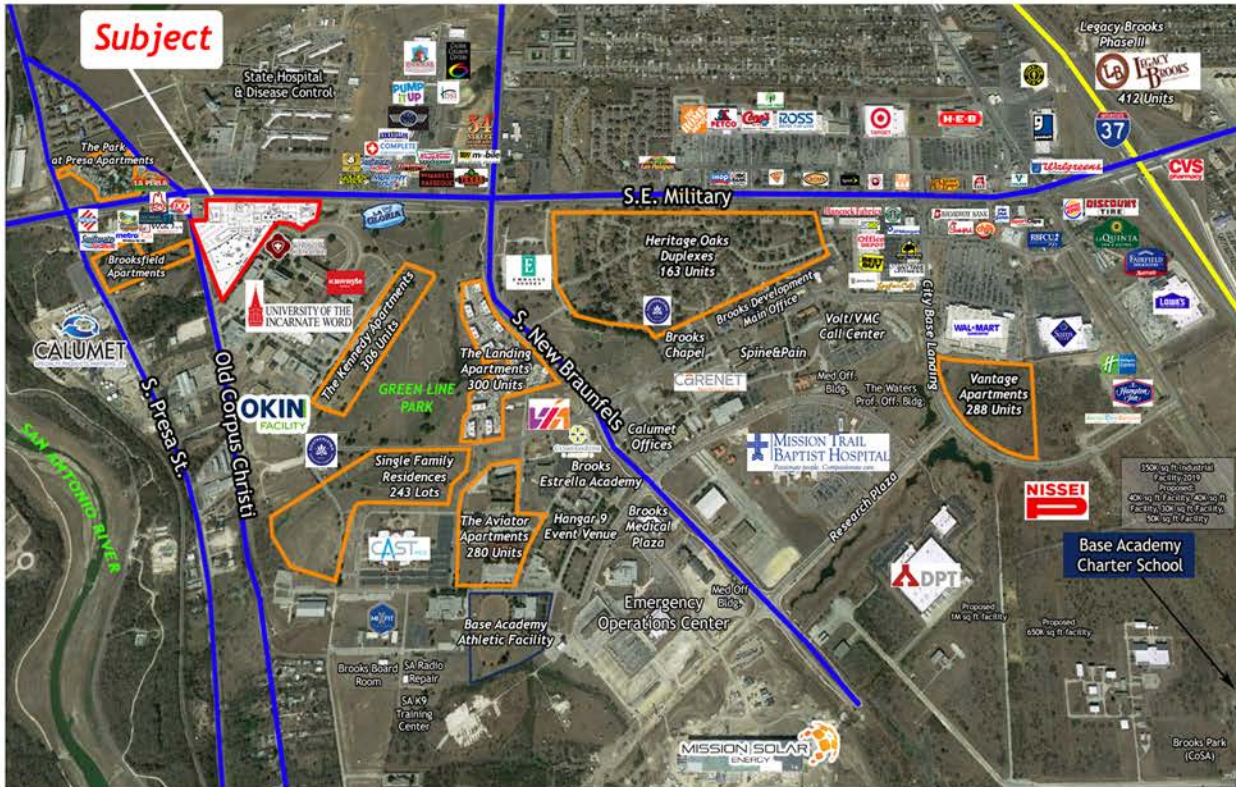


City Base Commons

2322 SE Military Dr.
San Antonio, TX 78223



Description:

- S.E. Military's newest upscale Retail Development joining an already impressive lineup of retail, restaurant & entertainment along S.E. Military Dr.
- Located at Brooks & directly adjacent to the new UIW Medical School with approximately 600 full-time students including cross parking and land bridges connecting the University and City Base Commons (CBC)
- CBC will include upscale restaurants, retailers and more.
- Area retailers include, Super Wal-Mart, HEB, Lowe's, Sam's, Starbuck's, Target, Home Depot, Ross, Best Buy, Chik-fil-A and more.

Site Summary: Construction Completed-Immediate Delivery

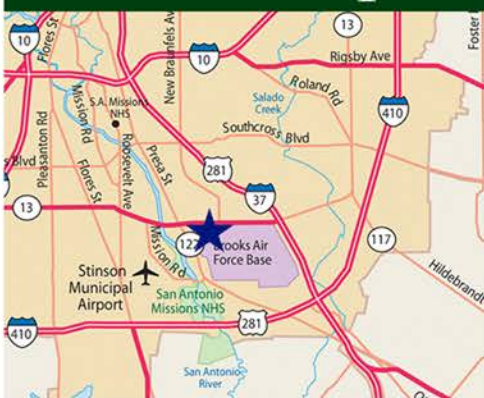
Center Size: **50,000 SF**
Available: Retail: 1,300 SF Inline Space
1,000-4,798 SF-Endcap & Inline
- Retail & Service Retail Space

Pad Sites: - PBA of 4,388 SF & 5,000 SF
Annual Rent: Determined by size & location \$32-\$35 psf/yr
Estimated
NNNs: \$9.00 psf/yr
Finishout
Allowance: \$30.00 psf

Tenants



Area Map



For Information Contact:

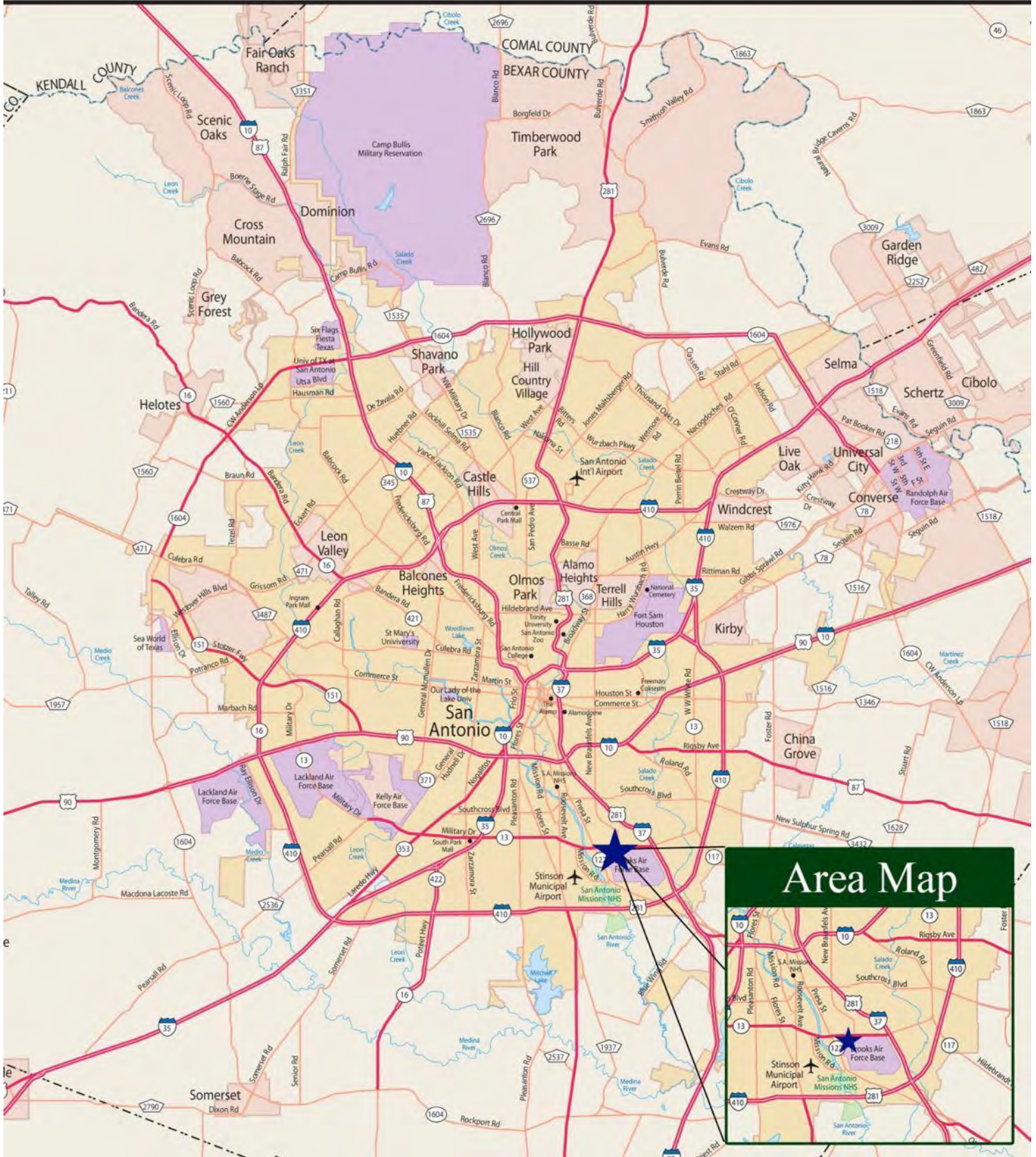
Adam Schiller

Phone: (210) 424-3793

Cell: (210) 232 - 4409

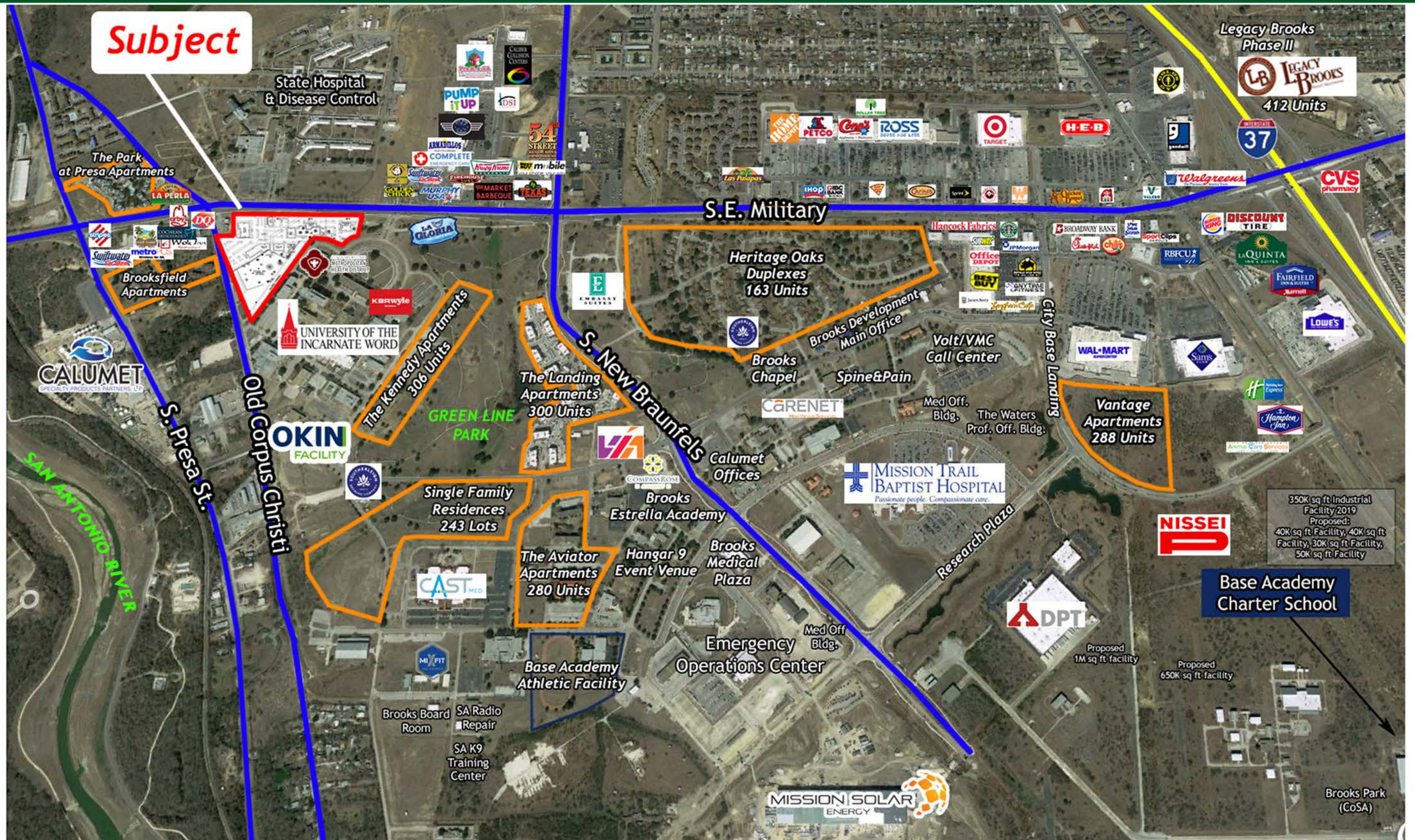
Schiller@gfrdevelopment.com

Locator Map



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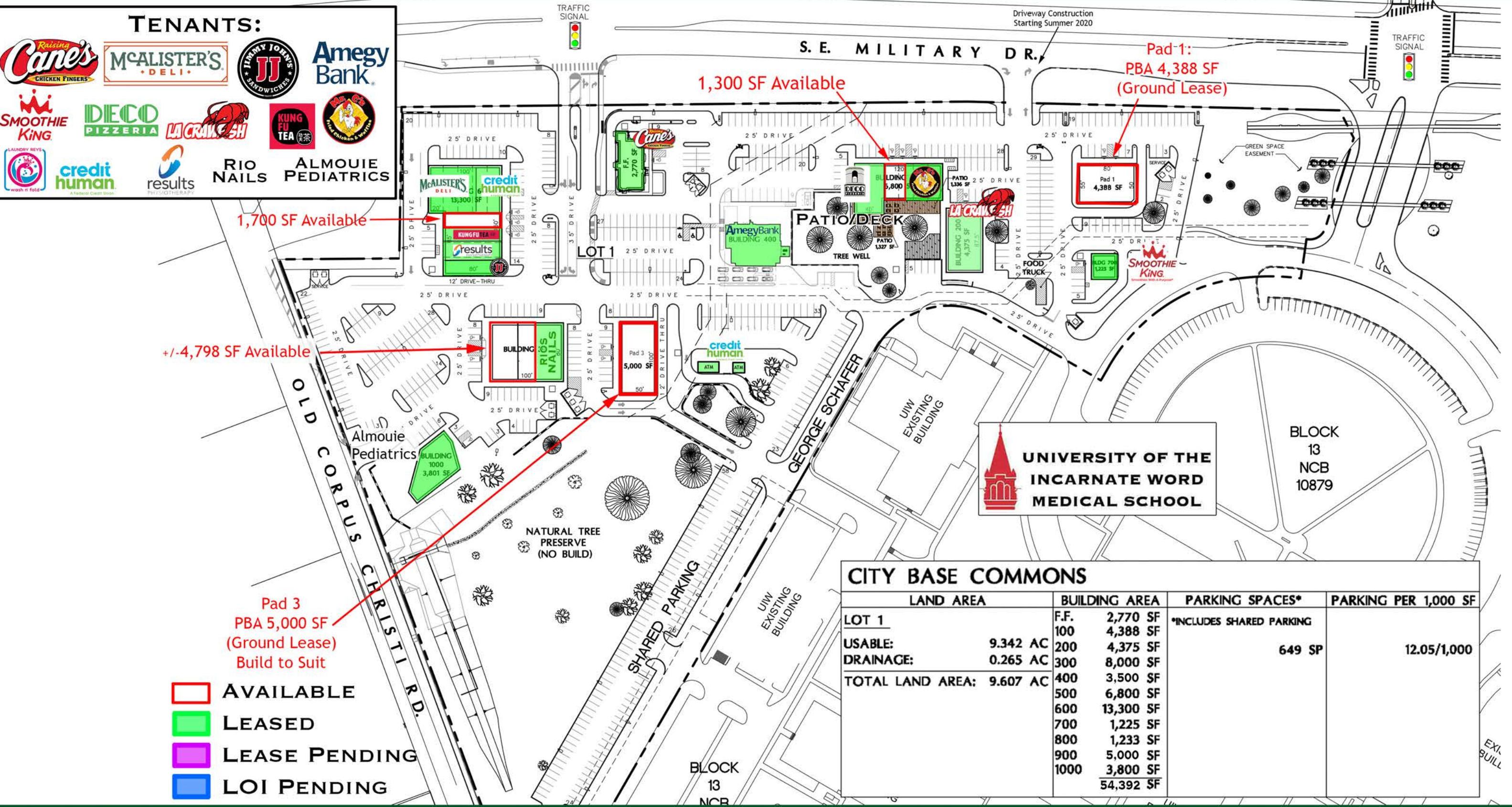
Aerial



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Site Plan

TENANTS:



1,700 SF Available

1,300 SF Available

Pad 1:
PBA 4,388 SF
(Ground Lease)

+/-4,798 SF Available

Pad 3
PBA 5,000 SF
(Ground Lease)
Build to Suit

- AVAILABLE
- LEASED
- LEASE PENDING
- LOI PENDING

UNIVERSITY OF THE INCARNATE WORD MEDICAL SCHOOL

BLOCK 13
NCB 10879

CITY BASE COMMONS			
LAND AREA	BUILDING AREA	PARKING SPACES*	PARKING PER 1,000 SF
LOT 1	F.F. 2,770 SF	*INCLUDES SHARED PARKING 649 SP	12.05/1,000
	100 4,388 SF		
USABLE:	200 4,375 SF		
DRAINAGE:	300 8,000 SF		
	400 3,500 SF		
	500 6,800 SF		
	600 13,300 SF		
	700 1,225 SF		
	800 1,233 SF		
	900 5,000 SF		
TOTAL LAND AREA: 9.607 AC	1000 3,800 SF		
	54,392 SF		

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Site Photos



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Brooks Land Use Plan



- | | | | |
|---|--|--|---|
| 1. Retail Center (Future) | 12. Darryl W. Lyons Park | 20. Carenet Healthcare Services | 31. Holiday Inn Express & Suites |
| 2. San Antonio Metro Health / Bridge PTS | 13. Brooks Main Office | 21. Spine & Pain Center of San Antonio | 32. Hampton Inn (2016) |
| 3. UIW School of Osteopathic Medicine (Summer 2017) | 14. Brooks Development Center | 22. VMC Call Center | 33. Animal Care Services Spay and Neuter Clinic (Fall 2016) |
| 4. Wyle Laboratories, Inc. | 15. South San Antonio Chamber of Commerce | 23. Retail Center (Walmart, Sam's Club, Chick-Fil-A) | 34. Brooks City Base Board Room |
| 5. The Kennedy at Brooks City Base Apartments (Fall 2017) | Texas Senate District 19, Senator Carlos Uresti | 24. Texas A&M University - San Antonio | 35. City of San Antonio Radio Repair |
| 6. The Greenline at Brooks City Base (Fall 2017) | San Antonio District 3, Councilwoman Rebecca J. Viagran | 25. Aviator at Brooks City Base Apartments | 36. San Antonio Emergency Dispatch Center |
| 7. The Landings at Brooks City Base Apartments | Texas House District 119, Representative Roland Gutierrez | 26. San Antonio Emergency Operations Center | 37. San Antonio K-9 Training Center |
| 8. Single-Family Residential Neighborhood (Fall 2017) | | 27. Brooks Medical Plaza Building | 38. Mission Solar Energy |
| 9. Embassy Suites by Hilton at Brooks City Base (2017) | 16. City Base Landing Retail Center (Starbucks, Best Buy, James Avery) | 28. Hangar 9 | 39. DPT Laboratories |
| 10. Brooks Chapel | 17. Jim Greenfield Park | 29. Mission Trail Baptist Hospital | 40. Brooks Academy of Science and Engineering (BASE) |
| 11. Heritage Oaks at Brooks City Base | 18. Estrella Academy (BASE) | 30. Vantage Apartments (2017) | 41. Brooks Park (CoSA) |
| | 19. Calumet Specialty Products | | |

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Brooks City Base

Features

Brooks City Base

- A 1,200 acre Master Planned – Mixed Use Development
- Mix of Retail, Office, Medical Office, Hospitality, Single Family, Multi-family and pro business environment
- Brooks City Base has and continues to attract a broad scope of local, national and international investments including the following to name a few...
 - Mission Trail Baptist Hospital
 - DPT Labs
 - University of the Incarnate Word Medical School
 - Mission Solar Factory
 - Brooks City Base Science and Technology Academy
 - Base Academy Charter School Kinder-HS
 - Full capacity with a 500 student waiting list
 - CAST Med High School Opening August 2019
 - VIA Transit Terminal
 - Hangar 9 Event Venue – 8,000 Sq. Ft.
 - Green Line Park
 - 40 Acre Public Park
 - Hiking and Bike trails
 - Ponds, Pavilions, Dog Parks
 - Nissei Plastics
 - OKIN BPS – Business Processes Supplier

Demographics - (2015 Nielsen)

<u>Area</u>	<u>Population</u>	<u>Avg. Income</u>
1 Mile	5,982	\$ 36,930
3 Miles	91,493	\$ 46,317
5 Miles	211,677	\$ 45,630



- Tuition free public charter school
- 1,500+ students
- Grades K-12th
- 160+ employees



- Opened June 2011
- 110 Bed Hospital
- 540 Employees

Single & Multi-Family Housing

Brooks Housing

- Deluxe Multi Family Apartment Living-300 units
- First completed market rate apartments
- Avg. HH Income 81K



- Luxury Apartment Living-305 units
- Under construction
- Completion 2017



- Apartment Living 280 units
- Under construction
- Completion July 2016

Heritage Oaks

- 163 Duplexes
- Almost always 100% occupied

Vantage Multi-Family Development

- 288 Unit
- Completion Early 2017

Single Family Home Development

- 243 New Lots
- Property surrounding Texas A&M campus
- Ground Breaking Summer 2016
- Home Prices estimated \$180k-\$235k

University of the Incarnate Word

Medical School

- 500 Full-Time Students
- Over 100 Employees
- Directly Adjacent to City Base Commons with Cross Access and Land Bridges
- Phase I – Completion 2017
- Phase II – Completion 2020



Brooks City Base Development Summary

Quick Facts

- Brooks Currently has **28 Business** Tenants or owner enterprises with approximately **4,960 individuals/employees** with an average annual income of **\$44,000**.
- Approximately **1,580 multi family** and multi family and single family units have been built or are in the process of being built within Brooks City Base.
- Total land area of Brooks City Base is contains approximately **1,308 acres**.

Business and Medical

1. Mission Trail Baptist Hospital

- The 110 bed, 220,000sf hospital is a three year old state of the art Hospital and Emergency Room employing **540 people**.
- Located within Brooks City Base, this was one of the major catalysts for the tremendous development growth Brooks has experienced.

2. Mission Trail Medical Plaza

- Mission Trail Medical Plaza is an **80,000sf** multi story **medical office bldg.** that was built in conjunction with the hospital.
- The complex is 100% leased.

3. Mission Solar

- Mission Solar is a brand new 350,000sf **solar panel factory** on the South end of Brooks City Base.
- They currently have approximately **352 employees** and are ramping up to **over 500 employees** within the next year or so.

4. DPT Laboratories

- DPT Laboratories was one of the first private companies to join Brooks City Base.
- DPT occupies a **266,500sf facility** and employs **180 people**.

5. Medical Office Building

- Next to Brooks Medical Plaza a new Medical Office Building is planned. Square footage unknown as of now.

6. Calumet Refinery - Offices

- Calumet owns the oil and gas refinery west of Brooks City Base along S. Presa and they have 41,000sf office space within Brooks employing **103 people**.

Brooks City Base Development Summary

7. City Of San Antonio

- The City of San Antonio houses offices for its Emergency Operation Center, Metro Health, Police Fire Safety & Emergency Dispatch Center, Radio Services and SAPD K-9 Unit within Brooks employing approximately **365 people**.

8. Volt/VMC

- Volt VMC is a **call center** within Brooks and services accounts for Apple and others and employs approximately **750 people**. As of May 10th, 2016, Volt announced their plans to fill 150 positions by the end of May and another 200 positions by June 6th. In addition, another 650 jobs are planned to be filled in July and August of 2016 as well.

9. Care Net

- Care Net is a **call center** for Nurses to call into with approximately **170 employees**.
- Care Net is currently looking to **expand** within Brooks and is in discussions for additional space.

10. VIA Transit Terminal

- Just south of The Landing Apartment Complex the BDA has plans to place a **VIA Bus Terminal** which will be a **Transit Oriented Development** including Medical and Office Space.
- The overall development has an **\$18-\$20 Million Budget**.

11. Hangar 9

- Hangar 9 is the last wooden hanger in the country which pre Dates WWII.
- This Hangar was **renovated** and converted into an **Event Venue** for Weddings, Corporate Events and more.
- The structure is approximately **8,000sf** and is slated for completion in 10-12 months.

12. Nissei Plastics

- Under construction on a 10 acre/115,000 production facility.
- Specializes in the manufacturing of injection molding machines used in automobile manufacturing.
- **\$20million** capital investment with 60-70 employees initially.

13. OKIN BPS

- A Prague-based business processes supplier will invest nearly **\$23 million** in the city to relocate its headquarters to Brooks City Base, bringing over **1,400** new well-paid jobs.

Brooks City Base Development Summary

Multi-Family and Single Family Projects

1. The Landing

- The Landing was the first of the new **Market Rate** Multi Family complexes built within Brooks City Base.
- The complex was completed in 2015 and is at full occupancy.
- Average HH income within the complex is over **\$80,000/yr.**
- The complex has a total of **300** units.

2. Residences at Kennedy Hill

- Located between the UIW Medical School and Linear Park is a brand new **305 Unit, Market Rate** multi family project that is **under construction** and estimated final completion is estimated at **July 2017.**
- This new Multi Family project is being built to service for the **student and faculty demand,** which will be created once the UIW Medical School is open.

3. The Aviator Apartments

- The Aviator Apartments consists of **280 units** and opened **October 2016** from the renovation of several existing buildings and plans to continue development in the future as well.
- This **Market Rate, multi family** complex will have a total of **280 units** and is anticipating a final completion date of **July 2016.**

4. Vantage Multi-family Development

- Vantage Apartments opened last 2016/early 2017 and are a **new 288 unit** community directly to the south of Wal-Mart and Sam's.

5. Single Family Development

- A **new 243 lot** Single Family Home Development has been approved and is awaiting execution on the property surrounding the Texas A&M campus within Brooks to the North and West of the property.
- The property will be broken up into **Four phases** and they are expecting to break ground on the first phase this summer 2016.
- Home prices are expected to start in the **\$180,000 to \$235,000** price range.

6. Heritage Oaks Single Family and Duplexes

- Heritage Oaks is the **existing** single family and duplex complex just off of SE Military within Brooks City Base. These units stay almost **100% occupied.**
- The future of these units is still unknown for now however the BDA is in discussions to either renovate these units and update them or completely demolish them and rebuild more efficiently.
- The entire complex has **163 units.**

Brooks City Base Development Summary

University and Educational Campuses

1. The University of Incarnate Word Medical School

- UIW is currently **under construction** with the renovations of the existing buildings comprised of four (4) buildings for **Phase I**.
- The first class is scheduled to start class **August/Sept. of 2017**.
- This first phase which includes the Medical School will have an estimated **500 students** and at least **75-100 staff**.
- Brooks is in conversations with UIW to **bring all of their medical related fields** to this campus in the near future which would include the UIW's take down of all of the existing buildings comprising "The Hill". Total student population and faculty under this scenario is unknown at this time but would be substantially higher.

2. Base Academy Charter School

- The Base Academy Charter School is a Charter School located in the SE Quadrant of Brooks City Base **employing 160+ people**.
- The School is **Kinder through high school** and is currently at **full capacity** with a waiting list of over 500 students.
- The School has executed their contract to **purchase "The Gym"** which includes an existing Gym Facility and Track/Fields within Brooks City Base and totals approximately **15 acres in size**.
- The School also recently **purchased 11 acres** surrounding the existing campus in order **to expand**.

3. CAST Med High School - Centers for the Applied Science and Technology School

- CAST is a network of tuition-free, industry-led, career themed highs schools in San Antonio. With an emphasis on medicine, public health and biomedical research and will provide students with the foundational knowledge to continue beyond a bachelor's degree.
- They will open their doors to 150 ninth graders in the fall of 2019. An incoming ninth-grade class will be added each year as each class advances until the campus serves students through 12th grade.

Brooks City Base Development Summary

Hospitality

1. Embassy Suites

- This Embassy Suites will be located just off the SE corner of SE Military and New Braunfels Ave. within Brooks City Base.
- This hotel has **177 rooms, 9,000 SF** of flexible meeting and event space and a **7,800 SF** prime event space for 780 people.
- The hotel is now accepting reservations for arrivals on or after June 14th, 2017.

2. Holiday Inn and Hampton Inn

- Holiday Inn limited Service hotel completed construction in 2015 and Hampton Inn is completed construction the first quarter of 2016. Both are located along Goliad Rd. just south of Sam's Club.

Development Plans

1. Green Line Park

- This park, which is directly adjacent to the UIW campus to the East, is a **40 acre master planned park** which will be open to the public.
- The park will include ponds, hike and bike trails, pavilions, and a dog park.
- The project has a **\$10million budget** and is already **fully funded** and under construction.
- The project will go out to bid in the spring and has a 24 month estimated build time.
- The BDA is working with the City of San Antonio to connect this project to the much larger Mission Trails park system which runs to the South West of Linear Park along the San Antonio River.

2. Future

- Brooks is currently working on financing a 70,000 SF commercial office building to be located at the intersection of City Base Landing and Research Plaza.
- Brooks is also working on financing a 40,000 SF medical building along Inner Circle Rd. by the hospital.
- The area surrounding the Base Academy Charter School is designated as a light industrial development area and Brooks is currently pursuing Light Industrial players for this area of Brooks. Financing is underway for a 350,000 SF light industrial building that will be located along Goliad Rd.



OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY _____

I Certify that I have provided _____ the Prospective Buyer or Tenant, with a copy of this information.

Brokerage Company Name: GFR Development Services LLC.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order, or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Buyer, Seller, Landlord or Tenant

Date

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TREC No. OP-K