

D Drake Commercial Group

SE CORNER
IH 10 & 1604
COMMERCIAL SITES
SAN ANTONIO, TX

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4630 N LOOP 1604 W, STE 510
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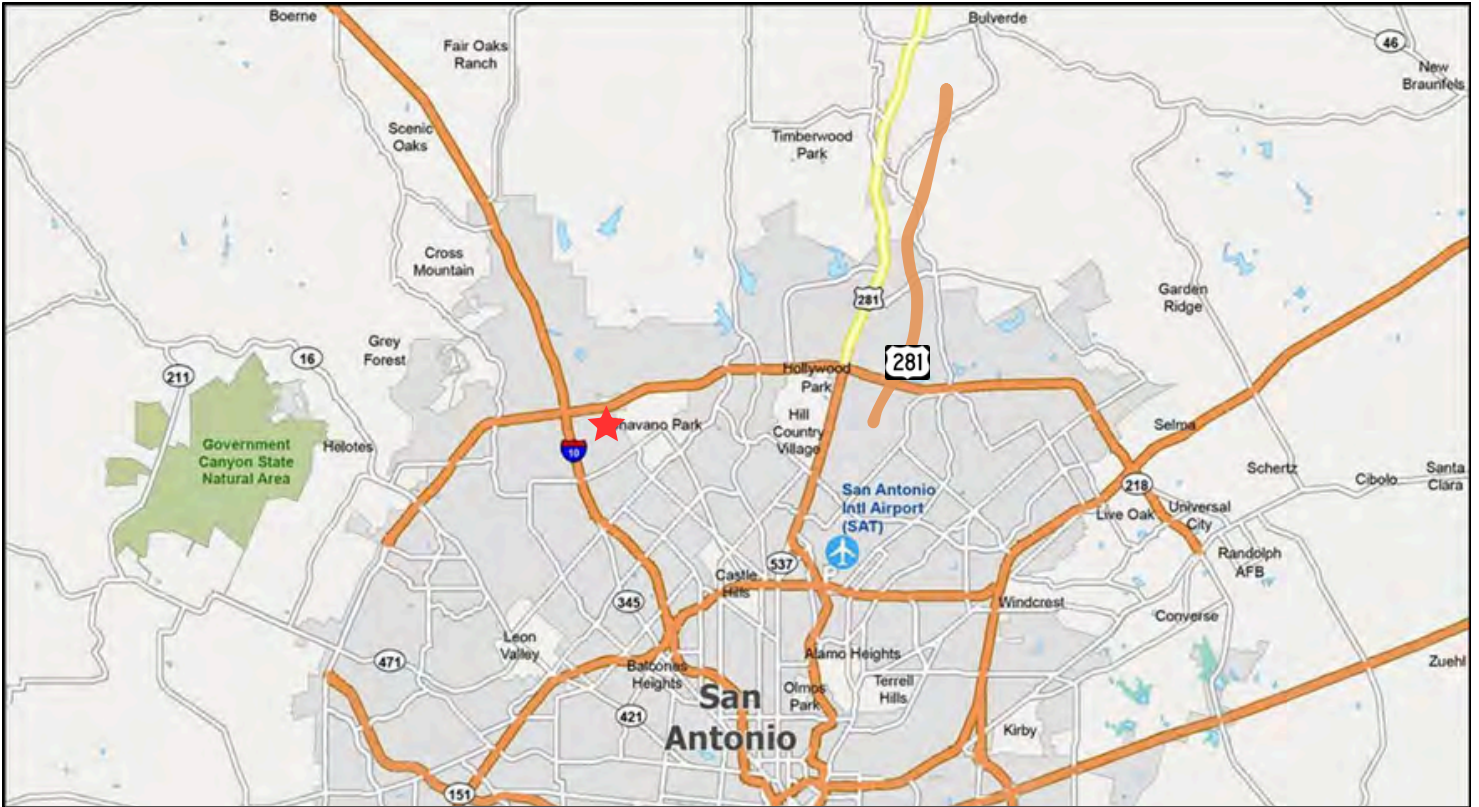


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* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

EXECUTIVE SUMMARY



LOCATED AT THE SE CORNER OF IH 10 AND 1604
IN THE HEART OF ONE OF THE MOST DYNAMIC
CORRIDORS IN SAN ANTONIO

CONVENIENT TO THE RIM
LA CANTERA, AND UTSA

- Ideal for Hotel, Office, Retail, Restaurants, Corporate Campus
- Utilities to the sites
- 4 Sites available:
 - 4.192 AC on IH 10 Available 1.5 AC Under Contract
 - 14 +/- AC Vance Jackson
 - 4.2 AC Corner Vance Jackson and UTSA Blvd.
 - 2.87 AC Corner Vance Jackson and UTSA Blvd.
- Call for pricing

MAPPING



SURVEY 5.692 AC

Texas Board of Professional Engineers and Land Surveyors Firm No. 10194702

Copyright 2022 Alamo Surveyors, LLC



Scale: 1" = 40'

Bearings are based on GPS observations.
Datum is NAD '83, Texas South Central Zone.



Surveyed by: Alamo Surveyors, LLC
 License No.: 0000000000
 Date: 08/15/2022

SYMBOLS LEGEND	
	POWER POLE
	BOX
	24" PIPE
	VALVE
	CABLE BOX
	MH MANHOLE
	CONTROL POINT
	36" INCH ADP
	MANHOLE STIGM

The following items are referenced to the Title Commitment, Schedule B Restrictive covenants:
 Vol. 8928, Pg. 421 & Vol. 8281, Pg. 831 & Vol. 11972, Pg. 1784 & Vol. 18815, Pg. 401 & Vol. 17804, Pg. 2022 & Vol. 17804, Pg. 2008, Real Property Records, Bexar County, Texas.
 104, Vol. 8040, Pg. 175; 14' Gas, Elec. Tele & Catv Easement - as shown; 101, Vol. 9905, Page 1787; Sewer Easement to City of San Antonio - as shown.

GENERAL NOTES:

- This Commitment prepared by Chicago Title Insurance Company of # 827-33-83297220045-NR, issued August 11, 2022, provided to this office as satisfactory records search.
- Bearing relation is based on GPS observations. Datum is NAD '83.
- Coordinates are Texas State Plane, South Central Zone, shown in grid.
- Found monumentation resulted in bearings and/or distances falling within minimum positional tolerances.
- This survey is being prepared solely for the use of the current parties (as noted herein). No license has been created, expressed or implied, to copy this work except as is necessary in conjunction with this transaction, which shall take place within 6 months of the date of this survey.

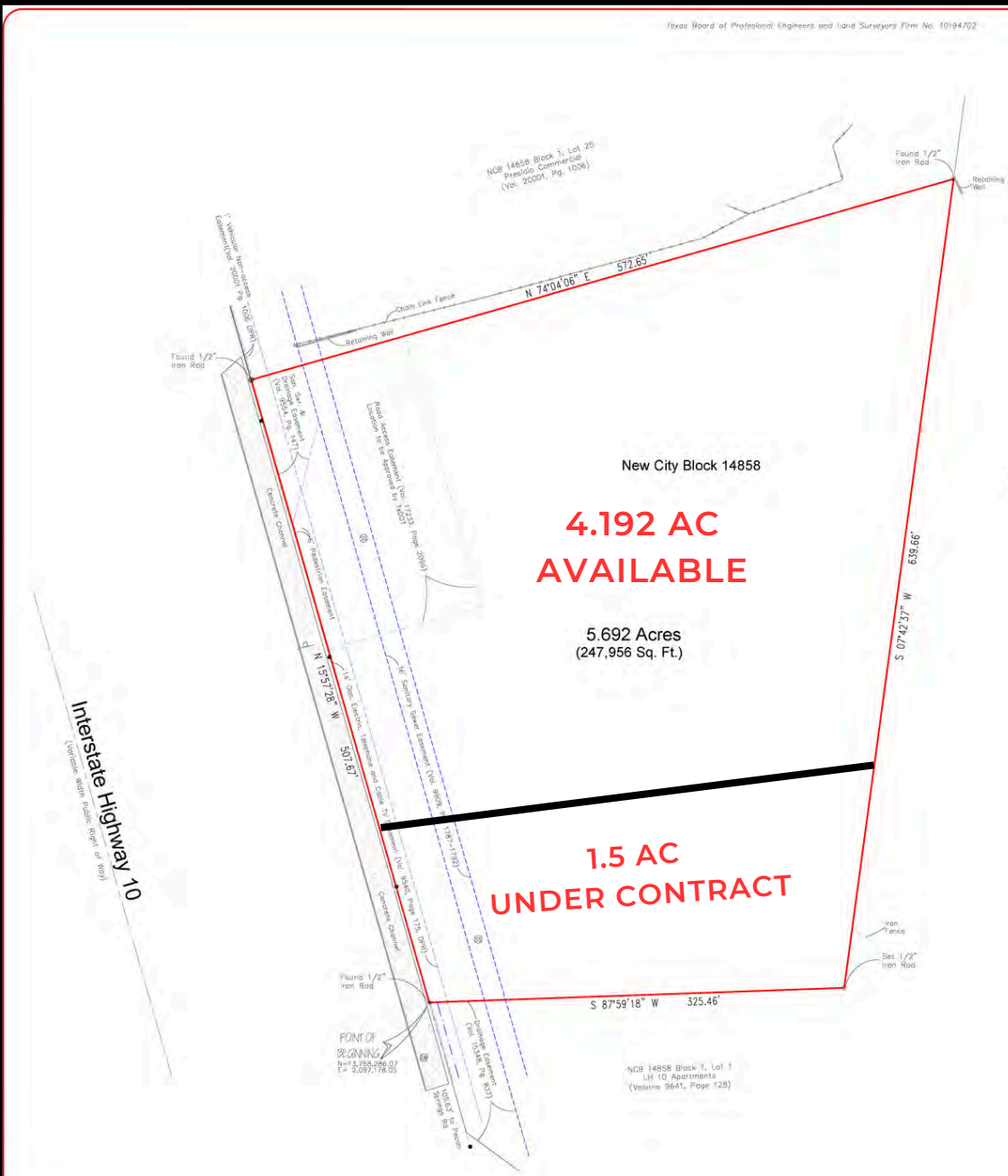
A Boundary Survey of:

5.692 acres out of a 38.141 acre tract of land described in Deed to Galeria Ventures Limited, recorded in Volume 8928, Page 398 of the Official Public Records of Real Property of Bexar County, Texas, being out of the Anselmo Pru Survey Number 20, Abstract Number 574, New City Block 14858, City of San Antonio, Bexar County, Texas.

4.192 AC AVAILABLE

5.692 Acres
(247,956 Sq. Ft.)

1.5 AC UNDER CONTRACT



Interstate Highway 10
 (Coordinate system: Public Survey of 1983)

POINT OF BEGINNING
 N=13,753,296.07
 E=2,087,178.05

NCB 14858 Block 1, Lot 1
 LH 10 Apartments
 (Volume 9641, Page 128)

I hereby certify that this map represents an actual survey made on the ground by me or under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:
 the 15th day of September 2022

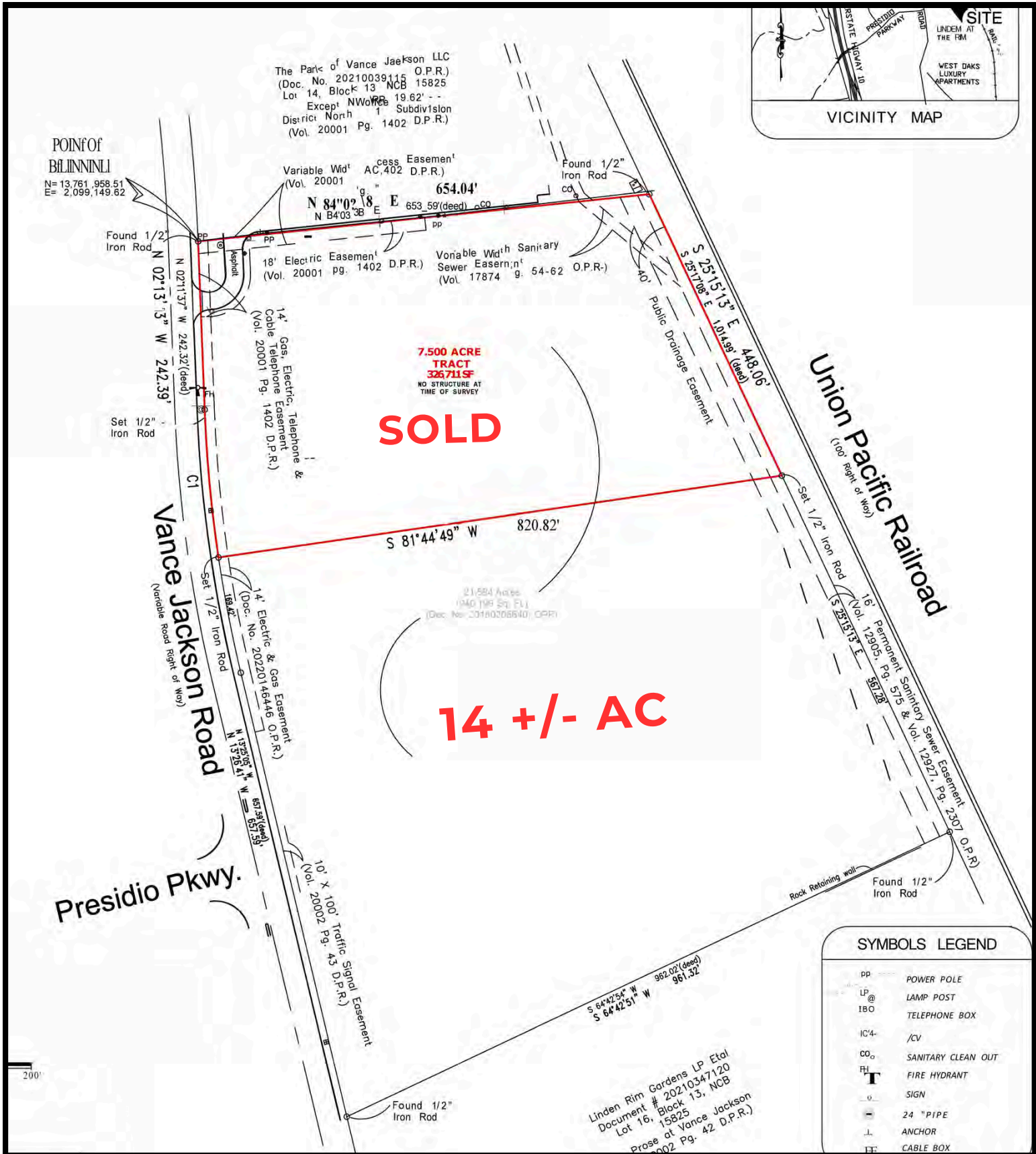
Gary A. Gibbons

Gary A. Gibbons
 Texas Registered Professional Land Surveyor No. 4718
 ALAMO SURVEYORS, LLC



2022 (08/15) 2022, 08/15/2022
 Gary A. Gibbons
 License No. 4718
 ALAMO SURVEYORS, LLC

SURVEY 14 +/- AC



SURVEY 4.2 AC

Survey Report of Land Surveying Firm No. 32184/100

Copyright 2022 Adams Surveys, LLC

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	263.13	457.90'	174°32'	232.42'
C2	35.23'	25.10'	105°42'	35.33'

SYMBOL LEGEND

- ADJUSTED POINT
- UNADJUSTED POINT
- ADJUSTED CURVE
- UNADJUSTED CURVE
- ADJUSTED TANGENT
- UNADJUSTED TANGENT
- ADJUSTED CHORD
- UNADJUSTED CHORD
- ADJUSTED AREA
- UNADJUSTED AREA
- ADJUSTED VOLUME
- UNADJUSTED VOLUME



Boundary area based on CTS observations.
 Station to NAD 83 State Plane Central Zone



4.217 Acres
 (183,686 Sq. Ft.) out of
 Lot 4, NCB 15825
 UMBELL OAKS SUBDIVISION UNIT 1
 (Vol. 9553, Pg. 81, D.P.R.)

- GENERAL NOTES**
- The survey was conducted by Adams Surveys, LLC (AS) under the supervision of the Licensed Professional Surveyor, Gary A. Gibbons, P.S., and the Licensed Professional Land Surveyor, Jay A. Gibson, P.S.
 - Stationing on Vance Jackson Road is based on the stationing shown on the plat.
 - Stationing on UTSA Boulevard is based on the stationing shown on the plat.
 - The survey was conducted in accordance with the Texas Surveying Act and the Texas Rules of Professional Conduct.
 - The survey was conducted in accordance with the Texas Surveying Act and the Texas Rules of Professional Conduct.

The survey was conducted in accordance with the Texas Surveying Act and the Texas Rules of Professional Conduct. The survey was conducted in accordance with the Texas Surveying Act and the Texas Rules of Professional Conduct.

A Boundary Survey of:
 4.217 Acres out of Lot 4, N.C.B. 15825, UMBELL OAKS SUBDIVISION UNIT 1, City of San Antonio, Bexar County, according to the plat thereof recorded in Volume 9553, Page 81 of the Deed and Plat Records, Bexar County, Texas.

I hereby certify that this map represents an actual survey made as the ground by their making under my direct supervision and that the professional services rendered to the public in accordance with the provisions of the Texas Surveying Act and the Texas Rules of Professional Conduct were performed by me or by a duly licensed and qualified professional surveyor or land surveyor as of this date.

Survey file work completed on:
 the 16th day of September 2022

Gary A. Gibbons
 Gary A. Gibbons
 Texas Registered Professional Land Surveyor No. 478
 ADAMS SURVEYS, LLC

SURVEY 2.875 AC

Texas Board of Land Surveying Firm No. 10194702

Copyright 2022 Aramo Surveyors, LLC

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	37.95'	23.00'	86°52'33"	34.41'
				NER41°59"W

Arlo Sur Vance LP
Doc. No. 2022020896, 07-R
Lit. & Block 13, N.C. 19825
General Multi-Family
Vol. 8845, Pg. 158-158, S.P.R.

Arlo Sur Vance LP
Doc. No. 2022020896, 07-R
Lit. & Block 13, N.C. 19825
General Multi-Family
Vol. 8845, Pg. 158-158, S.P.R.

SYMBOLS LEGEND

- IRONY POLE
- WATER VALVE
- WATER METER
- WATER MASHGULE
- FIRE HYDRANT
- SIGN
- TRAFFIC SIGNAL BOX



Bearings are based on GPS observations.
Datum: NAD 83, Texas South Central Zone.

- GENERAL NOTES:**
- The Commission licensed by Chicago Title Insurance Company of a 2011-2043077350443-MI, dated August 11, 2020, provided to this office an electronic record sheet.
 - Bearing reference is based on GPS observations taken in 2022.
 - Coordinates are Texas State Plane, South Central Zone, NAD 83, UTM.
 - Point re-identification resulted in bearings and/or distances being within minimum positional tolerance.
 - This survey is being prepared solely for the use of the current parties (as noted herein). No records are being created, records or markings on this site were made as a reference in connection with this transaction, which shall take place within 6 months of the date of this survey.
- The following items are referenced to the Title Commission, Schedule B:
- Vol. 8028, Pg. 21 & Vol. 3281, Pg. 83 & Vol. 11872, Pg. 1724 & Vol. 16825, Pg. 401 & Vol. 17854, Pg. 502 & Vol. 7454, Pg. 2588, that Properly Recorded, Bexar County, Texas
 - 10- Vol. 15327, Pg. 1100-10' Permanent Survey Equipment - as shown
 - 10- Vol. 8983, Pg. 25, 14' Gun, Elec. Line and CA's Equipment - as shown
 - 10- Vol. 8941, Pg. 150, Variable width Storage Equipment - as shown
 - 14' Gun, Elec. CA's and 'Pig Equipment' - as shown



A Boundary Survey of:

2.875 Acres out of the remainder of a 304.580 acre tract, recorded in Volume 8775, Page 805, Official Public Records of Bexar County Texas, being out of the G.F.A. Wrede Survey Number 292, Abstract Number 609, New City Block 15825, City of San Antonio, Bexar County, Texas.

I hereby certify that this map represents an actual survey made on the ground by my assistants under my direct supervision and that this professional service conforms to the minimum standards of survey practice as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:
the 15th day of September 2022

Gary A. Gibbons

Gary A. Gibbons
Texas Registered Professional Land Surveyor No. 4716
6100 N. Loop West, Suite 200
Dallas, Texas 75206

2022 03 28 10:28 AM, 2022 09 15 10:28 AM
 Survey No. 2022 09 15 10:28 AM
 Survey Date: 2022 09 15 10:28 AM
 Surveyor: Gary A. Gibbons
 Surveyor License No.: 4716
 Surveyor Firm: ARAMO SURVEYORS LLC
 Surveyor Firm License No.: 10194702

[BUSINESS](#)

Tiger Woods' PopStroke mini-golf chain reveals opening San Antonio date

It will be located near Six Flags Fiesta Texas.

By [Priscilla Aguirre](#), Senior Trending Reporter Oct 11, 2024



The highly-anticipated PopStroke, a mini golf entertainment venue, plans to open its San Antonio location on October 25.

PopStroke

It's finally here, golfers. [San Antonio's first PopStroke](#), a mini-golf entertainment venue backed by pro-golfer Tiger Woods, announced its opening date for the new location on the city's Northwest Side. [The PopStroke establishment](#) will open to the public at 10 a.m. on October 25.

The location is at 5539 Presidio Parkway, San Antonio, TX 78249, near [Six Flags Fiesta Texas](#) and the University of Texas at San Antonio. The business was originally slated to be ready to swing this summer. However, a TDLR filing showed construction was delayed and pushed to later this year.



The \$5.2 million site will have 37 mini-golf holes and food service, with menu items like burgers, wraps and salads. It will also have a craft beer selection, cocktails and premium spirits. Beyond the greens, [PopStroke](#) provides additional amenities, including an ice cream parlor, a playground and an array of outdoor games like [cornhole](#) and foosball.

"We are very excited to introduce our unique entertainment experience to San Antonio," PopStroke founder Greg Bartoli stated in the release on Friday, October 11. "PopStroke is about bringing friends together to enjoy the great game of golf in a fun, dynamic, and stress-free environment while enjoying elevated food, beverage, ice cream, and a host of other amenities. There is no doubt that the growing and vibrant mix of families, seniors, and young professionals in San Antonio will make it an ideal location for PopStroke as we expand throughout Texas."



Once opened, the new San Antonio location will be open from 9 a.m. to 11 p.m. Sunday through Wednesday and from 9 a.m. to midnight Thursday through Saturday.

"I am excited to see PopStroke continue our expansion throughout Texas with our 4th location in the state," Woods stated in the release. "Since announcing our plans, we've seen a tremendous wave of excitement within the San Antonio community. PopStroke is a great way for people of all ages and skill levels to connect around golf with family and friends."



PopStroke has facilities that use golf balls and equipment made by Taylormade Golf Company, an investor in PopStroke. The business currently has 13 locations with two in Texas (The Colony and Houston) and additional Texas locations coming to College Station and Austin, according to the company. The footprint is also in Las Vegas, Dallas, Nashville and Austin.

Oct 11, 2024

San Antonio Business Journal 9-18-23

Health Care

First Look: New I-10 hospital to open in once-abandoned building

A more than \$70 million investment will give a new life to a structure that sat empty for years.



The former Forrest Park Medical Center will soon reopen as Methodist Hospital Landmark in Northwest San Antonio.

DAKE WICKSTEAD | SAJ



By W. SCOTT BARRY — Senior Reporter, San Antonio Business Journal
Sep 16, 2023

A former Northwest San Antonio hospital that was put up for sale in 2015 and sat empty for years is about to get a second life.

Methodist Health System, which acquired the structure near Interstate 10 and Loop 1604 well before the pandemic, has invested heavily in the property, redeveloping the site into its new Methodist Hospital Landmark, set to open before the end of the month.

“This facility had been operational for a few years and was closed for many years,” Methodist Hospital Landmark CEO Ryan Simpson told me.

The outbreak of Covid-19 and an ensuing pandemic delayed Methodist’s construction and improvement plans for the former Forest Park Medical Center property.

“Over the past year, our activity has been focused on bringing the facility back to life,” Simpson said. “We had to bring it up to date, even though it's still a relatively new facility.”

Methodist is spending roughly \$75 million, including site acquisition costs, to redevelop the structure. Simpson said the new 155,000-square-foot hospital will have 54 beds and 12 operating rooms once completed. It will also house 27 private patient rooms and 14 VIP suites.

The new hospital is positioned in a high-growth area Simpson has characterized as an important crossroads. It will provide Methodist and San Antonio some timely relief.

“All of the Methodist Healthcare hospitals are dealing with capacity challenges due to growth in the market and demand for our services,” Simpson said. “This facility allows us to have more capacity as a system. It happens to be in a growing part of the city.”

Methodist is investing heavily in new hospital development and acquisitions, including the build-out of a roughly \$150 million hospital campus in Westover Hills.

“To acquire a facility that is closed is a bit more unique,” Simpson said, adding that what Methodist has sought to deliver is “a very high-level patient experience that we expect to be unparalleled in the greater San Antonio area.”

"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*

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W. Scott Bailey

Senior Reporter - *San Antonio Business Journal*

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](#)

FOR THE EXCLUSIVE USE OF DEBORAH@DRAKECOMMERCIAL.COM

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.

*The information in the brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in the property, each party should independently verify all information.

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.

"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"

 [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.

ABOUT PRINCIPLE AUTO

Principle Auto is an independent auto group headquartered in San Antonio, TX, that operates a number of automotive dealerships in Texas, Mississippi and Tennessee. While the group has been in business for over 50 years, a management restructure took place in 2014, which led to the formation of Principle Auto. Principle Auto strives to provide an environment for its associates and customers that is welcoming, transparent, and forward thinking. Principle Auto is the home of the Principle Promise: We respect you and the opportunity to serve you. We deliver exceptional value. We value your time. We take the risk—never you.

Contacts

Jade Patek

Principle Auto

Marketing and Communications

Phone: 210-437-3965

Email: jpatek@principleauto.com

Website: www.principleauto.com

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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 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,



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.

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

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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.

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	277444	deborah@drakecommercial.com	(210)402-6363
Designated Broker of Firm	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	(210)402-6363
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

Information available at www.trec.texas.gov

IABS 1-0 Date