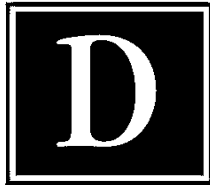


**Alamo Ranch
15.367 +/- Acres;
Commercial Pad Sites
Wild Pine and Westwood Loop
San Antonio, Texas**

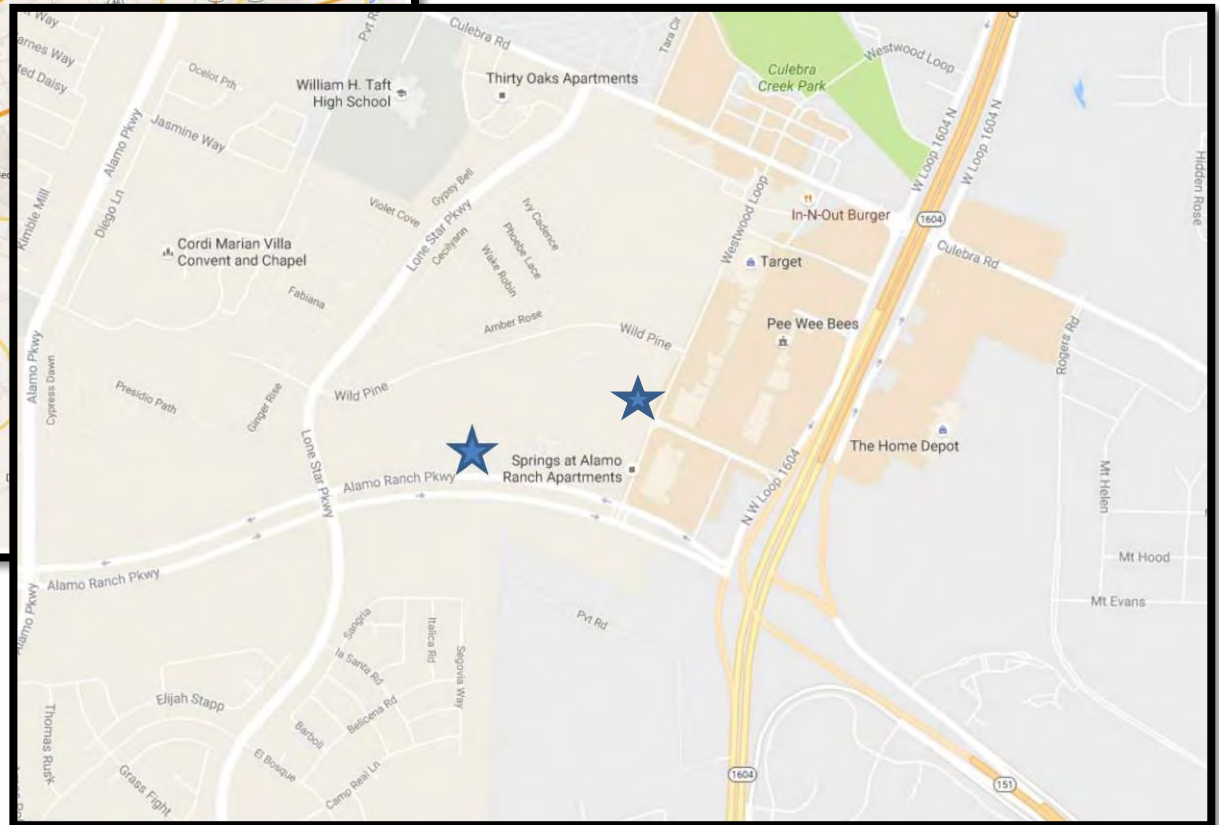
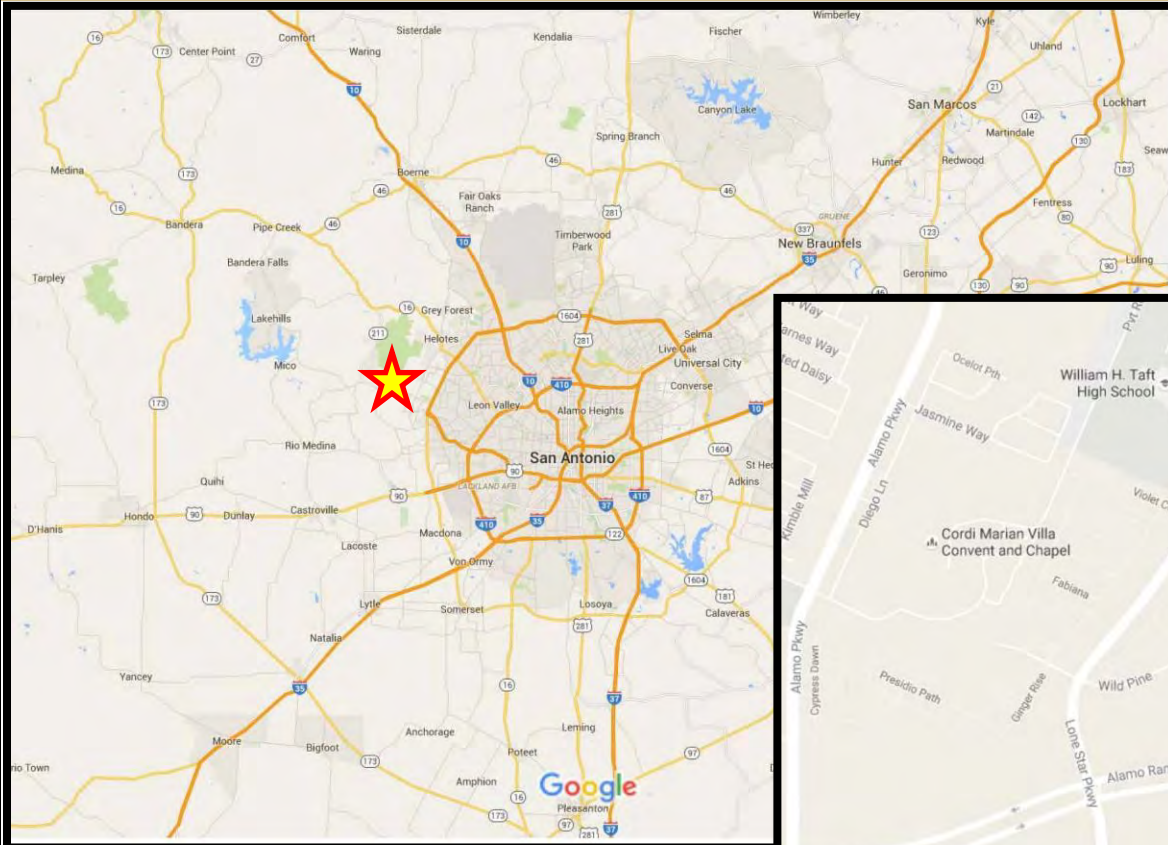


DRAKE COMMERCIAL GROUP

DEBORAH BAUER
TRAVIS BAUER

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



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.



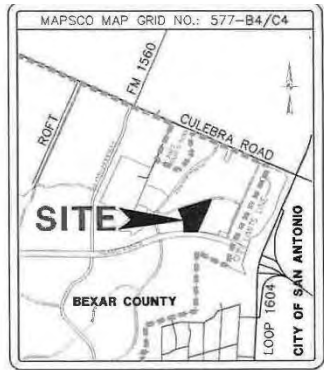
All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior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

15.367 +/- ACRES;
FIVE COMMERCIAL PAD SITES

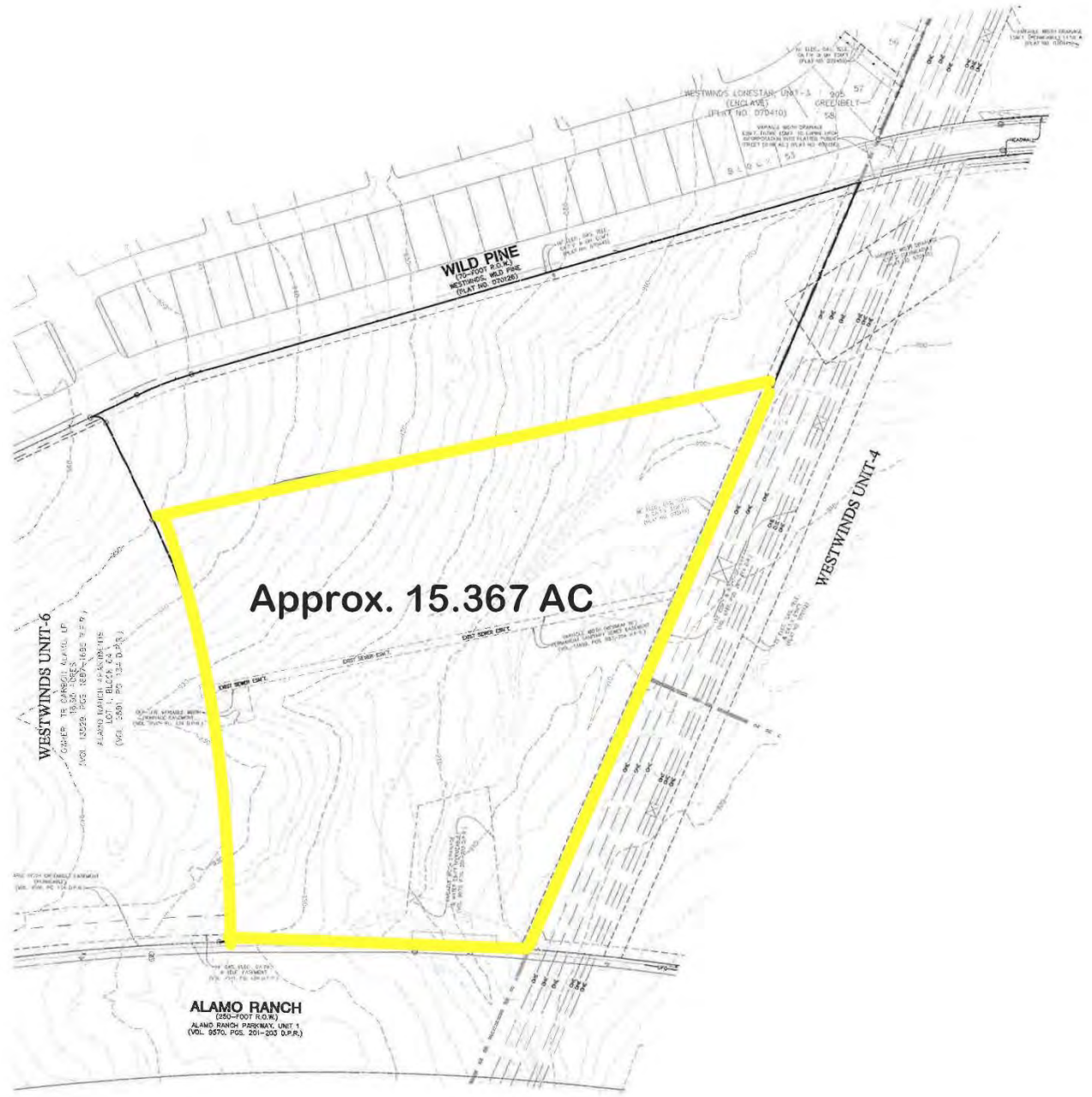
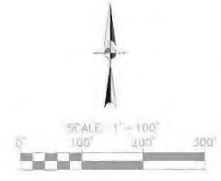


- 15.367 Acres +/- with approximately 550' frontage on Alamo Ranch Parkway; Great Access
- Five pad sites available
- Located off Wild Pine and Westwood Loop in the heart of the booming Alamo Ranch corridor
- Out of the City Limits
- Call for pricing

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.



LOCATION MAP
NOT TO SCALE



JOB NO. 6123-00
DATE Feb. 01, 2010
DESIGNER GENE JR
CHECKED GENE JR DRAWN JZD
SHEET 1 OF 1

**WESTWINDS, UNIT-6
ALAMO RANCH-WILD PINE**
San Antonio, Texas

**Pape-Dawson
ENGINEERS**
238 EAST MAZZEPA | SAN ANTONIO, TEXAS 78204 | PHONE 512.375.1120
FAX 512.375.2810
E-MAIL: PAPER@PDAE.COM; INFO@PDAE.COM

REVISIONS:

PLAT NUMBER SUBDIVISION PLAT OF WESTWINDS COMMERCIAL, UNIT-4A

A 8.11 ACRES TRACT OF LAND BEING OUT OF A 399.669 ACRES TRACT DESCRIBED IN DEED TO LAREDO S. LTD., RECORDED IN VOLUME 10959, PAGES 2305-2357 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



DATE OF PRINT: January 20, 2015

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN EXCLUSIVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DRAWN/DEVELOPER: A. BRADFORD GALLO
LAREDO S. LTD.
1125 W. RITTERS, SUITE 100
SAN ANTONIO, TEXAS 78216
(210) 497-3365

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, A RESIDING CITIZEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTWINDS COMMERCIAL UNIT-4A (HAS) BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED:

DATED THIS _____ DAY OF _____, A.D. 20__
BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THE PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20__ AT _____ M. AND DULY RECORDED IN THE _____ DAY OF _____, A.D. 20__ AT _____ M. IN THE DEEDS AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20__.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

SAWS IMPACT FEE PAYMENT NOTE:
WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE LISTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT ENGINEERING SERVICES DIVISION.

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT FEET HIGHER ABOVE FINISHED ADJACENT GRADE.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO RECESS AND LIEBES OVER THE GRANADORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREASETRAPS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OF ASSIGNMENT AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



LOCATION MAP
MAPSCO MAP GRID: 578-A4
NOT TO SCALE

- ### LEGEND
- ROW RIGHT-OF-WAY
 - CB COUNTY BLOCK
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 - ESMT EASEMENT
 - PG PAGES
 - DPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)
 - VEL VOLUME
 - (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON RODS
 - 1020 EXISTING CONTIGUES
 - 1020 PROPOSED CONTIGUES
 - 1" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 1" HIGH ACCESS VEHICULAR EASEMENT (NOT TO SCALE)
 - 10' SANITARY SEWER EASEMENT
 - 20' BUILDING SETBACK LINE
 - 14" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9524, PG. 125 DPR)
 - 40' DRAINAGE EASEMENT (PERMEABLE) (VOL. 9524, PG. 125 DPR)
 - VARIABLE WIDTH OFFSITE GRADING EASEMENT (VOL. 16124, PG. 2272 DPR)
 - 16-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT (SAWS) PARCELS P13494 (VOL. 10266, PG. 1147 DPR)
 - 15' PRIVATE DRAINAGE EASEMENT (VOL. 14009, PG. 1111 DPR)
 - 14" ELECTRIC, GAS, TELEPHONE, CABLE TV AND OVERHEAD EASEMENT (VOL. 9649, PG. 48 DPR)
 - 28' ELECTRIC EASEMENT (VOL. 11298, PG. 700 DPR)
 - 12' SANITARY SEWER EASEMENT (VOL. 9649, PG. 48 DPR)
 - 20' BUILDING SETBACK LINE (VOL. 9254, PG. 162 DPR)
 - 14" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9254, PG. 162 DPR)

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS REGULAR AND GAS BEHAVIOR POLICE SERVICE, IS ISSUING PLATS OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED PAPE-DAWSON UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORE NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF BEXAR

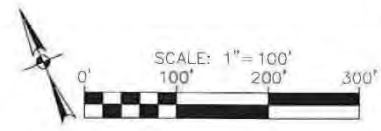
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY: DAVID CASANOVA, REGISTERED PROFESSIONAL LAND SURVEYOR AND ASSET REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE TABLE

CURVE #	RADIUS	DEF. LA.	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	N20°56'55"W	21.21'	23.36'
C2	1038.00'	003°59'23"	S22°03'24"W	72.08'	72.07'



Methodist Healthcare buys 24 acres on far West Side

By [Richard Webner](#) April 5, 2017 Updated: April 5, 2017 7:14pm



Photo: Google Maps

Methodist Healthcare System of San Antonio has purchased 24 acres of vacant land at the crossing of Loop 1604 and Highway 151.

Methodist Healthcare System of San Antonio has purchased 24 acres of vacant land at the crossing of Loop 1604 and Texas 151 on the fast-growing Alamo Ranch area, property records show.

The health care system, which operates more than a dozen hospitals in the area, already owns about 52 acres of vacant land at the intersection that it purchased in 2006. Spokeswoman Carole Harris declined to say what **Methodist's plans to do with the site. The sales price was undisclosed.**

The land is at the intersection's northeast corner, next to a Home Depot. It's across Loop 1604 from the Alamo Ranch master-planned community, one of **San Antonio's** fastest-growing residential areas. Wells Fargo has an office campus on the other side of Texas 151 from the property, and the Santikos Casa Blanca movie theater opened nearby last year.

Methodist is currently expanding its hospital campus in the Medical Center area by 445,000 square feet, in the largest construction project in its history, according to [its website](#).

Methodist bought the land from two partnerships controlled by Dan Hanke and Stanley Schoenbaum, who both have addresses listed in San Antonio, records show.

rwebner@express-news.net

@rwebner



Alamo Ranch Pkwy. and Lonestar Pkwy.

Population	1-mi.	3-mi.	5-mi.
2015 Total Population: Adult	8,308	47,037	150,528
2015 Total Daytime Population	8,190	55,370	149,557

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	259	8,589	33,726
2015 Occupied Housing Units	252	8,327	32,625
2015 Owner Occupied Housing Units	229	6,692	26,533
2015 Renter Occupied Housing Units	23	1,635	6,092

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$81,008	\$72,235	\$70,516
2015 Household Income: Average	\$95,095	\$86,170	\$83,254
2015 Per Capita Income	\$32,221	\$28,090	\$27,100



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:
 - 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.

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.

Drake Commercial Group	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	0277444	deborah@drakecommercial.com	210-402-6363
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