

BRUSH COUNTRY LODGE

PLEASANTON

ON WINSHIP RD BETWEEN GOODWIN & HWY 97
413 WINSHIP RD | PLEASANTON, TEXAS 78064

FOR SALE
BRUSH COUNTRY LODGE
www.brushcountrylodge.com

PRICE: \$1,300,000

AVAILABLE
1.5 Acres
16 Two Bed Units



PROPERTY HIGHLIGHTS

- Approximately 1.5 acres
- 16 two bedroom self-contained free standing units
- Approximately 420 sq ft per unit
- All units are equipped with two beds, one full bath and a full kitchen
- Constructed in 2013
- Outdoor Pavilion with BBQ pits
- Full laundromat with vending machines

AREA RETAILERS



DEMOGRAPHIC SNAPSHOT

	5 miles	10 miles	15 miles
2015 Population	16,251	26,353	41,409
Daytime Population	17,929	26,623	36,700
Average HH Income	\$66,036	\$63,421	\$62,313

TRAFFIC COUNTS: Hwy 97: 25,125 VPD (TXDOT 2013)

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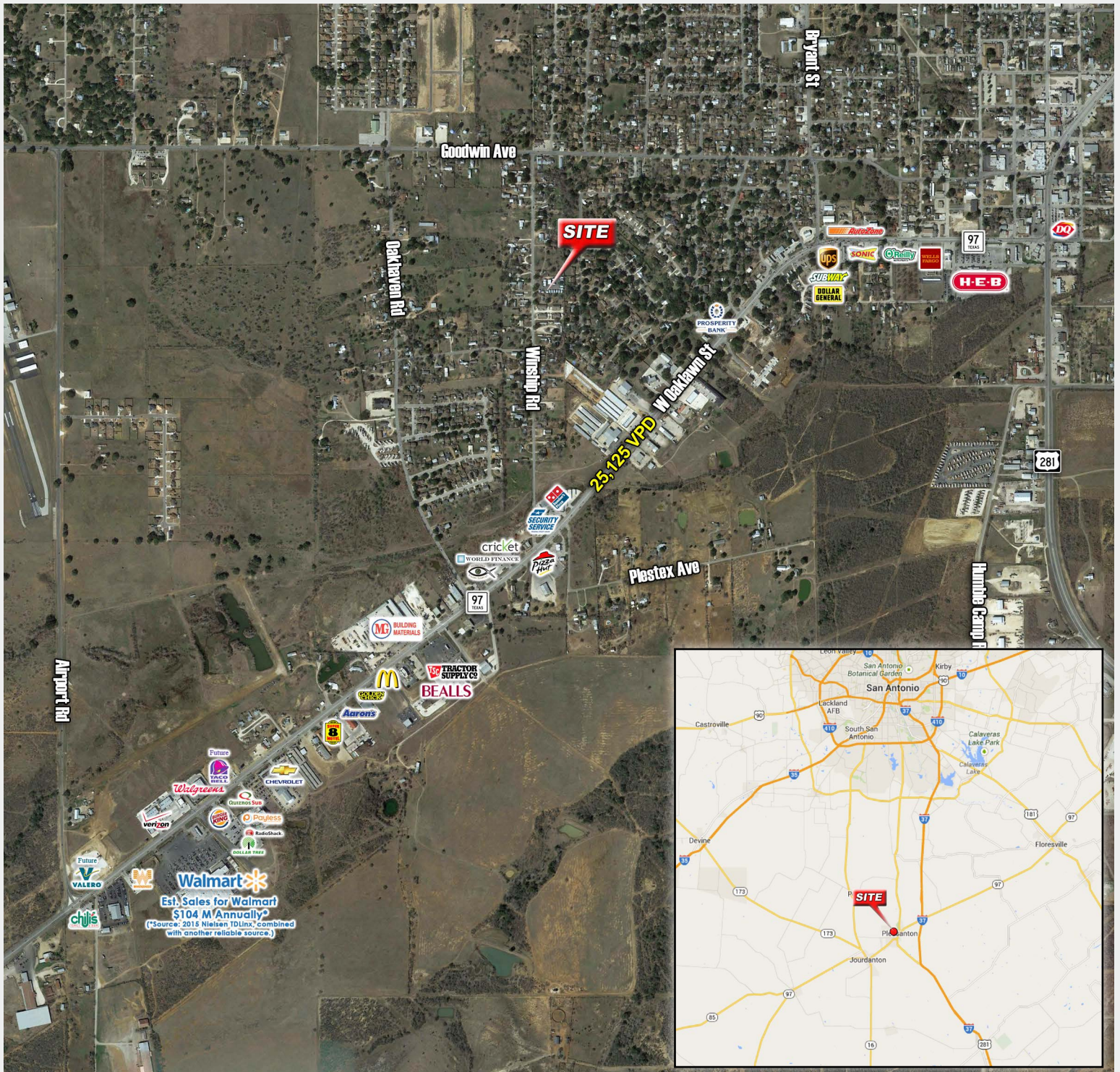
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Eagle Ford Shale provided \$61B economic boost to South Texas

Fuel Fix | March 26, 2013 | Jennifer Hiller

Last year, the Eagle Ford Shale had a \$61 billion impact and supported 116,000 jobs across a 20-county swath of South Texas – a once sleepy region increasingly defined by an oil and gas boom.

The latest numbers from an ongoing University of Texas at San Antonio study continue to show a ballooning financial effect as the industry races to drill oil wells in the region.

The results of the study were released Tuesday at a meeting of the Eagle Ford Shale Caucus at the Texas Legislature, a group of South Texas lawmakers hoping to bring attention to the road, water, health and other infrastructure needs brought on by the influx of workers and truck traffic into the region.

America's Natural Gas Alliance, an industry trade group, paid for the study.

It calculates both the direct economic impacts of oil and gas exploration in the region and the so-called indirect and "induced" economic activity.

The direct impact alone is enormous: the study counts more than 46,000 people directly employed thanks to the oil field last year.

The study paints a picture of a future South Texas that in many ways revolves around the oil and gas industry.

So far, more than 5,400 Eagle Ford wells have been permitted by the Texas Railroad Commission, but by 2022, the study expects more than 24,000 wells in the region.

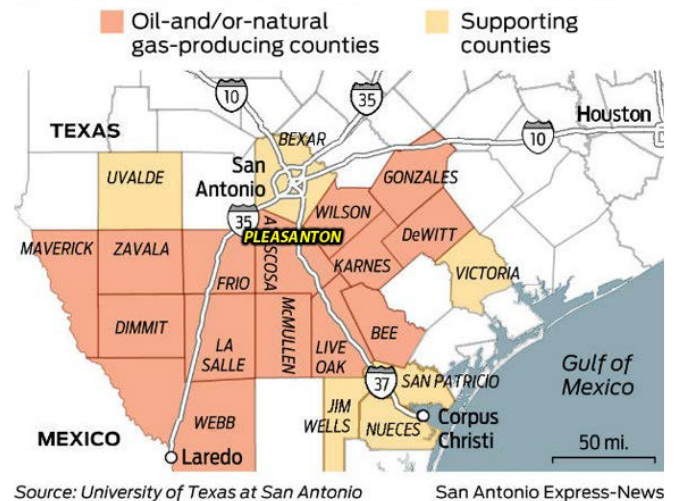
Even as the field matures and fewer people work on drilling sites, there still will be thousands processing, transporting and refining that oil and gas, and everyone from attorneys to restaurant employees working along the way.

In a decade the study's authors figure that a "new normal" will mean that oil and gas will remain the region's economic behemoth, employing more than 36,000 people directly and with an economic output of more than \$50 billion.

In 2022, more than 4,600 will work in the "food services and drinking industry" in the shale region, largely to cater to the oil patch.

Eagle Ford Shale study

The Eagle Ford Shale had a \$61 billion impact and supported 116,000 jobs last year in a 20-county area, according to a new economic impact study. It looked at the 14 most productive counties for oil and gas, as well as six adjacent counties affected by activity. It did not consider the eastern part of the Eagle Ford formation.



“Not everyone can work in the oil and gas industry — people have to eat,” the report says.

The study breaks down the economic impact by looking at the 14 most productive counties, as well as six surrounding counties, including the San Antonio, Corpus Christi and Victoria areas, that have morphed into service providers, administrative centers and staging areas for the oil field. The study breaks down the economic impact by looking at the 14 most productive counties, as well as six surrounding counties, including the San Antonio, Corpus Christi and Victoria areas, that have morphed into service providers, administrative centers and staging areas for the oil field.

The study estimates a 2012 economic impact of \$46 billion supporting 86,000 jobs in Atascosa, Bee, DeWitt, Dimmit, Frio Gonzales, Karnes, La Salle, Live Oak, Maverick, McMullen, Webb, Wilson and Zavala counties.

By 2022, that 14-county area is expected to generate approximately \$61 billion in economic impact and support over 89,000 jobs.

The study focused on South Texas and did not include counties on the eastern edge of the Eagle Ford Shale, where development has been ramping up as well, albeit at a less-frenzied pace.

It is from the larger 20-county area, which includes Bexar, Jim Wells, Uvalde, Victoria, San Patricio and Nueces counties, that Eagle Ford Shale activity generated \$61 billion in economic impact and supported 116,000 jobs in 2012, according to the study.

In the 20-county area, the study puts the economic impact in 2022 at \$89 billion and 127,000 jobs.

The oil and gas field already is sending money to state and local coffers.

Oil and gas producers in the 14 counties sent an estimated \$374 million in severance taxes, taken as oil and gas are extracted, to the state last year.

Under a “moderate” projection, the study estimates that in 2022, the field will generate \$1.8 billion a year in local taxes and over \$1.9 billion in state taxes, including severance taxes approaching \$1 billion.

And even though they don’t have oil and gas production, the surrounding counties are seeing a boost.

The study says that Bexar County saw \$161 million in construction activity last year for oilfield service corporations such as Halliburton and Platinum Energy Services and close to \$24 million from regional pipeline construction.

The study also sees Corpus Christi continuing to emerge as a shipping and refining center. It already receives much of the oil coming from the western part of the field, and by 2022, the study forecasts that Valero Energy Corp.’s Corpus Christi plant will refine 150,000 barrels of oil per day, Flint Hills will refine 200,000 barrels per day and CITGO will refine 30,000 barrels.

Valero’s Three Rivers refinery already processes nearly 100,000 barrels a day of Eagle Ford crude, and the Nixon refinery in Gonzales County processes 15,000 barrels.

<http://www.freerepublic.com/focus/news/3001231/posts>

The Eagle Ford Shale now ranks as the largest single oil and gas development in the world based on capital expenditures. Wood Mackenzie Ltd.1 recently calculated that oil and gas companies will spend \$28 billion in the South Texas Eagle Ford play during 2013.

In 2012, impacts were also assessed for a 20-county region, which includes the 14 counties most actively producing, as well as 6 counties that are experiencing substantial indirect and induced activity: Bexar, Jim Wells, Nueces, San Patricio, Uvalde, and Victoria.

The total economic impact of the Eagle Ford Shale in 2012 in the 20-county study region was over \$61 billion dollars. Other impact highlights include:

- 116,508 full time jobs supported
- \$4.69 billion in payroll
- \$28.43 billion in Gross Regional Product (value added)
- \$1.01 billion in total local revenues
- \$1.24 billion estimated state revenue

Due to the extremely rapid growth experienced in recent years, the entire region's infra-structure is grossly underbuilt. Demand far outweighs supply for housing and commercial buildings, alike. Hotels, motels, and RV parks are booked for miles in every direction of the Shale.

Source: Eagle Pass Business Journal



Pleasanton striving to be the 'Gateway to the Eagle Ford Shale'

Clint Powell sees the big picture. Literally.

Besides being mayor of Pleasanton, a booming oil town 35 miles south of San Antonio, Powell is a flight instructor.

And from 5,000 feet in the sky, it's hard to see any effect of falling oil prices on the Eagle Ford Shale zone. Although crude oil price have dipped below \$50 per barrel, the landscape just south of Pleasanton remains a patchwork of oil leases.

During a recent flight aboard one of Powell's two planes, square pieces of land cleared with limestone caliche gravel create a tic-tac-toe pattern as far as the eye can see. Industrial parks continue to buzz with activity while 18-wheelers and tanker trucks look like ants moving to and from their mounds.

"It's not the town I grew up in," Powell said. "It's a completely different place."

That place is now being called the "Gateway to the Eagle Ford Shale."

Making geographic sense

That's the new tagline the town has given to itself, to go with the "Birthplace Of The Cowboy."

It's easy to see why.

A number of energy and logistic companies have set up regional or field offices in Pleasanton.

Dozens of companies including Halliburton, Baker Hughes, Weatherford, National Oilwell Varco, Pinnergy, Flint URS and Lufkin Industries have opened offices or facilities in the area, according to market data from commercial Realtors with the Houston office of the Stan Johnson Co.

From a geographic standpoint, the decisions make sense.

Pleasanton has been a bedroom community to a large, educated workforce in San Antonio, and it is becoming the same to Eagle Ford Shale oil producing areas. It sits on some major crossroads in the Eagle Ford Shale zone: Interstate 37, U.S. Highway 281 and State Highway 97, while also being near State Highway 16.

Those routes enable easy drives to transport equipment to sites in all directions and to bring back oil, condensate and natural gas to refineries in Three Rivers, Corpus Christi and Houston.

'Wetting' Pleasanton's success

There is one other key ingredient to success, Pleasanton City Manager Bruce Pearson said: water.

Pleasanton was founded as a ranching town and was a popular place for peanut farming — making water a crucial ingredient for economic development there.

Over past decades, city leaders kept ahead of demand by periodically expanding their water and wastewater capacity.

"When they didn't have money for anything else, they spent their money on water and wastewater," Pearson said.

Those decisions paid off when the first oil exploration companies showed up on the city's doorstep.

"We have all the water and wastewater you would need," Pearson said.

And Pleasanton is not resting on its water laurels.

City leaders recently approved a \$6.4 million dollar project to add 1.25 million gallons in water storage to accommodate another round of growth.

"This city has broad shoulders," Pearson said. "It has taken care of its citizens without fanfare."

Signs of rapid growth abound

Whether one is flying in the sky or driving along the road, it's easy to see that Pleasanton is growing.

The three industrial parks in the area are almost 100 percent occupied, while construction continues at the Flint URS and Lufkin Industries facilities on Eagle Ford Drive.

The Texas Department of Transportation is expanding State Highway 97 between Pleasanton and Jourdanton, which is the county seat of Atascosa County.

Shopping centers are springing up along the corridor with H-E-B, Walmart, Whataburger, Taco Bell, and Sonic Drive In among the familiar chains.

Pleasanton's population grew from 8,200 during the 2010 Census to an estimated 14,600 in December 2014, according to city figures.

And while the Eagle Heights Apartment Complex off nearby Airport Road will add about 150 apartments to the city's tight rental housing market, demand for transient lodging from oil field workers has spurred hotel development.

Pleasanton's inventory of overnight lodging has gone from seven hotels with 185 rooms in 2010 to 14 hotels with 544 rooms today.

A Fairfield Inn with 92 rooms and a Savannah Suites with 65 rooms are under construction promising to further increase that capacity.

"A hotel room here in Pleasanton is almost as expensive as one on the River Walk in San Antonio," Pearson said.

Grass is greener ... nowhere

Whether oil prices go up or down, city leaders are confident that they have created a diversified economy to weather the storm.

Powell and Pearson said the city has created "sustained development" that will buffer any fluctuations in the oil market.

Powell said that even if energy and logistics companies that have come to Pleasanton reduce production, they won't be going anywhere as they must maintain their leases and facilities.

The mayor said it's not as if oil companies can pack their equipment and employees and move somewhere else where the price of oil is higher.

"The price of oil is the same everywhere you go," Powell said.

In meantime, city leaders and longtime residents are making room for their new neighbors and trying to keep their traditions and festivals such as the Cowboy Homecoming and the Turn-N-Burn BBQ cookoff.

"We're trying to hang on to our identity," Powell said.

Source: http://www.bizjournals.com/sanantonio/print-edition/2015/01/16/pleasanton-striving-to-be-the-gateway-to-the-eagle.html?ana=e_ph_prem&u=wXCEzZipYoSzxboxLdQaD%2FnaIE0&t=1424109659



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date