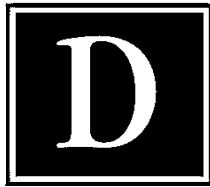


Pleasanton Farms
Approx. 21.6 AC MF
Loop 410 & Pleasanton Rd
San Antonio, Texas



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.

Pleasanton Farms



- Great visibility on Loop 410 with approximately 800 LF of frontage
- +/- 21.6 acres available
- Located across from the Police Academy, and close to Texas A&M University , Brooks City Base, and Toyota
- Harlandale ISD / Southside ISD
- Zoned MF33
- Call for pricing

For more information please contact Deborah Bauer or Travis Bauer
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com

FOR THE EXCLUSIVE USE OF DEBORAH@DRAKECOMMERCIAL.COM

From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2019/05/13/a-m-san-antonio-breaks-ground-on-new-30m-building.html>

A&M-San Antonio breaks ground on \$30M building

May 13, 2019, 2:57pm CDT Updated: May 13, 2019, 3:23pm CDT

Texas A&M University-San Antonio broke ground Monday on its latest campus expansion, a \$30 million, 55,000-square-foot academic building.

Located behind the Central Academic Building, which is at the center of campus, the new three-story academic building will hold 19 classrooms, art and language lab suites, an incubator classroom and 70 faculty offices. Once open in August 2020, the building will hold classes and faculty from the College of Arts and Sciences, Texas A&M-San Antonio Vice President for Business Affairs and Chief Financial Officer Bill Spindle said.

The building was designed by Houston-based architecture firm PBK and will be built by local general contractor SpawGlass, which was recently recognized as General Contractor of the Year during the Business Journal's Building San Antonio awards. The company also built A&M-San Antonio's Science and Technology Building last year.

The school campus sits on 694 acres on San Antonio's South Side and enrolls nearly 6,500 students. The university has ambitions to one day become a true live-learn-play campus, complete with dorms and nearby retail and restaurants.



PBK

Texas A&M University-San Antonio broke ground Monday on its latest campus expansion, a \$30 million, 55,000-square-foot academic building.

Las Vegas-based Verano Land Group LP at one point was planning to build a massive mixed-use development next to campus until lawsuits delayed the project. In December, the company revealed its plans to sell nearly 1,800 acres to a qualified master planned developer who will proceed with the vision of developing around campus.

Ryan Salchert

Reporter

San Antonio Business Journal



Home on the Range

South Side attracting new investment, jobs and residents

Premium content from San Antonio Business Journal by Shari L. Biediger

Date: Friday, August 3, 2012, 5:00am CDT



When District 3 City Councilwoman Leticia Ozuna's parents first traveled from their near Northwest Side neighborhood in San Antonio to visit their daughter's home on the South Side, they were amazed.

"They had spent their early married life on the South Side. They remembered it from the '60s," says Ozuna. "Now, there was hustle, bustle and it was no longer a sleepy part of town."

Much of that change has occurred in the last several years.

In 2005, Brooks Air Force Base became a casualty of Base Realignment and Closure and the 1,200-acre site, located near Interstate 37 and Southeast Military Drive, has since been transformed into Brooks City-Base — a mixed-use development.

Kelly Air Force Base, located on the Southwest Side, has also been shuttered and redeveloped. It's now Port San Antonio — a busy hub of manufacturing and international distribution.

More recently, spillover from the Eagle Ford Shale oil-and-gas play occurring across some two-dozen counties to the south, and improvements to the San Antonio River here at home, have fed new life into an historically overlooked southern sector.

It's just the tip of the iceberg, according to Brooks Development Authority (BDA) interim President and CEO Roland Lozano.

"We're starting to see a lot of things happening," he says.

Those "things" include an infusion of new businesses, jobs and homes.

Lure of jobs

Some of the new housing is being developed at Brooks City-Base.

Old military housing has been redeveloped into a new residential community named Heritage Oaks that is 99 percent leased.

An additional 300 residential spaces will come online with the finish out of The Landings at Brooks City-Base, a high-end, multi-family development slated to be completed by November. There is already high demand for those units, as well.

"Basically, we are showing the city that there is an untapped market here, which is what development people are looking for," Lozano says. "It's the live-work-play cliché, and ... what we're starting to see is the residential side of that. This is where people want to be."

Studies show the average annual salary of Brooks' newest residents is \$68,000. Lozano says they are nurses from Mission Trail Baptist Hospital, teachers and other professionals who are willing and wanting to live on the South Side.

It's the influx of good-paying jobs, local leaders insist, that has helped drive up interest among people looking to live on the South Side.

CPS Energy, for example, has recently finalized a deal with OCI Solar Power LLC to construct a 400-megawatt solar facility that will create 800 more jobs in the area.

The Eagle Ford Shale activity has brought major employers like Halliburton to the area. The Houston-based company has set up an operations center in South Bexar County that will employ as many as 1,500 workers.

There are about 14,000 employees at Port San Antonio making an average salary of \$60,000 per year, says Paco Felici, spokesman for the industrial park.

“Obviously, the Port is a major economic engine for the region,” Felici says. “It has formed important partnerships with the surrounding community, in particular with the educational community to support both the growth of industries here at the Port and to help members of the community access jobs.”

Officials with the BDA say it’s expected that the 5,800 positions lost when Brooks Air Force Base closed last September will be replaced by as many as 10,000 new jobs in a variety of industries.

Staying power

The arrival of a new Texas A&M University-San Antonio campus, offering four-year degree programs, is expected to have a profound impact on the South Side as well.

“The public schools on the South Side are working hard to ensure that students receive a good education and are college-ready,” says Texas A&M-San Antonio President Dr. Maria Ferrier.

“We can be the catalyst of culture and education — with a performing arts center, a large library open to the community as well as to our students, and all of the amenities that a university can offer,” says Texas A&M-San Antonio’s Marilu Reyna.

Jobs and education may bring more residents and development to the South Side.

But Steve Graham says an improved San Antonio River running through it all is what makes the area even more viable.

“The River Improvement Project has created a lot of synergy — and not just with the property immediately adjacent to the river, but for several blocks on either side,” says Graham, assistant general manager of the San Antonio River Authority.

He says the investment in those improvements will raise property values, attract more businesses and create more jobs.

“We wanted to improve the environment and flood control,” adds Graham, explaining some of the reasons for making those river improvements. “But we also wanted to improve economic development.”

Developers will now see the river not as a drainage ditch, but as an asset. The Mission Reach portion of the project is projected to have a \$245 million impact on the local economy once it’s completed.

Many have historically written off the South Side as an area shackled with poverty and with limited opportunity for change. But that portion of the city is much different now than Ozuna’s parents remember.

However, that change has created challenges.

Bexar County Commissioner Tommy Adkisson, a life-long resident of the South Side, says there is a need for improved infrastructure — particularly with regard to transportation.

“We have huge growth that is going to overwhelm the existing infrastructure. That’s the big challenge,” Adkisson warns.

“We’ve finally gotten what we prayed for,” he adds about the South Side growth. “Now, we have to deal with it properly.”

Those challenges have not prevented an historic level of new investment in the South Side.

Cindy Taylor, a long-time champion of the South Side and former president of the South San Antonio Chamber of Commerce, says more than 1 million square feet of new retail space is under development in that sector of the city.

“There’s buying power here,” says Taylor, who now runs her own consulting firm.

“There’s staying power,” too, she adds, explaining that the people who have committed to living and working on the South Side are planting deep roots.

[Baker Hughes plans major South Side facility](#)

Houston oilfield firm to build major administrative facility

By John W. Gonzalez

jgonzalez@express-news.net

Updated 08:39 p.m., Tuesday, July 12, 2011

Oilfield supplier Baker Hughes Inc. on Tuesday disclosed plans to build a \$30 million operations center in Southeast Bexar County to support the booming activity in the Eagle Ford shale, eventually providing more than 400 jobs, officials said.

The Houston-based company said it will develop 64 acres at Interstate 37 and U.S. 181 to establish an administrative headquarters serving South Texas. The plans were made public at Bexar County Commissioners Court, which authorized negotiations on a 10-year tax break for the operation.

“This is a big deal,” said County Judge Nelson Wolff, who embraced the proposal saying it would be good for South Side job development. “We’ve all been working on this, and I really hope this comes together right,” Wolff said.

“Baker Hughes is really excited about moving to San Antonio,” said Mark Seale, the company's director of real estate.

“We really need it now,” he said, adding that design and permitting processes have begun.

“For the most part, it's bulk parking for vehicles. We do have (planned) a base of operation there, but any chemicals that are stored — everything is built to local building code or beyond,” Seale said.

Aside from a local sales office, the company's closest large facility is in Corpus Christi, which is being expanded, Seale said.

The site currently yields \$84 a year in county property tax revenue. Economic Development Director David Marquez was authorized to negotiate a potential 10-year, 50 percent tax abatement that would save the company \$444,281 on county property taxes; \$9,204 in flood control levies and \$82,871 in hospital district taxes.

Similarly, commissioners authorized negotiations with two other oilfield service companies that are expanding here due to Eagle Ford.

Weatherford Artificial Lift Systems Inc. plans a support operations facility with 120 new jobs and costing \$17.5 million at Loop 1604 and I-37. Clearwater International LLC plans a \$19 million chemical manufacturing operation on in the 16400 block of Old Corpus Christi Road, retaining 50 jobs. Both were recommended for 10-year, 50 percent abatements.

Mario Hernandez, president of the San Antonio Economic Development Foundation, said his organization has been working with Baker Hughes for several months, but “there are still a lot of details” for the company to complete.

Houston-based Baker Hughes Inc. is ranked No. 170 on the Fortune 500, with revenue of \$14.4 billion in 2010.

Already, Baker Hughes is looking to fill some high-paying jobs in San Antonio, including for geologists and petroleum engineers, according to the company's website.

San Antonio's relative proximity to the Eagle Ford is drawing other oil-field service giants, including Halliburton Corp., which has purchased 150 acres in southeast Bexar County near the intersection of Loop 1604 and I-37.

Brooks City-Base redefines old military base

Development works to finalize next step in master plan.

By Valentino Lucio

vlucio@express-news.net

Updated 08:20 p.m., Monday, August 29, 2011



Brooks City-Base has gone from a military base to a development with private and public tenants

At one time its largest tenant, the U.S. Air Force will say farewell to Brooks City-Base this week after it occupied the former military installation for nearly 95 years.

While it will be a bittersweet goodbye, the Brooks Development Authority, the entity that owns the 1,300-acre property, continues to map out the development's future as it works to attract more research and technology companies to the campus.

Today, Brooks City-Base is home to nearly two dozen public and private tenants, including DPT Laboratories, the development's first major commercial tenant; AECOM, a technical management company; the Emergency Operations Center, a \$24.5 million project that integrates the city of San Antonio and Bexar County emergency management offices; and Brooks Academy, a charter school for grades kindergarten through 12.



The Brooks Academy of Science and Engineering was built on former Brooks AFB land as part of the Brooks City-Base redevelopment plan.

The development's newest tenant, Texas A&M University-San Antonio, has signed a five-year lease for its second academic location, where classes started last week, said Rick Trefzer, assistant vice president for finance and administration for the university. It will occupy a 77,000-square-foot facility that can accommodate about 1,500 students.

In 2002, the BDA took control of the property; and three years later, Brooks was among nearly two dozen military facilities ordered to close by the 2005 base closure commission.

After the military turned over the keys to the property nearly a decade ago, the authority had the monumental task of updating decades-old infrastructure.

In the last five years, the authority has spent about \$120 million to update sewer, roads, utilities and green space, and it plans to pump about another \$80 million into infrastructure projects over the next five years, said Donald Jakeway, president and CEO of the BDA. One major project is the extension of New Braunfels Avenue, which recently ended its second phase of construction.

The four-phase project eventually will provide access between Southeast Military Drive and Loop 410 at a cost of \$60 million to \$80 million.

Currently, the authority has developed one-third of the property, which still leaves about 800 acres of vacant land to be built out. And of the 2.2 million square feet of existing space, about 700,000 square feet can be reused, Jakeway said.

There are four construction phases to the master plan, and each will last about five years. Construction work associated with the first phase is complete; and in 2012, the authority plans to kick off the second phase, which will look at new construction and infrastructure projects and the fiscal impact Brooks City-Base has had on the surrounding community.



The recently opened Mission Trail Baptist Hospital, seen in the Wednesday Aug. 24, 2011 photo, was built on former Brooks AFB property. The Air Force will bid farewell to the development this week.

Strategic location

Situated on the Southeast Side, Brooks City-Base sits next to two major thoroughfares — Interstate 37 and Loop 410 — and near Stinson Airport, which are selling points for the campus, Jakeway said.

It was location that played a major role in attracting the new \$110 million Mission Trail Baptist Hospital, which is on 50 acres at Brooks City-Base and employs about 600 medical professionals.

“We were looking for a location that would be more accessible to where the growth in the market was occurring,” said Michael Zucker, senior vice president and chief development officer for the Baptist Health System.

The 110-bed, 220,000-square-foot hospital replaced the shuttered Southeast Baptist Hospital. It opened in late June, but there already has been talk of an expansion that could start within the next year.

For TAMU-SA, proximity to its newly opened main campus at South Zarzamora and Loop 410 South also was a big factor for moving into Brooks City-Base. Before the two locations opened, the university was conducting classes at various sites. Now, the two campuses are about seven miles apart, which makes for an easy trip between the sites, Trefzer said.

Retail success

One of the more successful income-generating moves the authority made was the sale of 62 acres at Southeast Military Drive and Goliad Road for the creation of City-Base Landing. The project has multiple retail shops and restaurants and includes tenants such as Walmart, Buffalo Wild Wings, Starbucks and Best Buy.

Not only did the sale of that property help finance infrastructure projects on Brooks City-Base, its development helped jump-start other retail projects in the area. Plus the retail functions as a support system that helps the campus attract new tenants, Jakeway said.

Now a bustling retail corridor exists along Southeast Military, which is seeing additional growth with the upcoming addition of City Base-West, a 250,000-square-foot retail project being developed by San Antonio-based GFR Development Services.

“The growth has been steady,” said Cindy Taylor, who is stepping down as president of the South San Antonio Chamber of Commerce on Sept. 30 after nearly 22 years there. “The people that were looking to create new economic activity over here didn't just plunk down a big box and leave.”

A place to call home

With the area's commercial success, the next step is to create viable housing options for the approximately 3,500 employees who work on the campus.

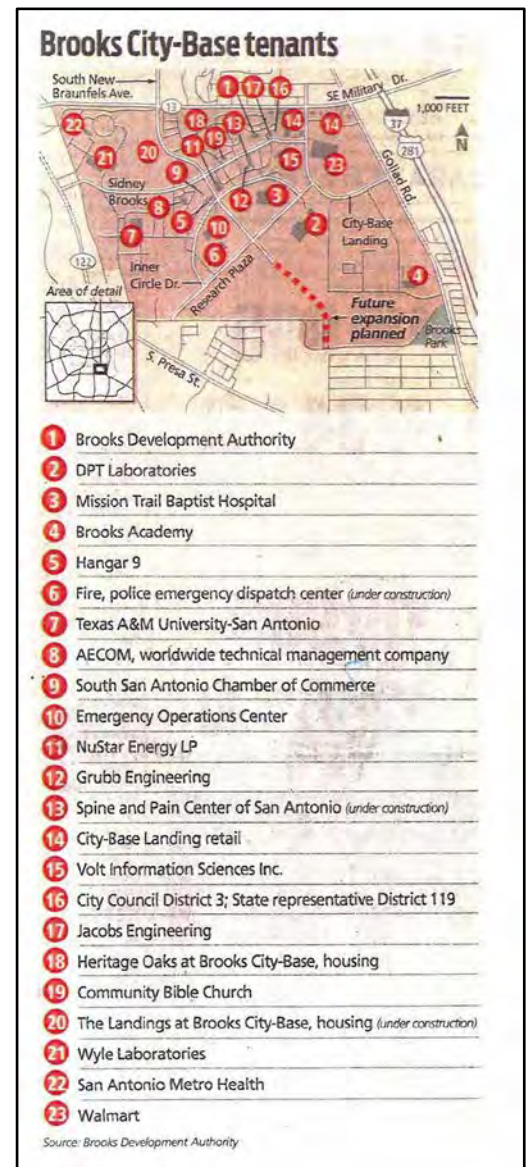
Currently, the property's only housing units once were used for the military. The 168-unit Heritage Oaks at Brooks City-Base offers two-, three- and four-bedroom duplexes and single-family homes with rents ranging in price from \$850 to \$1,750 per month, according to the development's website. It's about 95 percent occupied, Jakeway said.

With the addition of the hospital and as more companies move to the campus, there will be an increase in demand for on-campus and area housing, Jakeway added.

To remedy that, the BDA has broken ground on the Landings at Brooks City-Base, a 300-unit multifamily development that is expected to be completed by next spring. The NRP Group will construct and manage the \$27 million development, and Dan Markson, senior vice president for the group, said that there already have been discussions about more housing projects there.

The NRP Group started investing in the area about 12 years ago and now operates a handful of multifamily projects near Brooks City-Base. As an early investor in the area, Markson said that more market-rate housing and single-family homes will need to be built to accommodate the surge.

“What's missing in the equation now — the retail and jobs are there — is great housing,” he said.





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.

| | | | |
|---|----------------------------|------------------------------------|----------------------|
| <u>Drake Commercial Group</u> | <u>442994</u> | <u>deborah@drakecommercial.com</u> | <u>210-402-6363</u> |
| <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| <u>Deborah Bauer</u> | <u>0277444</u> | <u>deborah@drakecommercial.com</u> | <u>210-402-6363</u> |
| <small>Designated Broker of Firm</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| <small>Licensed Supervisor of Sales Agent/ Associate</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| <small>Sales Agent/Associate's Name</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |

Buyer/Tenant/Seller/Landlord Initials

Date