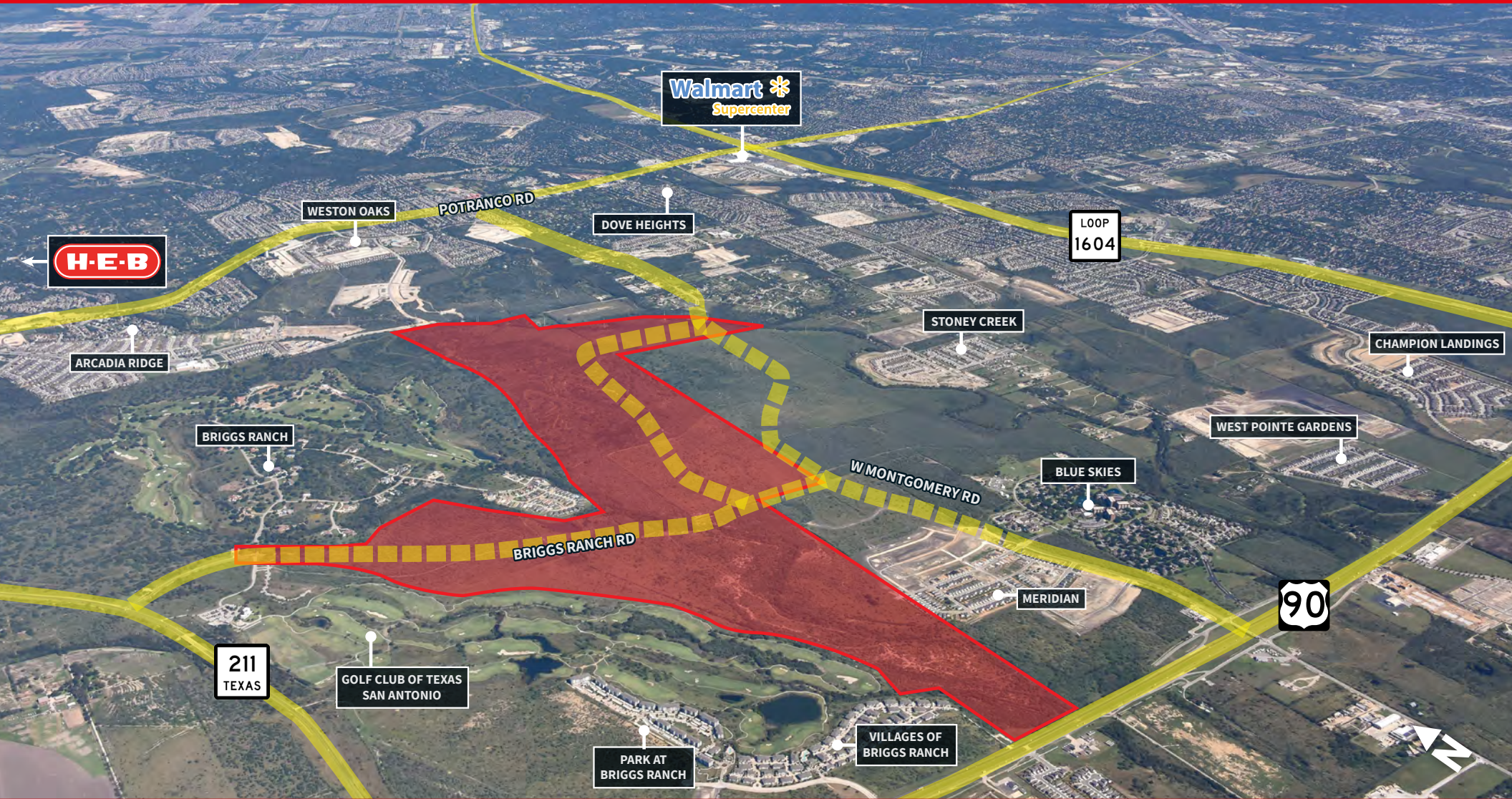


Briggs Ranch

SAN ANTONIO, TEXAS



805 ACRES - FULLY ENTITLED



EXECUTIVE SUMMARY

Jones Lang LaSalle, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire Briggs Ranch (the “Property”), a fully entitled, 805-acre master-planned community development opportunity located in the booming San Antonio market. Positioned on the west side of San Antonio, between US 90 and Potranco Road, the property is surrounded by some of the most successful master planned communities and is the last large site in the submarket. Briggs Ranch is entitled for 2,498 lots consisting of 45’, 50’, and 60’ lots with flexibility in product type. Additionally, a PID has recently been created that will reimburse the majority of development costs. Briggs Ranch is well positioned for immediate development to capitalize on the strength of the San Antonio’s housing market.



INVESTMENT HIGHLIGHTS

STRONG REGIONAL ACCESSIBILITY

With immediate access to US 90, Potranco Rd., and TX 211, future residents will have quick access to San Antonio's major employment centers as well as nearby existing grocery stores, retail centers, and other desirable amenities

GROWING HOUSING MARKET

Surrounded by some of the top selling communities in the San Antonio MSA, the Property is situated within the critical growth path of the metro as regional development patterns continue to shift further West.

EXCELLENT DEMOGRAPHICS

Briggs Ranch is surrounded by a population of nearly 65,000 people within a 5-mile radius. With an average household income of \$92,000, residents are able to enjoy a low cost of living compared to neighboring metros such as Austin, Dallas and Houston.

HIGHLY ACCLAIMED SCHOOL DISTRICT

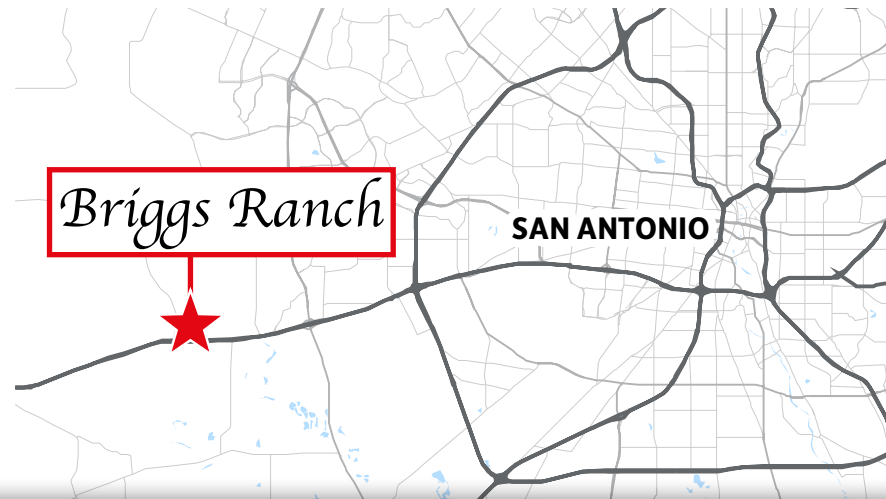
The Development is zoned to the Medina Valley ISD, one of the top-rated school districts in San Antonio. The teachers within the district were ranked fourth best in the metro by *Niche.com* in 2021.

PID FINANCING

Super PID TX 382 has been recently created which will reimburse the majority of development costs.

LIMITED FUTURE COMPETITION

Briggs Ranch is the last large site north of US 90 and east of TX - 211 that is available for development.



THE OFFERING

Detailed info available in online document center

Entitlement Status	Fully Entitled – ready for immediate development
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Acres Lots	804.5 Acres 2,498 Lots
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Lot Size Mix	45' Lots 50' Lots 60' Lots with flexibility
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Infrastructure Financing	Super PID TX 382 (Similar to MUD)
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School District	Medina Valley ISD
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Access	US-90 via West Montgomery Road Potranco Road via West Montgomery Road Texas 211 via Briggs Ranch Road
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Water	Provided by SAWS
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Sewer	The Developer may connect a maximum of 2,670 EDUs of total capacity to one or a combination of the existing 15-inch, 27-inch and 30-inch gravity sewer mains traversing the Tract, in accordance with SAWS' USR
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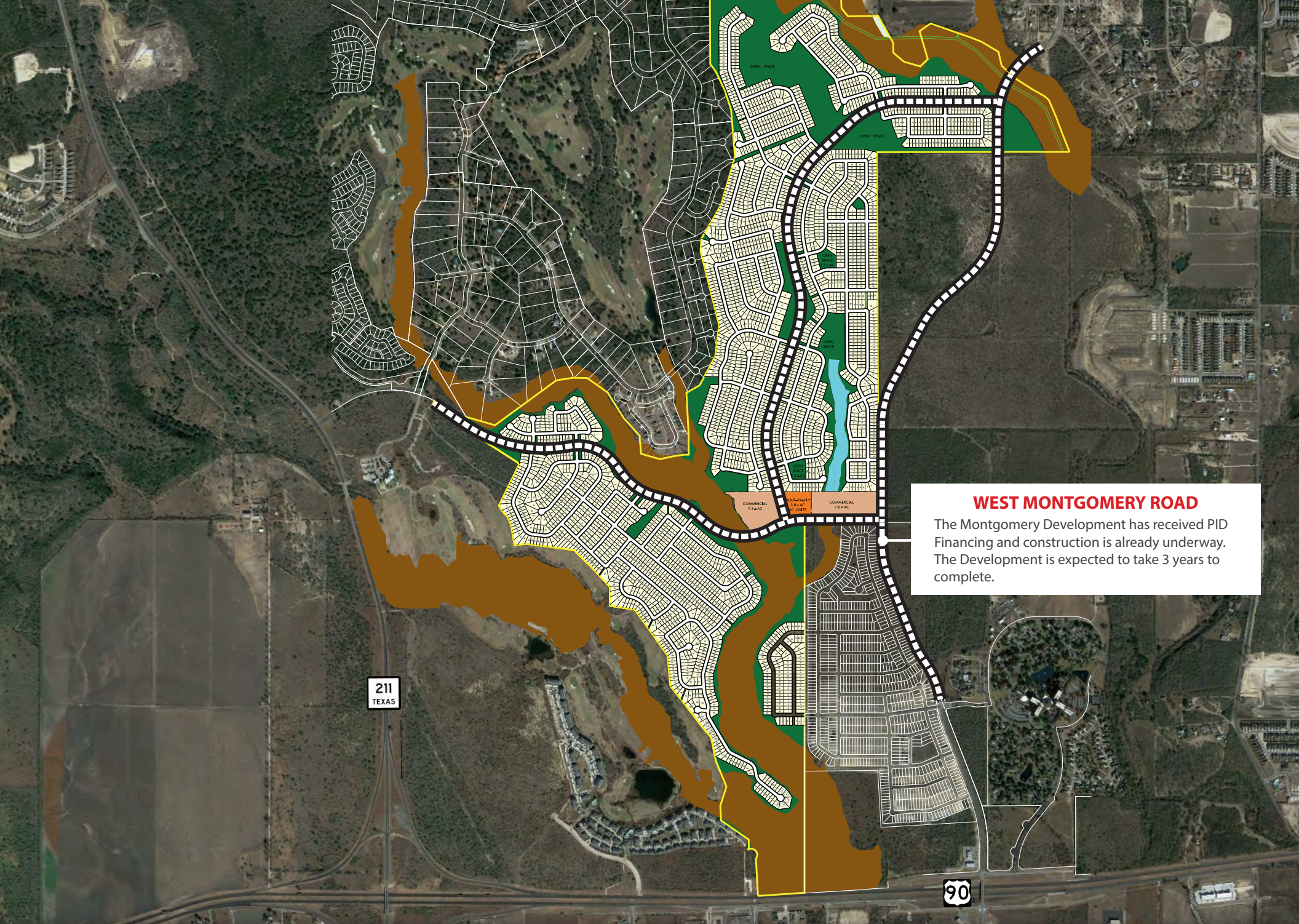
CONSULTANTS

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Engineers (Montgomery Road)	Jeff McKinnie Cude Engineers 210.681.2951 x135 jmckinnie@cudeengineers.com
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PID Attorney	Daniel Ortiz Brown & Ortiz 210.299.3704 do@brownortiz.law
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PID Board	Francisco (Frank) Garza Davidson Troilo Ream & Garza 210.442.2324 fgarza@dtrglaw.com
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WEST MONTGOMERY ROAD
 The Montgomery Development has received PID Financing and construction is already underway. The Development is expected to take 3 years to complete.

211
TEXAS

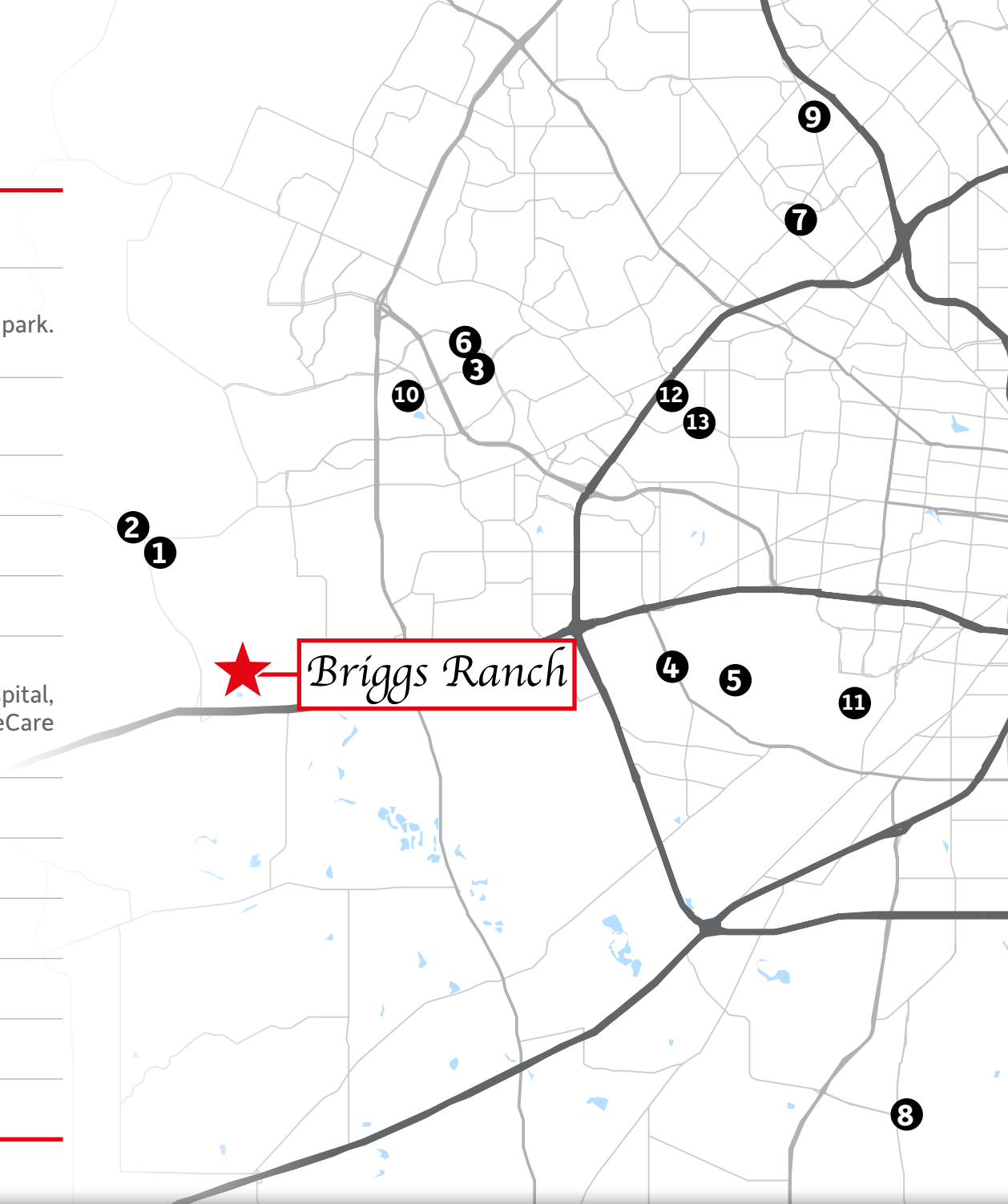
90

COMMERCIAL 7.2±AC
 MULTI-FAMILY 8.1±AC (60 UNITS)
 COMMERCIAL 7.6±AC

WEST SAN ANTONIO

MAJOR EMPLOYERS

- 1** **CITIBANK OPERATIONS CENTER**
3,100 employees call center
- 2** **TEXAS RESEARCH PARK**
High-tech data center and science incubation park.
Home of Microsoft's new 160-acre data center
- 3** **WESTOVER HILLS**
(Major Business Employment Center)
- 4** **LACKLAND AIR FORCE BASE**
- 5** **KELLY AIR FORCE BASE**
- 6** **CAPITAL GROUP COMPANIES**
- 7** **MAJOR HOSPITAL CENTER**
South Texas Medical Center, Methodist Hospital,
Christus Santa Rosa Hospital, Kindred Hospital, LifeCare
Hospitals of San Antonio, University Hospital
- 8** **TOYOTA TRUCK MANUFACTURING PLANT**
- 9** **USAA HEADQUARTERS**
- 10** **SEAWORLD OF SAN ANTONIO**
- 11** **BOEING AT PORT SAN ANTONIO**
- 12** **ACCENTURE**
- 13** **SOUTHWEST RESEARCH INSTITUTE**





H-E-B

Walmart
Supercenter

POTRANCO RD

LOOP
1604

WESTON OAKS

DOVE HEIGHTS

ARCADIA RIDGE

BRIGGS RANCH

STONEY CREEK

CHAMPION LANDINGS

BRIGGS RANCH RD

W MONTGOMERY RD

GOLF CLUB OF TEXAS
SAN ANTONIO

Briggs Ranch

BLUE SKIES

WEST POINTE GARDENS

PARK AT
BRIGGS RANCH

MERIDIAN

VILLAGES OF
BRIGGS RANCH

90



BRIGGS RANCH

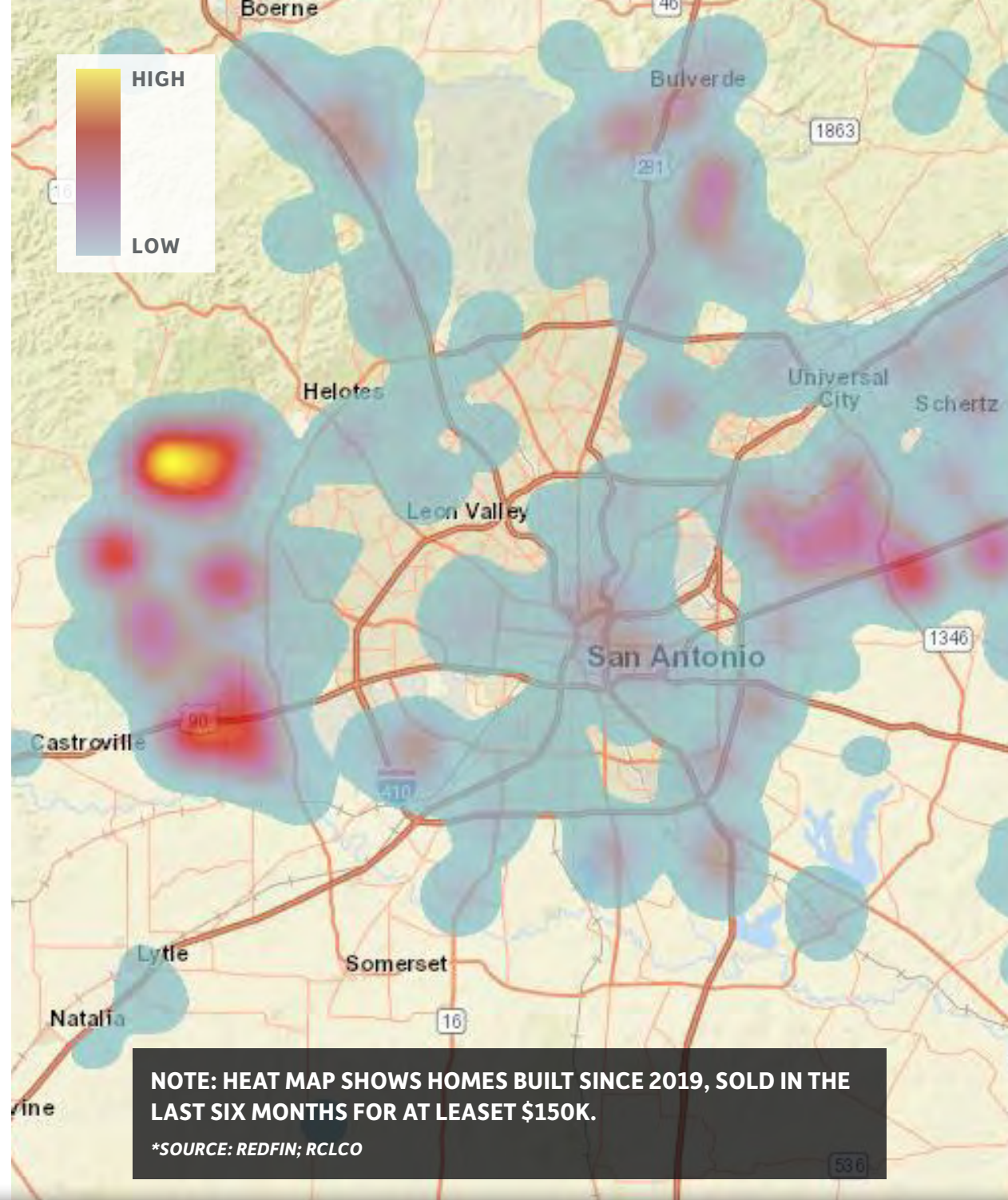
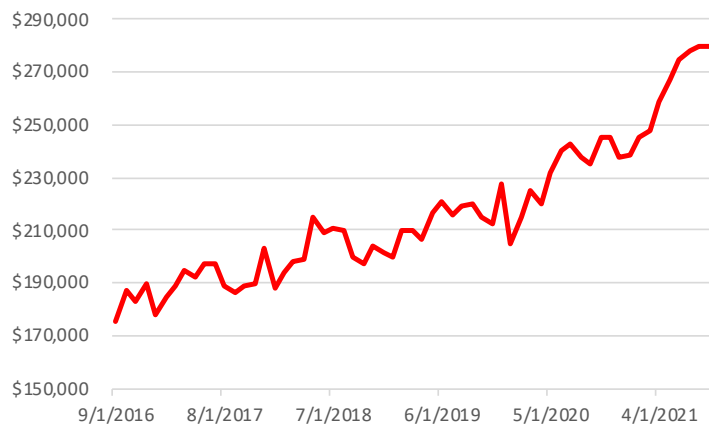
SAN ANTONIO MARKET

Over the past 10 years the West San Antonio submarket has captured approximately two-thirds of historical new home sales within the San Antonio – New Braunfels MSA. The western submarkets remain highly desirable among a wide range of both entry-level and move-up buyers. Based on the submarket’s long-term demand, this would result in a stabilized annual average sales pace of 19 to 21 homes per month.

In September 2021, West San Antonio home prices were up 18% compared to last year, selling at a median price of \$280,000. On average, houses in the market sell after just 17 days, almost 54% faster compared to last year.

**Source: Redfin.com*

WEST SAN ANTONIO MEDIAN HOUSING LIST PRICE



MEDINA VALLEY ISD

Briggs Ranch is located within the coveted Medina Valley Independent School District. With 5,868 students in grades pre-kindergarten to 12th grade, the school district ranks 8th within the San Antonio market due to its student-to-teacher ratio of 16 to 1. Students at Medina Valley have a graduation rate of 99%.



OVERALL NICHE GRADE: A

- • A Diversity
- • A Teachers
- • A- Academics
- • A- College Prep
- • B+ Sports

**Niche.com ISD Rankings*



WHY MOVE TO SAN ANTONIO: IT IS YOUNG, VIBRANT, AND DIVERSE



- Low Cost of Living



- Downtown Revitalization



- Google Fiber (Austin and San Antonio are the only Texas Cities with Google Fiber)



- Pearl Brewery District and Riverwalk



- Affordable Housing



- 120,000 College Students, more than Dallas and Austin



- No State Income Tax



- An Estimated \$2.5 billion will be invested into Downtown SA over the next 5 years



- Median home price is \$176,000, which is 29% below the national average



- Premier Education Institutions

CULTURAL EVENTS IN SAN ANTONIO



FIESTA SAN ANTONIO

- 7-day event started in 1891 to celebrate SA's diverse heritage



DIWALI

- Only city sanctioned Festival of Lights



TEXAS FOLKLIFE FESTIVAL

- 3-day event honoring Texas heritage and diversity



SAN ANTONIO SPURS

- 5 NBA Championship Titles



NO.1 / RANKINGS



NO.1

**CYBER SECURITY PROGRAM IN
THE UNITED STATES (UTSA)**



NO.6

**IN THE KAUFFMAN INDEX OF
STARTUP ACTIVITY
(KAUFFMAN)**



NO.2

**METRO FOR ECONOMIC GROWTH
BEHIND ATLANTA
(BUSINESS FACILITIES)**



NO. 1

**IN AMERICA'S
FRIENDLIEST CITIES
(TRAVEL + LEISURE)**





NO.2

**IN THE GROWTH OF JOBS AT YOUNG FIRMS
FROM 2007-2017
(BIZJOURNALS)**



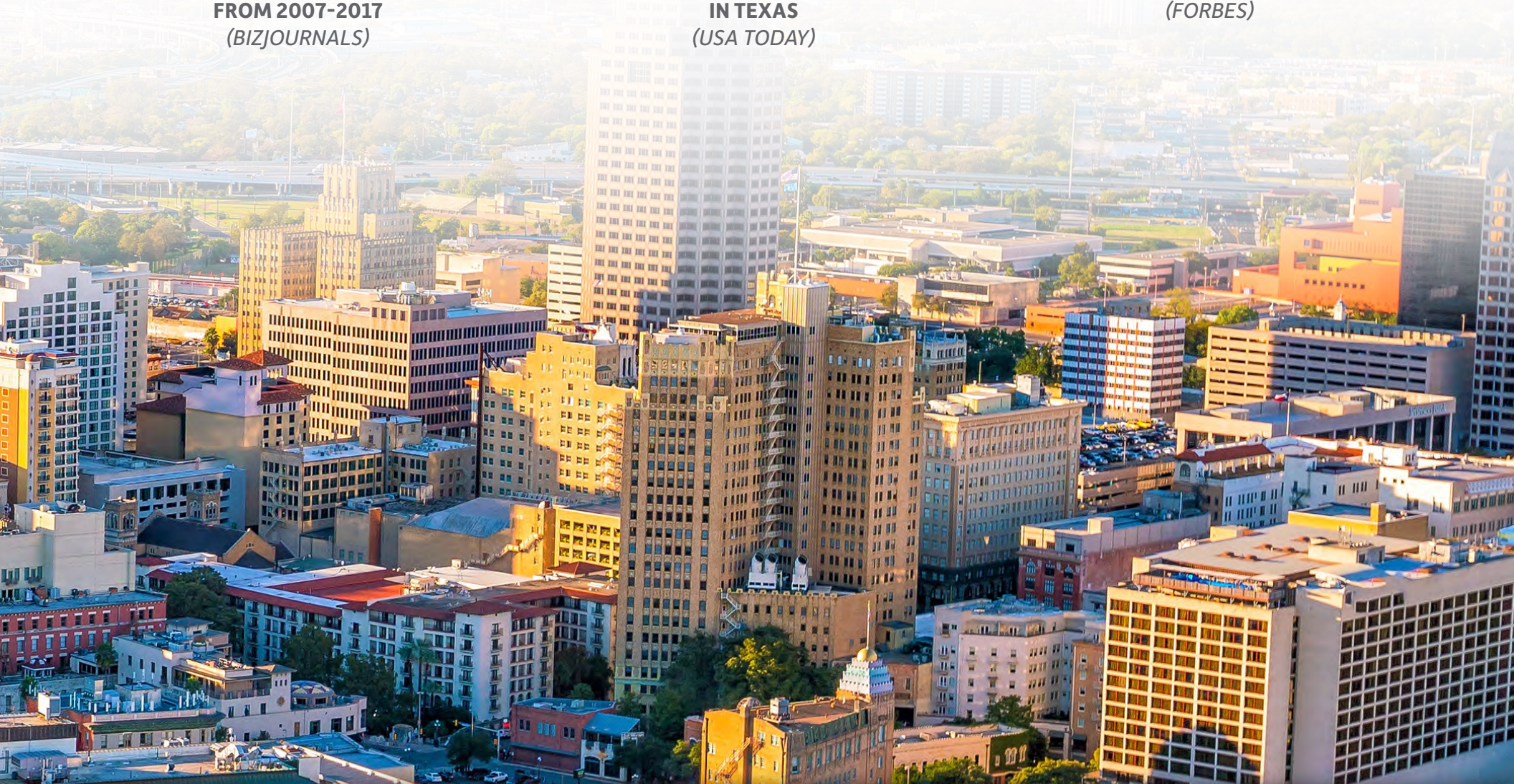
NO.1

**TOURIST DESTINATION
IN TEXAS
(USA TODAY)**



TOP 10

**AMERICA'S NEXT BOOM TOWNS
(FORBES)**



Briggs Ranch

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