



**6.016 ACRES HIGHWAY 90
SW CORNER HWY. 90 &
JUNGMAN ROAD**

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4630 N LOOP 1604 W, STE 510
SAN ANTONIO, TX 78249



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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 any and all information.

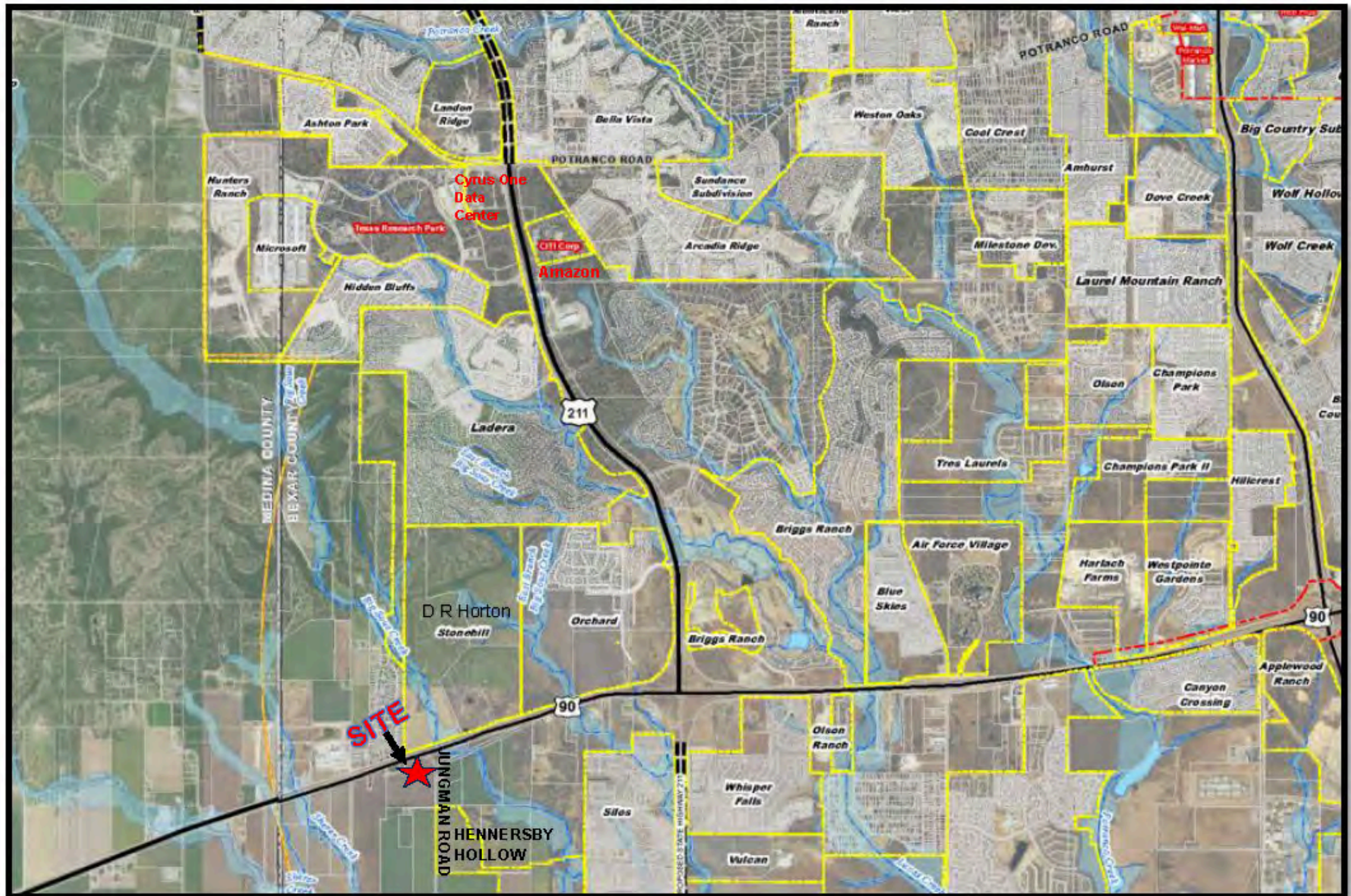
EXECUTIVE SUMMARY



- 6.016 Acres on Highway 90 frontage
- Corner of Jungman Road and Hwy. 90 close to SH 211
- Approximately 750' LF frontage on Highway 90
- Out of City Limits
- Great Visibility
- Surrounded by over 4000+ roof tops and future MVIDS School

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MAPPING



 5

11

18. THE SURVEY WAS PERFORMED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON THE TITLE COMMITMENT, LISTED BELOW:

TITLE COMMITMENT	OFF. NO.	ISSUANCE DATE
CHICAGO TITLE INSURANCE COMPANY	44-46-4557	10/26/2018
PRECINCT DATE:	AUGUST 15, 2018	
TITLE REPORT:	OCTOBER 16, 2018	

19. THAT OTHER MATTERS IDENTIFIED IN THE TITLE COMMITMENT AND THOSE THAT THE BUYER/OWNER WAS AWARE OF AT THE TIME THIS SURVEY ARE SHOWN:

16. THE POL. DOWNS MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTER.
19. PRESENT TO WITHDRAWAL DISCLOSURE FROM THE EDWARDS AWARD FILED OCTOBER 18, 2023, RECORDED IN CHICAGO COUNTY RECORDS 20230725003, OFFICIAL PUBLIC RECORD, BICAR COUNTY, ILL.



BLUE SKIES OF TEXAS - HWY 90



HWY 211 - CITI CORP



TEXAS RESEARCH PARK



San Antonio is home to several large corporations, and several companies are planning new facilities. West San Antonio is conveniently located to many of the employment centers in West San Antonio.

Employment centers within 15 minutes of Hwy 90 and Hwy 211 have approximately 100,00 employees who work within a 15 minute drive.

- Toyota (Manufacturing Plant)
- Westover Hills (Major Business Employment Center)
- South Texas Medical Center
- Kelly USA
- Lackland AFB
- Microsoft
- Citicorp
- Capital Group Companies
- Downtown San Antonio (18 minutes)
- Future Methodist Hospital
- Christus Santa Rosa Hospital
- Future Baptist Hospital

Major Corporate Headquarters located in San Antonio:

- H.E.B. Food Stores
- USAA
- AT&T Southwest Research Institute
- Valero Energy
- West Teleservices
- Frost National Bank
- Kinetic Concepts, Inc.
- Harcourt Assessment, Inc.
- Martin Marietta Materials SW, Inc.
- Zachry Construction Company
- Clear Channel Communications
- HOLT CAT
- Tesoro Petroleum Company

Major Corporate Headquarters located in San Antonio:

- Homeland Security / National Agro / Bio-Defense Facility (NABF) (New)
- Randolph AFB
- Fort Sam Houston
- Brooks City-Base
- Lackland AFB

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From the San Antonio Business Journal:
<https://www.bizjournals.com/sanantonio/news/2022/11/15/new-state-highway-drive-development.html>

New state highway project to drive more Far West development

The nearly eight-mile stretch of pavement is part of a project initially conceived more than 35 years ago.

Nov 15, 2022, 2:36pm CST

Work on a long-anticipated stretch of State Highway 211 west of San Antonio has finally been completed and that new roadway is expected to spur more development in a part of Bexar County already experiencing significant growth.

The new lanes span nearly eight miles along the Bexar and Medina county lines — from Potranco Road to Culebra Road — and link two previously completed portions of SH 211. The highway will now allow unimpeded travel between State Highway 16 to the north and U.S. Highway 90 to the south.

Bexar County officials said the new highway leg is in an area that's already seen a threefold increase in population since 2020, putting increasing pressure on existing infrastructure.

Bexar County Judge Nelson Wolff told me the added infrastructure



BEXAR COUNTY

A new stretch of State Highway 211 will connect Culebra and Potranco roads west of San Antonio.

is a “very big” deal that will likely draw more “large development,” including additional homes and commercial activity. The final total cost for the project is \$33 million.

Work on the joint pass-through project involving Bexar County and the Texas Department of Transportation began January 2021. While the new stretch of roadway took less than two years to construct, its part of a larger project initially conceived in 1986.

The first two legs of SH 211 were completed by 1990, but the final link was held up for years due to right-of-way agreements and environmental constraints.

As far back as 2007, Bexar County began working with TxDOT and Medina County officials to acquire some of the right-of-way funding for the remaining route.

“It took over 30 years for this final connection of SH 211 to be completed,” said Medina County Judge Chris Schuchart, echoing Wolff’s prediction that the new roadway will spur additional development in an area already experiencing significant growth.

Bexar County’s West Side 211 Public Improvements District funded the design and environmental components tied to the project. The PID also donated right-of-way for the roadway.

The scenic highway boasts three new bridges including a pedestrian bridge connecting the Legend Oaks neighborhood.

San Antonio-based Pape-Dawson Engineers and Capital Excavations in Buda teamed on the project.

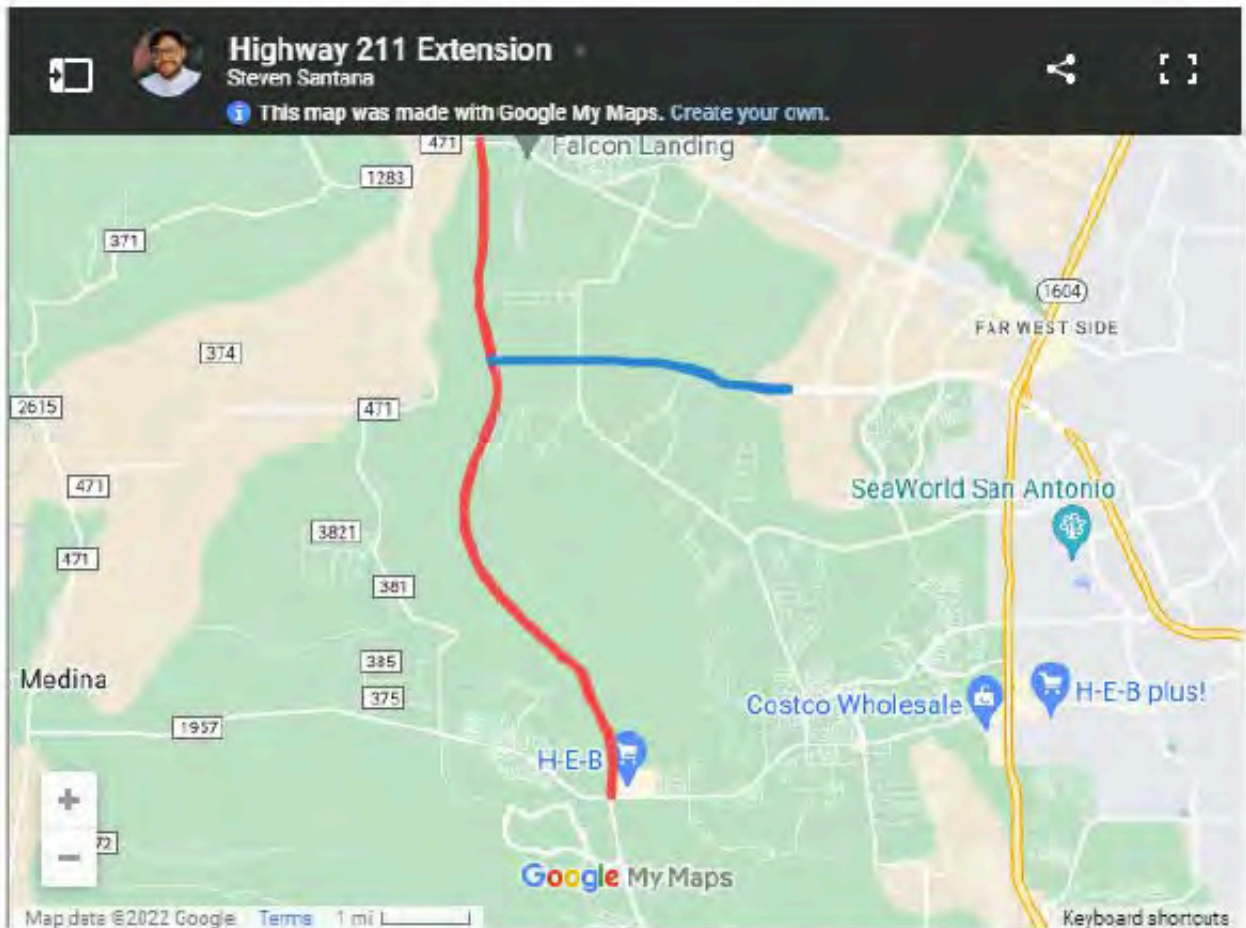
W. Scott Bailey

Senior Reporter

San Antonio Business Journal



See a map of the Highway 211 extension below.



The extension is happening in an area that saw some of the largest amounts of growth in Bexar County in 2020, with growth ranging from 298% to 468%. The Portanco and Highway 211 intersection is near Stevens Ranch retail development anchored by an H-E-B that opened in October 2020 as well as the Microsoft Data Center.



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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date