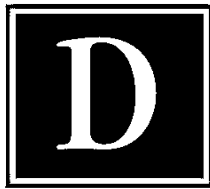


**56.69 Acres  
Alamo Ranch  
San Antonio, Texas**



**DRAKE COMMERCIAL GROUP**

DEBORAH BAUER  
TRAVIS 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)

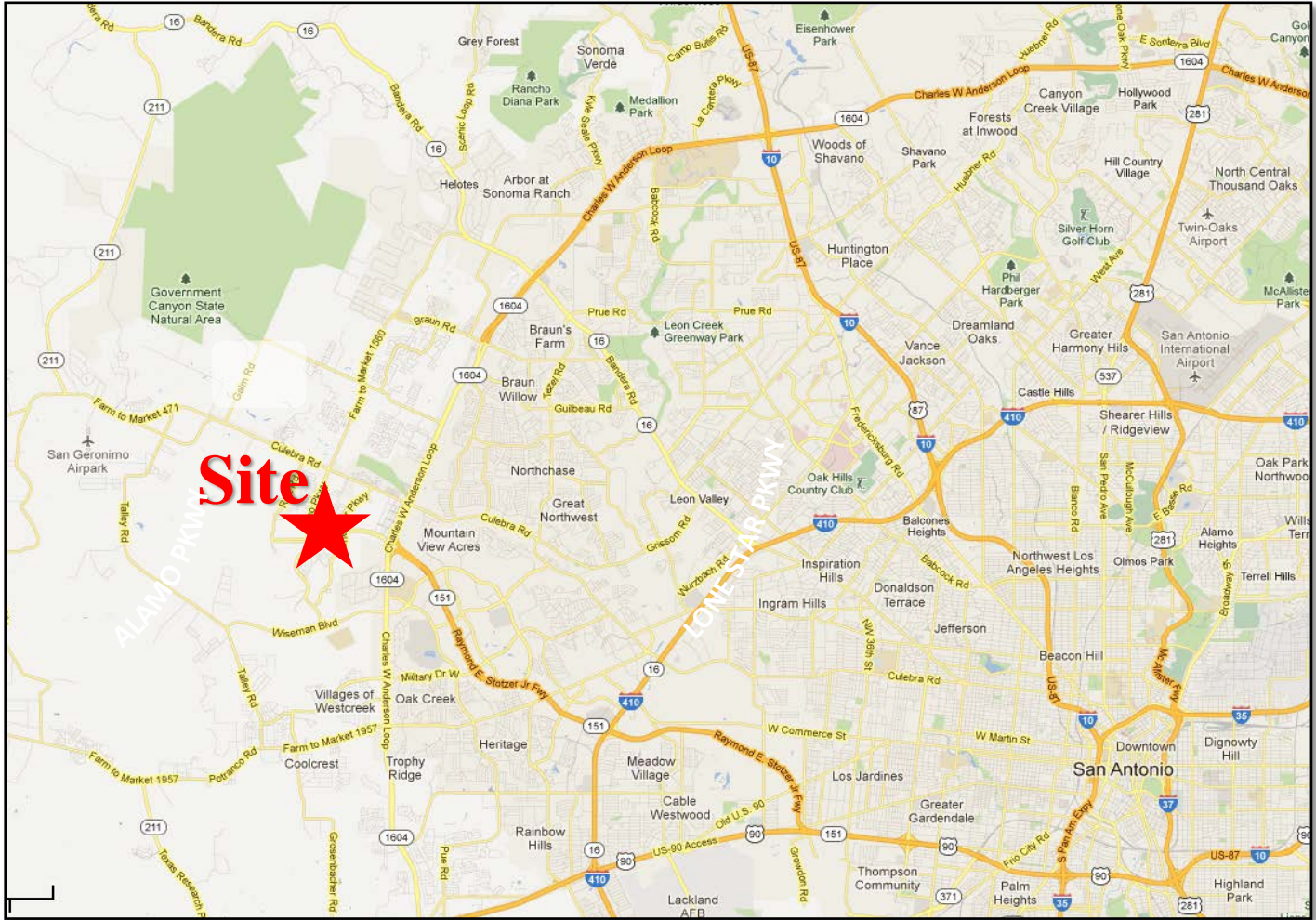
\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



Drake Commercial Group

19310 Stone Oak Parkway  
Suite 201  
San Antonio, TX 78258  
[www.drakecommercial.com](http://www.drakecommercial.com)  
210-402-6363

## Alamo Ranch – 56.69 Acres San Antonio, Texas



- Will subdivide - Pad Sites
- 56.69 acres located on Alamo Ranch Pkwy
- The site has approximately 2846 ft. of frontage on Alamo Ranch Pkwy
- Out of city limits - ETJ
- New overpass at 1604 and 151 coming soon into Alamo Ranch
- The Alamo Ranch / Westover Hills is one of the fastest growing sectors of San Antonio
- The Alamo Ranch POA/Restrictive Covenants

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)



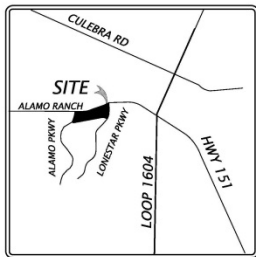


All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.

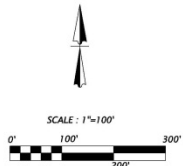




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LOCATION MAP  
NOT-TO-SCALE



- LEGEND**
- 1/2" IRON ROD AS NOTED
  - P.R. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
  - P.P. POWER POLE
  - CLUT, CLUT WIRE
  - OU OVERHEAD UTILITIES
  - ER, ELECTRIC BOX
  - WM, WATER METER
  - WV, WATER VALVE
  - RV, IRRIGATION VALVE
  - FH, FIRE HYDRANT
  - SM, STORM SEWER MANHOLE
  - MP, YELLOW MARKER POST
  - SBC, SBC TELEPHONE BOX
  - W/S, SECURITY FENCED
  - UEC, UNDERGROUND ELECTRIC CONDUIT

ALAMO RANCH  
(250' RIGHT-OF-WAY)  
(VOL. 9570 PG. 201-203)

56.68 ACRES  
(2,469,075 SQ. FT. MORE OR LESS)  
Owner: 151 ALAMO RANCH  
PARTNER, LTD.  
56.69 ACRE TRACT  
(VOL. 11841, PG. 1382 O.P.R.)

L & G.N.R. CO. SURVEY NO.  
202, ABSTRACT NO. 825 CB 4400

THOMAS YORK SURVEY NO. 201 1/2,  
ABSTRACT NO. 825 CB 4400

**REFERENCES:**

TITLE COMMITMENT: E.F. 0807710-000A  
TITLE COMPANY: INDEPENDENCE TITLE COMPANY  
DATE ISSUED: MAY 8, 2008  
EFFECTIVE DATE: APRIL 24, 2008

56.68 ACRES TRACT, BEING ALL OF A 56.69 ACRE TRACT OF LAND CONVEYED TO 151 ALAMO RANCH PARTNER, LTD. OF RECORD IN VOLUME 11841, PAGE 1382, REAL PROPERTY RECORDS BEAR COUNTY, TEXAS, BEING OUT OF THE L & G.N.R. SURVEY NO. 202, ABSTRACT NO. 825, COUNTY BLOCK 4400, AND THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400.

**SCHEDULE B ITEMS**

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD  
— VOLUME 11675, PAGE 1280 AND VOLUME 11675, PAGE 1386 (APPLIES - BLANKET)

- EASEMENT, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS OF RECORD IN VOLUME 11841, PAGE 1382 (APPLIES - BLANKET)
- TERMS, CONDITIONS, AND STIPULATIONS IN THE EASEMENT AGREEMENT OF RECORD IN VOLUME 11841, PAGE 1383 (APPLIES - BLANKET)
- ELECTRIC EASEMENT OF RECORD IN VOLUME 12112, PAGE 2189 (APPLIES - SHOWN)

**NOTES:**

- SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KRW SURVEYING".
- COORDINATES FOR THIS SURVEY ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 USING A GRID TO GROUND SCALE FACTOR OF 1.00017.
- THE SUBJECT PROPERTY LIES WITHIN ZONE 8 (AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN) AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP 405 OF 800, COMMUNITY PANEL NUMBER 4802000405, DATED JANUARY 4, 2002 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS AS SHOWN FROM THE WEBSITE: <http://www.fema.gov/firm/>.
- METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS SURVEY.
- THIS TRACT/LOT IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEAR COUNTY ORDINANCES.

STATE OF TEXAS:  
COUNTY OF BEAR:

I HEREBY CERTIFY TO 151 ALAMO RANCH PARTNER, LTD., AMEDY BANK NATIONAL ASSOCIATION, INDEPENDENCE TITLE COMPANY, AND TIGOR TITLE INSURANCE COMPANY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 4, 6, 8, 10, 11(D), 14, 15, AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5872  
PREPARED: MAY 13, 2008

ALTA/ACSM LAND TITLE SURVEY OF  
56.68 ACRES OUT OF THE L & G.N.R. CO. SURVEY NO.  
202, ABSTRACT NO. 825, CB 4400 AND THE THOMAS  
YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, CB  
4400, BEAR COUNTY, TEXAS

JOB NO. 08-064  
DATE: 05/13/08  
DRAWN: TAS CHECKED: TAS  
SHEET NUMBER:  
1 OF 1









Jan 7, 2014, 3:04pm CST

# Home sales in Alamo Ranch up 20 percent in 2013

[Tricia Lynn Silva](#)

Reporter/Project Coordinator- *San Antonio Business Journal*

A premiere master-planned community on San Antonio's far West Side is moving on up.

Irving, Calif.-based **John Burns Real Estate Consulting** has released its 2013 rankings for the country's top 20 master-planned residential communities.

The list is based on total home sales in 2013.

Alamo Ranch, which is located at the intersection of Culebra and Loop 1604, took the No. 10 spot on the 2013 list — up from its ranking at No. 13 a year ago.

Alamo Ranch reported 600 homes sales for 2013, according to the John Burns analysis. That figure marks a 20 percent increase from the 500 sales reported for 2012.

The developer of Alamo Ranch is locally based Galo Properties.

Alamo Ranch entered the market in 2006. The community spans a total of [3,100 acres](#) of land bordered by Loop 1604, State Highway 151 and Culebra Road.

It is home to several single-family subdivisions, including the Hill Country Retreat by [Del Webb](#), an active adult community.

Alamo Ranch also boasts a large-scale retail center. Aptly known as [Alamo Ranch Marketplace](#), the 123-acre, 900,000-square-foot retail property features such retailers as SuperTarget, **Best Buy**, Ulta and JCPenney.

Alamo Ranch was one of nine Texas communities on John Burns' 2013 list of the 20 top-selling master-planned communities. Except for Alamo Ranch, all of the Texas communities were in the Houston MSA.

Tricia Lynn Silva covers real estate, retail, construction, and law firms; she also plans and edits some special reports.

Publication: San Antonio Express; Date: Mar 6, 2014; Section: Main; Page: A1

# Microsoft building another data site in S.A.

By Neal Morton STAFF WRITER

Microsoft Corp. is building a multimillion-dollar data center next door to its existing 427,000-square-foot facility in Westover Hills — a sign San Antonio once again is seen as an attractive location for this kind of power-intensive, hulking project.

Architectural records filed with the state last week indicate the Redmond, Wash.-based tech giant plans to spend at least \$80 million on a new 256,000-square-foot data center at Rogers Road and Wiseman Boulevard, where Microsoft opened a similar facility six years ago.

Construction on the 24-acre site started last month, and crews could finish work next February, the records show. Microsoft is receiving state and city incentives for the project.

Other companies, including CryusOne and Stream Data Centers, also recently broke ground in Westover Hills on the far West Side and will host a combined total of about 210,000 square feet of new space for data storage.

With companies requiring more server farms for a dizzying amount of data, the boom in data-center construction follows a five-year dry spell for such projects.

Between 2007 and 2008, Westover Hills welcomed a rush of new data centers, including facilities for Microsoft, Christus Health, Frost Bank, Lowe's and Valero.

However, development stopped soon after, largely because other states passed incentive programs making them more competitive in the hunt for data centers.

"The economy slowed down a bit, putting those projects on hold," said Marty Wender, the developer behind Westover Hills. "But more importantly, the main reason the data centers were built in other states is because they got better deals there."

Since 2005, at least 17 states have adopted legislation to provide customized incentives for new data centers, a report from CBRE states.

The commercial real-estate firm found many of those states provide full or partial exemption of sales taxes for various investments, including computer equipment, cooling systems, infrastructure and utilities.

"We needed to get Texas on the map again," said state Rep. Harvey Hilderbran, R-Kerrville.

To do so, he authored legislation last summer to provide a sales tax-exemption for new data centers of at least 100,000 square feet, with a total capital investment of \$200 million or more over a five-year period.

The bill, which went into effect Sept. 1, received broad support from companies with a local interest, including Amazon.com, CyrusOne, Microsoft, Rackspace Hosting and Zachry Industrial.

"Now we're back to being competitive again, not including all of the other factors," Wender said.

"San Antonio has very reliable and cheap electricity," he added. "We are far enough from the Gulf Coast to not be impacted by hurricanes, and we're not far enough up north to worry about tornadoes and ice storms. We're a zero earthquake zone, and we have a good fiber-optics" network.

Mukul Krishna, a senior global director for digital media with Frost & Sullivan, echoed Wender.

Aside from the lack of environmental hazards here, Krishna said the city's growing population and workforce, low cost of living, affordable land and existing tech culture make it an attractive place to build new data centers.

"You're talking about building San Antonio as an IT corridor," he said. "San Antonio starts with good infrastructure (and) good talent pool. Those are the underpinnings for the city to say, 'We want to attract talent and show we can help incubate a lot of (tech) startups.' "

In addition to the state incentives, the City Council last November approved an economic development deal to



convince Microsoft to expand here.

Microsoft agreed to invest \$250 million in real and personal property between 2016 and 2021.

The company also proposed contributing \$1 million to the University of Texas at San Antonio for a research and development project, while committing to hiring small minority- and women-owned businesses in the local community.

In exchange, Microsoft would receive a 40 percent to 63 percent property tax reimbursement over a 15-year period.

The deal also required Microsoft to create 20 jobs with a minimum salary of \$53,000.

Data centers usually create relatively small numbers of jobs, but they can run up significant sales- and property-tax bills — even with reimbursements and exemptions — and electric bills. The facilities use a tremendous amount of power to run their servers and keep them cool.

Rene Dominguez, the city's director of economic development, acknowledged the small number of Microsoft jobs to be added to the local economy. But he noted the long-term, consistent revenues for CPS Energy — and a less tangible benefit.

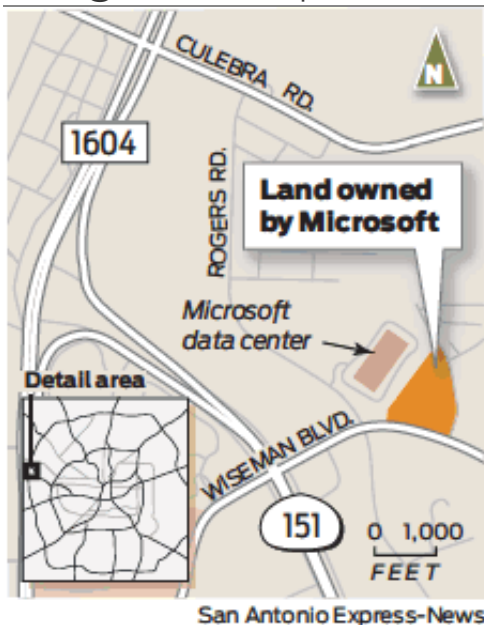
"In addition to the jobs, it's really the name recognition that companies like Microsoft, like CyrusOne, bring to the community," Dominguez said. "It tells people nationally that we are a player in the field."

Already, the construction of data centers has influenced other projects nearby.

Near its existing data-storage facility in Westover Hills, Frost Bank plans to spend nearly \$108 million on a five-story office building, eight-story parking garage and adjacent utility yard, city construction permits show.

"The buzz around the country is great on data centers," Hilderbran said. "Now, we've got some coming back here and expanding."

"We're winning the expansion game that we were losing, and we're on the map again." nmorton@express-news.net  
Twitter: @nealtmorton Express-News archives and Staff Writer Valentino Lucio contributed to this report.





# Alamo Ranch Parkway and Lonestar Pkwy

## San Antonio, TX 78253 .

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Male Population	5,801	32,651	103,661
2015 Female Population	5,910	34,361	108,281
% 2015 Male Population	49.53%	48.72%	48.91%
% 2015 Female Population	50.47%	51.28%	51.09%
2015 Total Population: Adult	8,308	47,037	150,528
2015 Total Daytime Population	8,190	55,370	149,557
2015 Total Employees	2,591	19,303	38,354
2015 Total Population: Median Age	30	31	32
2015 Total Population: Adult Median Age	37	40	41
2015 Total population: Under 5 years	1,249	5,775	16,911
2015 Total population: 5 to 9 years	1,059	6,116	18,005
2015 Total population: 10 to 14 years	802	5,473	17,539
2015 Total population: 15 to 19 years	585	4,504	15,093
2015 Total population: 20 to 24 years	863	4,340	13,524
2015 Total population: 25 to 29 years	1,227	6,217	17,626
2015 Total population: 30 to 34 years	1,429	6,933	20,064
2015 Total population: 35 to 39 years	1,074	5,504	17,098
2015 Total population: 40 to 44 years	947	4,996	15,970
2015 Total population: 45 to 49 years	590	3,887	13,376
2015 Total population: 50 to 54 years	563	3,614	12,801
2015 Total population: 55 to 59 years	415	2,984	10,857
2015 Total population: 60 to 64 years	406	2,469	8,761
2015 Total population: 65 to 69 years	221	1,985	6,487
2015 Total population: 70 to 74 years	146	1,039	3,550
2015 Total population: 75 to 79 years	68	636	2,170
2015 Total population: 80 to 84 years	42	337	1,215
2015 Total population: 85 years and over	25	203	895
% 2015 Total population: Under 5 years	10.67%	8.62%	7.98%
% 2015 Total population: 5 to 9 years	9.04%	9.13%	8.50%
% 2015 Total population: 10 to 14 years	6.85%	8.17%	8.28%
% 2015 Total population: 15 to 19 years	5.00%	6.72%	7.12%
% 2015 Total population: 20 to 24 years	7.37%	6.48%	6.38%
% 2015 Total population: 25 to 29 years	10.48%	9.28%	8.32%
% 2015 Total population: 30 to 34 years	12.20%	10.35%	9.47%
% 2015 Total population: 35 to 39 years	9.17%	8.21%	8.07%
% 2015 Total population: 40 to 44 years	8.09%	7.46%	7.54%
% 2015 Total population: 45 to 49 years	5.04%	5.80%	6.31%
% 2015 Total population: 50 to 54 years	4.81%	5.39%	6.04%
% 2015 Total population: 55 to 59 years	3.54%	4.45%	5.12%
% 2015 Total population: 60 to 64 years	3.47%	3.68%	4.13%
% 2015 Total population: 65 to 69 years	1.89%	2.96%	3.06%
% 2015 Total population: 70 to 74 years	1.25%	1.55%	1.67%
% 2015 Total population: 75 to 79 years	0.58%	0.95%	1.02%



<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Total population: 80 to 84 years	0.36%	0.50%	0.57%
% 2015 Total population: 85 years and over	0.21%	0.30%	0.42%
2015 White alone	8,404	47,769	153,781
2015 Black or African American alone	1,151	5,626	17,243
2015 American Indian and Alaska Native alone	34	453	1,456
2015 Asian alone	621	2,048	6,581
2015 Native Hawaiian and OPI alone	15	131	405
2015 Some Other Race alone	901	7,669	22,589
2015 Two or More Races alone	585	3,316	9,887
2015 Hispanic	5,499	37,700	120,060
2015 Not Hispanic	6,212	29,312	91,882
% 2015 White alone	71.76%	71.28%	72.56%
% 2015 Black or African American alone	9.83%	8.40%	8.14%
% 2015 American Indian and Alaska Native alone	0.29%	0.68%	0.69%
% 2015 Asian alone	5.30%	3.06%	3.11%
% 2015 Native Hawaiian and OPI alone	0.13%	0.20%	0.19%
% 2015 Some Other Race alone	7.69%	11.44%	10.66%
% 2015 Two or More Races alone	5.00%	4.95%	4.66%
% 2015 Hispanic	46.96%	56.26%	56.65%
% 2015 Not Hispanic	53.04%	43.74%	43.35%
2015 Not Hispanic: White alone	403	9,768	42,377
2015 Not Hispanic: Black or African American alone	35	1,904	7,996
2015 Not Hispanic: American Indian and Alaska Native	3	81	318
2015 Not Hispanic: Asian alone	17	521	2,294
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	36	97
2015 Not Hispanic: Some Other Race alone	n/a	42	164
2015 Not Hispanic: Two or More Races	12	492	1,914
% 2015 Not Hispanic: White alone	50.56%	37.27%	41.55%
% 2015 Not Hispanic: Black or African American alone	4.39%	7.26%	7.84%
% 2015 Not Hispanic: American Indian and Alaska Native	0.38%	0.31%	0.31%
% 2015 Not Hispanic: Asian alone	2.13%	1.99%	2.25%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.14%	0.10%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.16%	0.16%
% 2015 Not Hispanic: Two or More Races	1.51%	1.88%	1.88%
<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
2015 Total Population	11,711	67,012	211,942
2015 Households	3,968	21,843	68,908
Population Change 2010-2015	6,068	16,650	33,474
Household Change 2010-2015	2,039	5,279	9,830
% Population Change 2010-2015	107.53%	33.06%	18.76%
% Household Change 2010-2015	105.70%	31.87%	16.64%
Population Change 2000-2015	10,914	40,801	109,951
Household Change 2000-2015	3,716	13,517	36,289
% Population Change 2000 to 2015	1369.39%	155.66%	107.80%
% Household Change 2000 to 2015	1474.60%	162.35%	111.25%



<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Housing Units	259	8,589	33,726
2015 Occupied Housing Units	252	8,327	32,625
2015 Owner Occupied Housing Units	229	6,692	26,533
2015 Renter Occupied Housing Units	23	1,635	6,092
2015 Vacant Housings Units	8	263	1,105
% 2015 Occupied Housing Units	97.30%	96.95%	96.74%
% 2015 Owner occupied housing units	90.87%	80.37%	81.33%
% 2015 Renter occupied housing units	9.13%	19.63%	18.67%
% 2000 Vacant housing units	3.09%	3.06%	3.28%

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Household Income: Median	\$81,008	\$72,235	\$70,516
2015 Household Income: Average	\$95,095	\$86,170	\$83,254
2015 Per Capita Income	\$32,221	\$28,090	\$27,100
2015 Household income: Less than \$10,000	94	507	1,902
2015 Household income: \$10,000 to \$14,999	89	479	1,415
2015 Household income: \$15,000 to \$19,999	37	395	1,640
2015 Household income: \$20,000 to \$24,999	65	567	1,963
2015 Household income: \$25,000 to \$29,999	111	608	2,486
2015 Household income: \$30,000 to \$34,999	84	700	2,235
2015 Household income: \$35,000 to \$39,999	80	697	2,683
2015 Household income: \$40,000 to \$44,999	196	1,398	3,927
2015 Household income: \$45,000 to \$49,999	64	832	2,520
2015 Household income: \$50,000 to \$59,999	293	2,107	6,792
2015 Household income: \$60,000 to \$74,999	690	3,226	9,828
2015 Household income: \$75,000 to \$99,999	753	3,823	11,797
2015 Household income: \$100,000 to \$124,999	593	2,648	8,553
2015 Household income: \$125,000 to \$149,999	364	1,746	5,256
2015 Household income: \$150,000 to \$199,999	292	1,458	4,082
2015 Household income: \$200,000 or more	163	652	1,829
% 2015 Household income: Less than \$10,000	2.37%	2.32%	2.76%
% 2015 Household income: \$10,000 to \$14,999	2.24%	2.19%	2.05%
% 2015 Household income: \$15,000 to \$19,999	0.93%	1.81%	2.38%
% 2015 Household income: \$20,000 to \$24,999	1.64%	2.60%	2.85%
% 2015 Household income: \$25,000 to \$29,999	2.80%	2.78%	3.61%
% 2015 Household income: \$30,000 to \$34,999	2.12%	3.20%	3.24%
% 2015 Household income: \$35,000 to \$39,999	2.02%	3.19%	3.89%
% 2015 Household income: \$40,000 to \$44,999	4.94%	6.40%	5.70%
% 2015 Household income: \$45,000 to \$49,999	1.61%	3.81%	3.66%
% 2015 Household income: \$50,000 to \$59,999	7.38%	9.65%	9.86%
% 2015 Household income: \$60,000 to \$74,999	17.39%	14.77%	14.26%
% 2015 Household income: \$75,000 to \$99,999	18.98%	17.50%	17.12%
% 2015 Household income: \$100,000 to \$124,999	14.94%	12.12%	12.41%
% 2015 Household income: \$125,000 to \$149,999	9.17%	7.99%	7.63%
% 2015 Household income: \$150,000 to \$199,999	7.36%	6.67%	5.92%
% 2015 Household income: \$200,000 or more	4.11%	2.98%	2.65%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Childrens/Infants clothing stores	\$ 1,233,225	\$ 6,650,239	\$ 20,718,443
2015 Jewelry stores	\$ 441,082	\$ 2,338,682	\$ 7,244,501
2015 Mens clothing stores	\$ 1,444,760	\$ 7,760,587	\$ 24,207,975
2015 Shoe stores	\$ 1,474,280	\$ 7,919,644	\$ 24,742,089
2015 Womens clothing stores	\$ 2,392,521	\$ 12,885,901	\$ 40,206,299
2015 Automobile dealers	\$ 19,167,707	\$ 102,274,753	\$ 318,522,948
2015 Automotive parts and accessories stores	\$ 3,626,547	\$ 19,532,444	\$ 61,094,847
2015 Other motor vehicle dealers	\$ 459,110	\$ 2,520,425	\$ 7,990,040
2015 Tire dealers	\$ 1,621,564	\$ 8,729,247	\$ 27,307,345
2015 Hardware stores	\$ 81,114	\$ 433,606	\$ 1,345,261
2015 Home centers	\$ 785,734	\$ 4,196,346	\$ 13,094,987
2015 Nursery and garden centers	\$ 904,948	\$ 4,833,639	\$ 15,093,859
2015 Outdoor power equipment stores	\$ 415,572	\$ 2,260,728	\$ 7,058,648
2015 Paint andwallpaper stores	\$ 94,591	\$ 503,481	\$ 1,571,562
2015 Appliance, television, and other electronics stores	\$ 2,554,154	\$ 13,651,151	\$ 42,561,292
2015 Camera andphotographic supplies stores	\$ 205,166	\$ 1,073,449	\$ 3,327,304
2015 Computer andsoftware stores	\$ 6,659,086	\$ 35,960,595	\$ 112,679,109
2015 Beer, wine, and liquor stores	\$ 1,181,185	\$ 6,346,763	\$ 19,818,911
2015 Convenience stores	\$ 5,367,921	\$ 28,932,173	\$ 90,361,106
2015 Restaurant Expenditures	\$ 4,990,253	\$ 26,800,104	\$ 83,677,343
2015 Supermarkets and other grocery (except convenience) stores	\$ 18,920,862	\$ 102,659,758	\$ 321,877,958
2015 Furniture stores	\$ 1,808,180	\$ 9,690,706	\$ 30,155,538
2015 Home furnishings stores	\$ 6,109,159	\$ 32,859,257	\$ 102,769,676
2015 General merchandise stores	\$ 32,578,069	\$ 174,665,481	\$ 544,756,966
2015 Gasoline stations with convenience stores	\$ 16,654,520	\$ 90,025,760	\$ 281,652,567
2015 Other gasoline stations	\$ 11,912,517	\$ 64,497,746	\$ 201,950,595
2015 Department stores (excl leased depts)	\$ 32,136,987	\$ 172,326,799	\$ 537,512,465
2015 General merchandise stores	\$ 32,578,069	\$ 174,665,481	\$ 544,756,966
2015 Other health and personal care stores	\$ 1,260,735	\$ 6,741,463	\$ 21,035,675
2015 Pharmacies and drug stores	\$ 4,865,484	\$ 26,318,196	\$ 82,528,427
2015 Pet and pet supplies stores	\$ 1,335,985	\$ 7,216,893	\$ 22,634,667
2015 Book, periodical, and music stores	\$ 205,663	\$ 1,093,275	\$ 3,409,119
2015 Hobby, toy, and game stores	\$ 589,927	\$ 3,161,382	\$ 9,876,754
2015 Musical instrument and supplies stores	\$ 63,747	\$ 332,926	\$ 1,027,204
2015 Sewing, needlework, and piece goods stores	\$ 111,918	\$ 594,157	\$ 1,852,833
2015 Sporting goods stores	\$ 614,369	\$ 3,215,382	\$ 9,990,503





## 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:
  - 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.

<b>Drake Commercial Group</b>	<b>442994</b>	<b>deborah@drakecommercial.com</b>	<b>210-402-6363</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Deborah Bauer</b>	<b>0277444</b>	<b>deborah@drakecommercial.com</b>	<b>210-402-6363</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date