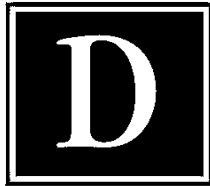


**Cascada at Canyon Lake
Residential Lots
Spring Branch, Texas**



DRAKE COMMERCIAL GROUP

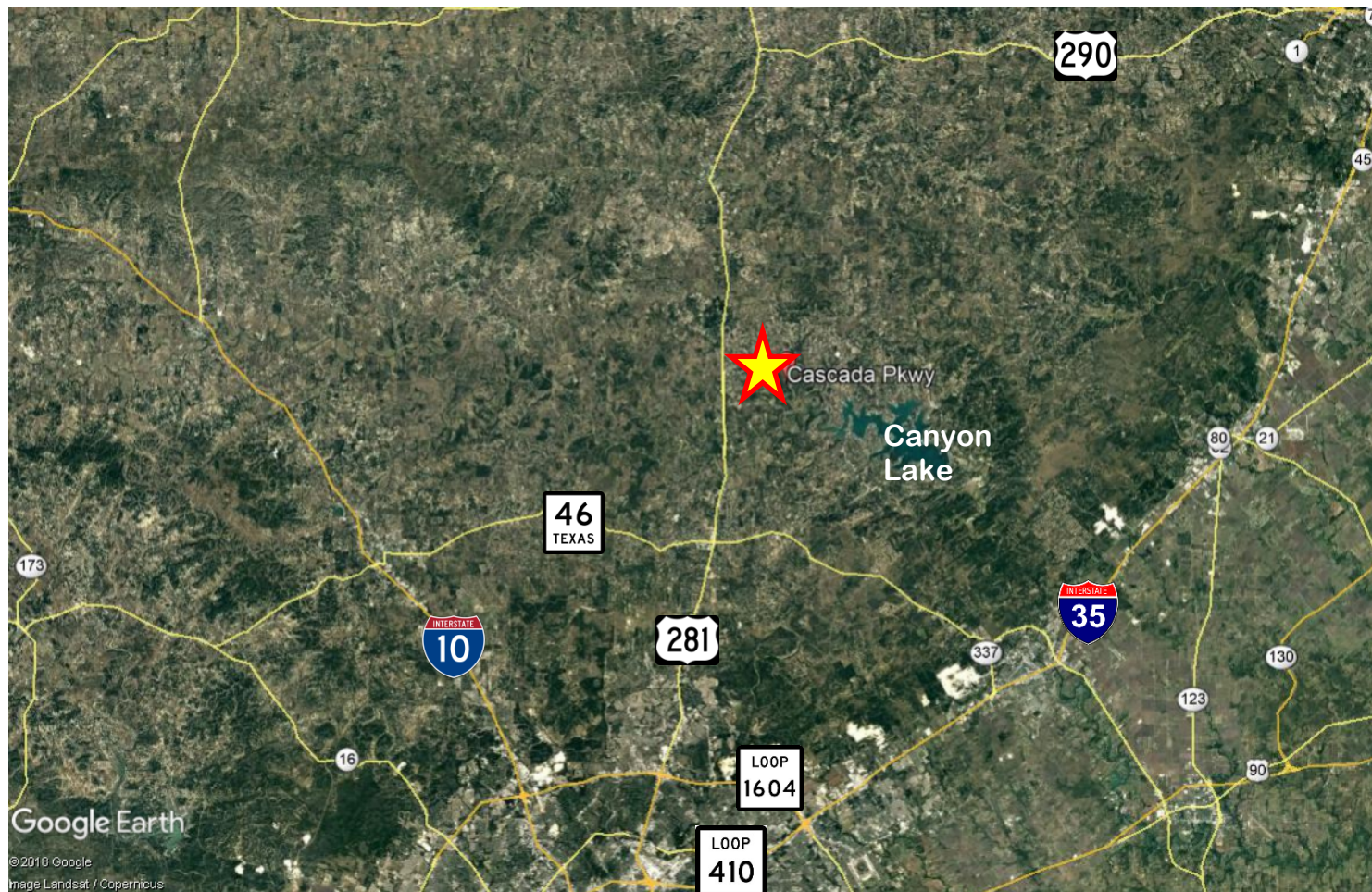
DEBORAH BAUER
TRAVIS BAUER

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.



Cascada at Canyon Lake

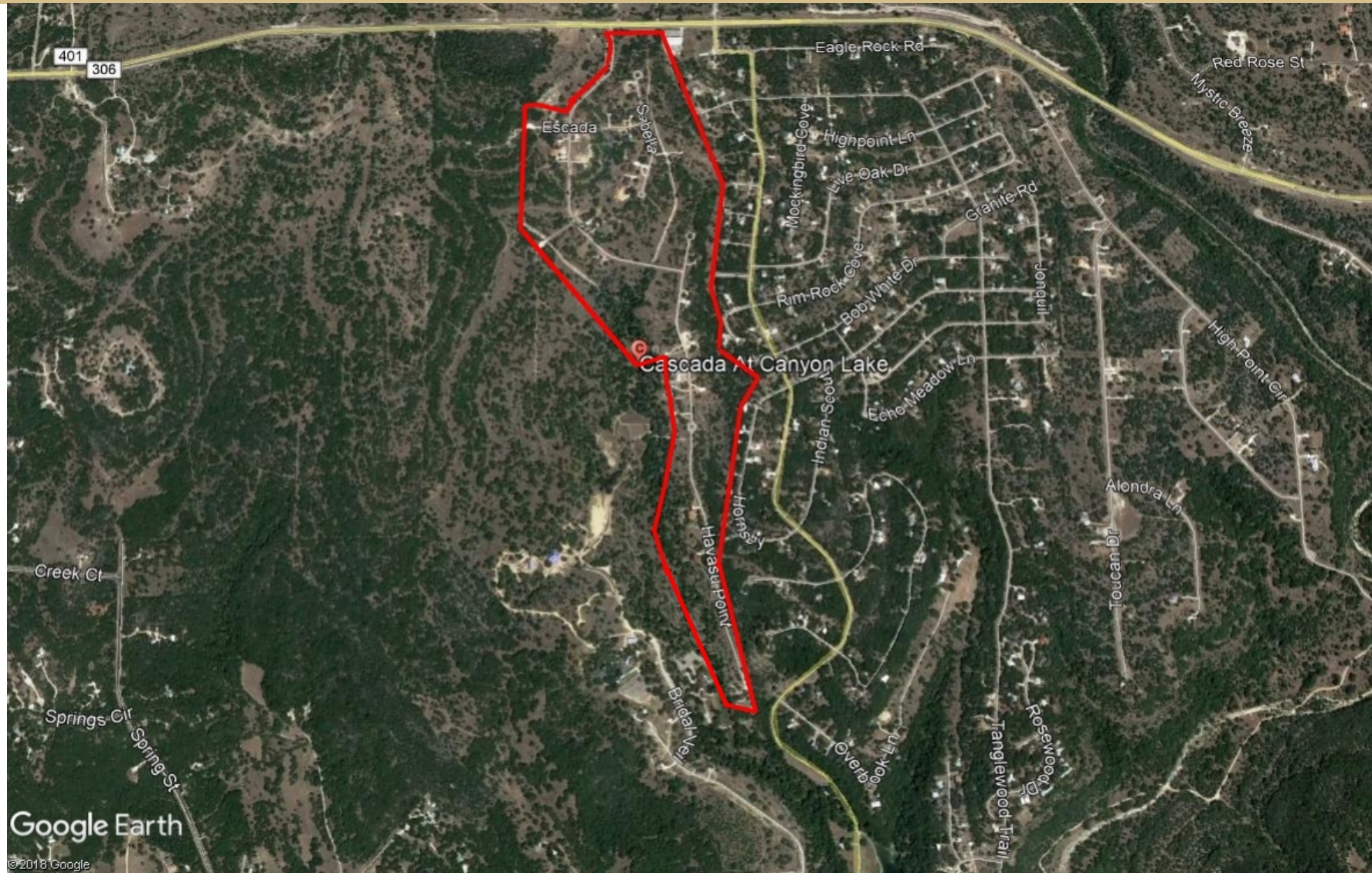


- Cascada at Canyon Lake is located off FM 306, just east of Hwy 281 near Canyon Lake
- 77 residential lots available / 1 – 2.5 Ac. flat lots with great views and building sites
- Award-winning gated entry
- Central water system
- Spring fed creek and magnificent oaks, hill country views, and miles of walking trails
- Amenities include 2 community parks with fishing pond and access to Canyon Lake, outdoor pool, wedding & event center, boat house, playground and pavilion
- Comal ISD schools – Canyon Lake High School, Rebecca Creek Elementary
- Septic System required

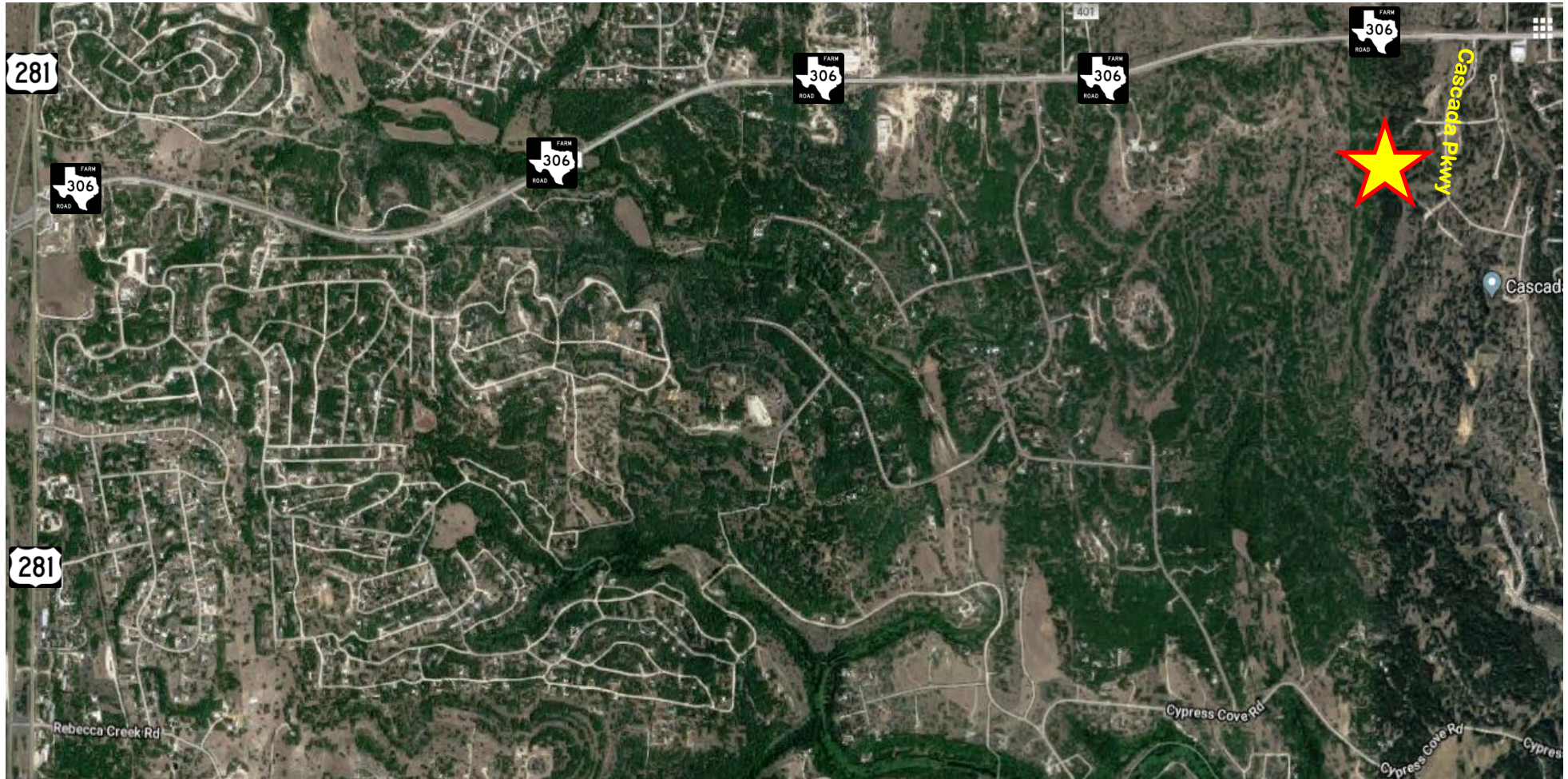
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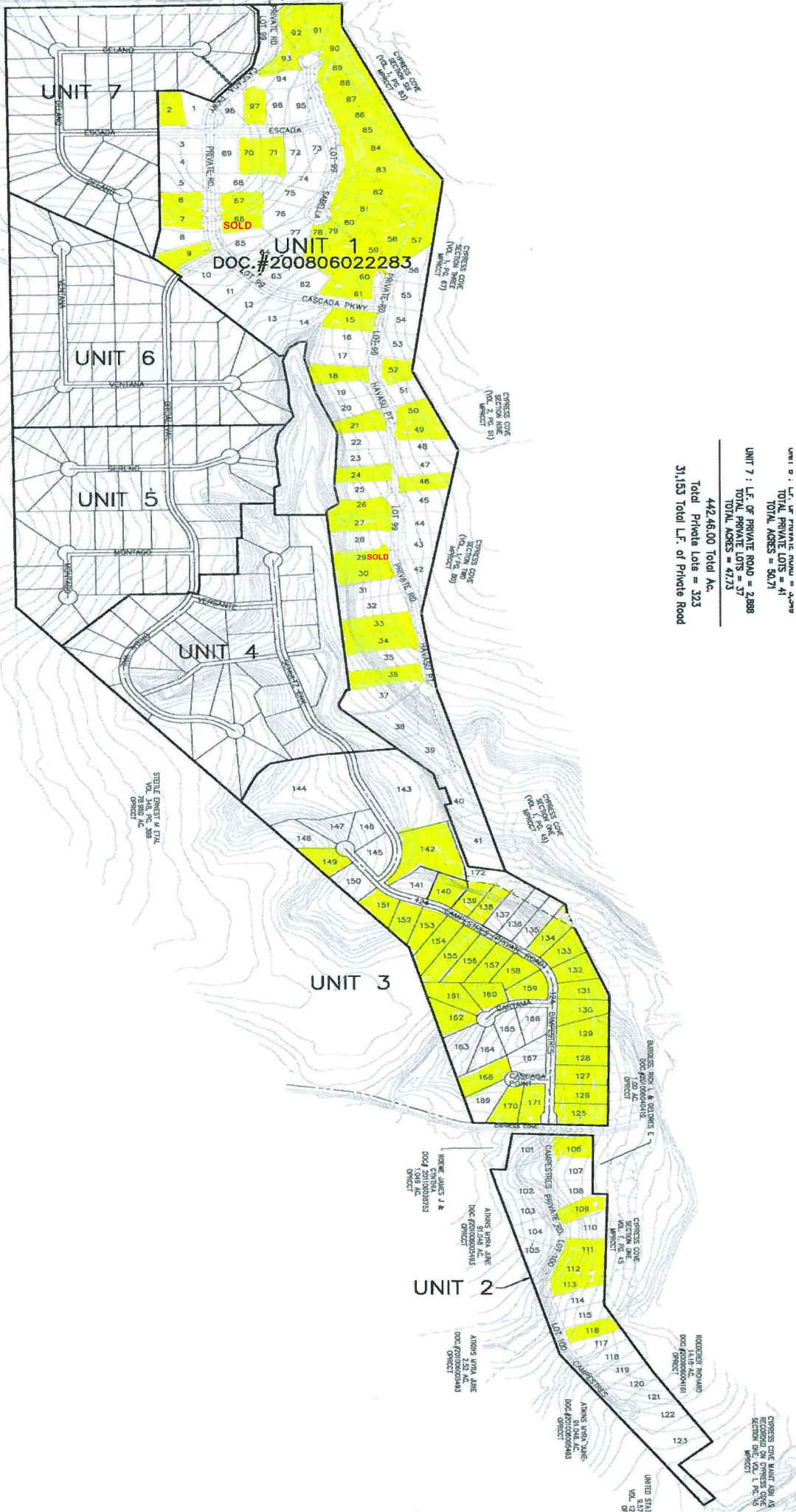


All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior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



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AROUND THE HORN L. LTD.
DOC# 117,394 AC.
OBJECT



UNIT 1 : 1.57 AC PRIVATE ROAD = 2.298
TOTAL PRIVATE LOTS = 41
TOTAL ACRES = 50.71
UNIT 7 : L.F. OF PRIVATE ROAD = 2.888
TOTAL PRIVATE LOTS = 37
TOTAL ACRES = 47.73

442,46.00 Total Ac.
31,153 Total L.F. of Private Road

CROSS CONVEYANCE
SECTION ONE, VOL. 1, PG. 45
OBJECT

UNIT 2
VOL. 12
PG. 12

ARMS WPA JUNE
91.04 AC.
DOC# 6200002483
OBJECT

ARMS WPA JUNE
25.57 AC.
DOC# 6200002483
OBJECT

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91.04 AC.
DOC# 6200002483
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DOC# 6200002483
OBJECT



Cascada at Canyon Lake Price Sheet

Unit 1

Lot	Physical Address	Acres	Status	List Price
6	2225 Cascada Pkwy	1.05	Available	\$ 73,261
7	2221 Cascada Pkwy	1.05	Available	\$ 73,261
9	921 Escada	1.03	Available	\$ 83,042
15	917 Escada	1.03	Available	\$ 92,823
18	239 Sabella	1.23	Available	\$ 116,395
21	235 Sabella	1.01	Available	\$ 112,385
24	231 Sabella	1.06	Available	\$ 112,385
26	227 Sabella	1.54	Available	\$ 102,604
27	223 Sabella	2.62	Available	\$ 102,604
29	211 Sabella	1.27	SOLD	\$ 112,385
30	207 Sabella	1.21	Available	\$ 112,385
33	121 Sabella	1.17	Available	\$ 127,057
34	117 Sabella	1.10	Available	\$ 131,947
36	113 Sabella	1.01	Available	\$ 102,604
46	109 Sabella	1.27	Available	\$ 75,217
49	105 Sabella	1.14	Available	\$ 63,480
51	106 Sabella	1.22	Available	\$ 63,480
52	110 Sabella	1.02	Available	\$ 68,370
57	920 Escada	1.02	Available	\$ 73,261
58	302 Havasu Point	1.27	Available	\$ 78,151
59	306 Havasu Point	1.04	Available	\$ 63,480
60	310 Havasu Point	1.06	Available	\$ 73,261
61	314 Havasu Point	1.31	Available	\$ 78,151

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Cascada at Canyon Lake Price Sheet

Unit 1 continued

Lot	Physical Address	Acres	Status	List Price	
66	2225 Cascada Pkwy	1.05	SOLD	\$	78,151
67	2221 Cascada Pkwy	1.05	Available	\$	78,151
70	921 Escada	1.03	Available	\$	87,932
71	917 Escada	1.03	Available	\$	78,151
78	239 Sabella	1.23	Available	\$	83,042
79	235 Sabella	1.01	Available	\$	83,042
80	231 Sabella	1.06	Available	\$	78,151
81	227 Sabella	1.54	Available	\$	97,714
82	223 Sabella	2.62	Available	\$	131,947
85	211 Sabella	1.27	Available	\$	78,151
86	207 Sabella	1.21	Available	\$	73,261
87	121 Sabella	1.17	Available	\$	68,370
88	117 Sabella	1.10	Available	\$	73,261
89	113 Sabella	1.01	Available	\$	68,370
90	109 Sabella	1.27	Available	\$	73,261
91	105 Sabella	1.14	Available	\$	68,370
92	106 Sabella	1.22	Available	\$	53,698
93	110 Sabella	1.02	Available	\$	53,698
97	920 Escada	1.02	Available	\$	83,042

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Cascada at Canyon Lake Price Sheet

Unit 2

Lot	Physical Address	Acres	Status	List Price
111	3159 Campestral	1.02	Available	\$ 79,000
112	3173 Campestral	1.01	Available	\$ 85,000
113	3191 Campestral	1.02	Available	\$ 82,000
116	3283 Campestral	1.01	Available	\$ 85,000

Unit 3

Lot	Physical Address	Acres	Status	List Price
41	512 Havasu Point	4.26	Available	\$ 250,000
125	TBD	1.30	Available	\$ 82,500
126	2943 Campestral	1.19	Available	\$ 82,500
127	2909 Campestral	1.18	Available	\$ 85,000
128	2875 Campestral	1.17	Available	\$ 85,000
129	2841 Campestral	2.02	Available	\$ 110,000
130	2807 Campestral	1.11	Available	\$ 92,900
131	2773 Campestral	1.02	Available	\$ 89,900
132	2739 Campestral	1.01	Available	\$ 86,500
133	2705 Campestral	1.01	Available	\$ 85,000
134	2671 Campestral	1.01	Available	\$ 85,000
138	2535 Campestral	1.02	Available	\$ 87,500
139	2501 Campestral	1.02	Available	\$ 86,500
140	2467 Campestral	1.02	Available	\$ 90,000
142	TBD	2.51	Available	\$ 120,000
149	2364 Campestral	1.02	Available	\$ 90,000

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Cascada at Canyon Lake Price Sheet

Unit 3 continued

Lot	Physical Address	Acres	Status	List Price
151	2432 Campestral	1.02	Available	\$ 87,500
152	2444 Campestral	1.02	Available	\$ 85,000
153	2466 Campestral	1.04	Available	\$ 98,000
154	2500 Campestral	1.30	Available	\$ 102,000
155	2534 Campestral	1.45	Available	\$ 105,000
156	2572 Campestral	1.23	Available	\$ 100,000
157	2626 Campestral	1.04	Available	\$ 85,000
158	TBD	1.02	Available	\$ 87,500
159	TBD	1.02	Available	\$ 97,500
160	TBD	1.03	Available	\$ 95,000
161	118 Cartama	1.22	Available	\$ 97,500
162	130 Cartama	1.19	Available	\$ 97,500
168	126 Cascada Point	1.29	Available	\$ 97,500
170	115 Cascada Point	1.02	Available	\$ 97,500
171	TBD	1.06	Available	\$ 97,500

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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