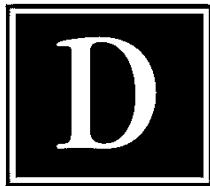


**4 Acres
Commercial Land
All / Part
Westover Hills
San Antonio, Texas**



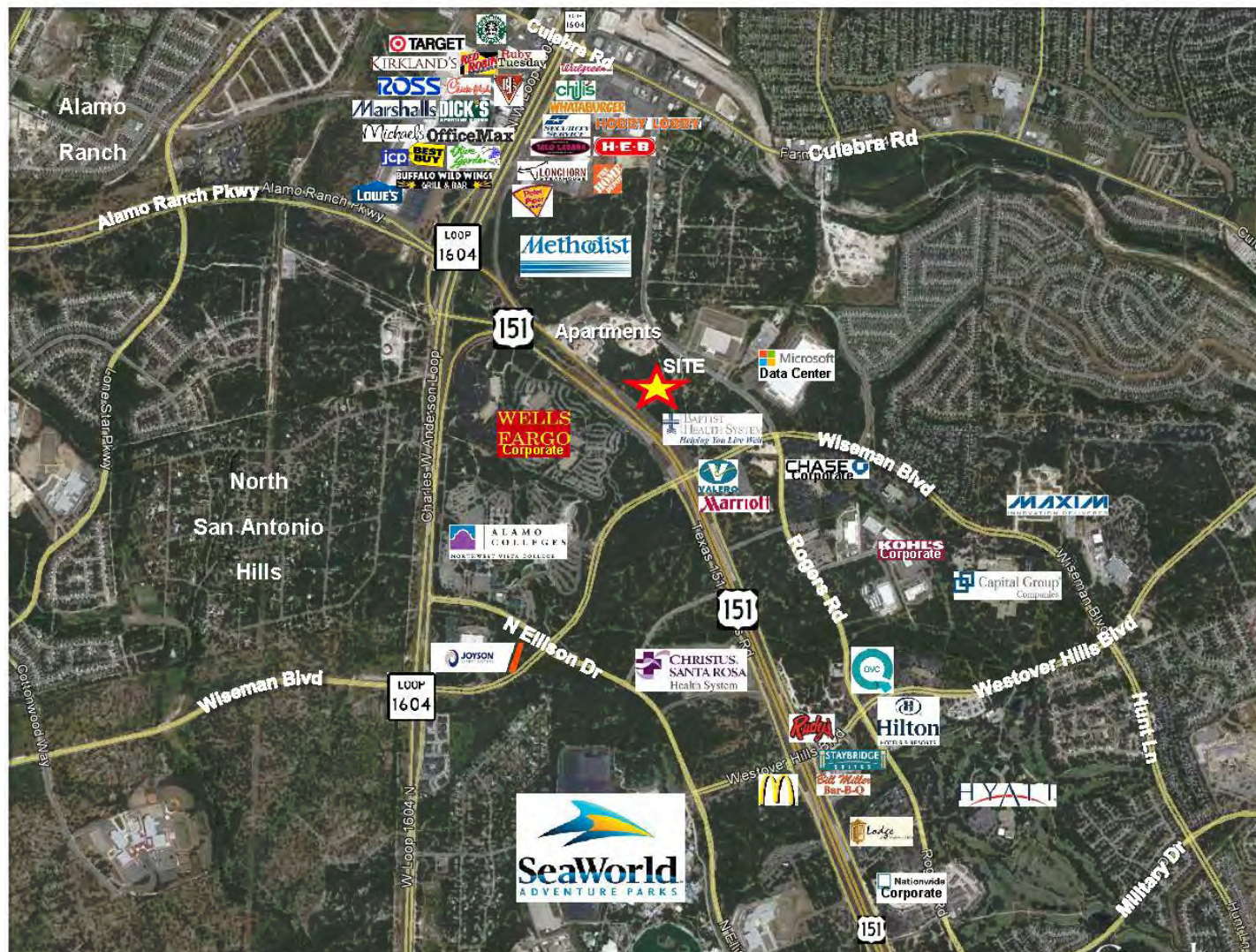
DRAKE COMMERCIAL GROUP

DEBORAH BAUER
TRAVIS 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.

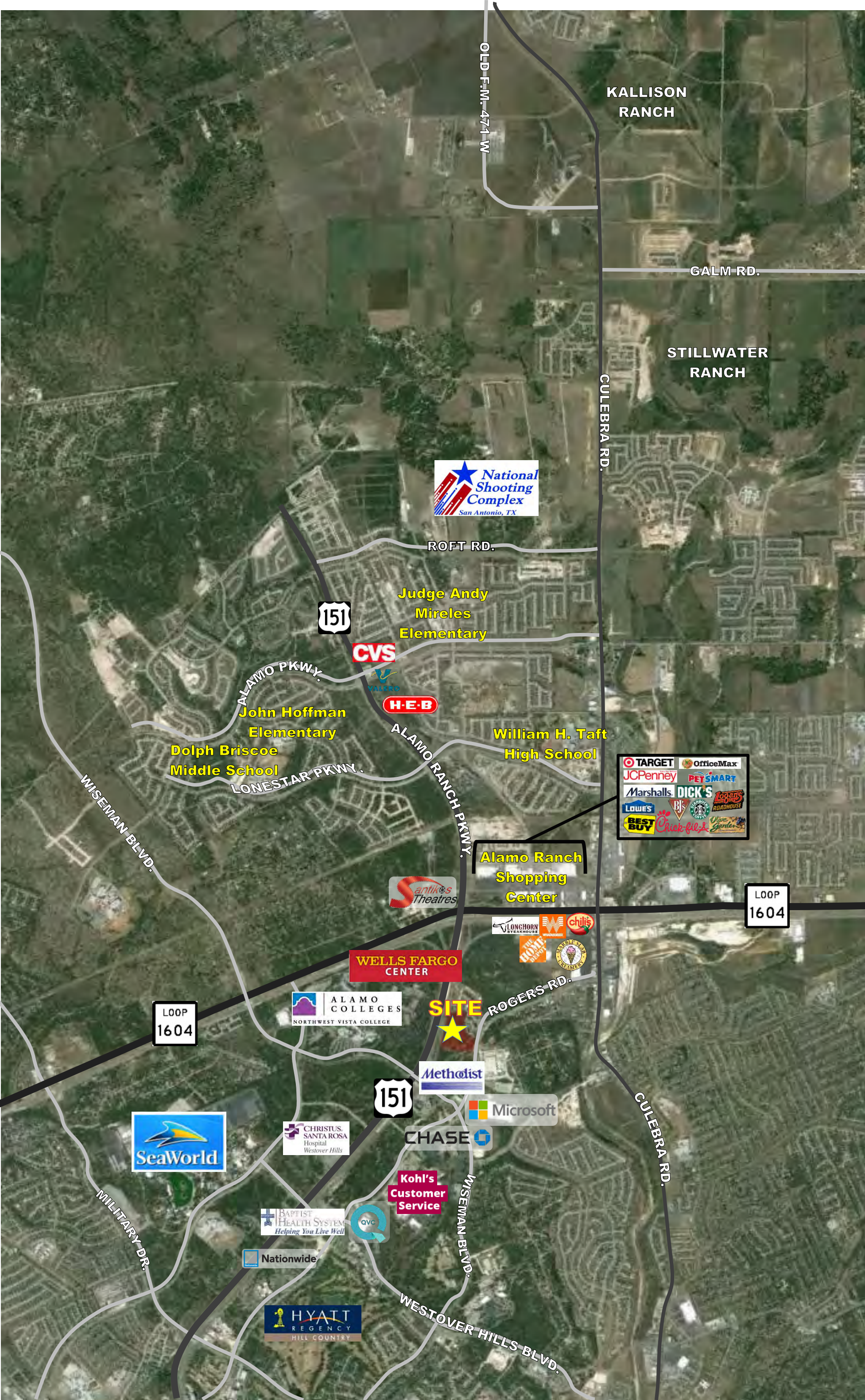
4 Acres Highway 151



- Ideal for office, corporate campus, data center, hotel, or retail uses
- Approx. 680' of frontage road on Highway 151 between the proposed Methodist Hospital and the proposed Baptist Hospital
- Adjacent to Microsoft Data Center site
- Adjacent to new \$36 million CPS Energy Electric substation – Dual feed electrical from two separate substations
- Zoned C3

For more information please contact Deborah Bauer or Travis Bauer
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com



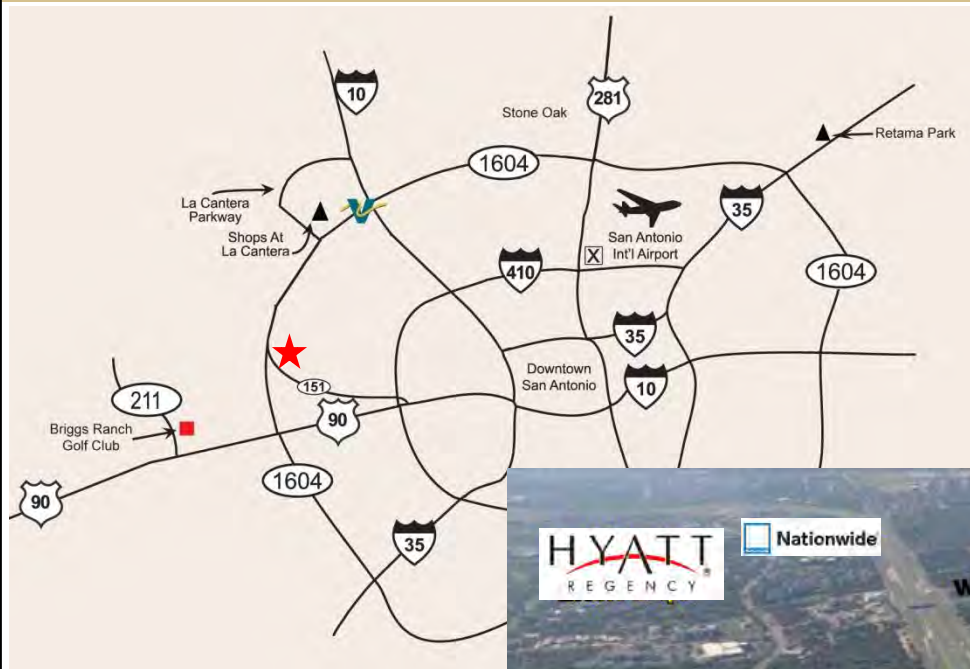
CONCEPTUAL LAYOUT





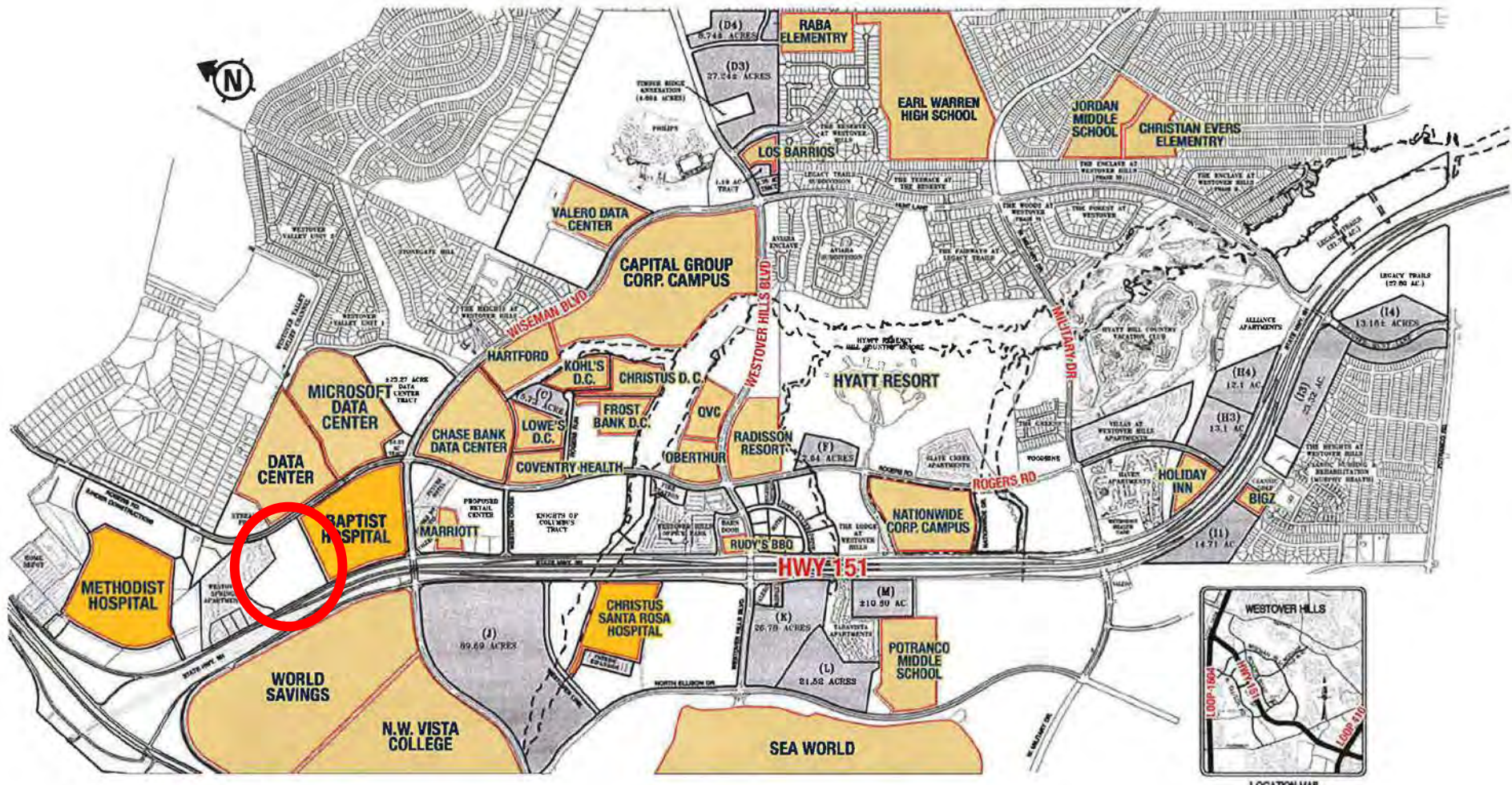
Drake Commercial Group

4630 N Loop 1604 W
Suite 510
San Antonio, TX 78249
www.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.

Westover Hills Masterplan



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DEMOGRAPHICS AND TRAFFIC COUNTS

Distance	Population	1 Mile	3 Mile
2018 Total Population:	3,938	107,439	259,623
2023 Population:	4,380	117,616	283,229
Pop Growth 2018-2023:	11.22%	9.47%	9.09%
Average Age:	33.50	33.80	33.80
Households			
2018 Total Households:	1,247	36,144	87,939
HH Growth 2018-2023:	10.99%	9.34%	8.87%
Median Household Inc:	\$98,771	\$73,662	\$70,865
Avg Household Size:	3.10	2.90	2.90
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$228,835	\$169,733	\$167,915
Median Year Built:	2002	2000	1999

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year
State Hwy 151	Wiseman Blvd	0.42 SE	43,225	2014
State Hwy 151	C W Anderson Loop	0.43 NW	42,998	2017
Rogers Rd	Wiseman Blvd	0.40 SE	5,470	2011
Rogers Rd	Mount Baker	0.25 N	6,157	2017
State Hwy 151 Access Rd	C W Anderson Loop	0.17 N	14,725	2014
State Hwy 151	C W Anderson Loop	0.08 W	16,991	2017
Wiseman Blvd	State Hwy 151 Access Rd	0.11 SW	12,462	2017
Wiseman Blvd	Impala Summit	0.10 E	12,009	2017

*Demographic and Traffic Count information obtained from CoStar database October, 2018

For more information please contact Deborah Bauer or Travis Bauer

210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com

Methodist Healthcare buys 24 acres on far West Side

By Richard Webner April 5, 2017 Updated: April 5, 2017 7:14pm



Photo: Google Maps

Methodist Healthcare System of San Antonio has purchased 24 acres of vacant land at the crossing of Loop 1604 and Highway 151.

Methodist Healthcare System of San Antonio has purchased 24 acres of vacant land at the crossing of Loop 1604 and Texas 151 on the fast-growing Alamo Ranch area, property records show.

The health care system, which operates more than a dozen hospitals in the area, already owns about 52 acres of vacant land at the intersection that it purchased in 2006. Spokeswoman Carole Harris declined to say what **Methodist's plans to do with the site. The sales price was undisclosed.**

The land is at the intersection's northeast corner, next to a Home Depot. It's across Loop 1604 from the Alamo Ranch master-planned community, one of **San Antonio's** fastest-growing residential areas. Wells Fargo has an office campus on the other side of Texas 151 from the property, and the Santikos Casa Blanca movie theater opened nearby last year.

Methodist is currently expanding its hospital campus in the Medical Center area by 445,000 square feet, in the largest construction project in its history, according to [its website](#).

Methodist bought the land from two partnerships controlled by Dan Hanke and Stanley Schoenbaum, who both have addresses listed in San Antonio, records show.

rwebner@express-news.net

@rwebner

This Texas-based corporation is building a new \$22M data center in San Antonio

Mar 28, 2016, 2:41pm CDT



COURTESY IMAGE This is a Google satellite view of the current CyrusOne Inc data center footprint in Westover Hills.

CyrusOne Inc. (NASDAQ: CONE) quietly filed paperwork to invest \$22 million for construction of a new data center in the Westover Hills area slated to begin construction in May. Plans for a separate building worth \$8.7 million were filed at the same address along the 9500 block of Westover Hills Boulevard. It is unclear whether that second facility would be another data center or office space.

The Internet infrastructure company with headquarters in Carrollton, Texas was previously acquired by Cincinnati Bell, a telecommunications provider in Ohio but later spun out as a separate company in 2013.

Cyrus One is considered a "carrier neutral" co-location data center for enterprise clients that want to buy servers inside the facility with dedicated Internet service connections. The company has more than 30 data centers across the country that sit alongside Class A office space.

In 2012, CyrusOne took an 83,000-square-foot warehouse along Westover Hills Boulevard and remodeled it for \$17 million, according to construction documents on file with the state of Texas. That facility has the capacity to scale up to 20 megawatts across several electrical substations, the company boasted on its website. San Antonio was described as a preferred location for data centers due to inexpensive land and shelter from natural disasters.

Two years later, the company built a second data center in San Antonio that cost about \$35 million on the same campus location across 196,000 square feet.

"The stable power grid makes it an ideal place to locate the high performance computing facilities," according to the CyrusOne description about the San Antonio centers.

Company officials did not respond to repeated requests for comment for this story.

In late March, CyrusOne announced that it joined the Amazon Web Services partner network that allows businesses to use any of the Texas company's data centers and directly interface with AWS cloud infrastructure through a private connection.

In contrast, Rackspace Hosting Inc. (NYSE: RAX) has a deal with Amazon Web Services and Microsoft Corp. that allows the company to utilize those respective data centers around the world for joint customers of cloud computing services.

Microsoft Corp. purchased 158 acres in far west San Antonio inside the Texas Research Park controlled by the Texas Research & Technology Foundation. The tech giant declined a recent interview request in regards to its plans there.

Kristen Mosbrucker

Reporter *San Antonio Business Journal*



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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