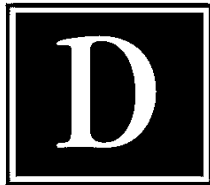


**11.47 Net Acres
Briggs Ranch
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

DEBORAH BAUER
TRAVIS BAUER

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SAN ANTONIO, TEXAS 78249
T: 210.402.6363
F: 210.402.6767
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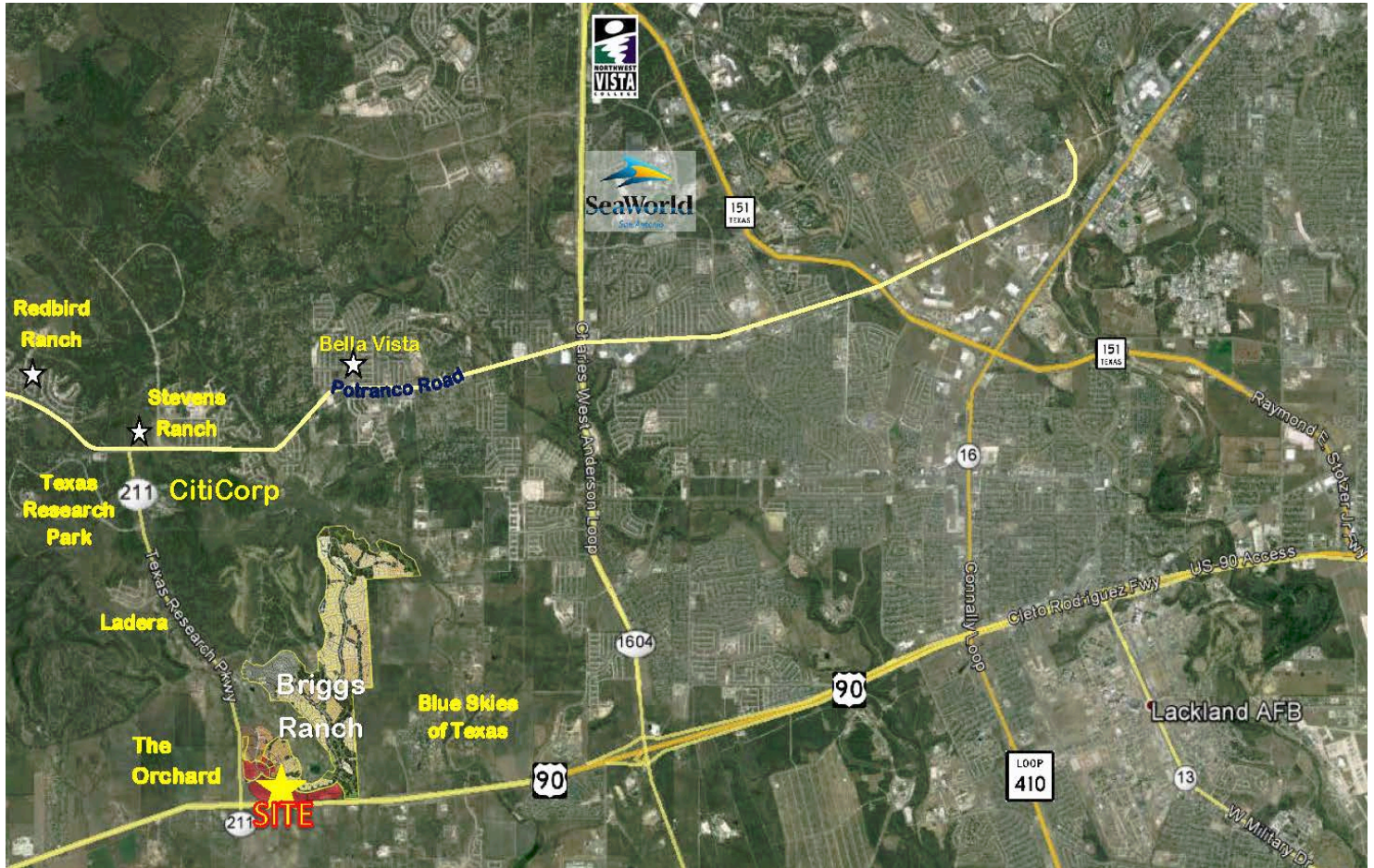
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Drake Commercial Group

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Suite 510
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11.47 Net Acres Briggs Ranch



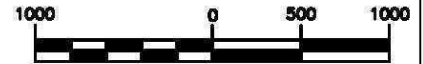
- 11.47 net commercial acres located in master-planned community on Highway 90 and Highway 211
- Water and Sewer-SAWS
- Electric-CPS
- Out of City Limits-San Antonio ETJ
- Call for Price

For more information please contact Deborah Bauer or Travis Bauer
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com



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(IN FEET)
1 INCH = 1000 FT.

487 AC.
MT. LAUREL
SOLD

Briggs Ranch
SOLD
SOLD
Club House

SH 211

**The Golf Club
of Texas**

Residential
Approx.
397.93 AC
SOLD

SOLD

Mansions Apartments
800 Units

**13.97
AC
SOLD**

SOLD

SOLD

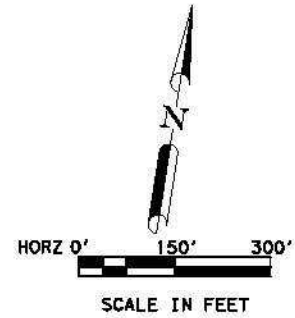
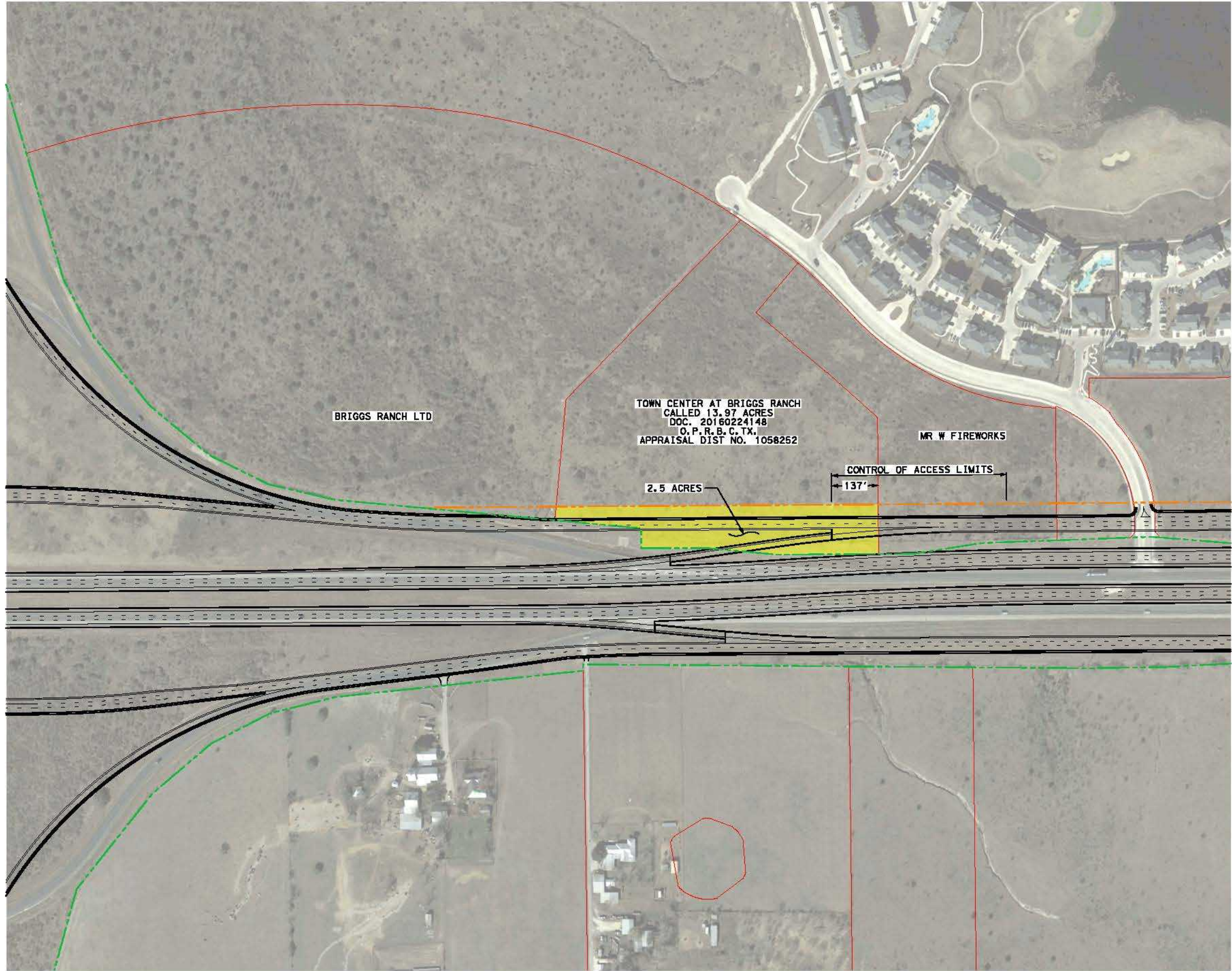
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CONCEPTUAL LAYOUT



LEGEND

- EXIST ROW
- PROP ROW
- PROPERTY LINE (APPROX.)
- ROW PURCHASE (APPROX.)

NOTES:

- 1) FINAL BOUNDARY SURVEY PENDING. PROPERTY LINES ARE APPROXIMATE.
- 2) ALL DIMENSIONS ARE APPROXIMATE.

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ENGINEER: MATTHEW J. WERNER
P.E. NO. 197847 DATE 2/16/2018



KCI KENNEDY CONSULTING
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TYPE REGISTRATION NO. F-208



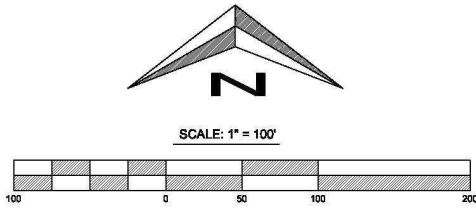
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Texas Department of Transportation

**US 90 IMPROVEMENTS
PRELIMINARY DESIGN
ROW EXHIBIT #3**

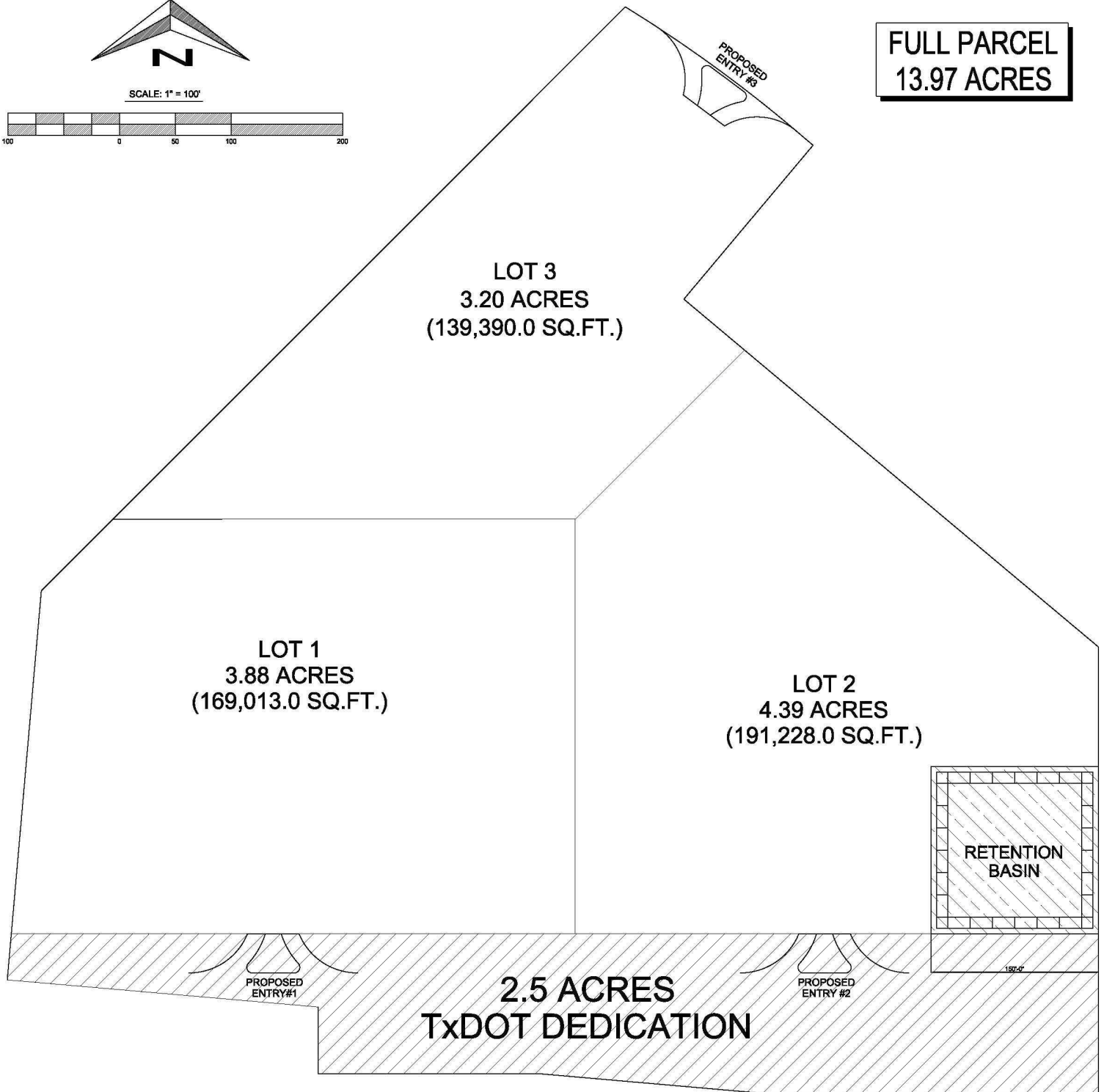
SCALE 1" = 100'

DESIGN	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
KCI				US 90
GRAPHICS				
KCI	STATE	DISTRICT	COUNTY	SHEET NO.
CHECK	TEXAS	15	BEXAR	
KCI	CONTROL	SECTION	JOB	
CHECK	0024	07	059	3

CONCEPTUAL LAYOUT



FULL PARCEL
13.97 ACRES



U.S. HIGHWAY 90

OPTION "A"



HOLLYHILLS
GROUP

480 E. BOGERT TRAIL - PALM SPRINGS, CA. 92264
PHONE NO. (760) 406-4234

13.97 ACRES TRACT
SAN ANTONIO, TEXAS
(VOL. 11293, PAGE 512, BEXAR COUNTY P.R.)
BOUNDRY & LOT LAYOUT

PROPERTY ID# 1058252
GEO ID#04325-000-0033
LEGAL DESCRIPTION:
CB 4325 P-5G(10.27AC)
& P-3F(3.7AC) ABS 992

BRIGGS RANCH APARTMENTS

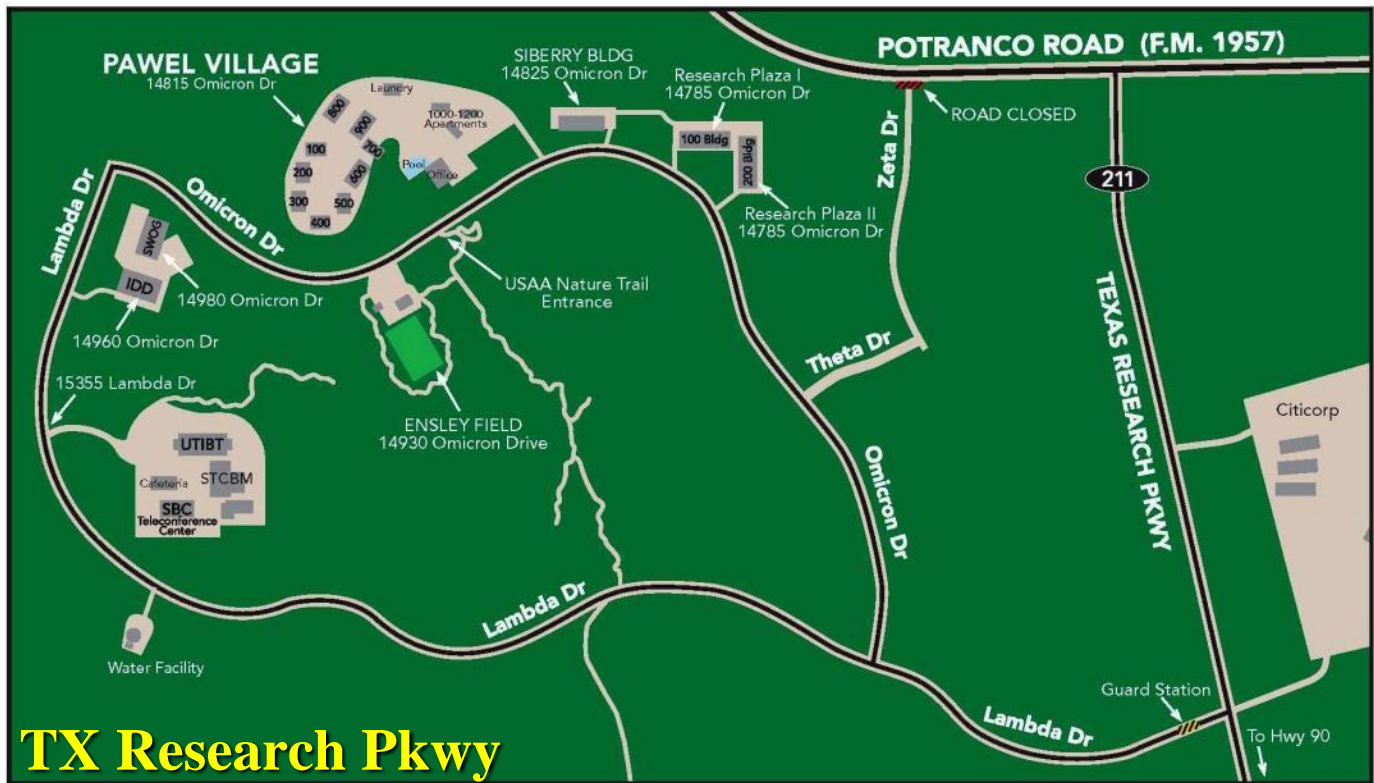


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Suite 510
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BRIGGS RANCH



CITI CORP

State Highway 211

Potranco Rd.

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From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2019/01/10/sa-golf-development-to-get-new-capital-infusion.html>

SA golf development to get new capital infusion and PGA exposure

Jan 10, 2019, 6:42am CST

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Briggs Ranch Golf Club, which is some 20 miles west of downtown San Antonio, is getting an infusion of capital from its current owner to make it more of a leisure travel destination.

Dormie Network, which owns Briggs Ranch and several private destination golf clubs, has broken ground on the initial phase of new lodging at the club. The new accommodations are centered around the multi-room "casita" concept. That first phase will include at least six four-bedroom casitas expected to be completed by June.

"Our business model is built on stay and play," said Dormie Network's Dave Plaster. "This will give us a more national appeal."

Dormie Network President Zach Peed said the company plans additional improvements to Briggs Ranch, which has endured multiple changes in ownership since it opened in 2001.

"We are months away from breaking ground on a four-bay performance center, an owners suite in the clubhouse and a clubhouse renovation of the locker room and grille areas," Peed said.

In April, Briggs Ranch will host a new tournament as the PGA Tour is expanding its Web.com Tour, adding the Dormie Network Classic at Briggs Ranch to its 2019 calendar. The event is expected to attract more than 150 players.

Event organizers said they were sold on both the course and its location.

"Briggs Ranch is a challenging venue in a truly spectacular city," Peed said.



BRIGGS RANCH GOLF CLUB

Big changes and a new PGA-owned Web.com Tour event are planned for Briggs Ranch Golf Club.

Web.com Tour President [Dan Gold](#) said Briggs Ranch is a “tremendous championship-caliber venue for this event.”

Founded in 1990, the Web.com Tour is a platform for players who are ready to compete on golf’s biggest stage. Most current PGA Tour members are Web.com alumni.

The 260-acre Briggs Ranch development — near U.S. Highway 90, a few miles west of Loop 1604 — includes an 18-hole course developed by [Tom Fazio](#), an 18-hole practice facility and a full-service clubhouse. It was purchased by a partnership led by Z Golf Properties LLC President and CEO Michael Zmetrovich in 2014 for an undisclosed price.

Nearly three years later, the Canadian group put the property on the market. In June 2017, I reported that Z Golf Properties had sold Briggs Ranch to Lincoln, Nebraska-based Hana Golf LLC. Since then, Hana has become part of Dormie Network.

Plaster said the opportunity to bring Briggs Ranch into the PGA Tour fold by securing a spot on the Web.com Tour opens up new business opportunities.

“It gets us on the national map and allows us to market Briggs Ranch appropriately,” Plaster told me.

Briggs Ranch could land more tournament play.

"We expect to grow the calendar of events," Plaster said.

W. Scott Bailey

Senior 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



San Antonio home sales break new record in 2017

By Richard Webner - *San Antonio Express-News* staff writer

January 16, 2018



Photo: William Luther /San Antonio Express-News

San Antonio's growing economy propelled the local housing market to another record sales year in 2017, but the supply of homes on the market remains extremely tight.

San Antonio's growing economy propelled the local housing market to another record sales year in 2017, but the supply of homes on the market remains extremely tight.

Home sales in the San Antonio-New Braunfels metro area increased by 3.8 percent in 2017 to a record 30,715, up from 29,596 in 2016, according to data released Tuesday from the San Antonio Board of Realtors.

The price of a home in the local area continued to rise at a steady clip. The median sales price climbed 4.9 percent to a record high of \$214,300, up from \$204,300 the year before. High demand, a labor shortage and rising construction costs are driving up prices, experts say

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.

jfechter@express-news.net

Twitter: @JFreports

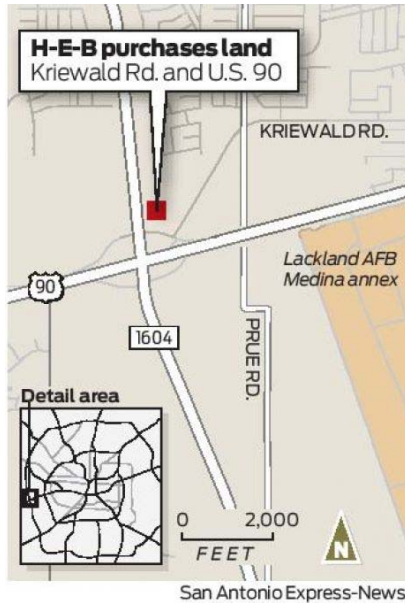
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H E A R S T

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.



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:
 - 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.

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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