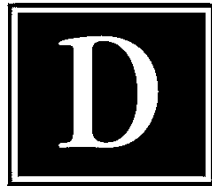


**22.94 acres
Briggs Ranch
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

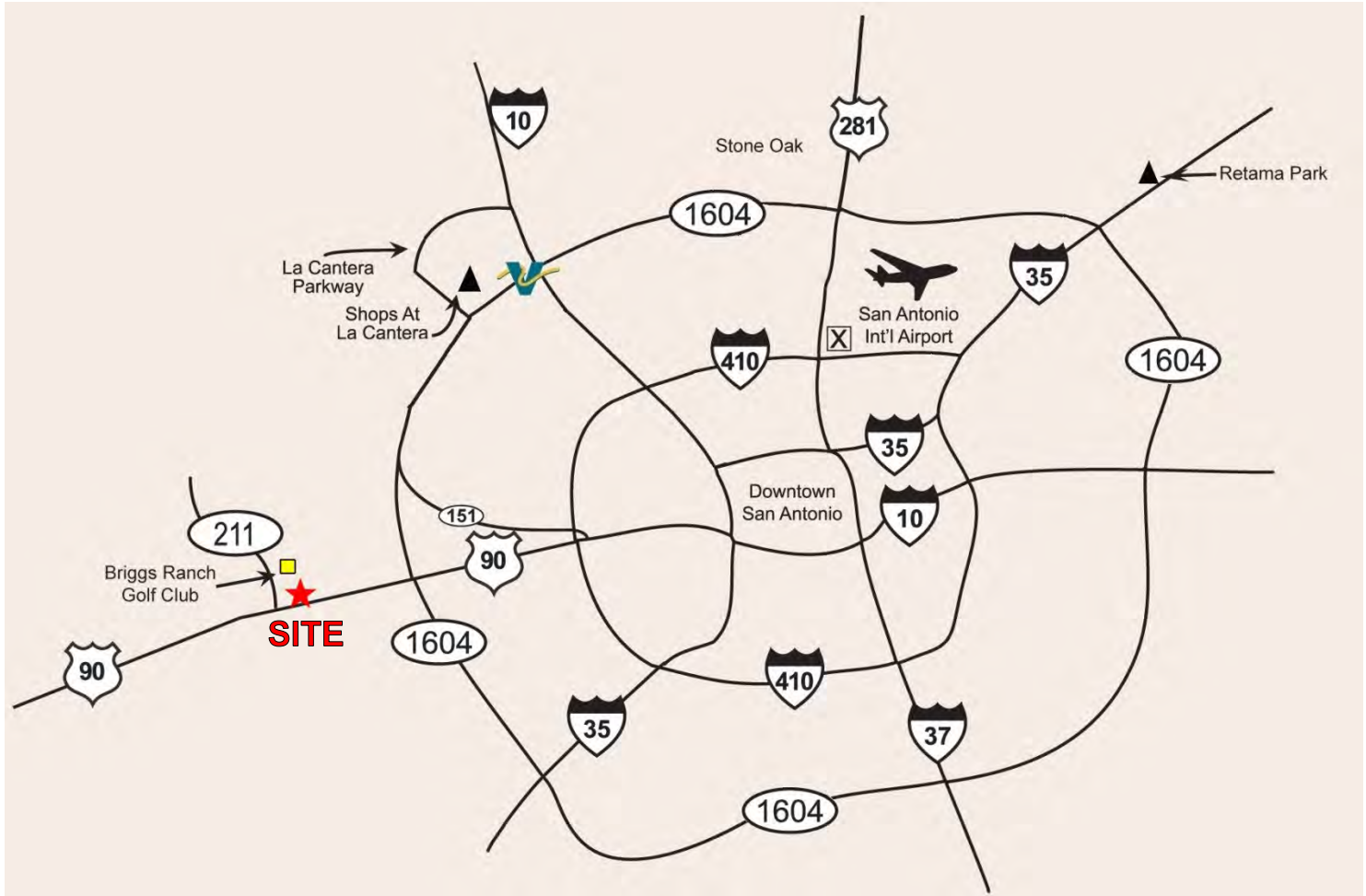
DEBORAH BAUER
TRAVIS BAUER

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SAN ANTONIO, TEXAS 78249
T: 210.402.6363
F: 210.402.6767
www.drakecommercial.com

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22.94 Acres Briggs Ranch



- 22.94 acres on Highway 90 and Highway 211
- Located in master-planned community
- Out of City Limits – San Antonio ETJ
- Water & Sewer – SAWS
- Priced at \$3.45 sf

For more information please contact Deborah Bauer or Travis Bauer
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com



Drake Commercial Group

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

Highway 211



Golf Club of Texas

Mansions at Briggs
Ranch Apartments

SITE

Highway 90

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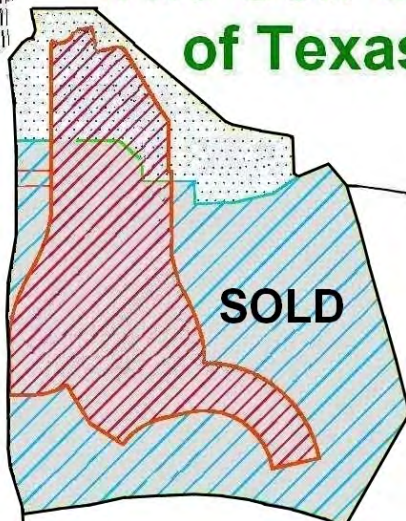
(IN FEET)
1 INCH = 1000 FT.



**487 ACRES
MT. LAUREL
SOLD**

SH 211

The Golf Club of Texas



SOLD
Residential
Approx.
397.93 AC



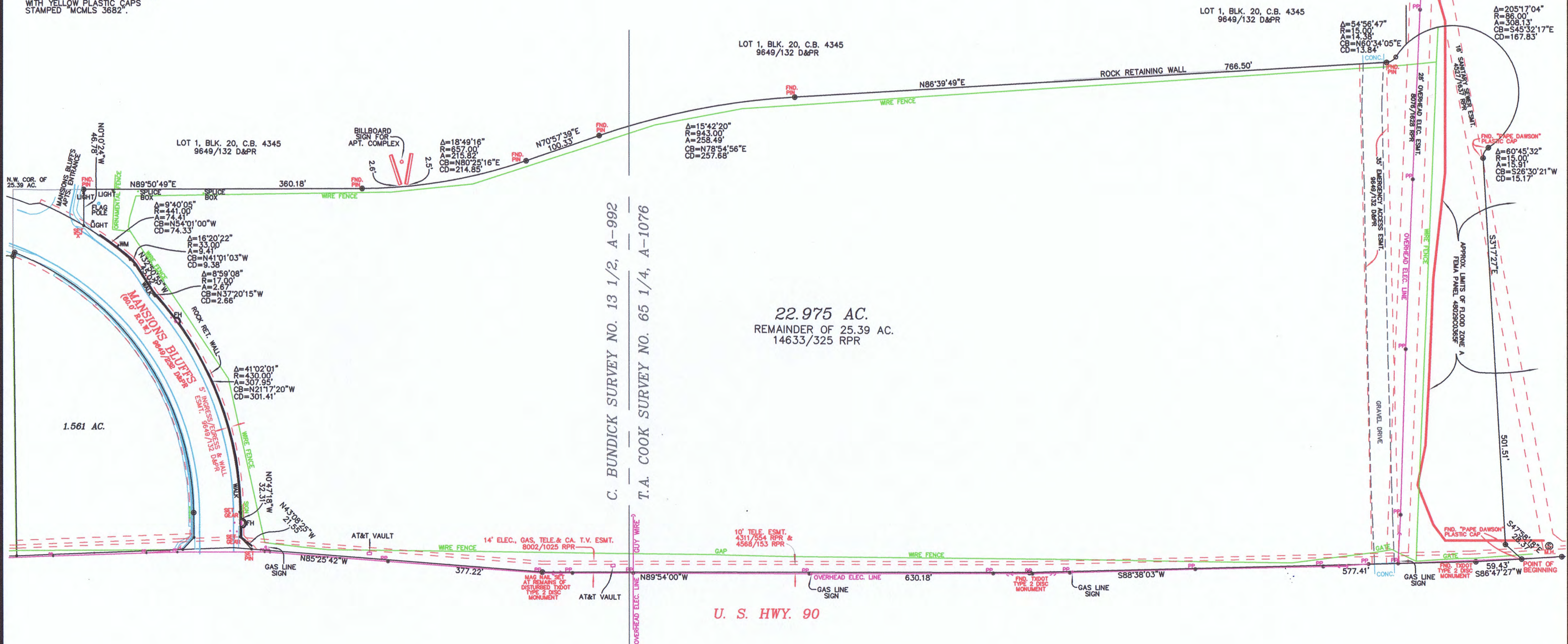
Hwy 90
SITE



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NOTES:
 CORRESPONDING FIELD NOTES PREPARED.
 BASIS OF BEARING IS TEXAS STATE PLANE
 COORDINATE SYSTEM, SOUTH CENTRAL
 ZONE, NORTH AMERICAN DATUM, 1983.
 ALL FND. PINS ARE 1/2" REBAR
 WITH YELLOW PLASTIC CAPS
 STAMPED "MBC ENG".
 ALL SET PINS ARE 1/2" REBAR
 WITH YELLOW PLASTIC CAPS
 STAMPED "MCMLS 3682".



1.561 AC.

22.975 AC.
 REMAINDER OF 25.39 AC.
 14633/325 RPR

C. BUNDICK SURVEY NO. 13 1/2, A-992
 T. A. COOK SURVEY NO. 65 1/4, A-1076

U. S. HWY. 90

SURVEY OF A 22.975 ACRE TRACT SITUATED
 IN THE CLEMENTINE BUNDICK SURVEY NO.
 13 1/2, ABSTRACT NO. 992, COUNTY BLOCK
 4325 AND THE T. A. COOK SURVEY NO. 65 1/4,
 ABSTRACT NO. 1076, COUNTY BLOCK 4342,
 BEXAR COUNTY, TEXAS AND BEING OUT OF
 A 25.39 ACRE TRACT RECORDED IN VOLUME
 14633, PAGE 325, REAL PROPERTY RECORDS,
 BEXAR COUNTY, TEXAS.

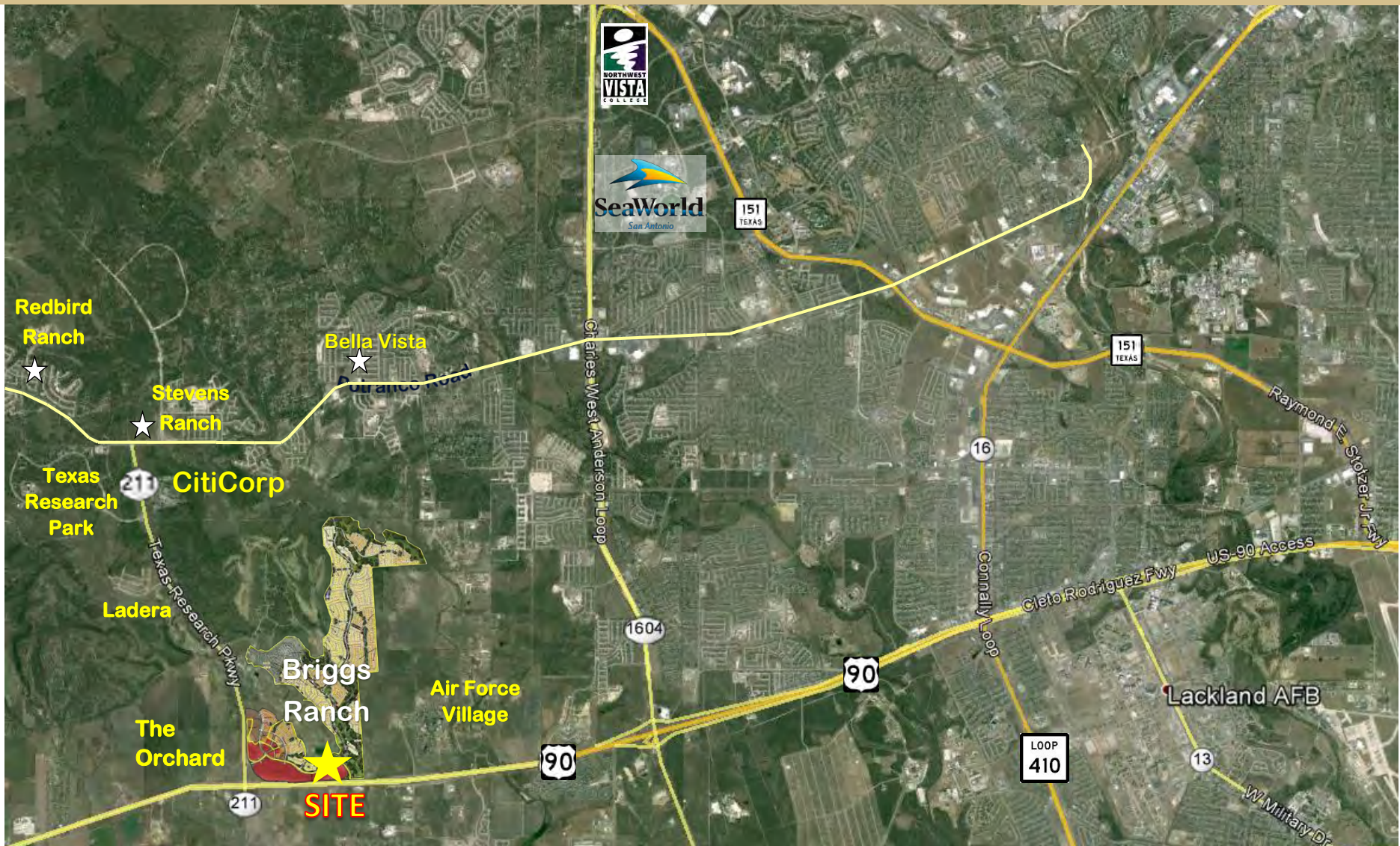


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LEGEND
 EM = ELEC. METER
 WM = WATER METER
 MH = SANITARY SEWER MAN HOLE
 FH = FIRE HYDRANT
 D&PR = DEED & PLAT RECORDS
 RPR = REAL PROPERTY RECORDS
 PP = POWER POLE



STATE OF TEXAS :
 COUNTY OF COMAL:
 I, FRED L. MCMICHAEL, DO HEREBY CERTIFY THAT
 THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
 MADE ON THE GROUND AND UNDER MY SUPERVISION.
Fred McMichael
 FRED L. MCMICHAEL R.P.L.S. NO. 3682
 SURVEYED: FEBRUARY 18, 2015
 PROJECT NO.: 15115A



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BRIGGS RANCH APARTMENTS



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BRIGGS RANCH



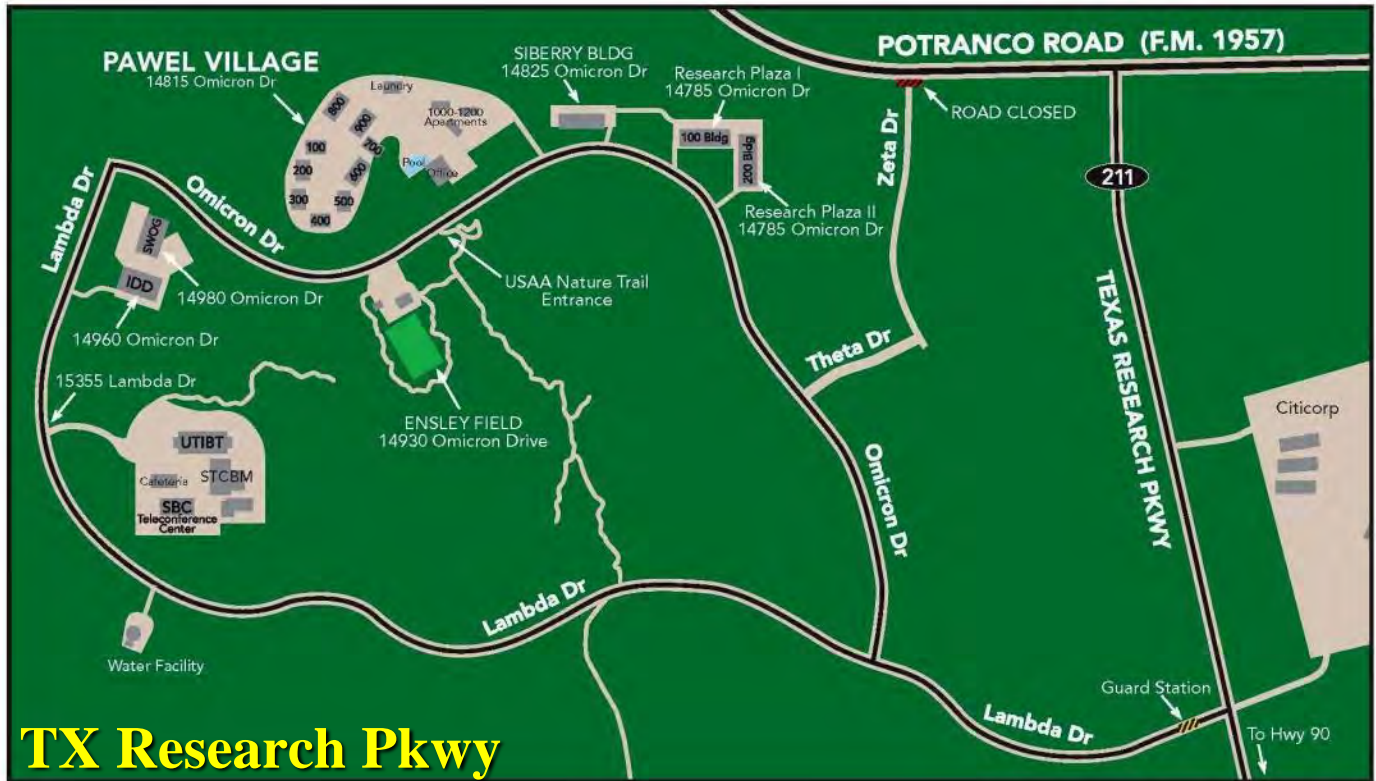
CITI CORP

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BUSINESS

Boeing to add 500 San Antonio jobs to rehab Hornet fighter

Randy Diamond Aug. 27, 2019 Updated: Aug. 27, 2019 7:45 a.m.



Newly built Boeing 737 Max aircraft are seen in an aerial image Saturday, June 29, 2019 at Boeing's Kelly Field maintenance facility in San Antonio. Boeing will add 500 jobs at its facility at Port San Antonio over the next several years.

Photo: William Luther, Staff photographer

Boeing will add 500 jobs at its facility at Port San Antonio over the next several years as it begins to modernize the Navy's Super Hornet fighter jets, company officials announced Monday.

The aerospace company employs 900 workers at its San Antonio maintenance operation.

"This means a lot for San Antonio," said Sen. John Cornyn, who attended a ribbon-cutting ceremony Monday at Port San Antonio, the former Kelly Air Force Base. "These are good jobs that will pay well."

Cornyn, Mayor Ron Nirenberg and Boeing officials cut a ribbon on a Super Hornet jet that is being rehabbed at the facility.

Cornyn said he grew up in San Antonio and remembers when Kelly AFB was closed in 2001. "There was a collective groan," he said, "and a lot of despair over what would happen to the great jobs that were created at Kelly."

Just how well the new jobs will pay, Boeing won't say. Jay Galloway, Boeing's San Antonio site leader, said Boeing will need a variety of workers — from engineers to mechanics — and will be looking for employees in San Antonio as well as conducting a national search.

Boeing's initial \$164 million contract with the Navy is for one year, but contract extensions could continue for more than a decade. Boeing could earn more than \$1.5 billion for the work at its San Antonio maintenance facility.

Galloway said Boeing expects to rehab up to 32 of the fighter jets a year, extending their life from 6,000 flight hours to 10,000 hours. The jets can carry air-to-air and air-to-surface missiles.

Another eight Super Hornet jets would be rehabbed each year at the company's facility in St. Louis, where the jets are manufactured. Boeing received a \$4 billion contract from the Navy in March to build new Super Hornet jets at the St. Louis facility.

Galloway said in the second phase, which won't begin for several years, Boeing would add advanced communications and weapon systems as well as improve the plane's fuel mileage systems.

The Navy has 550 Super Hornet jets in its fleet.

"Many of the (jets) exceed their 6,000 (hour) mark but are still flying," said Navy Lt. Commander John Thiessen, who is in charge of the Hornet program. He said the fighter jet was introduced in the Navy fleet in the early 2000s.

Thiessen said the rehab could extend the life of the fighter jets for more than a decade because the average Super Hornet fighter jet logs around 250 hours a year.

Galloway said the rehab will fix a number of issues on the plane.

"There are structural issues, corrosion, normal wear and tear," he said. "We're going to strengthen all the structures."

Each plane will be at the San Antonio facility for 10 months to a year, he said.

Boeing's military division is a bright spot for the company. In July, Boeing reported a second-quarter loss of almost \$3 billion as the company continued to feel the impact of the

grounding of its 737 Max aircraft after two deadly crashes. The Max isn't expected back in service until late this year or early next year at the earliest.

Boeing's military arm, known as Space & Security group, reported net revenue of \$6.6 billion for the second quarter, up 8 percent from the same quarter a year earlier.

Galloway said work actually began last month at the San Antonio facility on the first fighter jet, even though the ceremony was Monday. He said six jets should be rehabbed in the next federal fiscal year, which start Oct.1. The ramp-up to 32 planes a year will take several years.

He said the San Antonio facility could see more than 400 fighter jets rehabbed over the next decade. San Antonio was chosen over St. Louis for most of the rehab work, he said, because "they have very limited capacity" in St. Louis.

Boeing opened its San Antonio facility in 1998 and leases 1.6 million square feet of buildings and hangar space. The facility has been nest known for its work modifying the C-17 GlobeMaster III cargo plane.

Randy Diamond covers energy and manufacturing in the San Antonio and Bexar County area. Read his stories and more local coverage on our [free site, mySA.com](http://mySA.com), and on our [subscriber site, ExpressNews.com](http://ExpressNews.com). | randy.diamond@express-news.net

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From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2019/01/10/sa-golf-development-to-get-new-capital-infusion.html>

SA golf development to get new capital infusion and PGA exposure

Jan 10, 2019, 6:42am CST

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Briggs Ranch Golf Club, which is some 20 miles west of downtown San Antonio, is getting an infusion of capital from its current owner to make it more of a leisure travel destination.

Dormie Network, which owns Briggs Ranch and several private destination golf clubs, has broken ground on the initial phase of new lodging at the club. The new accommodations are centered around the multi-room "casita" concept. That first phase will include at least six four-bedroom casitas expected to be completed by June.

"Our business model is built on stay and play," said Dormie Network's Dave Plaster. "This will give us a more national appeal."

Dormie Network President [Zach Peed](#) said the company plans additional improvements to Briggs Ranch, which has endured multiple changes in ownership since it opened in 2001.

"We are months away from breaking ground on a four-bay performance center, an owners suite in the clubhouse and a clubhouse renovation of the locker room and grille areas," Peed said.

In April, Briggs Ranch will host a new tournament as the PGA Tour is expanding its Web.com Tour, adding the Dormie Network Classic at Briggs Ranch to its 2019 calendar. The event is expected to attract more than 150 players.

Event organizers said they were sold on both the course and its location.

"Briggs Ranch is a challenging venue in a truly spectacular city," Peed said.



BRIGGS RANCH GOLF CLUB

Big changes and a new PGA-owned Web.com Tour event are planned for Briggs Ranch Golf Club.

Web.com Tour President [Dan Gold](#) said Briggs Ranch is a “tremendous championship-caliber venue for this event.”

Founded in 1990, the Web.com Tour is a platform for players who are ready to compete on golf’s biggest stage. Most current PGA Tour members are Web.com alumni.

The 260-acre Briggs Ranch development — near U.S. Highway 90, a few miles west of Loop 1604 — includes an 18-hole course developed by [Tom Fazio](#), an 18-hole practice facility and a full-service clubhouse. It was purchased by a partnership led by Z Golf Properties LLC President and CEO Michael Zmetrovich in 2014 for an undisclosed price.

Nearly three years later, the Canadian group put the property on the market. In June 2017, I reported that Z Golf Properties had sold Briggs Ranch to Lincoln, Nebraska-based Hana Golf LLC. Since then, Hana has become part of Dormie Network.

Plaster said the opportunity to bring Briggs Ranch into the PGA Tour fold by securing a spot on the Web.com Tour opens up new business opportunities.

“It gets us on the national map and allows us to market Briggs Ranch appropriately,” Plaster told me.

Briggs Ranch could land more tournament play.

“We expect to grow the calendar of events,” Plaster said.

W. Scott Bailey

Senior Reporter

San Antonio Business Journal



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From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2018/04/11/weingarten-realty-breaks-ground-on-far-west-side.html>

Weingarten Realty breaks ground on Far West Side retail development

🔑 SUBSCRIBER CONTENT:

Apr 11, 2018, 12:32pm CDT

The retail portion of Stevens Ranch, a 2,400-acre master-planned community on San Antonio's Far West Side, finally broke ground after being in the works for well over a decade.

Work is underway on a 25-acre retail plot at the corner of Potranco Road and Stevens Parkway across from a 26-acre plot owned by H-E-B. The retail site will feature a nearly 20,000-square-foot retail shell along with five pad sites of about an acre each and a massive 18.3 acre pad site.



LUNA MIDDLEMAN ARCHITECTS

The first phase of the project, being developed by Houston-based REIT Weingarten Realty, will be the 20,000-square-foot retail shell, which broke ground in February. Supercuts, Smilepoint Dental Group and Quarry Nails have already signed leases.

Weingarten is developing and leasing the property. The retail shell, along with some initial pad sites, which are both for sale and for lease, are expected to be delivered by this fall. According to a document submitted to the Texas Department of Licensing and Regulation, the retail shell will cost an estimated \$3 million.

The project team currently consists of general contractor Fulcrum Construction, architect Luna Middleman Architects, civil engineer Pape Dawson Engineers and landscape architect Rialto Studio. Along with the 25 acres of planned retail, Weingarten is also advertising 94 acres of land just north of the land owned by H-E-B. According to Weingarten's Regional Director of Development John Anderson, there has been interest in the land from a few different users.

Since Stevens Ranch was first reported on over a decade ago, Weingarten has always stated that the project would be a long-term play, dependent on how fast the area grew. Now, Anderson says this is the right time.

"There has been tremendous housing and population growth in this west San Antonio submarket over the past couple of years," wrote Anderson in an email. "The population now justifies new retail development, and with the expansion of Potranco (Road) and the pending extension of (Texas Highway 211), we decided the time was right to kick off phase one of this retail development."

Anderson says the retail development presents opportunities for many kinds of tenants to prosper, as the area grows in need of additional retail options.

"Stevens Ranch will offer a great mix of national, regional, and local retailers serving the west San Antonio submarket and we have a few remaining opportunities for retail and pad sites available. The ... master-planned community offers a great opportunity for many different uses that will benefit from this regional location and the intersection of Highway 211 and Potranco (Road) where there is currently a retail void. The area already has several major employers from [Citibank](#), the Texas Research Park and [Microsoft's](#) data center, and is in close proximity to Lackland Air Force Base. These major employers coupled with the increasing housing and population growth in the area increase the demand for nearby retailers and restaurants in this underserved community," wrote Anderson.

Weingarten is also planning to eventually develop into a retail center in another side of town. On San Antonio's Far North Side, at the corner of U.S. Highway 281 and Wilderness Oaks may eventually lie The Shoppes at Wilderness Oaks. While Weingarten says the project is still in its planning stages, a conceptual site map on the company's website says the shopping center could feature a 20,000-square-

foot retail shell along with five pad sites, which range from 36,710 square feet to 49,504 square feet.

Ryan Salchert

Reporter

San Antonio Business Journal





<http://www.mysanantonio.com/business/local/article/H-E-B-buys-26-acres-in-booming-Bexar-County-11046863.php>

H-E-B buys 26 acres in booming Bexar County corridor

By **Joshua Fechter** Updated 5:02 pm, Monday, April 3, 2017



IMAGE 1 OF 24

H-E-B has purchased two lots totaling 26 acres near the intersection of Texas 211 and Potranco Road in western Bexar County.

H-E-B has purchased 26 acres in a region of western Bexar County that developers see as one of San Antonio's next big boom areas.

The local supermarket chain purchased two lots on the northeast corner of Texas 211 and Potranco Road in March, according to Bexar County deed records. Company spokeswoman **Dya Campos** said H-E-B has "no immediate plans" for the property. Campos would not say how much the company paid for the property.

H-E-B brought the two lots from subsidiaries of Houston-based **Weingarten Realty Investors**. The subsidiaries still own about 141 acres that touch Potranco Road. Bexar

County appraisal district records show that the 167 acres altogether had a land market value of \$10.7 million.

The land purchase comes at a time of robust residential growth in the stretch between Potranco and U.S. 90 in western Bexar County, just outside city limits. Developers are **moving forward with a dozen master-planned communities** designed to house 80,000 residents in more than 27,000 homes, according to the housing research firm **Metrostudy**. The area's population grew 76 percent from 2005 to 2015 to almost 11,000 people, according to **U.S. Census Bureau** data. Investors believe good school districts, plentiful land and a lack of environmental regulations will turn the tract of western Bexar County into the San Antonio area's next growth region.

Video: City Council grants \$13.8 million dollars to build HEB in third ward food desert

H-E-B has made several real estate moves within the past few months. In February, the company **purchased more than 24 acres** near a

planned retail development at the intersection of Loop 410 and Roosevelt Avenue on the city's South Side.

In January, H-E-B bought a **6-acre lot with two two-story office buildings in Austin** to consolidate its regional corporate presence. The company sold **two lots totaling 29 acres on the North Side** to developers in November.

H-E-B plans to open two new San Antonio stores this year — one near the intersection of Alamo Ranch Parkway and Alamo Parkway on the city's far West Side and another near the intersection of Loop 1604 and Bulverde Road on the Northeast Side.

jfechter@express-news.net

Twitter: @JFreports

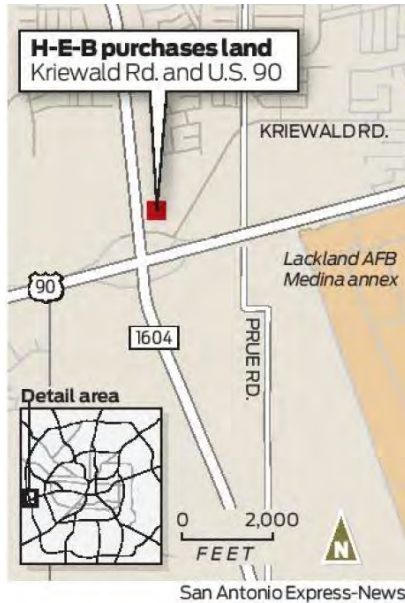
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H E A R S T

H-E-B buys 46 acres on West Side

By Richard Webner, Staff Writer

October 12, 2015



H-E-B has expanded its local real estate portfolio, buying about 46 acres of vacant land on the West Side near Lackland AFB's Medina annex.

Deeds filed with Bexar County show the grocery chain has bought a cluster of properties near the intersection of U.S. 90 and Loop 1604 from three Kansas-based partnerships.

The properties are in a fast-growing area where many new developments have popped up over the past decade. They're also far from any grocery store — about 3 miles south of an H-E-B Plus on Potranco Road and 3 miles southwest of another on Marbach Road. The nearest Walmart, also on Marbach Road, is more than 2 miles away, while another is near the Potranco H-E-B.

An H-E-B spokeswoman declined to comment on the property.

The transaction marks the San Antonio-based grocery chain's first land purchase since early last month, when it bought about 61 acres on the Northeast Side near the intersection of Loop 1604 and Interstate 10 East — another property that is miles from the nearest Walmart or H-E-B — from Arizona-based NSHE TX Panaque LLC.



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.

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- **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.

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- 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.

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Date