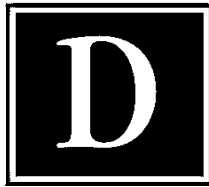


**SE Corner IH-10 & 1604
21.584 AC Commercial Site
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

DEBORAH BAUER
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510
SAN ANTONIO, TEXAS 78249
T: 210.402.6363
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* 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 all information.



PAPE-DAWSON ENGINEERS
GIS WEB MAPPING SERVICE



Source: Earthstar, GeoEye, Earthstar, GeoEye, IGN, Aermap, GEBCO, Esri, DeLorme, NAVTEQ, Swisstopo, UTM, USGS, AeroGRID, IGN, and the GIS User Community
 Gamlin, (c) OpenStreetMap contributors, and the GIS user community



The Park at Vance Jackson LLC
(Plat No. 20210839115 D.P.R.)
Lot 14, Block 13, Unit 10000
Conveyed by Plat 10, 10.62
Statistical North Office Substation
(Vol. 2001, Pg. 1422 D.P.R.)

21.584 Acres
(940,199 Sq. Ft.)

New City Block 15825



SYMBOLS LEGEND

- POWER POLE
- LAMP POLE
- TELEPHONE POLE
- POLE
- CEMENT CLEAN CURB
- CONC. ADJACENT
- TIE
- 1/2" PVC
- 4" ANCHOR
- CEMENT BOX

GRAPHIC SCALE
0 50 100 200
Distances are based on 175 elevations.
Datum is NAD 83, Texas State Coordinate System



A Boundary Survey of:

A 21.584 acres out of a 304.560 acre tract recorded in Volume 8775, Page 805 of the Official Public Records of Real Property of Bexar County, Texas, being out of the R.C. Hawkins Survey Number 337, Abstract Number 329, the G.F.A. Wrede Survey Number 292, Abstract Number 809, and the Anselmo Pru Survey Number 20, Abstract Number 574, New City Block 15825, City of San Antonio, Bexar County, Texas.

GENERAL NOTES:

1. Site Commitment prepared by Chicago, The Associated Gasways CO# 507-52-4307222045-48, issued August 11, 2002, provided to this office in substantially verbatim format.
2. Boundary points are based on GPS measurements taken in NAD 83.
3. Disturbances on Vance Jackson Road, South Grand Road, show 7' wide.
4. Power transmission located in easement and/or easement being which requires poleline relocation.
5. This survey is being prepared solely for the use of the current parties (in order to show) no other use has been intended, express or implied, to use the results of this survey as a basis for any other survey or project, in whole or in part, without the express written consent of the surveyor.

- The following items are referenced to the 18th Amendment, Schedule B:
- 1. Plat No. 2021, Pg. 22 & Vol. 2021, Pg. 221 & Vol. 11875, Pg. 1254 & Vol. 10874, Pg. 275 & Vol. 11804, Pg. 2002 & Vol. 11804, Pg. 1056; San Antonio National Bank, Survey, 1909.
 - 2. Vol. 13505, Pg. 275, and as recorded in Vol. 12921, Pg. 2392, 1/4 Section Eastment, as shown.
 - 3. Vol. 11574, Page 54, Vance Jackson Survey, 1909 - as shown.
 - 4. Vol. 12385, Pg. 1120, Conveyed, 1909 - as shown.
 - 5. Document No. 20210839115, 1/4 Section & 1/4 Section - as shown.
 - 6. Vol. 2001, Pg. 1422, 1/4 Section Eastment - as shown.

CURVE TABLE				
CURVE #	BEARING	RADIUS	DELTA	CURVE BEARING
41	S 83.20° E	174.72'	202.77'	N 88° 07' 50" E

I hereby certify that this map represents an actual survey made on the ground by 1000 feet using under the direct supervision and that the professional services rendered by the undersigned in the preparation of this map were performed by the undersigned or under the direct supervision and control of the undersigned.

Survey was completed on:
the 15th day of September 2025

Gary A. Gibbons

Gary A. Gibbons
Texas Registered Professional Land Surveyor No. 4710
AKINS SURVEYORS, LLC

Drawn by	Checked by	Date

Akins Surveyors, LLC
10000 Vance Jackson Road
San Antonio, TX 78204
210-483-1111

SE Corner IH-10 & Loop 1604 – District North



Utilities Available for High Density

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

Approved Business and Commercial Zoning

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



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



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



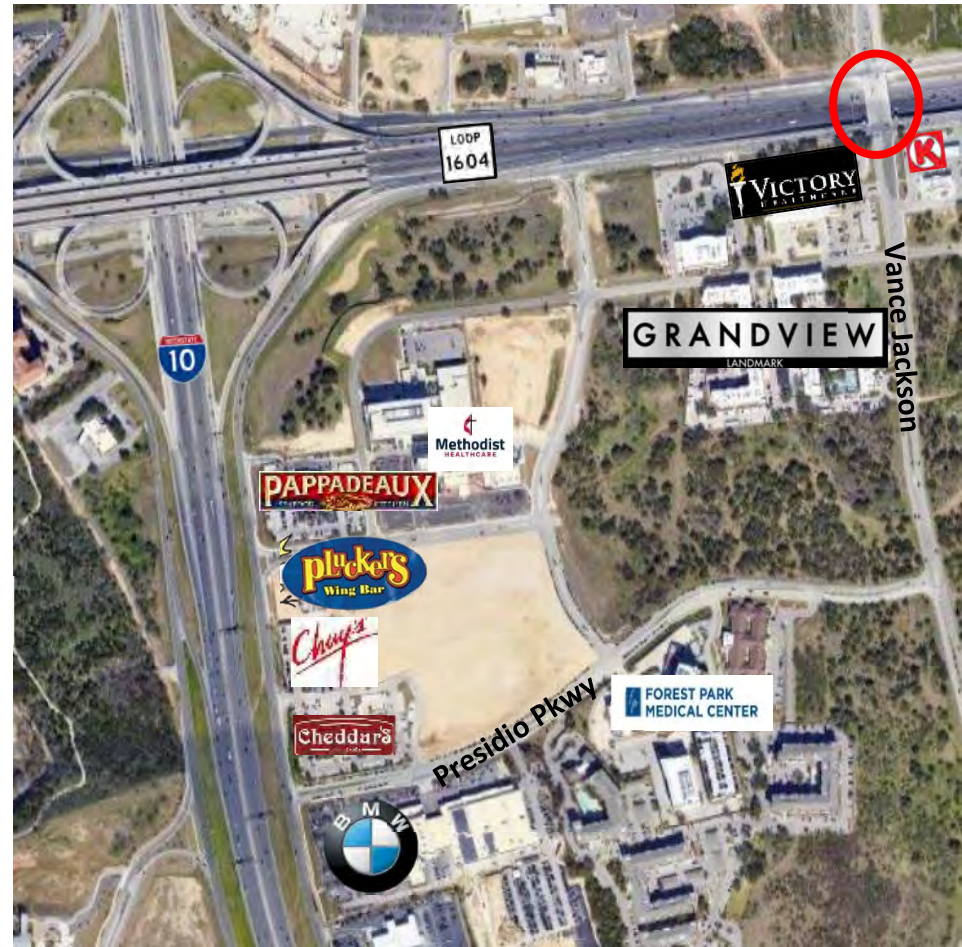
D

Drake Commercial Group

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SE Corner IH-10 & Loop 1604 – District North



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From the San Antonio Business Journal:
<https://www.bizjournals.com/sanantonio/news/2023/05/05/new-hospital-near-utsa-to-open.html>

SUBSCRIBER CONTENT:

Methodist investing \$70M-plus to turn long-vacant site into new I-10 hospital

May 5, 2023, 1:09pm CDT



W. Scott Bailey | SABJ

Methodist Healthcare is making a significant investment to turn a shuttered site into a new hospital in Northwest San Antonio.

Methodist Healthcare is set to open in August its newest hospital in a high-growth area near Interstate 10 and Loop 1604 as it nears

completion of a redevelopment of the former Forest Park Medical Center that closed in 2015 due to financial challenges.

The Methodist Hospital | Landmark project has been in the works for years as Methodist first acquired the property in 2018. The pandemic impacted its timeline for improving the site and transforming the multistory structure into a new acute-care hospital.

“We did have to make a schedule adjustment,” said Ryan Simpson, who is CEO of Methodist’s flagship hospital campus in the South Texas Medical Center and will also oversee the Landmark hospital.

Methodist is spending roughly \$75 million, including site acquisition costs, to redevelop the former Forest Park hospital. That fact that the structure sat empty for so long has driven up costs for improvements needed to bring the facility up to speed.

“It has required some significant investment,” Simpson said. “There are the ever-changing construction and facility codes that are rapidly evolving in the health care space.”

The 54-bed hospital will have 12 operating rooms once completed. The 155,000-square-foot hospital will also house 27 private patient rooms and 14 VIP suites. Angela Saif will serve as the new hospital’s chief nursing officer.

The hospital campus, spread across a nearly 9-acre site with a hilltop view, will primarily serve an expanding population in Northwest San Antonio and up the I-10 corridor that has historically had to travel to the medical center for care.

“It will have a surgical focus,” Simpson said. “But we’ll also be assisting with the inpatient capacity demand that we’re seeing across all of Methodist Healthcare.”

That relief is essential as Simpson said other Methodist hospitals across the city are routinely at or near capacity, which has driven its leadership to pursue additional hospital development, including a \$150 million project in Westover Hills.

But Simpson’s focus is on the Landmark hospital, which will take the Methodist brand to a key area.

“That intersection of I-10 and 1604 is obviously a very important crossroads,” he said. “I feel like we are really positioned well to serve that community.”



W. Scott Bailey

Senior Reporter - *San Antonio Business Journal*

[Back to Top](#) ▲

SAN ANTONIO **BUSINESS JOURNAL**

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Swish! Spurs planning \$510.8 million campus

Aug 11, 2021



Source: Spurs Sports & Entertainment

SAN ANTONIO – Spurs Sports & Entertainment is developing a \$510.8 million campus on 50 acres at the northwest corner of I-10 and Loop 1604.

The 500,000-sf Human Performance Campus will include a training facility for the San Antonio Spurs, biotechnology research institute, public park, and commercial and medical office space.

USAA Real Estate owns the campus site.

Bexar County gave approval to negotiate a \$15 million deal to buy 22 acres from US Real Estate Limited Partnership, an affiliate of USAA. The land will become a public park managed by entities related to the Spurs.

The Spurs currently practice at a 37,800-sf facility near the South Texas Medical Center that opened in 2002.

While the majority of the funding will come from private investors, the Spurs owner is also seeking public dollars from the city, county, and federal governments.



The Texas Real Estate Research Center has more news like this:

Source: [San Antonio Express-News](#)

Phoenix developer preparing to bring 384-unit apartment project to Far Northwest Side

SUBSCRIBER CONTENT:

Feb 11, 2020, 5:00am CST Updated: Feb 11, 2020, 1:35pm CST

See Correction/Clarification at end of article

A Phoenix developer bought more than 16 acres of vacant land east of the University of Texas at San Antonio to build a 384-unit multifamily community.

Alliance Residential purchased a 16.25-acre lot at Vance Jackson Road from Galleria Ventures Ltd for an undisclosed price Dec. 11, according to Reonomy data. The property was last assessed for \$5.62 million, according to the Bexar County Appraisal District. The property is just southeast of the road's intersection with Presidio Parkway and directly north of the West Oaks Luxury Apartments at 14838 Vance Jackson Road.

“Construction and land cost are on the rise, so finding a place to develop multifamily can be difficult,” said Tripp Rich, senior vice president of Houston-based land brokerage Dosch Marshall Real Estate, who facilitated the deal for Alliance. “We were able to find the last multifamily-zoned site in this corridor to buy and develop.”

This is Dosch Marshall Real Estate's first closing it has facilitated in San Antonio as the brokerage expands into the region. Deborah Bauer of local brokerage Drake Commercial Group represented Galleria Ventures in the sale.

Rich told me the proximity to good schools, high-priced single-family homes, retail and employers such as USAA and UTSA led Alliance to choose the property. The area's growth-path of rents in the area makes Class A development for developers such as Alliance, he said.

Alliance owns and operates 15 residential properties in the San Antonio area, including other several nearby properties such as Woods at Elm Creek, Landera and Celeste at La Cantera.



DOSCH MARSHALL REAL ESTATE

Alliance Residential has acquired 16.25 acres of land to develop a multifamily property near UTSA.

Principle Auto Opens the Largest BMW and MINI Facility in the Nation at New IH-10 Location



Principle BMW of San Antonio (Photo: Business Wire)



December 13, 2018 06:30 PM Eastern Standard Time

SAN ANTONIO--(BUSINESS WIRE)--Principle Auto announces the opening of San Antonio's new premier BMW and MINI center. Conveniently located at the corner of IH-10 and Presidio Parkway, with over 250 associates and 1,000 vehicles for sale. San Antonio now holds claim to the largest BMW dealership of its kind in the United States.

"I am so excited that San Antonio is home to the largest BMW luxury dealership"

Tweet this

BMW owners will experience the true meaning of state-of-the-art luxury facility with a spacious open showroom, well-appointed and comfortable waiting areas. With the 100+ service bays equipped with the newest technology and designed for maximum efficiency, our highly trained, master-certified technicians will ensure the highest level of service. Customers will have the option to enjoy the in-house nail salon or use individual Wi-Fi workstations to get work done or just enjoy a cup of coffee in the comfortable waiting room.

BMW of San Antonio is one of the oldest dealerships in San Antonio, opening in 1973. In keeping with its longstanding tradition of supporting the community through programs created by Principle Auto like Teacher of the Year, Nurse of the Year and participating in United Way, the new BMW of San Antonio was designed with meeting rooms that can host up to 100 people to area organizations for their city wide events.

"I am so excited that San Antonio is home to the largest BMW luxury dealership," said Abigail Kampmann, CEO of Principle Auto. "The facility brings the design elements from Europe with the latest luxury amenities BMW customers deserve. The Individual Design Room allows our guests to design and order their car with their BMW personal assistant," Kampmann continued. "The new facility is all about our mission at Principle Auto, which is to provide exceptional care to our customers."

The new address of BMW of San Antonio and MINI of San Antonio is 15507 IH-10 West just north of the UTSA Blvd. exit. You are welcome to stop by and see the new facility or call us at 210-732-7121 to see how our meeting rooms might work for your organization events or just visit us at principleauto.com.

VP explains why pickleball-restaurant concept chose SA as first Texas location

SUBSCRIBER CONTENT:

Sep 26, 2018, 6:41am CDT

The combination of a chicken restaurant and pickleball complex is objectively a weird one. What may be even more curious is why this relatively new concept — started in 2017 with only two locations in Kansas City, Missouri, and Wichita, Kansas — chose San Antonio for its first location in Texas.

Chicken N Pickle announced plans last week to open its third location on a 4-acre plot on San Antonio's northwest side at the corner of UTSA Boulevard and Vance Jackson Road. Projected to open in late 2019, Chicken N Pickle San Antonio will feature six indoor and four outdoor pickleball courts, lawn games, a rooftop bar and a full-service restaurant serving its signature rotisserie chicken dishes. The restaurant and pickleball complex will enable customers and guests to come and go as they please and do what they'd like. People who want to play pickleball and skip the restaurant can reserve a court or pay \$5 to enter "challenge play," in which winners stay on the court until they lose.

Chicken N Pickle said the new complex, which will span 2 acres, will be able to accommodate more than 500 people, with 300 people being able to fit in its 13,000-square-foot restaurant.

Despite having a novel concept, the company has aspirations to grow quickly and expand into Texas, and the team had been looking across the state for a while. Kellen Mumm, the company's vice president of business development, said San Antonio rose above Texas' other major metros for multiple reasons.

"San Antonio just sort of fit with everything we were doing," Mumm said. "We gravitated toward the Northwest side of town and [the University of Texas at San Antonio]. We thought it



KEVIN ASHLEY PHOTOGRAPHY

Projected to open in late 2019, Chicken N Pickle San Antonio will feature six indoor and four outdoor pickleball courts, lawn games, a rooftop bar and a full-service restaurant serving its signature rotisserie chicken dishes.

was a great area and really had what we were looking for, and the stars just aligned when we found this land."

While he couldn't say which of the company's partners was the driving force behind adding pickleball to the restaurant's concept, he said the team has been fans of the sport for a while as a good workout and a fun way to meet new people. As approachable as pickleball is, Chicken N Pickle hopes to be as approachable to customers. Mumm said the company's two existing locations attract everyone from families who come to play Pickleball together to young people looking for a bite and a drink.

While no groundbreaking date has been set for the new location, Mumm said the company is working diligently to break ground soon.

Overland Park, Kansas-based Yaeger Architecture Inc. is designing the project, while ARCO/Murray has been hired as the general contractor.

Ryan Salchert

Reporter

San Antonio Business Journal

Demographics

Radius	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population			
2027 Projection	10,473	83,068	247,213
2022 Estimate	10,362	81,932	245,491
2020 Census	9,960	79,316	242,774
Households			
2027 Projection	5,484	36,830	107,372
2022 Estimate	5,400	36,104	106,010
2020 Census	5,164	34,730	104,335
Owner Occupied	1,437	13,714	46,579
Renter Occupied	3,963	22,390	59,431
Household Income			
2022 Avg Household Income	\$76,904	\$96,685	\$103,626
2022 Med Household Income	\$59,717	\$66,013	\$70,702



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Information About Brokerage Services

Texas law requires all real estate licensees 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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Bauer	519675	travis@drakecommercial.com	(210)402-6363
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Drake Commercial Group, 4630 N Loop 1604 W # 510 San Antonio, TX 78249

Travis Bauer

Information available at www.trec.texas.gov

IABS 1-0 Date

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