For Sale

Wiseman Blvd at Verde Circle, San Antonio TX

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Development site in Westover Hills

- 33.16 acres on Wiseman Blvd., and adjacent to 18-acre Valero data center.
- Connectivity from 2 separate 300 MW substations.
- All utilities available to the site including water, sewer, electricity & gas.
- Multiple fiber optic service providers available.
- Zoned primarily I-1 and C-3R
- Diverse entry points available to property for both utilities and telecommunications

Location description

The Property is prominently located within Westover Hills, one of San Antonio's leading large scale, mixed-use, master planned developments. The tract is positioned on Wiseman Blvd., and adjacent to Valero Energy Corporation's data center campus. It is also strategically located proximate to Hwy 151, which provides convenient access to the San Antonio CBD. Additionally, the Property is just minutes west of Loop 410, which circumnavigates San Antonio and provides quick and easy transportation to many employers and entertainment drivers.

Westover Hills overview

Westover Hills is home to premier corporate campuses with current occupants including; The Capital Group, Hartford Insurance, Nationwide Insurance, J.P. Morgan Chase, First Health, QVC, Wells Fargo, Baptist Health Care, Christus Santa Rosa Hospital and major data center operations for Microsoft, Lowe's, Christus Health Care, Frost Bank, Cyrus One, Stream Data Centers & Chevron. Westover Hills is also the home of the Hyatt Hill Country Resort & Golf Club and Sea World of Texas —one of the state's top tourist destinations.

Significant Employment Drivers Nearby

Far West San Antonio has transitioned from a primarily residential area to a more diverse, mixed-use market area replete with multi-tiered housing options, retail lifestyle centers and large format corporate campuses. This growth is being driven by numerous factors including low barriers to entry for new development, robust roadway and utility infrastructure, attractive topography and quality secondary and post-secondary schools.

Major Employers Near Property

Company	Employees	Distance (miles)
Christus Santa Rosa Healthcare	3,360	2.5
JP Morgan Chase	5,200	3.3
Southwest Research Institute	2,715	4.1
Northside ISD	12,751	5.4
Lackland Air Force Base	37,097	6.1
Methodist Health Care System	8,118	7.0
Baptist Health Care System	6,498	7.2
USAA - Main campus	16,000	8.1
Boeing	2,800	8.2
HEB	20,000	10.5

San Antonio Market

San Antonio is now the seventh (7th) most populous city in the United States, second largest in the State of Texas, and boasts one of the fastest growing metropolitan areas in the country.

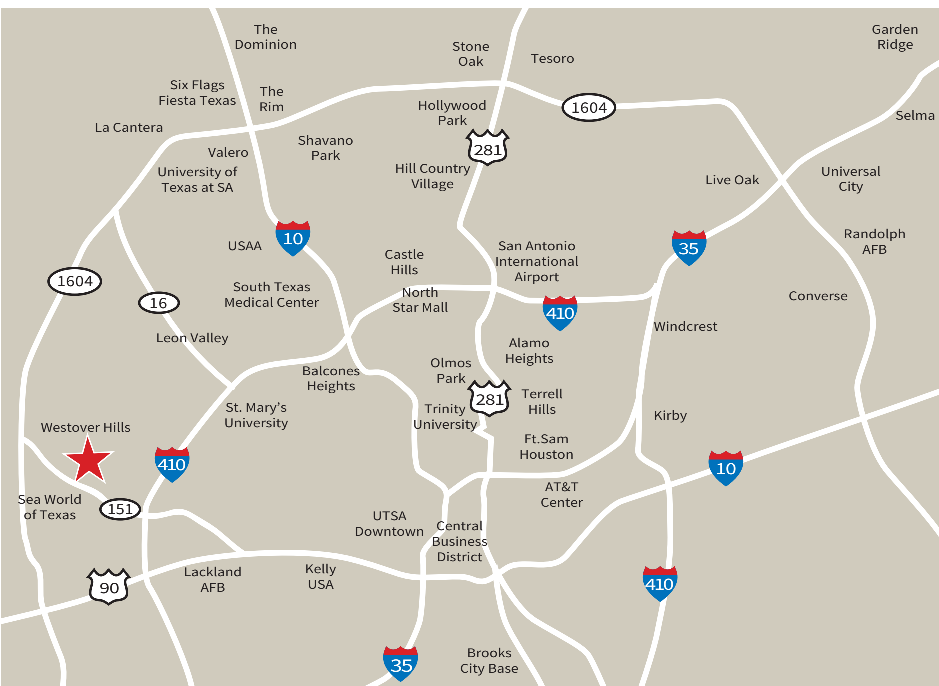
- Unemployment for San Antonio, as of July 2016, was 4.2%

- Expanded employment growth of 2.3% as of July 2016

- San Antonio ranked 8th as Forbes' "America's Cities of the Future" this year.

This dynamic and diverse economy is a healthy mix of business services, cyber security a rapidly growing medical and health delivery sector; a diversified manufacturing sector which produces everything from aircraft and semiconductors to rolled aluminium sheet and cement, and a well-established convention and visitor industry.

Diversity is a strength of the economy and reflects the community-wide consensus for business development and quality job creation in this unique and thriving market.



Travel and Tourism

More than 20 million people visit San Antonio each year, and contribute over $11 billion to this flourishing economy. Additionally, the tourism industry provides approximately 100,000 citizens employment each year.

Industry Leader

San Antonio is the proud home to six Fortune 500 companies, including Valero Energy Corp, Tesoro Corp, USAA, Clear Channel Communications, NuStar Energy, and H-E-B.

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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:
  - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date