



Medina Highway

205.59± AC | LAND DEVELOPMENT OPPORTUNITY

Medina Highway | Kerrville, Texas 78028



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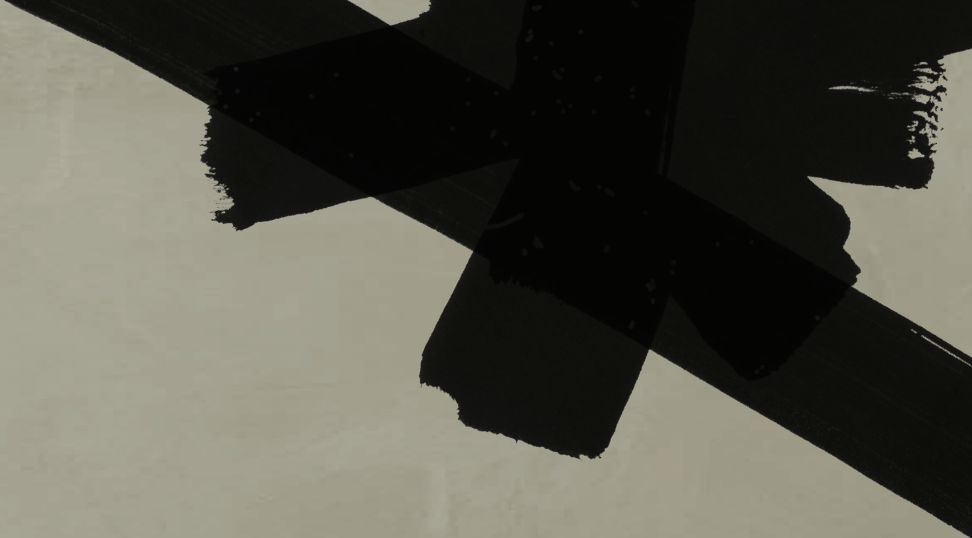
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Medina Highway

LAND
DEVELOPMENT
OPPORTUNITY

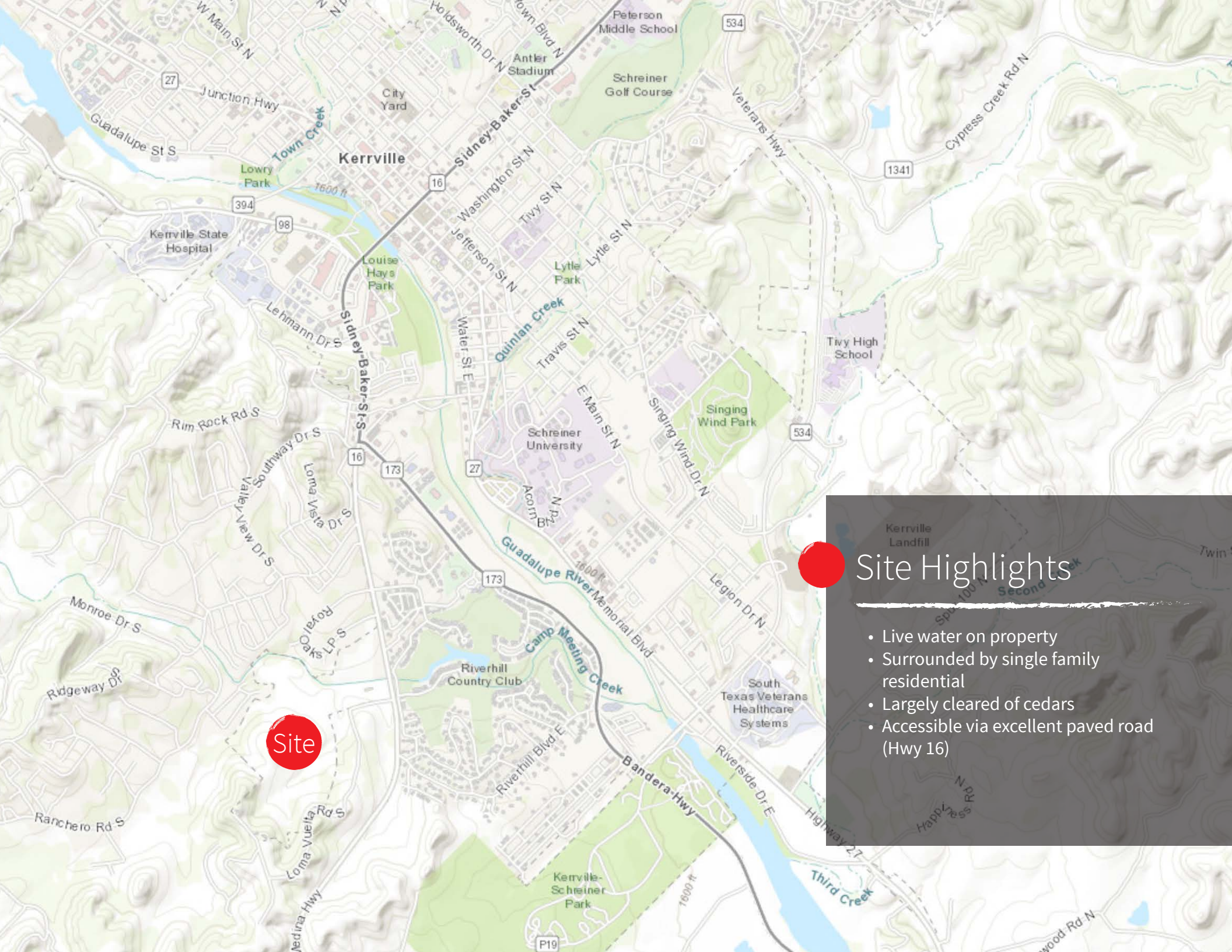


Introduction

205+ acres on Medina Highway was seen as a buy-and-hold opportunity more than 36 years ago by legendary Texas entrepreneur, L.D. “Brink” Brinkman. A well-known Brangus cattle and cutting horse breeder, former owner of Mr. Gattis’ Pizza, a leader in the flooring industry, and an original investor in Home Depot, Mr. Brinkman saw this land as a long term play in his varied portfolio of holdings.

Today this property, adjacent to Riverhill Country Club and just minutes from downtown Kerrville, is the largest remaining undeveloped piece of land within the city limits of rapidly growing Kerrville, TX. (Kerrville is just an hour NW of San Antonio by interstate highway.) Completely fenced, with one half mile of Camp Meeting Creek flowing thru it and excellent highway frontage, the uses for this property are numerous. The land has just come to market due to Mr. Brinkman’s death and the liquidation of his business interests. This is a great opportunity to own well-positioned, prime property held by one of Texas’ “larger than life” individuals.

JLL has been exclusively retained to offer for sale the 205.59 AC land parcel, located in Kerrville, Texas.



Site Highlights

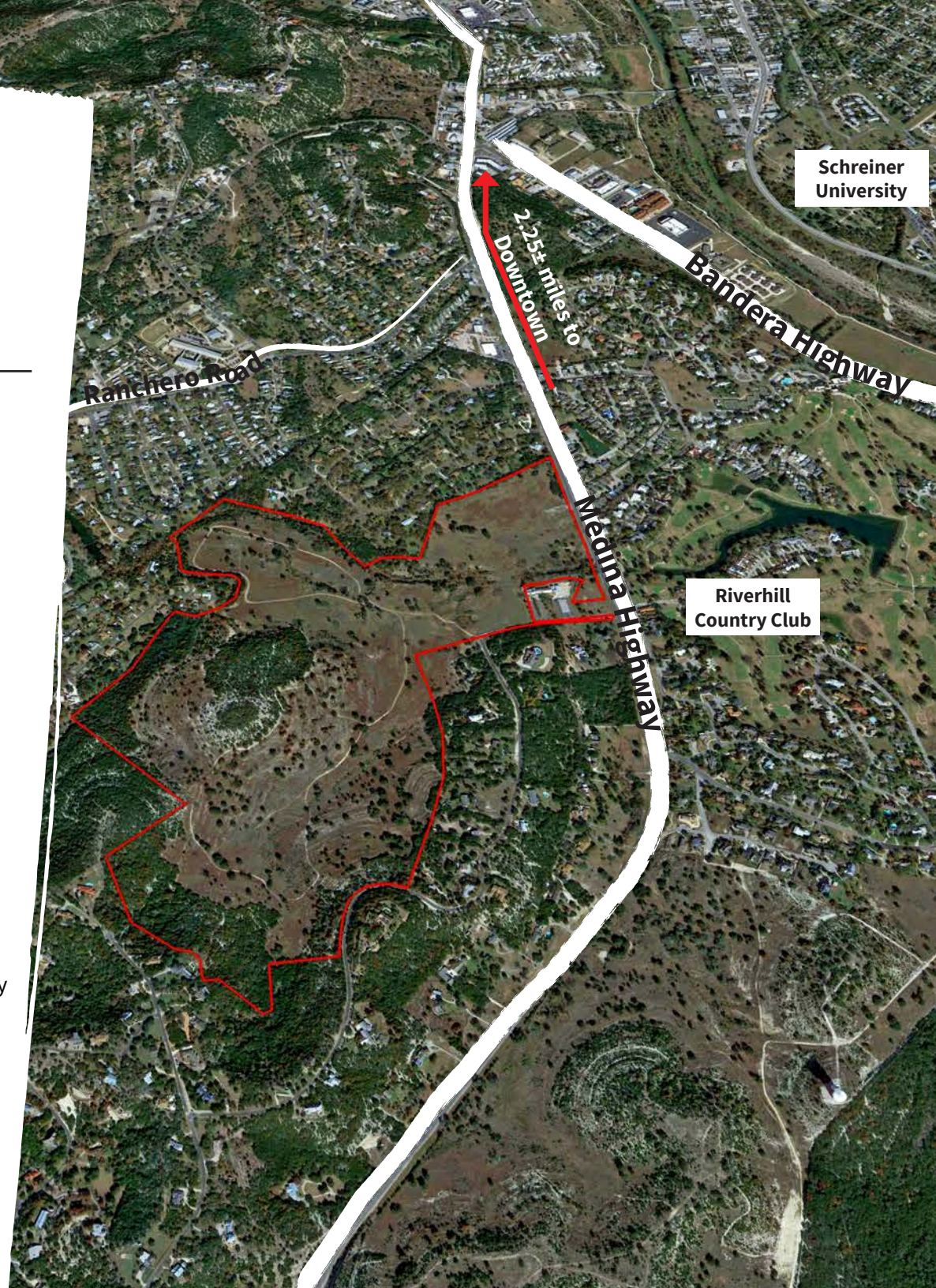
- Live water on property
- Surrounded by single family residential
- Largely cleared of cedars
- Accessible via excellent paved road (Hwy 16)

Medina Highway Land

Located less than 5 minutes from downtown Kerrville

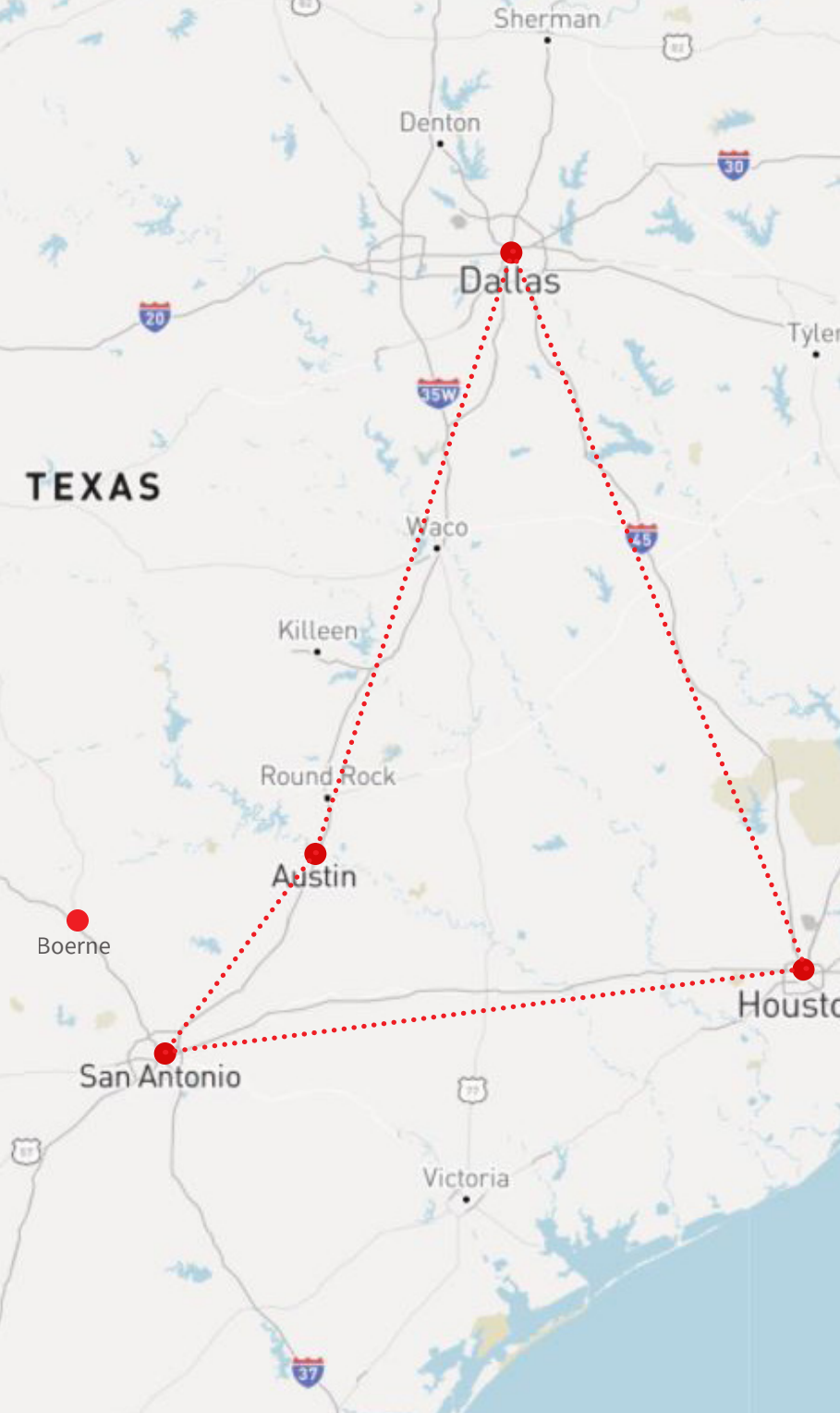
SIZE	205.59± acres
PRICE	Call Broker for Pricing
ZONING	RC & 37-S
FEATURES	Located off HWY 16
UTILITIES	Available to site*
ROAD ACCESS	Direct access to Highway 16 and less than 10 minutes from Interstate 10

*Buyer should consult with their own engineer to confirm availability of utilities



The Texas Triangle

Anchored by Austin, Dallas-Fort Worth, Houston and San Antonio areas



The 60,000 square mile region, which includes Dallas, Houston, Austin and San Antonio, has seen significant population increase, particularly in the I-35 corridor, during the past decade. More than 17 million Texans, or about 75 percent of the state's population, live in the region. Each of the four large cities in the Texas Triangle were ranked in the 20 fastest growing cities list by Forbes in 2014. And it's not just people moving to the area. The Texas Triangle is home to 53 of the State's 54 Fortune 500 Companies. The area is projected to have 21.65 million residents in 2030 and is home to 18.14 million residents (2015). It is also home to seven of the state's 10 biggest universities.

Just 10 miles northwest of San Antonio, Boerne serves as an important connection between the Texas Hill Country and San Antonio MSA. Located within Kendall County, the fastest growing county in Texas and second in the county, Boerne has seen significant growth in the last 3 years. The growth is supported by a diverse economy and business friendly environment. Central Texas' population is expected to see substantial growth within the coming years, which means the City of Boerne and the greater Kendall County area will experience strong growth as well.

A map of Kerrville, Texas, and the surrounding area. The map shows the city of Kerrville highlighted with a red rectangle. Major roads like Highway 10, Highway 290, Highway 41, Highway 46, and Highway 87 are visible. The Medina River and Medina Lake are also shown. The text "Kerrville, Texas" is written in a large, white, serif font across the center of the map. Below the title, there are two paragraphs of text. The background is a dark, textured map.

Kerrville, Texas

Positioned 65 miles northwest of San Antonio in the heart of the Texas Hill Country, Kerrville is a destination for those looking for exemplary schools, first class healthcare facilities, beautiful Texas Hill Country scenery, and small town charm while still having all the amenities of a well-established city. It is the county seat of Kerr County.

According 2016 census data, Kerrville's population is estimated at 23,434, a 4.9% increase from the population of 22,347 recorded in 2010. Unemployment is low, sitting at 3.7% which is below the Texas-wide rate of 3.9% and the national rate of 4.1%. The favorable growth, demographics, and employment have made Kerrville one of the premier destinations in the Texas Hill Country.

Major Employers

Peterson Regional Medical Center

For over 65 years, Peterson Regional Medical Center (PRMC) has provided exceptional, compassionate, patient-centered care. PRMC has always been an independent, not-for-profit healthcare facility. With a long, proud history of serving the people of the Texas Hill Country, Peterson's customer base spans over nine neighboring counties covering over 100,000 square miles. With approximately 900 fulltime employees and over 250 medical professionals, the PRMC family has been the largest employer in Kerr County for many decades. Supported in work and spirit by over 100 dedicated volunteers and the strong belief and commitment of our PRMC Foundation, Peterson continues to grow, thrive, and advance. Serenely settled on a scenic 35-acre campus, our 124-bed hospital features comfortably private rooms. Within our main campus is our Emergency Department and over 25 key service lines/departments to include a certified Acute Rehab Unit; our Texas Ten Step designated maternity unit, The Baby Place, and Women's Services; an Intensive Care Unit; our expanded Heart and Vascular Center providing Cardiac Catheterization and Interventional Radiology, seven surgical suites; and an award-winning Center for Orthopedic Health for total joint replacement, and more. Peterson's neighboring Ambulatory Care Center offers outpatient surgical services, radiology/imaging, outpatient rehabilitation, and a wound healing program with two hyperbaric chambers.



South Texas Veterans Health Care System - Kerrville

South Texas Veterans Health Care System (STVHCS) is comprised of two inpatient campuses: the Audie L. Murphy Memorial Veterans Hospital in San Antonio and the Kerrville VA Hospital in Kerrville, Texas. STVHCS serves one of the largest primary service areas in the nation and is part of the VA Heart of Texas Veterans Integrated Service Network (VISN 17), with offices located in Arlington, Texas. South Texas provides health care services for 80,000 unique Veterans. The Kerrville VA Hospital (KVAH), located 65 miles northwest of San Antonio, provides primary care, some specialty care, geriatric evaluation and management, palliative care, and long-term care services with a Community Living Center. Outpatient clinics offer primary care and some specialty care while sharing resources with each other and their respective communities. When required, Veterans are referred to ALMMVH or KVAH for specialty care including medicine, surgery, neuropsychiatry, rehabilitation, spinal cord injury, and long-term care services.

H-E-B

The story of H-E-B begins more than 100 years ago in a small, family-owned store in the Texas Hill Country. Today H-E-B serves families all over Texas and Mexico in 155 communities, with more than 340 stores and over 100,000 employees. Our commitment to excellence has made us one of the nation's largest independently owned food retailers. Yet our success hasn't changed our commitment to exceptional service, low prices, and friendly shopping.



Education

Schreiner University, an integral part of Kerrville and the surrounding Hill Country counties for 96 years, is a major economic contributor to the local economy.



Other Institutions in the Region

Alamo Colleges - Greater Kerrville Center



For More Information:

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Kyle Mueller

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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.

Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Mark Krenger	405154	mark.krenger@am.jll.com	210-293-6870
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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11-2-2015



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Roger Hill	530167	roger.hill@am.jll.com	210-293-6832
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date