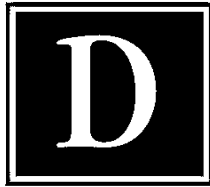


**4.98 Acres Commercial
Stone Oak Parkway
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

DEBORAH BAUER
TRAVIS BAUER

19310 STONE OAK PKWY, STE. 201
SAN ANTONIO, TEXAS 78258
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.

4.98 Acres Stone Oak Parkway San Antonio, Texas

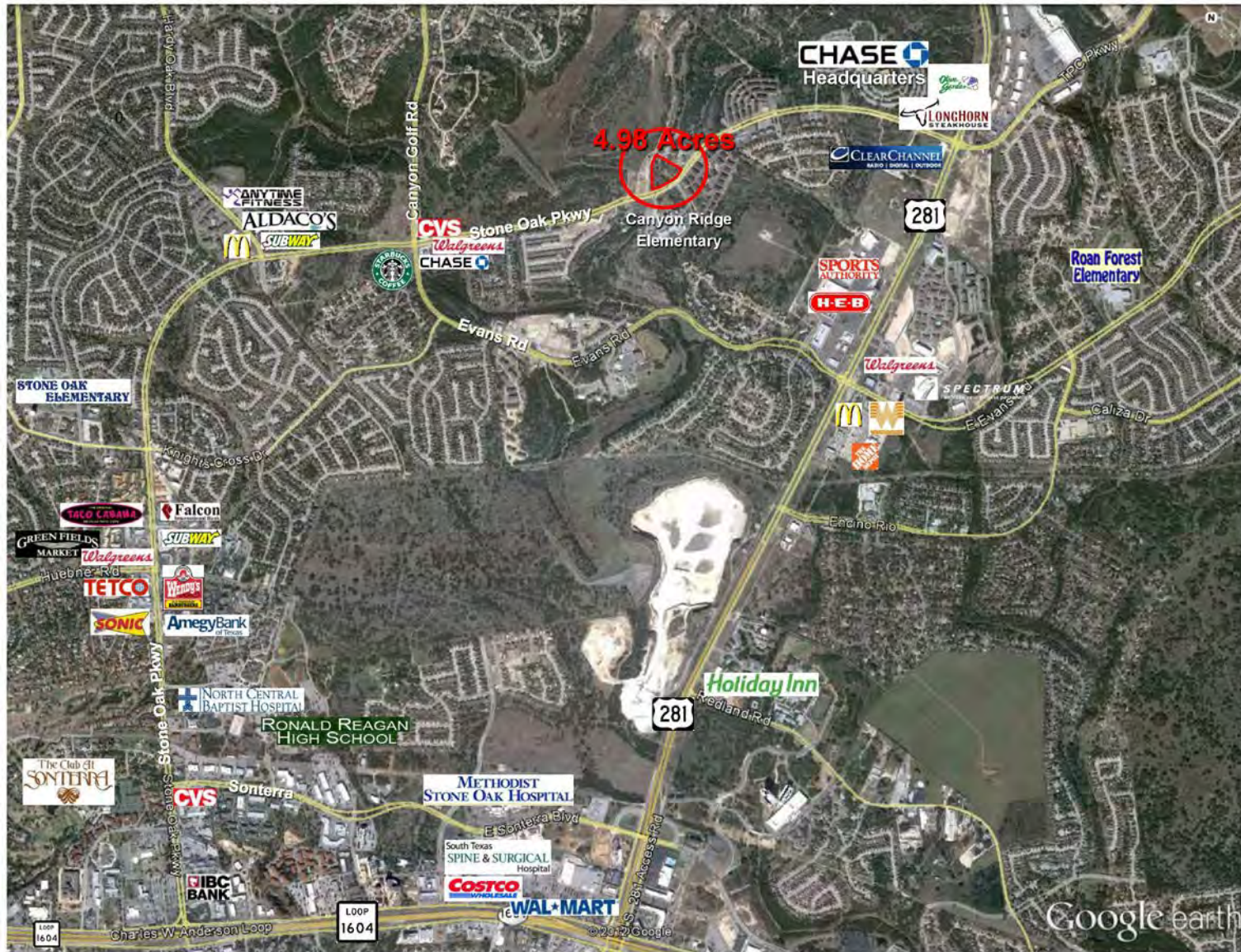


- 4.98 Acres located on Stone Oak Parkway between Evans Rd and Hwy 281
- Located across from Canyon Ridge Elementary at stop light with median curb cut and deceleration lane
- Over 750 ft. of frontage on Stone Oak Parkway
- Zoned C3 ERZD
- Electricity, sewer, water and gas are available to site
- SELLER SAYS BRING ALL OFFERS

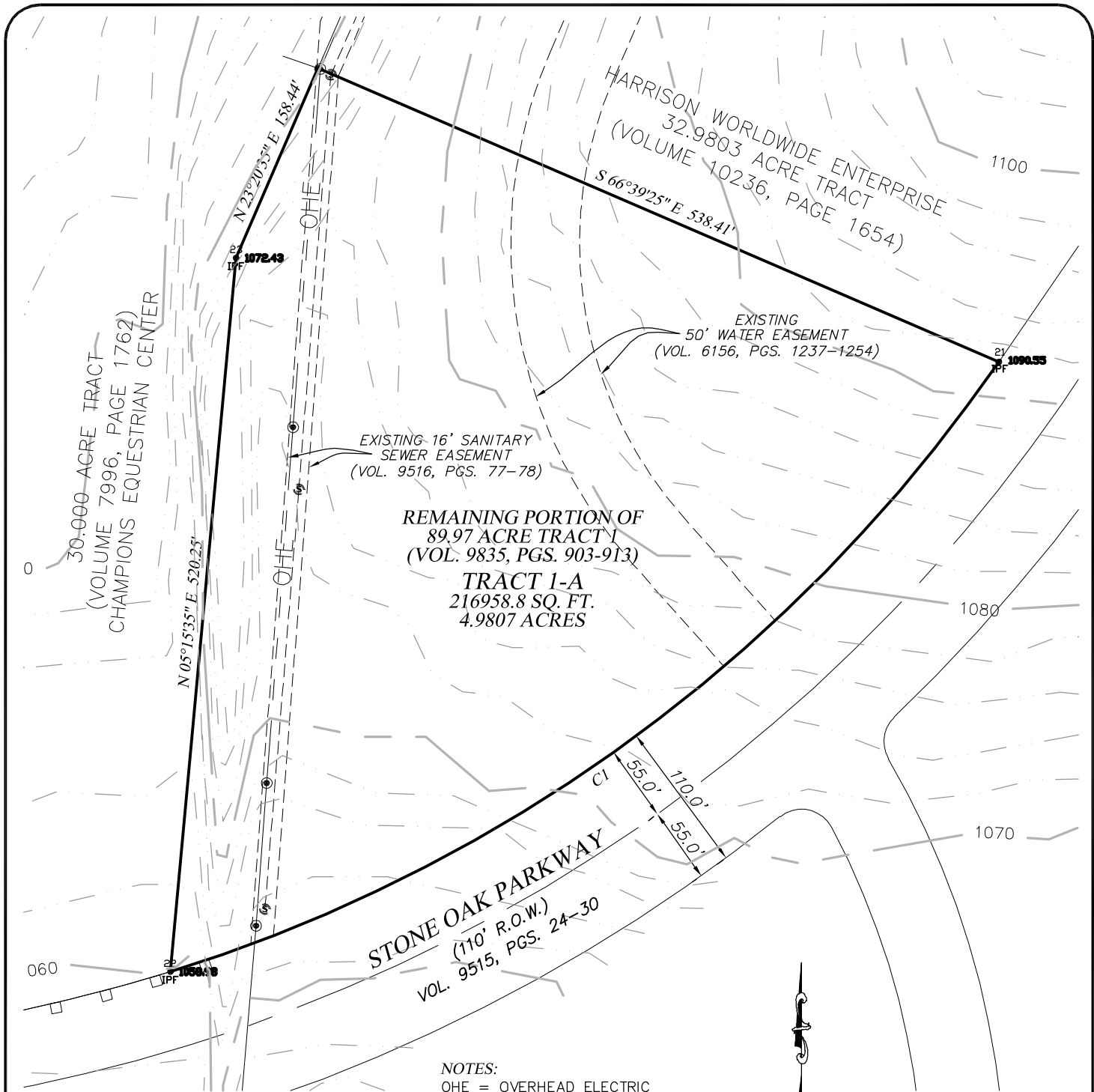
For more information please contact Deborah Bauer or Travis Bauer
210.402.6363
deborah@drakecommercial.com – travis@drakecommercial.com

D Drake Commercial Group

19310 Stone Oak Parkway
Suite 201
San Antonio, TX 78258
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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.



REMAINING PORTION OF
89.97 ACRE TRACT 1
(VOL. 9835, PGS. 903-913)
TRACT 1-A
216958.8 SQ. FT.
4.9807 ACRES

HARRISON WORLDWIDE ENTERPRISE
32.9803 ACRE TRACT
(VOLUME 10236, PAGE 1654)
S 66°39'25" E 538.41'

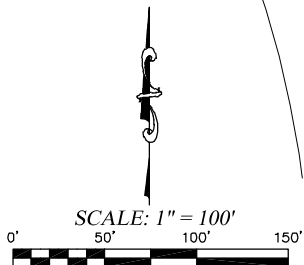
30.000 ACRE TRACT
(VOLUME 7996, PAGE 1762)
CHAMPIONS EQUESTRIAN CENTER
N 05°15'35" E 520.23'

EXISTING 16" SANITARY
SEWER EASEMENT
(VOL. 9516, PGS. 77-78)

EXISTING
50' WATER EASEMENT
(VOL. 6156, PGS. 1237-1254)

STONE OAK PARKWAY
(110' R.O.W.)
VOL. 9515, PGS. 24-30

- NOTES:
OHE = OVERHEAD ELECTRIC
● = POWER POLE
⊛ = LIGHT STANDARD
○ = GUY WIRE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1145.00'	682.74'	672.67'	S 55°36'31" W	34°09'51"	351.86'

**REMAINING PORTION OF
89.97 ACRE TRACT 1
(VOL. 9835, PGS. 903-913)
TRACT 1-A**

**HALLENBERGER
ENGINEERING, L.C.**
CONSULTING ENGINEERS & SURVEYORS
206 E. RAMSEY
SAN ANTONIO, TEXAS 78216
(210) 349-6571
FX (210) 349-1549
info@hallenberger-engineering.com

JOB No.
04-117

San Antonio tops Best Cities list

By Jennifer Hiller, jhiller@express-news.net

Updated 01:27 p.m., Thursday, December 15, 2011



San Antonio is No. 1 — and this list has nothing to do with tacos or waistslines.

The Milken Institute has ranked San Antonio as the nation's best-performing city in its annual ranking of 200 metropolitan areas.

Last year the city ranked 14th, but it leapt to the top spot thanks in large part to military base realignment and drilling in the Eagle Ford Shale.

The study noted that the city was one of a handful to exceed pre-recession employment levels.

Texas cities dominated the top of the Best-Performing Cities list, with El Paso, Austin-Round Rock and Killeen-Temple-Fort Hood also making the top 10.

Houston ranked as the top performer of the country's 10 largest

metropolitan areas.

The report also said Texas accounted for one in every five jobs created in the last year. Houston and Dallas alone were responsible for one in every 10 new jobs in the country last year.

The report said, "Texas cities have benefited from a low reliance on durable goods manufacturing, low business costs, a favorable business climate, the consolidation of military bases, renewed trade with Mexico and South America, and ongoing energy exploration activities and alternative fuels research."

The Best-Performing Cities index considers job, wage and technology performance, with employment growth weighted the most heavily. It does not consider quality-of-life issues such as commute times or home prices.

The Milken report said San Antonio "benefited from expansions at its military installations, growth in health care and biosciences, renewed investment in oil and gas exploration and non-traditional energy sources, as well as revived production at a Toyota truck plant and its impacts on suppliers."

San Antonio: employment outlook strong

Houston Business Journal by Robert Crowe, Special to San Antonio Business Journal

Date: Friday, October 28, 2011, 5:00am CDT



In a state that leads the nation in job growth, San Antonio stands out as a place where employers hire regularly for bioscience, cyber security and petroleum production.

The Manpower Group recently named San Antonio the country's best city for job seekers, while Forbes ranked it eighth among "best places for business and careers" and fourth among the "next boom towns in the U.S."

"Our unemployment rate (8.1 percent) is still relatively high, but it is also relatively low compared to other cities," **Steve Nivin**, director of San Antonio's SABER Research Institute, said.

The Alamo City's new role as employment leader is a far cry from the days when it seemed forever typecast as an affordable vacation town better known for Tex-Mex restaurants than high-tech careers. While uncertainty in the global economy threatens the long-term picture, San Antonio leaders hope the city can emerge even stronger once the country enters a growth phase.

The Brookings Institute identified San Antonio as one of only four cities — the others were also in Texas — to regain all jobs lost during the recession. Nivin attributes the quick recovery to the affordable cost of living and an economy that quietly diversified into key clusters over the past two decades.

"We did not experience as deep a recession as other metropolitan economies," Nivin said. "Certainly our housing industry struggled, but we didn't see the precipitous declines in housing prices and the loss of wealth derived from that."

Tourism continues to play a major role, particularly since Texans flocked to San Antonio during the recession instead of taking costlier vacations. The military is another consistent job creator, employing about 70,000 people while also helping to support construction, medical and cyber security industries.

It provided thousands of construction and engineering jobs — and more than \$2 billion in construction contracts — as part of the Base Realignment and Closure, which consolidated Army and Air Force operations on campuses across San Antonio.

Bioscience Cluster

The health care and biomedical industries employ 142,000 people, more than any other sector in San Antonio. **Ann Stevens** of BioMedSA said biomedical research, technology and health care accounted for one in six jobs and more than \$24.5 billion in economic activity in 2009.

The cluster specializes in five areas: diabetes treatment and research, regenerative medicine, neuroscience, cancer therapy and research, and infectious diseases.

"We liked the existing infrastructure in life sciences, research and the military's medical presence," **Mir Imran**, founder of InCube Laboratories, a California-based biomedical technology incubator, said.

InCube considered Dallas for an expansion, but ultimately chose San Antonio. The city and state helped sweeten the deal by raising more than \$10 million in incentives and venture capital for the new InCube operations.

"San Antonio has a unique city leadership that works with business to develop educational projects and improve entrepreneurship," Imran said.

InCube opened the San Antonio Innovation Center in June. Startups embedded in that center include FE3 Medical Inc., which makes an iron replacement patch; Corhythm, an implantable device for atrial fibrillation; and NeuroLink, a drug-delivery system implanted within the cranium to treat epilepsy.

Imram said he will have to raise more than \$50 million in venture capital to commercialize each company, setting the stage for a new business ecosystem.

San Antonio is also making strides in diabetes research and therapy. Prominent players include the **Texas Diabetes Institute** and DGD Clinic, the largest privately owned endocrinology clinic, according to Stevens.

Medtronic opened a San Antonio office in 2009 to assist its diabetes service line. The office employs more than 600 people, but planned job cuts could affect the office later this year.

The military presence has also played a significant role in the growth of the medical industry.

Fort Sam Houston is home to the **Department of Defense's** only Level 1 trauma and emergency center — **Brooke Army Medical Center** — and the DOD's only burn treatment center, the Institute for Surgical Research. The new 11-facility Medical Education & Training Center will be the hub for the country's military medical training, graduating 47,000 enlisted combat medics, technicians, therapists and more every year.

The military has also helped San Antonio become a hub for aerospace logistics. Regarded as a cyber-security hub second only to Washington, D.C., San Antonio is home to the 24th Air Force cyber command and a major NSA data center.

Energy Sector

Rapid development of the Eagle Ford, a vast shale play that encompasses much of South Texas just south of the city, has created hundreds of new oil and natural gas jobs within the past year. **Baker Hughes Inc.** plans to build a \$30 million facility in southeast Bexar County, while oilfield service giants **Halliburton Co.** and **Schlumberger Ltd.** have also expressed an interest in developing San Antonio locations to store and dispatch oilfield equipment for Eagle Ford oil production.

The boom has also worked well for San Antonio-based **Valero Energy Corp.**, the country's largest private refiner. Valero recently struck a deal with **NuStar Energy LP** to move crude from the Eagle Ford to Valero's refineries in nearby Corpus Christi.

"We're real excited about developing energy from traditional oil and gas and the new energy economy," said **Mario Hernandez**, president of the **San Antonio Economic Development Foundation**. "Both are great opportunities for us."

Political leaders also have embraced the "new energy economy" as a growth sector. By leveraging the purchasing power of CPS Energy, one of the largest municipally owned utilities, San Antonio leaders recruited five clean-tech companies to relocate to the Alamo City.

Consert Inc., a smart-grid company, will install its energy management software and hardware in 140,000 homes in the San Antonio area. GreenStar Products Inc., an LED lighting company, will provide the city with 25,000 outdoor LED street lights.

The city's power supplier, CPS Energy, is analyzing bids for a 400-megawatt solar project, one of the largest ever proposed. The utility has asked the bidding companies to include power-generating, manufacturing, education and research-and-development components in their proposals. On average, the proposals call for creating 500 to 1,000 new jobs in San Antonio, according to **Lanny Sinkin**, executive director of nonprofit Solar San Antonio.

Manufacturing, education

Most of the manufacturing sector is clustered around the companies that serve a Toyota truck manufacturing factory on the city's South Side. Hernandez said the Toyota plant accounts for 6,000 jobs and 21 suppliers located at a massive campus.

"In all, we only have about 45,000 manufacturing jobs, but it's such an important factor because it has the highest multiplier for our economy," Hernandez said.

While the city's South Side still has thousands of acres of relatively cheap undeveloped land, the area has seen new development with construction of the new **Texas A&M University-San Antonio** campus.

Financial services and insurance sectors have also grown in recent years. **United Services Automobile Association** employs 16,000 people at its northwest campus, and the city has added back-office positions for **Compass Bank** and other institutions.

Adding to the success story is the concentration of universities and colleges. San Antonio is home to The University of Texas Health Science Center, which includes medical school and biomedical research institutions; The **University of Texas at San Antonio**; Texas A&M University-San Antonio; **Trinity University**; three Catholic universities; and a large community college system.

"We have, in Bexar County alone, 100,000 college students," Hernandez said. "When you see all that talent and the affordable cost of living, it makes sense to grow your business here."

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	8,260	70,541	144,111
2012 Households	2,713	23,839	51,611
Population Change 2010-2012	1,167	4,472	8,900
Household Change 2010-2012	310	900	1,717
% Population Change 2010-2012	16.45%	6.77%	6.58%
% Household Change 2010-2012	12.90%	3.92%	3.44%
Population Change 2000-2012	6,919	49,797	79,296
Household Change 2000-2012	2,275	16,948	27,753
% Population Change 2000 to 2012	515.96%	240.05%	122.34%
% Household Change 2000 to 2012	519.41%	245.94%	116.33%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	496	7,316	25,217
2000 Occupied Housing Units	438	6,890	23,856
2000 Owner Occupied Housing Units	390	6,050	18,588
2000 Renter Occupied Housing Units	48	840	5,268
2000 Vacant Housings Units	59	430	1,364
% 2000 Occupied Housing Units	88.31%	94.18%	94.60%
% 2000 Owner occupied housing units	89.04%	87.81%	77.92%
% 2000 Renter occupied housing units	10.96%	12.19%	22.08%
% 2000 Vacant housing units	11.90%	5.88%	5.41%
Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$118,436	\$107,601	\$96,663
2012 Household Income: Average	\$129,918	\$129,965	\$119,780
2012 Per Capita Income	\$42,672	\$44,126	\$43,069
2012 Household income: Less than \$10,000	28	379	851
2012 Household income: \$10,000 to \$14,999	116	430	1,167
2012 Household income: \$15,000 to \$19,999	27	442	1,197
2012 Household income: \$20,000 to \$24,999	25	379	1,032
2012 Household income: \$25,000 to \$29,999	7	458	996
2012 Household income: \$30,000 to \$34,999	17	469	1,341
2012 Household income: \$35,000 to \$39,999	34	622	1,705
2012 Household income: \$40,000 to \$44,999	91	731	1,704
2012 Household income: \$45,000 to \$49,999	84	1,034	2,215
2012 Household income: \$50,000 to \$59,999	222	935	2,618

2012 Household income: \$60,000 to \$74,999	141	1,676	4,405
2012 Household income: \$75,000 to \$99,999	226	3,229	7,587
2012 Household income: \$100,000 to \$124,999	459	3,734	7,351
2012 Household income: \$125,000 to \$149,999	516	3,122	5,705
2012 Household income: \$150,000 to \$199,999	435	2,987	5,818
2012 Household income: \$200,000 or more	285	3,212	5,919
% 2012 Household income: Less than \$10,000	1.03%	1.59%	1.65%
% 2012 Household income: \$10,000 to \$14,999	4.28%	1.80%	2.26%
% 2012 Household income: \$15,000 to \$19,999	1.00%	1.85%	2.32%
% 2012 Household income: \$20,000 to \$24,999	0.92%	1.59%	2.00%
% 2012 Household income: \$25,000 to \$29,999	0.26%	1.92%	1.93%
% 2012 Household income: \$30,000 to \$34,999	0.63%	1.97%	2.60%
% 2012 Household income: \$35,000 to \$39,999	1.25%	2.61%	3.30%
% 2012 Household income: \$40,000 to \$44,999	3.35%	3.07%	3.30%
% 2012 Household income: \$45,000 to \$49,999	3.10%	4.34%	4.29%
% 2012 Household income: \$50,000 to \$59,999	8.18%	3.92%	5.07%
% 2012 Household income: \$60,000 to \$74,999	5.20%	7.03%	8.54%
% 2012 Household income: \$75,000 to \$99,999	8.33%	13.55%	14.70%
% 2012 Household income: \$100,000 to \$124,999	16.92%	15.66%	14.24%
% 2012 Household income: \$125,000 to \$149,999	19.02%	13.10%	11.05%
% 2012 Household income: \$150,000 to \$199,999	16.03%	12.53%	11.27%
% 2012 Household income: \$200,000 or more	10.50%	13.47%	11.47%

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

