937 as of Jan. 2012 New Facility: Looking for land on the city's South Side to build a \$100 million parts plant Projected new jobs in San Antonio: 400 or more Source: CPS Energy

Home on the Range

South Side attracting new investment, jobs and residents

Premium content from San Antonio Business Journal by Shari L. Biediger

Date: Friday, August 3, 2012, 5:00am CDT



When District 3 City Councilwoman Leticia Ozuna's parents first traveled from their near Northwest Side neighborhood in San Antonio to visit their daughter's home on the South Side, they were amazed.

"They had spent their early married life on the South Side. They remembered it from the '60s," says Ozuna. "Now, there was hustle, bustle and it was no longer a sleepy part of town."

Much of that change has occurred in the last several years.

In 2005, Brooks Air Force Base became a casualty of Base Realignment and Closure and the 1,200-acre site, located near Interstate 37 and Southeast Military Drive, has since been transformed into Brooks City-Base — a mixed-use development.

Kelly Air Force Base, located on the Southwest Side, has also been shuttered and redeveloped. It's now Port San Antonio — a busy hub of manufacturing and international distribution.

More recently, spillover from the Eagle Ford Shale oil-and-gas play occurring across some two-dozen counties to the south, and improvements to the San Antonio River here at home, have fed new life into an historically overlooked southern sector.

It's just the tip of the iceberg, according to Brooks Development Authority (BDA) interim President and CEO Roland Lozano.

"We're starting to see a lot of things happening," he says.

Those "things" include an infusion of new businesses, jobs and homes.

Lure of jobs

Some of the new housing is being developed at Brooks City-Base.

Old military housing has been redeveloped into a new residential community named Heritage Oaks that is 99 percent leased.

An additional 300 residential spaces will come online with the finish out of The Landings at Brooks City-Base, a high-end, multi-family development slated to be completed by November. There is already high demand for those units, as well.

"Basically, we are showing the city that there is an untapped market here, which is what development people are looking for," Lozano says. "It's the live-work-play cliché, and ... what we're starting to see is the residential side of that. This is where people want to be."

Studies show the average annual salary of Brooks' newest residents is \$68,000. Lozano says they are nurses from Mission Trail Baptist Hospital, teachers and other professionals who are willing and wanting to live on the South Side.

It's the influx of good-paying jobs, local leaders insist, that has helped drive up interest among people looking to live on the South Side.

CPS Energy, for example, has recently finalized a deal with OCI Solar Power LLC to construct a 400-megawatt solar facility that will create 800 more jobs in the area.

The Eagle Ford Shale activity has brought major employers like Halliburton to the area. The Houston-based company has set up an operations center in South Bexar County that will employ as many as 1,500 workers.

There are about 14,000 employees at Port San Antonio making an average salary of \$60,000 per year, says Paco Felici, spokesman for the industrial park.

“Obviously, the Port is a major economic engine for the region,” Felici says. “It has formed important partnerships with the surrounding community, in particular with the educational community to support both the growth of industries here at the Port and to help members of the community access jobs.”

Officials with the BDA say it’s expected that the 5,800 positions lost when Brooks Air Force Base closed last September will be replaced by as many as 10,000 new jobs in a variety of industries.

Staying power

The arrival of a new Texas A&M University-San Antonio campus, offering four-year degree programs, is expected to have a profound impact on the South Side as well.

“The public schools on the South Side are working hard to ensure that students receive a good education and are college-ready,” says Texas A&M-San Antonio President Dr. Maria Ferrier.

“We can be the catalyst of culture and education — with a performing arts center, a large library open to the community as well as to our students, and all of the amenities that a university can offer,” says Texas A&M-San Antonio’s Marilu Reyna.

Jobs and education may bring more residents and development to the South Side.

But Steve Graham says an improved San Antonio River running through it all is what makes the area even more viable.

“The River Improvement Project has created a lot of synergy — and not just with the property immediately adjacent to the river, but for several blocks on either side,” says Graham, assistant general manager of the San Antonio River Authority.

He says the investment in those improvements will raise property values, attract more businesses and create more jobs.

“We wanted to improve the environment and flood control,” adds Graham, explaining some of the reasons for making those river improvements. “But we also wanted to improve economic development.”

Developers will now see the river not as a drainage ditch, but as an asset. The Mission Reach portion of the project is projected to have a \$245 million impact on the local economy once it’s completed.

Many have historically written off the South Side as an area shackled with poverty and with limited opportunity for change. But that portion of the city is much different now than Ozuna’s parents remember.

However, that change has created challenges.

Bexar County Commissioner Tommy Adkisson, a life-long resident of the South Side, says there is a need for improved infrastructure — particularly with regard to transportation.

“We have huge growth that is going to overwhelm the existing infrastructure. That’s the big challenge,” Adkisson warns.

“We’ve finally gotten what we prayed for,” he adds about the South Side growth. “Now, we have to deal with it properly.”

Those challenges have not prevented an historic level of new investment in the South Side.

Cindy Taylor, a long-time champion of the South Side and former president of the South San Antonio Chamber of Commerce, says more than 1 million square feet of new retail space is under development in that sector of the city.

“There’s buying power here,” says Taylor, who now runs her own consulting firm.

“There’s staying power,” too, she adds, explaining that the people who have committed to living and working on the South Side are planting deep roots.

Developer laying foundation for two large industrial parks

Premium content from San Antonio Business Journal by Tricia Lynn Silva

Date: Sunday, September 23, 2007, 11:00pm CDT - Last Modified: Thursday, September 20, 2007, 5:23pm CDT



(L to R) Ron Mills and Chris Clements of Santa Barbara Development, say the two new industrial parks will include a combined 2.3 million square feet of industrial and office/warehouse space when completed.

San Antonio-based Santa Barbara Development Services LLC is laying the ground work for two new industrial parks in the San Antonio area.

All told, these master-planned projects are poised to add another 3.3 million square feet of industrial space to the local market.

Infrastructure work is set to get under way during the fourth quarter of this year on both projects: The Speed Way Business Park on the city's South Side and Lookout Road Business Center on the far Northeast Side.

During the first quarter of 2008, Santa Barbara plans to break ground on its first speculative buildings in both projects, according to Chris Clements of Santa Barbara Development. The properties are set to come online around mid-2008.

Development costs were not disclosed.

Speed Way will span 100 acres of land at the Northwest quadrant of State Highway 16 and Watson Road on the city's South Side.

The master plan for Speed Way calls for a mix of larger distribution buildings and some smaller office/warehouse spaces, according to Don Wittschiebe of Santa Barbara Development.

At build out, Speed Way could accommodate roughly 1 million square feet of space, Wittschiebe says.

Santa Barbara's first building at the park will be a 100,000-square-foot distribution building.

The business park will be located on the grounds of the former Alamo Dragway, which closed its doors at the end of 2004.

Santa Barbara's new park is poised to gain speed pretty quickly. For starters, the project is located about a mile from the new Toyota Motor Manufacturing Texas Inc. plant. Another noted name in proximity to Speed Way, notes Wittschiebe, is Union Pacific, which is building a new intermodal rail yard at Loop 410 and Pearsall Road, about four miles from the business park.

These neighbors have already attracted one large player for Speed Way: WW Rowland Trucking. The Houston-based firm has purchased 43 acres at the park for its new local headquarters, according to Alex Cessac, regional manager for the South and West Texas regions of the transportation company.

The firm's local operations are currently located at 3730 N. Pan Am Expressway, on the city's Northeast Side.

The site will be used for truck parking and container storage. One of WW Rowland's chief lines of business includes moving container freight. The firm also sells and services freight containers. Plans call for the firm to build a 4,000-square-foot office building at the park as well, Cessac says.

The company is set to open at the Speed Way around the fourth quarter of 2008.

Meanwhile, Santa Barbara is marketing the remaining 57 acres in Speed Way to vendors and contractors looking to be close to Toyota, says Santa Barbara co-founder Ron Mills.

Action reaction

At the same time that Santa Barbara begins turning dirt on its first building in Speed Way, the firm is also going to pull the trigger on its initial buildings at the Lookout Road Business Center, which could eventually include 2.3 million square feet of space.

Lookout Road will encompass 188 acres of land just north of Retama Park in the city of Selma. Phase one calls for a distribution space of 117,000 square feet, and an office/warehouse building of 35,000 square feet, Wittschiebe says. Both properties are set for completion around mid-2008.

The strategy for Lookout Road will be similar to Speed Way, Wittschiebe continues. The park will consist of some larger bulk-distribution buildings, and some projects for users looking for a mix of office and warehouse space.

The Northeast sector of greater San Antonio has long been the hub for industrial development, Wittschiebe says. And with some of the older master-planned parks now reaching build-out, developers are seeing new opportunities in the market.

"We want to get as close to the growth as possible," says Mills about his firm's development philosophy.

In the case of Speed Way and Lookout Road, Santa Barbara is also working to set itself apart in terms of future deals by marketing the parks to owners rather than those looking to lease tracts in the projects. Potential owners can then construct their own buildings, or tap Santa Barbara for the job, Wittschiebe says.

"There are a lot of users looking to own their own product," Wittschiebe says. "That option is not readily available, especially in the industrial parks."

Santa Barbara Development Services LLC

Planned industrial parks: Speed Way Business Park and Lookout Road Business Center

Speed Way: The master plan call for roughly 1 million square feet of distribution and office/warehouse space at build-out.

Lookout Road: The master-plan calls for roughly 2.3 million square feet of distribution and office/warehouse space at build-out.

Publication: San Antonio Express; Date: Jul 17, 2014; Section: Main; Page: A1

Output of Toyota Tundras has really picked up at S.A. plant

By Neal Morton STAFF WRITER

Toyota's truck plant on the South Side has been running at full-tilt — and a half — to keep up with demand for the 2014 Tundra during what's usually a slow period in the industry.

Since last July, when the redesigned Tundra first rolled off the production line, plant managers have scrambled to find ways to keep up with the increasing demand for the full-size pickup.

Many of the Japanese auto maker's rivals also are running their factories in overdrive.

"All the auto manufacturers are working at the same pace," said Mario Lozoya, director of external affairs. "Based on the (economic) recovery, based on a lot of things, everybody's just feeling the crunch.

"There's this demand across the country, and all the manufacturers are trying to find ways to meet it. We just happen to be one."

Between January and June, Toyota sold nearly 58,000 new Tundras. That's an increase of about 13 percent from the same six-month period last year — and a more than 45 percent gain compared to the first half of 2011.

Despite the uptick in demand, assembly-line workers in San Antonio are taking a full week of paid time off, part of a twice-a-year shutdown for maintenance and upkeep of the factory.

The San Antonio plant, which also produces Toyota's compact Tacoma truck, was built to produce 200,000 vehicles a year. But last year, for the first time, the manufacturer surpassed that capacity by 19,000 pickups.

This year, the factory is on pace to build 230,000 trucks, provided it avoids any major mechanical glitches.

"We still have such a volume of demand that we're at capacity and then some," Lozoya said. "Both (daily) shifts are doing double overtime."

"It's a good problem to have."

Last month, the Dallas Morning News reported that the General Motors plant in Arlington added weekend shifts and offered overtime to help meet demand for SUVs. The Federal Reserve on Wednesday said truck production in the U.S. reached 7.52 million units in the second quarter, up from 6.98 million during the first three months of the year.

Vishwas Shankar, an automotive and transportation senior consultant with Frost & Sullivan, said there's a risk that assembly-line workers could grow exhausted, unless plant managers develop a long-term strategy.

"The task to produce more trucks in any given month (above planned capacities and levels) could lead to fatigue, not only internal to the plant personnel in the Toyota San Antonio factory, but also in suppliers who could feel the heat to supply more components," Shankar wrote in an email.

Toyota directly employs 2,900 workers to produce 26 variations of the Tundra pickup and 22 configurations of the Tacoma. Another 2,800 work for Toyota's 21 on-site suppliers.

Over the last 16 months, Toyota has conducted several internal studies to determine whether adding a third crew or readjusting its supply chain at the San Antonio plant would help increase productivity. Lozoya said the studies didn't arrive at any changes that could yield better results than current conditions.

Instead, Joe Da Rosa, who took the reigns as president of the plant in January, has asked managers to identify the most efficient departments and develop a strategy to duplicate their operations across the production line.

"It's really hard to find improvement when you're running so hard," Lozoya said.

On its South Side campus, Toyota has enough space to add a second production line, but Lozoya estimated the

company would need to see demand for its pickups reach 400,000 units before deciding to pay for such an expansion.

Shankar also suggested the company may not have much energy or money to spare as its North American division consolidates its headquarters in Plano.

“In a time when Toyota is consolidating its operations in North America under the new HQ in Plano and given the cleanup work in the recall issues . . . cash in hand is critical for ensuring all its efforts run on parallel tracks without derailing either,” he said.

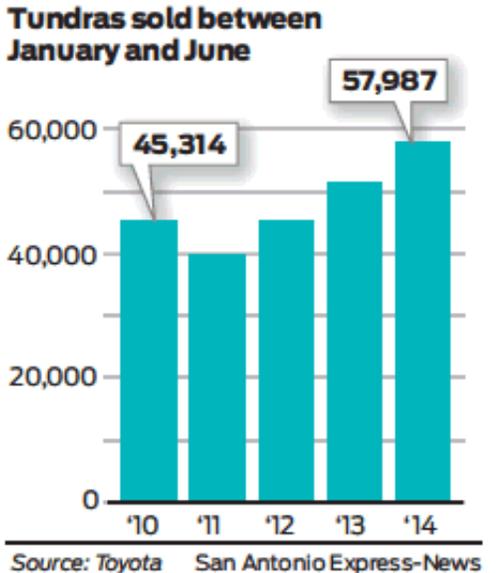
In the meantime, the San Antonio plant has avoided requiring employees to work any weekend shifts. It also has offered some overtime, though only 60 to 90 minutes when the assembly line encounters mechanical problems, Lozoya said.

“The thing good thing is that we’ve sustained this tempo, and our people are OK with it,” he added. “We don’t see attrition. We don’t see morale issues.

“And based on the market, it looks like this will be the same for the rest of the year.” nmorton@express-news.net

Firing on all cylinders

Workers at Toyota’s truck plant on the South Side have scrambled to keep up with increased demand for the redesigned Tundra pickup.



Publication: San Antonio Express; Date: Aug 1, 2014; Section: Main; Page: A3

Sewer pipeline may move smart growth

SAWS head 'flush with excitement'

By Scott Huddleston STAFF WRITER

With a few shallow puns and a prop malfunction involving a giant commode, San Antonio Water System officials celebrated completion of a 32-mile sewer pipeline Thursday that officials said will help the city achieve balanced growth.

The \$124 million project will spur growth on the West and South Sides, providing a "balancing point" for San Antonio, with an alternative to new development, particularly housing, on the North Side, said Councilman Ron Nirenberg. The Southwest Bexar Sewer Pipeline will help preserve the environmentally sensitive Edwards Aquifer recharge zone, where high-density development threatens San Antonio's primary water source and the aquifer's capacity to refill after rains, he said.

"It's almost a release valve for some of the growth that's occurring on the North Side," Nirenberg said after he and SAWS leaders dedicated the pipeline, which has operated for about six months, carrying effluent in its lower portion to the Dos Rios Water Recycling Center.

The SAWS board approved an agreement for the project in 2008 and began construction nearly four years ago. The project has been hailed as a public-private partnership, with the private sector paying several million dollars in "soft costs," including engineering fees covered by developers. Much of the cost of the project also will be recouped through sewer impact fees paid by developers and passed on to homebuyers, SAWS officials said.

Within the next 20 years, the pipeline could carry up to 100 million gallons of effluent daily, serving some 250,000 people, officials said.

Gene Dawson, president of Pape-Dawson Engineers, which designed the pipeline, said sewer infrastructure is a key driver for growth. The South Side has several new commercial anchors in place, including the Toyota pickup plant and Texas A&M University-San Antonio, to spur residential development.

SAWS CEO Robert Puente said the utility was "flush with excitement" to dedicate a project that "can support a city the size of Corpus Christi." To celebrate, officials pulled a blue ribbon on an 11-foot-tall lightweight prop toilet, sending a shower of golden confetti into the air.

In their zeal, local officials may have tugged the handle too hard, as the faux commode tank fell on top of them.

No one was hurt. shuddleston@express-news.net

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.

