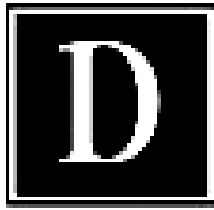


**PAD SITE
FOR SALE
Vance Jackson and Loop 1604
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

DEBORAH BAUER

4630 N LOOP 1604 W, SUITE 510

SAN ANTONIO, TEXAS 78249

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.



Legend

Commercial
Multi-Family
Special Districts

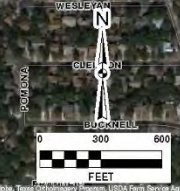
C: Commercial
 MF: Multi-Family
 MP:CD: Mixed Use Hospital, Office, Retail, Multi-Family
 MLOD: Military Lighting Overlay District

PLAT NO.	N/A
JOB NO.	7076-00
DATE	Sep 2019
DESIGNER	BL
CHECKED	TD, DRAWN EP
SHEET	1

DISTRICT NORTH AND LANDMARK
 SAN ANTONIO, TEXAS
 ZONING EXHIBIT



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 214.375.9000
 FAX: 214.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FROM REGISTRATION # 430
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FROM REGISTRATION # 002800



NO.	REVISION	DATE



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.



**San Antonio
is #1 in
Texas for
Business
and Careers
-Forbes**



**San Antonio is one of
America's Enterprising
Cities
-U.S. Chamber of
Commerce**

Utilities Available for High Density

- San Antonio Water System Utility Service Agreement
 - Sanitary Sewer
 - Water
- City Public Service Energy
 - Gas
 - Electric

Vested Rights Since January 2001

- No Parks Dedication Requirements
- No Edwards Aquifer Contribution Zone Requirement
- Master Development Plan

Approved Business and Commercial Zoning

- C-3, Commercial
- C-2, Commercial
- MF, Multi-Family



**San Antonio is #9 in the top 20 fastest growing cities.
-Forbes**

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The \$3.35 million bridge over Loop 1604 on the northwest side of San Antonio connects Vance Jackson Road with its northern-most segment passing through the Rim.



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FOR THE EXCLUSIVE USE OF DEBORAH@DRAKECOMMERCIAL.COM

From the San Antonio Business Journal:

<http://www.bizjournals.com/sanantonio/news/2016/09/19/usaa-leases-two-entire-nw-san-antonio-office.html>

USAA leases two entire NW San Antonio office buildings

Sep 19, 2016, 12:31pm CDT

There has been some concern about all of the new Class A office product being delivered throughout San Antonio, but with **USAA's** decision to expand its local footprint, two of those buildings are now fully leased.

The San Antonio-based financial services company has signed leases in Vista Corporate Center and Westridge Two at La Cantera, both in the city's northwestern submarket. Combined, the spaces will encompass about 286,400 square feet — a hefty boost for the market's occupancy rate.

Transwestern's Russell Noll and **Drake Commercial Group's** Deborah Bauer represented Galleria Ventures — Vista's developer — in the transaction for the 157,400-square-foot office property at I-10 and UTSA Boulevard. **JLL's** David Paillard brokered the deal on behalf of USAA.

For the 129,000-square-foot space in Westridge Two at La Cantera, JLL's Chuck King and Lisa Mittel represented the property's ownership, **USAA Real Estate Co.**, USAA's real estate arm.

"We went from, just two months ago, having a significant amount of Class A vacancy being delivered or about to be delivered," Noll told me. "This is a homegrown expansion and wonderful news for our market. It has legitimized all of the new construction."

The new leases are part of USAA's decision to move nearly 1,500 employees from its headquarters along I-10 to the two new spaces. The move will impact the company's information technology and banking positions, and will create more room at USAA's headquarters for additional member service representatives.

The relocation, which is planned for fall 2017, will follow the company's previously announced plans to increase the number of employees in One Riverwalk Place — the downtown property it acquired about three years ago — in first quarter 2017.

This story will be updated as I get more details about the two deals.



DRAKE COMMERCIAL GROUP

The 158,000-sqaure-foot Vista Corporate Center will add to Northwest San Antonio's expanding Class-A office market.

Katie Burke

Reporter

San Antonio Business



DEMOGRAPHICS

Distance	1 Mile	3 Miles	5 miles
2018 Total Population:	6,467	71,440	223,319
2023 Population:	7,178	78,796	244,138
Pop Growth 2018-2023:	10.99%	10.30%	9.32%
Average Age:	34.00	34.60	35.80
Households			
2018 Total Households:	2,929	29,717	92,385
HH Growth 2018-2023:	11.23%	10.28%	9.05%
Median Household Inc:	\$60,981	\$63,821	\$65,371
Avg Household Size:	2.00	2.20	2.30
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$231,310	\$244,747	\$239,024
Median Year Built:	2004	1998	1994

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year
IH-10	N Loop 1604	116,529	2017
Loop 1604	IH-10 E	136,224	2017
Loop 1604	IH-10 W	126,313	2017
IH-10	UTSA Blvd S	184,534	2017
Vance Jackson	UTSA Blvd NW	10,238	2017
Loop 1604	Tradesman	124,669	2017
Vance Jackson	UTSA Blvd S	5,321	2017

For more information please contact Deborah Bauer or Travis Bauer

210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com



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.

Drake Commercial Group	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	0277444	deborah@drakecommercial.com	210-402-6363
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