



15 AC - Briggs Ranch
SH 211 & BRIGGS RANCH PKWY.
SAN ANTONIO, TEXAS

DEBORAH BAUER
deborah@drakecommercial.com

TRAVIS BAUER
travis@drakecommercial.com

210.402.6363



DRAKECOMMERCIAL.COM



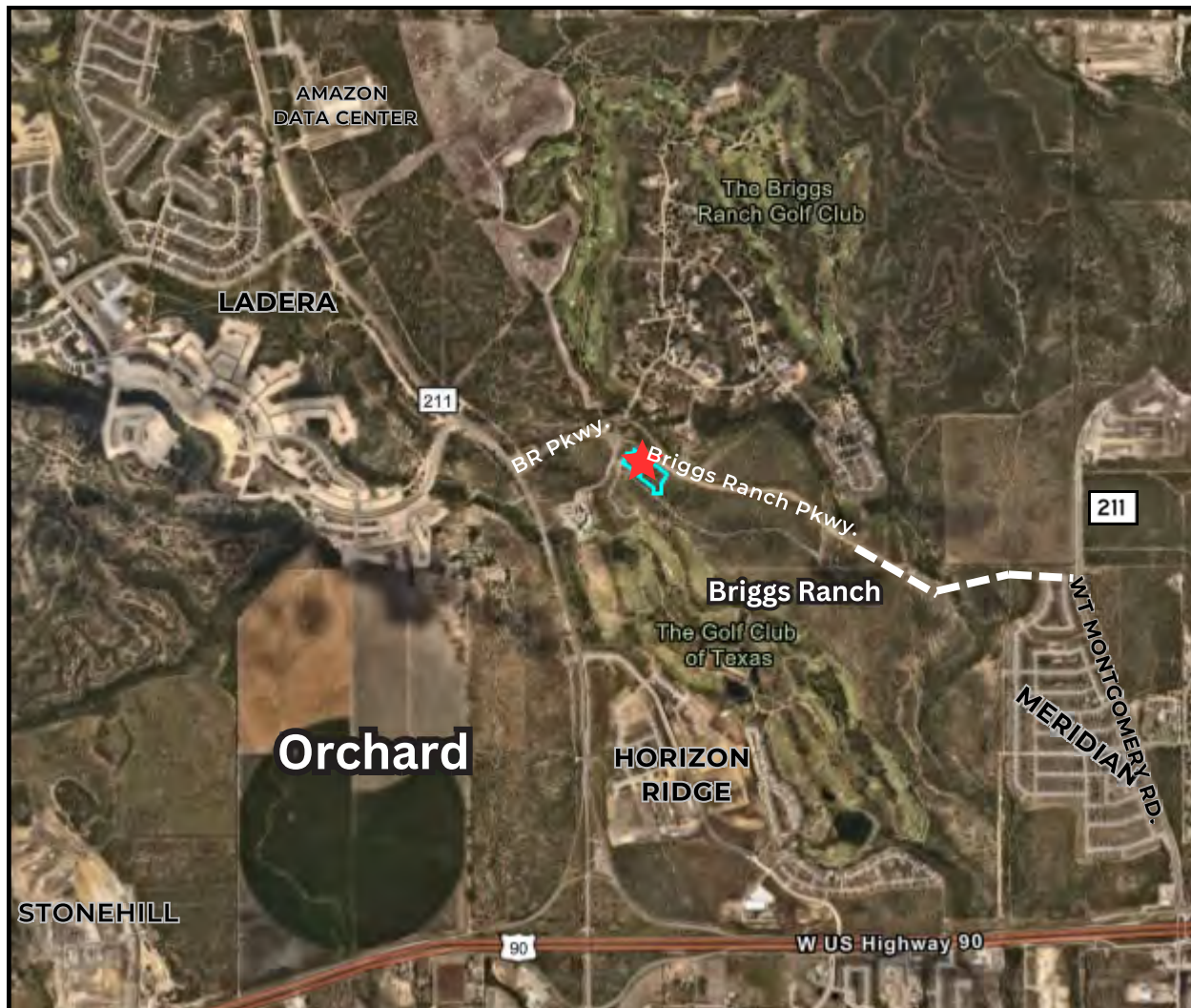
4630 N LOOP 1604 W, STE 510
SAN ANTONIO, TX 78249



Table of Contents

Executive Summary	02
Mapping	03
Site Layout	08
Proposed Building Layout	09
West SA Employment	11
Articles	12

* 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.



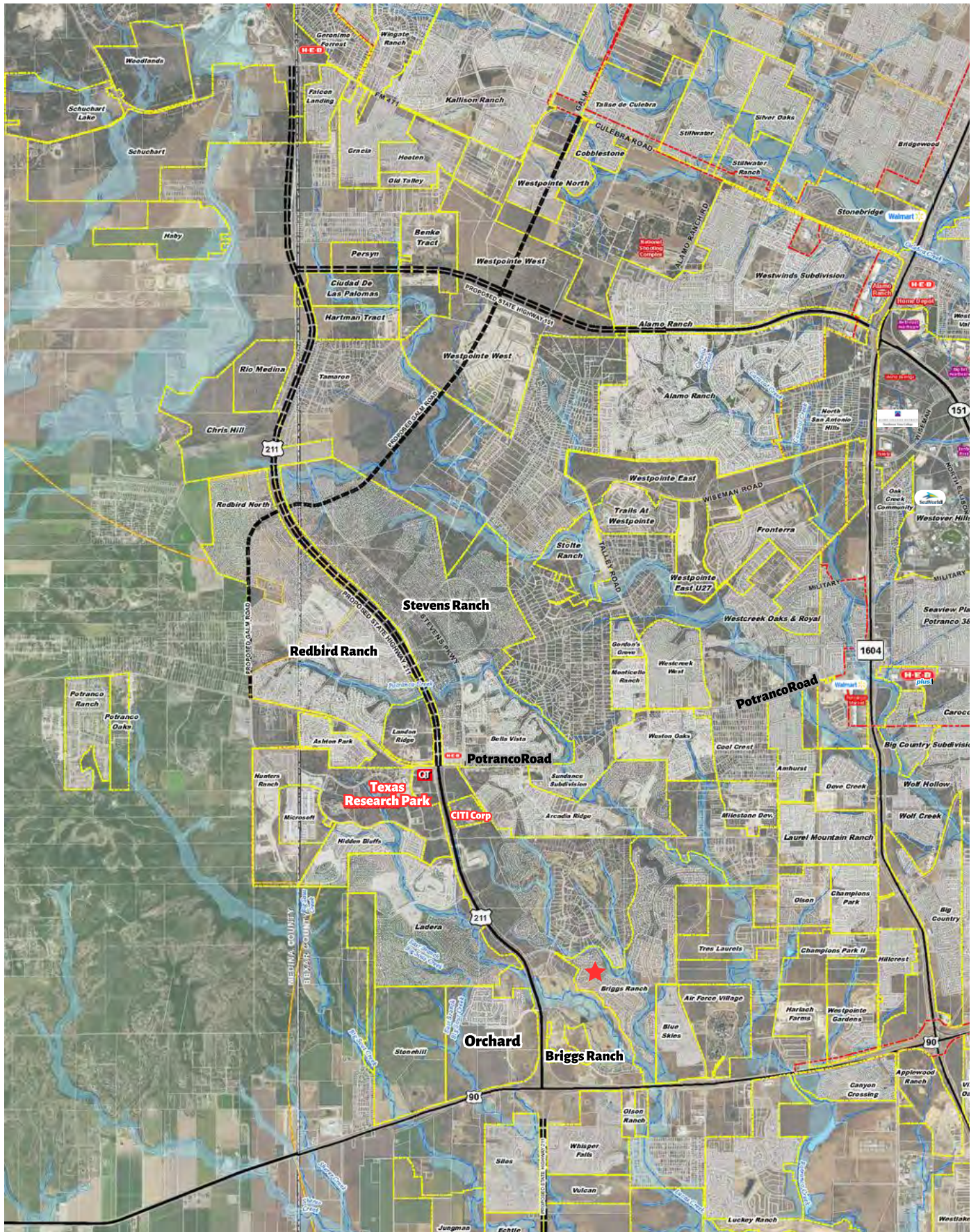
BEAUTIFUL SITE ON BRIGGS RANCH GOLF COURSE

- 15 Acres Briggs Ranch
- OCL - ETJ
- Briggs Ranch Pkwy. under construction from SH 211 to Montgomery Rd.
- Medina School District
- Views of Golf Course and Club House
- 85% completed plans for 275 Units on 10.9 AC of the property-remaining 4.1 acres could be for MF or BTR etc.
- Call for Pricing

D Drake Commercial Group

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

MAPPING

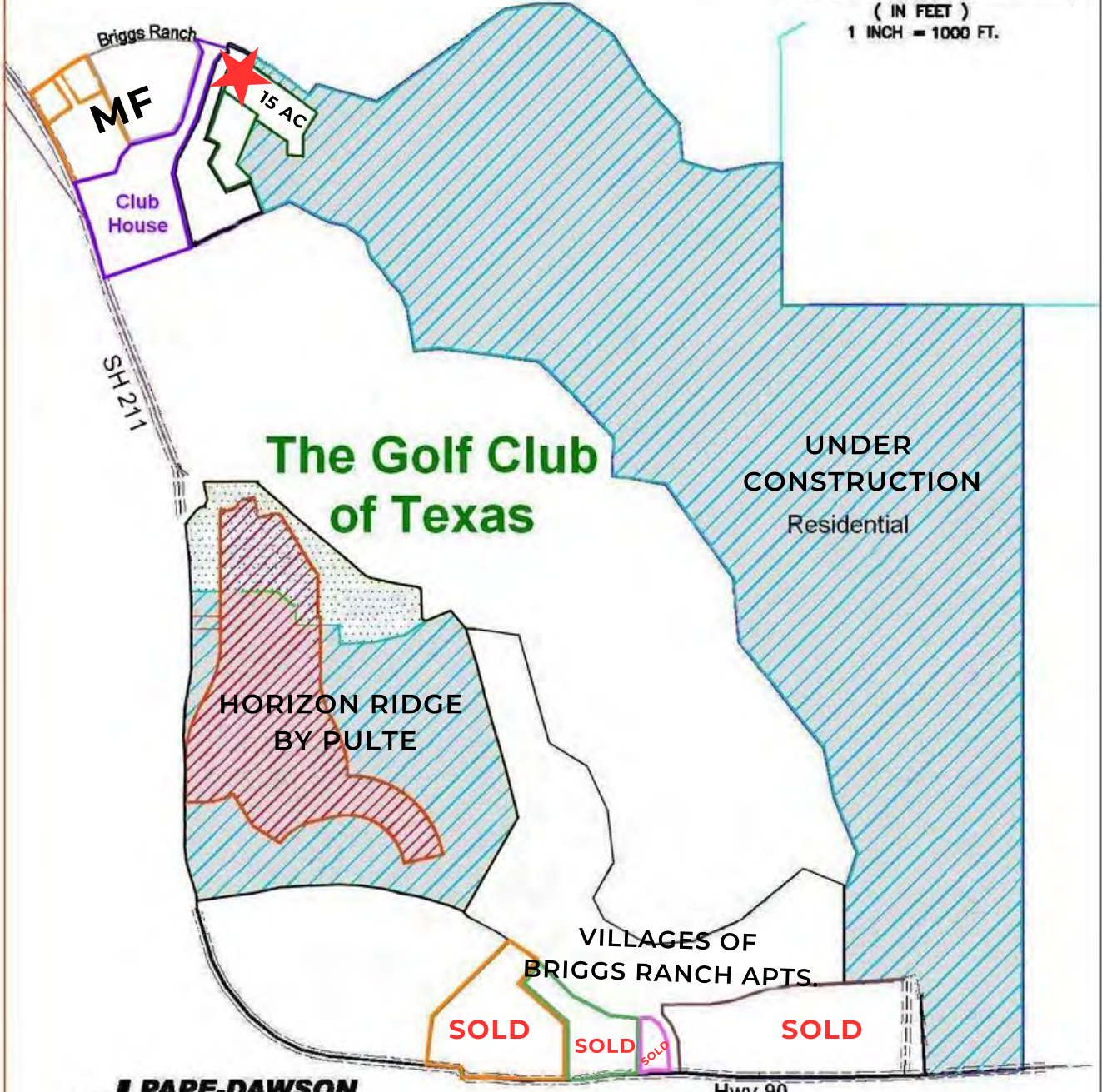
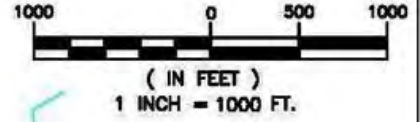


MAPPING

Stevens Ranch
NEQ, Potranco and Hwy 211 | San Antonio, Texas



The Briggs Ranch Golf Club



PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

SITE LAYOUT



BRIGGS RANCH							LEGACY	2020183
UNIT TABULATION - 3 STORY E-STACK & 2/3 STORY STACKHOUSE								1/18/21
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A0	JR1br/1ba	546	16	16	6%	8,736	56%	
A1	1br/1.5ba	715	48	48	19%	34,320		
BH-A1	1br/1ba	776	6	6	2%	4,656		
A2	1br/1.5ba	844	32	32	12%	27,008		
BH-A2	1br/1ba	809	9	9	3%	7,281		
A3	1br/1ba/den	986	16	16	6%	15,776		
BH-A3	1br/1.5ba/den	898	18	18	7%	16,164	44%	
B1	2br/2ba	1,030	48	96	19%	49,440		
BH-B1	2br/2ba	1,036	6	12	2%	6,216		
B2	2br/2ba	1,132	48	96	19%	54,336		
BH-B2L	2br/2ba	1,396	6	12	2%	8,376		
BH-B2U	2br/2ba	1,413	6	12	2%	8,478		
TOTALS			259	373	100%	240,787		

UNIT AVERAGE NET SF : 930

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	930 S.F.
ACREAGE:	10.90 GROSS ACRES
DENSITY:	23.8 UNITS/ACRE
PARKING:	
REQUIRED	389 SPACES
SURFACE PARKING	364 SPACES
GARAGE SPACES	62 SPACES
TANDEM SPACES	43 SPACES
TOTAL PROVIDED	469 SPACES
	1.8 SPACES/UNIT

codes and structural design requirements, etc.) © 2018 BSB Design, Inc.

SCALE: 1" = 60' - 0" (24"x36" SHEET)

0' 60' 120' 240'



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

LEGACY

ARCHITECTURAL SITEPLAN
SCHEME 03
January 18, 2021

A201 - OPTION II

BRIGGS RANCH
BRIGGS, TX
HPA# 20183

© 2021 by HUMPHREYS & PARTNERS ARCHITECTS, L.P. THE INFORMATION AND DATA HEREON ARE THE PROPERTY OF HUMPHREYS & PARTNERS ARCHITECTS, L.P. AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. HUMPHREYS & PARTNERS ARCHITECTS, L.P. AND ITS AFFILIATED COMPANIES AND EMPLOYEES DO NOT WARRANT, REPRESENT OR GUARANTEE THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION AND DATA HEREON. HUMPHREYS & PARTNERS ARCHITECTS, L.P. AND ITS AFFILIATED COMPANIES AND EMPLOYEES SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THE INFORMATION AND DATA HEREON. HUMPHREYS & PARTNERS ARCHITECTS, L.P. AND ITS AFFILIATED COMPANIES AND EMPLOYEES SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THE INFORMATION AND DATA HEREON.

PROPOSED BUILDING LAYOUT



SCALE: 3/16" = 1'-0" (24"x36" SHEET)



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

LEGACY

BUILDING TYPE II - RENDERIG

December 28, 2020

A428
BRIGGS RANCH
BRIGGS, TX
HP&P 20183

PROPOSED BUILDING LAYOUT



SCALE 3/16" = 1'-0" (24"x36" SHEET)

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpine Rd., Suite 300, Dallas, TX 75241 | 972.701.9508 | www.humphreys.com

LEGACY

BUILDING TYPE II - RENDERIG

December 28, 2020

A427

BRIGGS RANCH
 BRIGGS, TX
 75048-2100



SCALE 3/16" = 1'-0" (24"x36" SHEET)

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 Alpine Rd., Suite 300, Dallas, TX 75241 | 972.701.9508 | www.humphreys.com

LEGACY

BUILDING TYPE II - RENDERIG

December 28, 2020

A426

BRIGGS RANCH
 BRIGGS, TX
 75048-2100

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

FOR THE EXCLUSIVE USE OF
DEBORAH@DRAKECOMMERCIAL.COM

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.

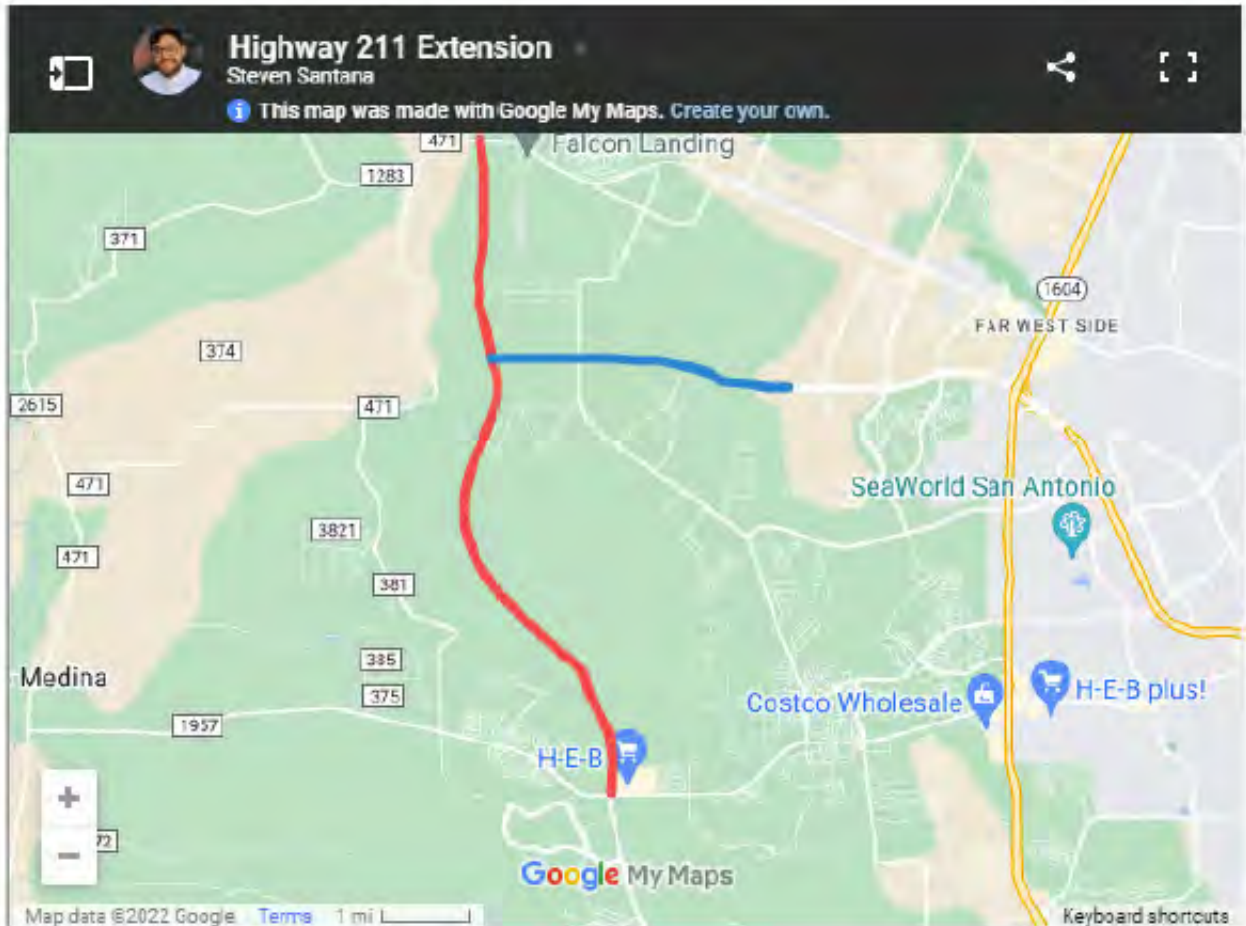
W. Scott Bailey

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.

H-E-B sparked retail, residential growth on San Antonio's Far Westside

It's been the anchor for rapid development.

By [Steven Santana](#) Updated Aug 23, 2023 8:15 a.m.

The H-E-B at Stevens Ranch opened in October 2020. It now has a Whataburger on the lot.

Steven Santana | MySA



When [H-E-B opened its 112,000-square-foot store on the Far Westside](#) in October 2020, it kicked off growth in the area that is giving rise to major franchises and attracting another build out from one of the major tech companies in the U.S. Now the area is known as Stevens Ranch around Highway 211 and Potranco.

Stevens Ranch

Full disclosure, I moved to Stevens Ranch in October 2020 when it was still just the new H-E-B with a few new stores in the area. Weingarten Realty [broke ground on the 2,400-acre master-planned community](#) near Potranco and

Highway 211 in 2018. The retail sites were anchored by the 26-acre plot that H-E-B purchased from Weingarten in 2016.

At the height of the COVID-19 pandemic, the Far Westside area saw some of the largest growth in Bexar County — ranging from 298% to 468%, [according to the Express-News.](#)



Coming soon

Now the H-E-B is surrounded by some of the biggest franchises, including Whataburger, Starbucks, Popeyes, McDonalds, and the newest addition, Chipotle, which opened in August.



Those chains will soon be [joined by a new Chick-fil-A](#), Oregon-based coffee spot Dutch Bros., and [local chain Burger Boy](#). All of these locations opened or were announced within the span of three years from 2020.

Rooftops coming in

West of the Highway 211 and Potranco Road intersection are two major

subdivisions, Potranco Run and Redbird Ranch. But national home builder, Lennar (builder of these tiny homes on the Eastside), already has an entrance to its new subdivision right off Potranco.



As of August, the incoming subdivision [called Landon Ridge](#) is just roads, curbs, and cleared land, but a site plan submitted to the city for utility purposes in October 2022 shows over 110 residential lots for the subdivision. Right next door to Landon Ridge is the 342-unit Redbird Ridge Apartments that are under construction, according to [White-Conlee Builders](#).

Microsoft

Microsoft already has a 1 million-square-foot data center near Texas Research Park off Highway 211. In July, [the tech giant filed plans](#) to build a 106,012-square-foot data center on Potranco Road in neighboring Medina County, just seven miles from its Highway 211 location.

Highway 211 opens up

In November 2022, [TxDOT finally opened up the 7.6-mile extension of Highway 211](#) from Potranco Road north to Culebra Road. Construction began in 2020 on the \$30 million project, but the extension has been in the works since 2009 when

the Texas Transportation Commission approved a pass-through financing agreement with Bexar County.

The extension will eventually connect with Alamo Ranch Parkway, linking to another rapidly growing area on the Far Westside.

Aug 23, 2023|Updated Aug 23, 2023 8:15 a.m.

By [Steven Santana](#)

BUSINESS // LOCAL BUSINESS

Amazon is planning to build a data center on the far West Side



Madison Iszler, Staff writer

Oct. 28, 2020



— Amazon is planning to build a data center on San Antonio's far West Side, according to filings with the Texas Department of Licensing and Regulation.

JOHANNES EISELE /AFP via Getty Images

Amazon is planning to build a data center on the far West Side, state construction documents indicate.

The company expects to start work early next year on the project, dubbed "AWS Rockfish" in filings with the Texas Department of Licensing and Regulation.

AWS stands for Amazon Web Services, the company's cloud-computing arm. Here's where it gets murky. Two of the three filings list 7400 Potranco Road as the location, which is next to the National Security Agency's San Antonio installation, and a third lists Texas 211 and Potranco.

All describe a 109,600-square-foot facility but include different projected costs. Combining the figures on two of the filings comes out to \$55.95 million, which is the estimated cost in the third filing.

The owners identified in the filings also vary: Amazon Data Services Inc. is

listed as the owner on two of the documents and Corporate Office Properties Trust as the owner on the third.

The Columbia, Md.-based real estate investment trust is “the largest landlord of Amazon Web Services data centers,” according to [a report by Bisnow](#), a business news outlet.

Entities affiliated with the REIT also own the buildings the NSA occupies, Bexar Appraisal District records show.

“Amazon has a practice against commenting on our future roadmap,” said an Amazon spokesperson.

A spokesperson for Corporate Office Properties Trust said the trust was unable to comment.

Amazon operates several facilities in San Antonio, including a sorting center on Callaghan Road on the West Side and a fulfillment center on Foster Road on the East Side.

“AWS Rockfish” would join a string of data centers on the far West Side. Microsoft, Frost Bank and Valero have facilities in the area, and companies such as CyrusOne and Stream Data Centers host space for servers for businesses.

The area is an attractive location for such projects, which tend to create few jobs, because of its affordable and ample electricity.

Several of CPS Energy’s substations are on the far West Side, and the utility’s reliability is an advantage. The average interruption per CPS customer was about 154 minutes last year. Among the large utilities in Texas with at least 100,000 customers, that figure was 239 minutes.

San Antonio also is appealing because of the low likelihood of natural disasters and extreme weather events, such as hurricanes.

madison.iszler@express-news.net

Microsoft plans \$175.9 million expansion of data center on western edge of Bexar County



By James McCandless – Reporter, San Antonio Business Journal
Mar 6, 2023 Updated Mar 7, 2023, 3:17pm CST



The Microsoft logo on a sign at the company's headquarters campus in Redmond, Washington on Nov. 4, 2015.
BUSINESS JOURNAL PHOTO | ANTHONY BOLANTE

After completing construction on a new data center building at the Texas Research Campus on the western edges of Bexar County, Microsoft intends to build a 153,000-square-foot addition to the complex this summer, state filings show. The added data center and administrative usage would bring the complex at the 15000 block of Lambda Drive to about 232,000 square feet.

The Far West Side of the region is currently experiencing a boom of job growth, fueled in part by the expansion of tech and cybersecurity entities into the area. Along with Microsoft, other data and IT firms have invested in the region, and the National Security Agency has quietly established a presence.

According to a filing with the Texas Department of Licensing and

Regulation, the "SAT40" project is expected to cost \$175.9 million, though that's an estimated cost and is subject to change. The scope of work includes a shell data center that includes administrative components and a data center.

As the Business Journal previously reported, Microsoft started building the first site, SAT46, in 2021 and finished in February 2022. It also built two data centers on 33 acres that it purchased from Valero (NYSE: VLO) in 2021 at 3535 Wiseman Blvd.

Construction is expected to start in June, with completion slated for September 2023. Houston-based Page Southerland Page is the architect.

In an emailed statement, a Microsoft spokesperson said that it was committed to increasing support for its cloud services business.

"Microsoft has a 15-year history in Texas and we believe there is great opportunity for Microsoft's cloud services to continue supporting local businesses, regional economic growth, and innovation," the spokesperson said. "We don't have anything definitive to share at this time but can confirm we are committed to supporting Texas digital transformation with the Microsoft cloud."



James McCandless

Reporter - *San Antonio Business Journal*

SUBSCRIBER CONTENT:

2022 Building San Antonio Awards: CyrusOne Texas Research Park

May 26, 2022, 3:15pm CDT



KURT GRIESBACH

Interior lobby at CyrusOne

While completing the technical process of building out CyrusOne Texas Research Park's newest West San Antonio data center to house massive computer servers, Rogers-O'Brien Construction had to also factor in the all-too-human elements of Covid-19 in its efforts to finish the \$26.2 million project on time.

"We all know that construction is not sitting on your couch," said John Archer, director of Rogers-O'Brien's San Antonio practice. "If the glass team was doing glass installation and someone came down with Covid, that crew would have to quarantine."

Rogers-O'Brien was tasked with building a 208,000-square-foot data center for CyrusOne's enterprise clients that buy servers

inside the facility with dedicated internet service connections. CyrusOne Texas Research Park is a two-story core and shell building. Completed in a total of three phases, phases two and three included the addition of a second floor.

The construction company broke ground on the project in October 2019. About six months later the pandemic would begin wreaking havoc on both construction crews and supply lines. Early challenges included staffing and social-distancing the 120 on-site electricians required for the project's first phase, which was completed in July 2020.

For the subsequent phases, Rogers-O'Brien used staggered, seven-day-a-week work schedules to help socially distance the workforce, which reached 400 people at times, while securing special equipment to allow one worker to do side-by-side, multi-worker jobs such as pulling heavy cables into place.

Further hampered by delays in delivery of exterior metal panels and elevator parts, among other items, Rogers-O'Brien used pre-fab construction for some of the building's components to make up for lost time.

Rogers-O'Brien also took site-specific actions such as building temporary walls to keep debris and dust away from sensitive installed equipment, and using temperature gauges to ensure that the server rooms didn't overheat while the project was being completed

Despite the on-site challenges, the project was finished on time in March 2021.

"Covid was difficult on all levels, and these are highly specialized buildings," said Archer. "But we have a group of data-center builders who've been together for the last six years and have a high knowledge of the mechanical, electrical, plumbing and fire systems that go into these buildings."



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