

**The Orchard
564 Acre Master Planned
Commercial
Hwy 90 and SH 211
San Antonio, Texas**



THE ORCHARD



DRAKE COMMERCIAL GROUP

DEBORAH BAUER
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The Orchard

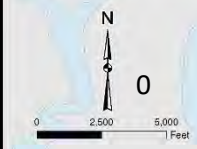


- 564 acres master planned community located at the northwest corner of Hwy 90 & SH 211, the fastest growing market of San Antonio
- Across from the Briggs Ranch and The Golf Club of Texas
- 100,000 existing jobs on the ground today within 15 minute drive
- Multi-Use: retail, office, commercial, multi-family, single family
- Water and Sewer: SAWS, Electricity: CPS
- Medina Valley ISD
- Out of City Limits - ETJ

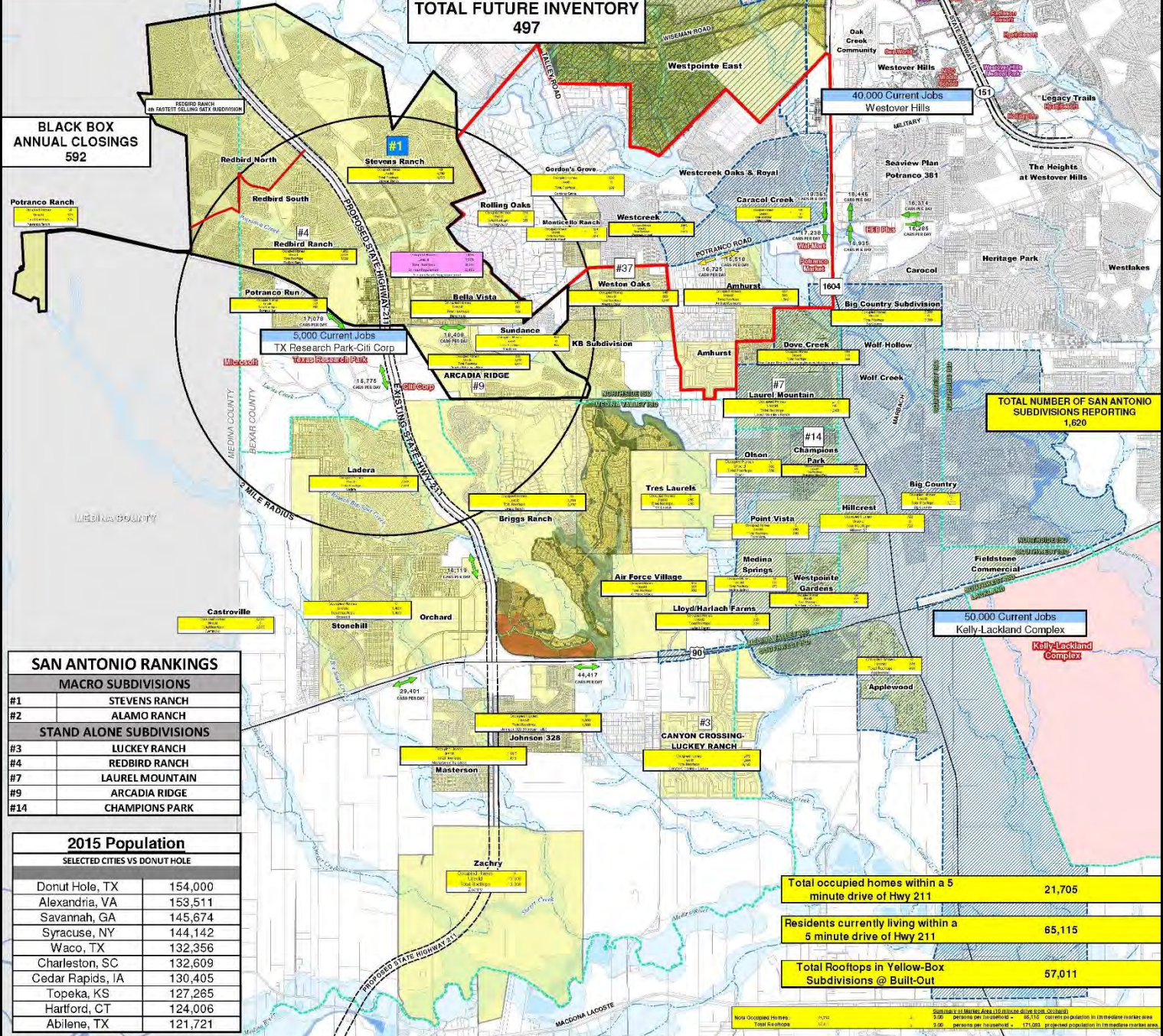
For more information please contact Deborah Bauer or Travis Bauer
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com

This exhibit depicts the proposed location and acreage of the future development. No assurance should be placed on this exhibit. The information is for informational purposes only and is not intended to be used for any other purpose. THE PRESENTATION AND THE RESULTS OF THIS EXHIBIT ARE THE PROPERTY OF THE ENGINEER.



- LEGEND**
- Current Projects
 - Future Development
 - Streams
 - FEMA 100 Yr Floodplain
 - FEMA 500 Yr Floodplain
 - Bexar Streets
 - Bexar County
 - Medina County
 - 2016 Annexation Area
 - School Districts



SAN ANTONIO RANKINGS

MACRO SUBDIVISIONS	
#1	STEVENS RANCH
#2	ALAMO RANCH

STAND ALONE SUBDIVISIONS	
#3	LUCKEY RANCH
#4	REDBIRD RANCH
#7	LAUREL MOUNTAIN
#9	ARCADIA RIDGE
#14	CHAMPIONS PARK

2015 Population

SELECTED CITIES VS DONUT HOLE

City	Population
Donut Hole, TX	154,000
Alexandria, VA	153,511
Savannah, GA	145,674
Syracuse, NY	144,142
Waco, TX	132,356
Charleston, SC	132,609
Cedar Rapids, IA	130,405
Topeka, KS	127,285
Hartford, CT	124,006
Abilene, TX	121,721

PROJECT: 7138-10
DATE: MAY 2018
DESIGNED: TD
CHECKED: TD
GUTTER: TD
SHEET: 1 OF 1

SATX - WEST SIDE
GROWTH EXHIBIT

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 SAN ANTONIO, TEXAS 78215 PHONE: 210.275.8000 FAX: 210.379.8910
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION #408
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, P.L.S. REGISTRATION #1000000

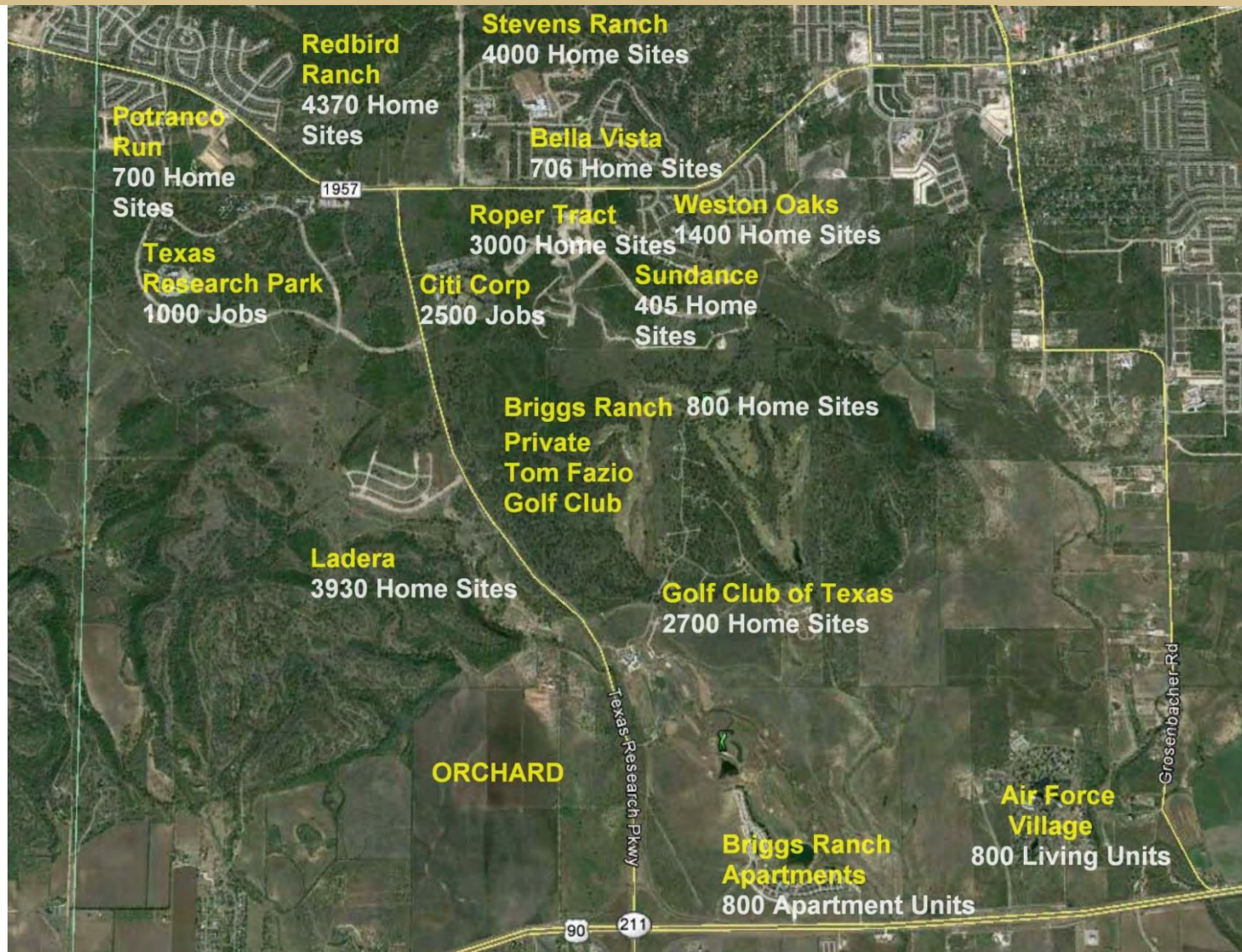
Drake Commercial Group
19310 Stone Oak Pkwy., Suite 201
San Antonio, TX 78258
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Revisions:
100729 Update Summary, Add TL Property
100922 Update Summary, Add Ranks
101116 Update Summary
110208 Update Summary, Ranks (4Q)
110901 Update Summary, Ranks (1Q)
111216 Update Summary, Ranks (4Q)
120818 Update Populations, Added Black/Red Box
180522 Update Summary, Ranks (1Q)



Drake Commercial Group

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Suite 510
San Antonio, TX 78249
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BRIGGS RANCH



CITI CORP

State Highway 211

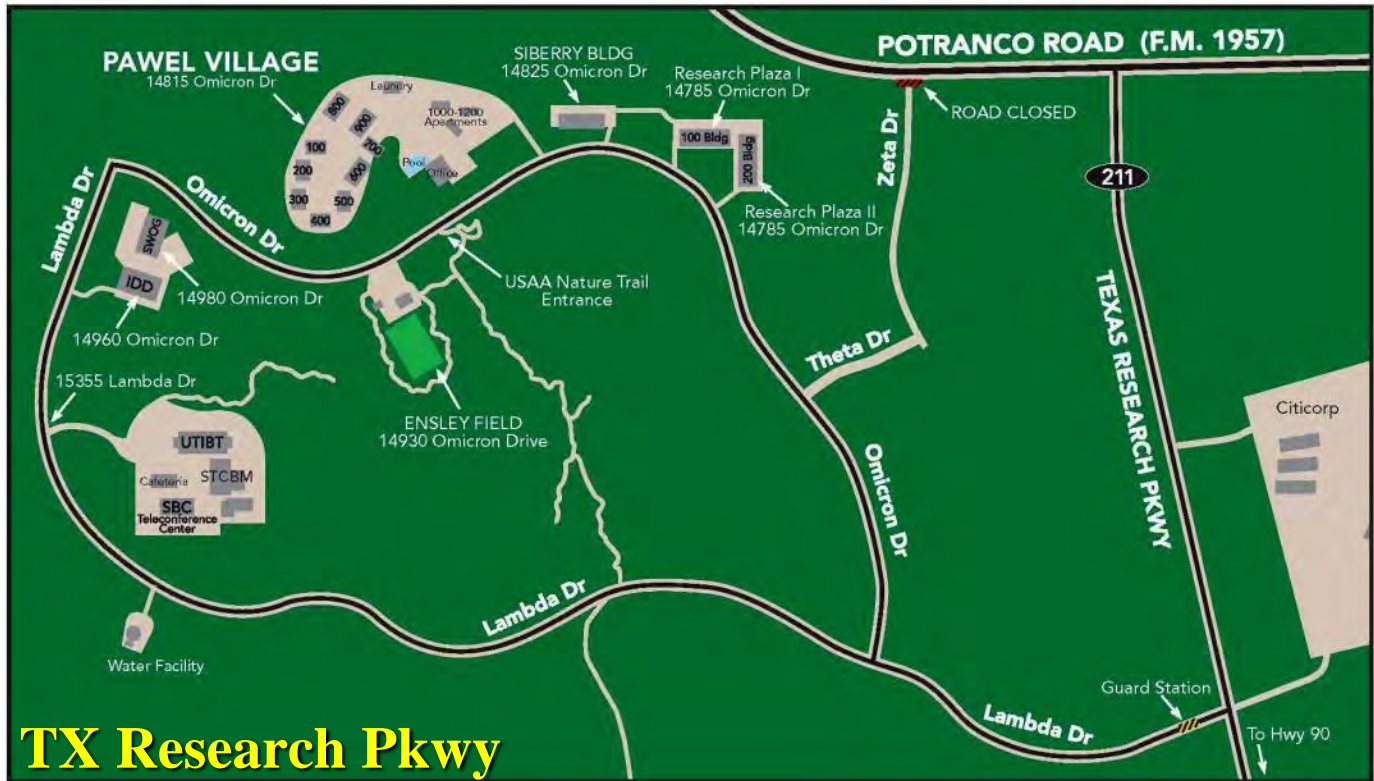
Potranco Rd.

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BRIGGS RANCH APARTMENTS



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BUSINESS

Boeing to add 500 San Antonio jobs to rehab Hornet fighter

Randy Diamond Aug. 27, 2019 Updated: Aug. 27, 2019 7:45 a.m.



Newly built Boeing 737 Max aircraft are seen in an aerial image Saturday, June 29, 2019 at Boeing's Kelly Field maintenance facility in San Antonio. Boeing will add 500 jobs at its facility at Port San Antonio over the next several years.

Photo: William Luther, Staff photographer

Boeing will add 500 jobs at its facility at Port San Antonio over the next several years as it begins to modernize the Navy's Super Hornet fighter jets, company officials announced Monday.

The aerospace company employs 900 workers at its San Antonio maintenance operation.

"This means a lot for San Antonio," said Sen. John Cornyn, who attended a ribbon-cutting ceremony Monday at Port San Antonio, the former Kelly Air Force Base. "These are good jobs that will pay well."

Cornyn, Mayor Ron Nirenberg and Boeing officials cut a ribbon on a Super Hornet jet that is being rehabbed at the facility.

Cornyn said he grew up in San Antonio and remembers when Kelly AFB was closed in 2001. "There was a collective groan," he said, "and a lot of despair over what would happen to the great jobs that were created at Kelly."

Just how well the new jobs will pay, Boeing won't say. Jay Galloway, Boeing's San Antonio site leader, said Boeing will need a variety of workers — from engineers to mechanics — and will be looking for employees in San Antonio as well as conducting a national search.

Boeing's initial \$164 million contract with the Navy is for one year, but contract extensions could continue for more than a decade. Boeing could earn more than \$1.5 billion for the work at its San Antonio maintenance facility.

Galloway said Boeing expects to rehab up to 32 of the fighter jets a year, extending their life from 6,000 flight hours to 10,000 hours. The jets can carry air-to-air and air-to-surface missiles.

Another eight Super Hornet jets would be rehabbed each year at the company's facility in St. Louis, where the jets are manufactured. Boeing received a \$4 billion contract from the Navy in March to build new Super Hornet jets at the St. Louis facility.

Galloway said in the second phase, which won't begin for several years, Boeing would add advanced communications and weapon systems as well as improve the plane's fuel mileage systems.

The Navy has 550 Super Hornet jets in its fleet.

"Many of the (jets) exceed their 6,000 (hour) mark but are still flying," said Navy Lt. Commander John Thiessen, who is in charge of the Hornet program. He said the fighter jet was introduced in the Navy fleet in the early 2000s.

Thiessen said the rehab could extend the life of the fighter jets for more than a decade because the average Super Hornet fighter jet logs around 250 hours a year.

Galloway said the rehab will fix a number of issues on the plane.

"There are structural issues, corrosion, normal wear and tear," he said. "We're going to strengthen all the structures."

Each plane will be at the San Antonio facility for 10 months to a year, he said.

Boeing's military division is a bright spot for the company. In July, Boeing reported a second-quarter loss of almost \$3 billion as the company continued to feel the impact of the

grounding of its 737 Max aircraft after two deadly crashes. The Max isn't expected back in service until late this year or early next year at the earliest.

Boeing's military arm, known as Space & Security group, reported net revenue of \$6.6 billion for the second quarter, up 8 percent from the same quarter a year earlier.

Galloway said work actually began last month at the San Antonio facility on the first fighter jet, even though the ceremony was Monday. He said six jets should be rehabbed in the next federal fiscal year, which start Oct.1. The ramp-up to 32 planes a year will take several years.

He said the San Antonio facility could see more than 400 fighter jets rehabbed over the next decade. San Antonio was chosen over St. Louis for most of the rehab work, he said, because "they have very limited capacity" in St. Louis.

Boeing opened its San Antonio facility in 1998 and leases 1.6 million square feet of buildings and hangar space. The facility has been best known for its work modifying the C-17 GlobeMaster III cargo plane.

Randy Diamond covers energy and manufacturing in the San Antonio and Bexar County area. Read his stories and more local coverage on our [free site](http://mySA.com), mySA.com, and on our [subscriber site](http://ExpressNews.com), ExpressNews.com. / randy.diamond@express-news.net

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From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2019/01/16/san-antonio-sees-record-year-for-home-sales.html>

San Antonio sees record year for home sales

Jan 16, 2019, 11:57am CST

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San Antonio experienced another record-setting year, as single-family home sales, median sale prices and average sale prices set all-time highs in 2018, according to the San Antonio Board of Realtors.

The number of home sales in 2018 was 32,140, nearly 1,500 more — a 4 percent increase — than in 2017. The average sales price of a home in the area also increased 4 percent year over year to \$259,571 from \$250,251 in 2017. The median sales price rose 5 percent to \$225,600, up from 2017's \$214,300. Both prices remained over \$200,000 all year.

"We have seen the numbers maintain a constant rise throughout 2018, so it is no surprise it was another record-breaking year for our city," [Grant Lopez](#), SABOR's 2019 chairman, said in a statement. "While inventory has remained tight, hovering between 3.2 and 3.6 months, it has not discouraged buyers from getting into the market."

SABOR reported year-over-year increases in total sales during every month in 2018 except September and December. The most significant increase was in April, which saw a 17 percent increase. Inventory continued to favor sellers, with months of inventory reaching its lowest points in January and December at 3.2 months. At its lowest, the number of days a home spent on the market fell to 49 days in July, while February saw the year's highest mark at 69 days on the market.

Homes priced from \$200,000 to \$500,000 made up 55.2 percent of sales in 2018, a 5.4 percent increase from 2017. Homes priced under \$200,000 accounted for 39.2 percent of the year's market. Homes priced over \$500,000 accounted for 5.6 percent of the year's sales.



THORSON HOMES

San Antonio experienced another record-setting year for single-family home sales, according to the San Antonio Board of Realtors.

“Even though prices have risen, San Antonio’s housing market continues to be among the most affordable of the large cities in the state. That affordability combined with job growth across many industries like tech, medical and military make this a desirable place to buy and sell property,” SABOR President and CEO [Gilbert Gonzalez](#) said in a statement.

Sales across Texas also reported moderate growth in 2018. Sales increased 1.9 percent year over year for a total of 320,760 homes sold in the state, while the median price of a home sold rose to \$235,000, a 4.4 percent increase.

Ryan Salchert

Reporter

San Antonio Business Journal



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From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2018/04/11/weingarten-realty-breaks-ground-on-far-west-side.html>

Weingarten Realty breaks ground on Far West Side retail development

🔑 **SUBSCRIBER CONTENT:**

Apr 11, 2018, 12:32pm CDT

The retail portion of Stevens Ranch, a 2,400-acre master-planned community on San Antonio's Far West Side, finally broke ground after being in the works for well over a decade.

Work is underway on a 25-acre retail plot at the corner of Potranco Road and Stevens Parkway across from a 26-acre plot owned by H-E-B. The retail site will feature a nearly 20,000-square-foot retail shell along with five pad sites of about an acre each and a massive 18.3 acre pad site.



LUNA MIDDLEMAN ARCHITECTS

The first phase of the project, being developed by Houston-based REIT Weingarten Realty, will be the 20,000-square-foot retail shell, which broke ground in February. Supercuts, Smilepoint Dental Group and Quarry Nails have already signed leases.

Weingarten is developing and leasing the property. The retail shell, along with some initial pad sites, which are both for sale and for lease, are expected to be delivered by this fall. According to a document submitted to the Texas Department of Licensing and Regulation, the retail shell will cost an estimated \$3 million.

The project team currently consists of general contractor Fulcrum Construction, architect Luna Middleman Architects, civil engineer Pape Dawson Engineers and landscape architect Rialto Studio. Along with the 25 acres of planned retail, Weingarten is also advertising 94 acres of land just north of the land owned by H-E-B. According to Weingarten's Regional Director of Development John Anderson, there has been interest in the land from a few different users.

Since Stevens Ranch was first reported on over a decade ago, Weingarten has always stated that the project would be a long-term play, dependent on how fast the area grew. Now, Anderson says this is the right time.

"There has been tremendous housing and population growth in this west San Antonio submarket over the past couple of years," wrote Anderson in an email. "The population now justifies new retail development, and with the expansion of Potranco (Road) and the pending extension of (Texas Highway 211), we decided the time was right to kick off phase one of this retail development."

Anderson says the retail development presents opportunities for many kinds of tenants to prosper, as the area grows in need of additional retail options.

"Stevens Ranch will offer a great mix of national, regional, and local retailers serving the west San Antonio submarket and we have a few remaining opportunities for retail and pad sites available. The ... master-planned community offers a great opportunity for many different uses that will benefit from this regional location and the intersection of Highway 211 and Potranco (Road) where there is currently a retail void. The area already has several major employers from [Citibank](#), the Texas Research Park and [Microsoft's](#) data center, and is in close proximity to Lackland Air Force Base. These major employers coupled with the increasing housing and population growth in the area increase the demand for nearby retailers and restaurants in this underserved community," wrote Anderson.

Weingarten is also planning to eventually develop into a retail center in another side of town. On San Antonio's Far North Side, at the corner of U.S. Highway 281 and Wilderness Oaks may eventually lie The Shoppes at Wilderness Oaks. While Weingarten says the project is still in its planning stages, a conceptual site map on the company's website says the shopping center could feature a 20,000-square-

foot retail shell along with five pad sites, which range from 36,710 square feet to 49,504 square feet.

Ryan Salchert

Reporter

San Antonio Business Journal



H-E-B buys 26 acres in booming Bexar County corridor

By **Joshua Fechter** Updated 5:02 pm, Monday, April 3, 2017



IMAGE 1 OF 24

H-E-B has purchased two lots totaling 26 acres near the intersection of Texas 211 and Potranco Road in western Bexar County.

H-E-B has purchased 26 acres in a region of western Bexar County that developers see as one of San Antonio's next big boom areas.

The local supermarket chain purchased two lots on the northeast corner of Texas 211 and Potranco Road in March, according to Bexar County deed records. Company spokeswoman **Dya Campos** said H-E-B has "no immediate plans" for the property. Campos would not say how much the company paid for the property.

H-E-B brought the two lots from subsidiaries of Houston-based **Weingarten Realty Investors**. The subsidiaries still own about 141 acres that touch Potranco Road. Bexar

County appraisal district records show that the 167 acres altogether had a land market value of \$10.7 million.

The land purchase comes at a time of robust residential growth in the stretch between Potranco and U.S. 90 in western Bexar County, just outside city limits. Developers are **moving forward with a dozen master-planned communities** designed to house 80,000 residents in more than 27,000 homes, according to the housing research firm **Metrostudy**. The area's population grew 76 percent from 2005 to 2015 to almost 11,000 people, according to **U.S. Census Bureau** data. Investors believe good school districts, plentiful land and a lack of environmental regulations will turn the tract of western Bexar County into the San Antonio area's next growth region.

Video: City Council grants \$13.8 million dollars to build HEB in third ward food desert

H-E-B has made several real estate moves within the past few months. In February, the company **purchased more than 24 acres** near a

planned retail development at the intersection of Loop 410 and Roosevelt Avenue on the city's South Side.

In January, H-E-B bought a **6-acre lot with two two-story office buildings in Austin** to consolidate its regional corporate presence. The company sold **two lots totaling 29 acres on the North Side** to developers in November.

H-E-B plans to open two new San Antonio stores this year — one near the intersection of Alamo Ranch Parkway and Alamo Parkway on the city's far West Side and another near the intersection of Loop 1604 and Bulverde Road on the Northeast Side.

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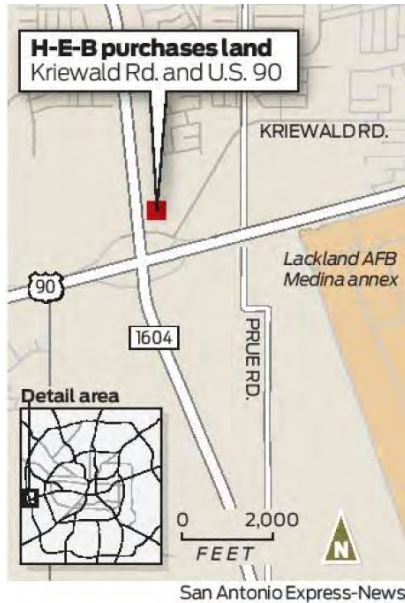
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H E A R S T

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.

The chain has made several other land purchases so far this year, according to county land records:

In August, it bought [39 acres](#) on the Northeast Side, at the corner of Rittiman Road and FM 78, from the local Rittiman Road Joint Venture.

LOCAL BUSINESS

In July, it bought [6.8 acres on the Northeast Side](#) at Goldfield Drive from Kimberly-Clark Corp., which used to have offices there. The building is close to H-E-B's ice cream plant.

In February, it bought [14.2 acres](#) on the West Side near the intersection of Potranco Road and Texas 151 from Austin-based C&C Potranco West-27.

In January, it bought [a 1.7-acre strip mall](#) on the Northeast Side at 12002 Perrin Beitel Road, next to its existing grocery store, from Howard Schain.

H-E-B has [been expanding quickly](#) in its hometown in recent years, and it's working on new stores [downtown](#) and [in New Braunfels](#).

The three Kansas partnerships that H-E-B bought the West Side properties from — Krumsick Associates LP, Texas Investments LP and Leslie G. Rudd Living Trust — became owners in July 2014. They bought the land from the San Antonio Land Fund I, an investing partnership based in Wichita, Kansas, that had owned it since 1994.

The land fund owns more than a dozen other properties in the area, all of them on the West and Southwest sides, according to county records. In a [2009 document](#), it says its mission is to buy land in growth areas of San Antonio, wait until they appreciate and sell them for a profit.

rwebner@express-news.net



West San Antonio Employment

- San Antonio is home to several large corporations, and several companies are planning new facilities. West San Antonio is conveniently located to many of the employment centers in west San Antonio.
 - **Employment centers within 15 minutes of The Orchard (approximately 100,000 employees are at work within a 15 minute drive of The Orchard)**
 - Toyota (Manufacturing Plant)
 - Westover Hills (Major Business Employment Center)
 - South Texas Medical Center
 - Kelly USA
 - Lackland AFB
 - Microsoft
 - Citicorp
 - Capital Group Companies
 - Downtown San Antonio (18 minutes)
 - Future Methodist Hospital
 - Christus Santa Rosa Hospital
 - Future Baptist Hospital
 - **Major Corporate Headquarters located in San Antonio:**
 - H.E.B. Food Stores
 - USAA
 - AT&T Southwest Research Institute
 - Valero Energy
 - West Teleservices
 - Frost National Bank
 - Kinetic Concepts, Inc.
 - Harcourt Assessment, Inc.
 - Martin Marietta Materials SW, Inc.
 - Zachry Construction Company
 - Clear Channel Communications
 - HOLT CAT
 - Tesoro Petroleum Company
 - **Military Labor Force / Employment**
 - Homeland Security / National Agro / Bio-Defense Facility (NABF) (New)
 - Randolph AFB
 - Fort Sam Houston
 - Brooks City-Base
 - Lackland AFB



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.

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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