



**SOUTH SAN ANTONIO / TOYOTA AREA
NEAL ROAD TRACT**

LOCATION: The tract is located on the south side of Neal Road, just west of Pleasanton Road and just south of the Toyota site.

SIZE: 165.92 Acres

UTILITIES:

Electricity: City Public Service indicates a single phase line on the west and north sides of Neal Road across from the property.

Sewer: Requires septic, sewer is currently on the north side of the Toyota site.

Water: San Antonio Water Systems maps indicate a 12" main along the north side of Neal Road in front of the property.

Gas: City Public Service does not currently have gas in the area. The closest gas service is at Applewhite and Walsh, northwest of this tract.

Prospective buyers should retain an independent engineer to verify the location, accessibility and available capacity of all utilities.

ZONING: FR, Farm and Ranch, in Phase II of the San Antonio Southside Initiative (SSI) Limited Purpose Annexation. The property has an approved Master Development Plan (MDP). See comments below.

FLOOD PLAIN: Federal Emergency Management Agency maps indicate a small amount of flood prone area off the Palo Blanco Creek near the bend in Neal Road on the tract.



TOPOGRAPHY: The tract has mostly friendly, rolling field topography.

**DEED
RESTRICTIONS:** None of Record

**AREA
DEVELOPMENT:** The tract is currently a rural setting. It is just south of the 2,000 acre Toyota manufacturing complex scheduled to open the fall of 2006 creating over 4,000 new jobs for the area.

INVESTMENT: \$ 5,000.00 Per Acre; \$829,600.00

- COMMENTS:**
- The property is in the San Antonio Phase II Limited Purpose Annexation.
 - There is an approved Master Development Plan (MDP) on the property.
 - There is a well on the property.

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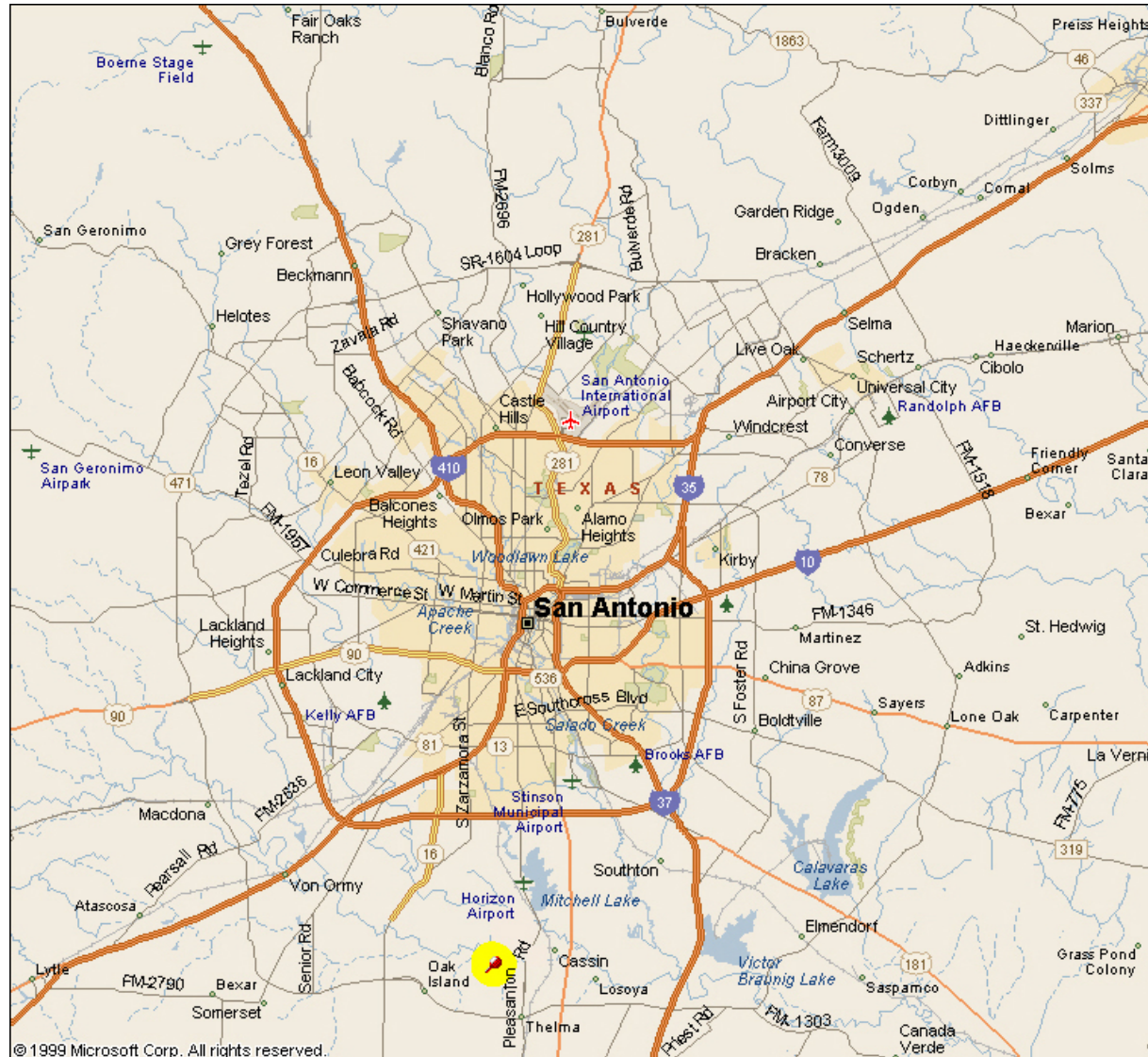
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Location Map

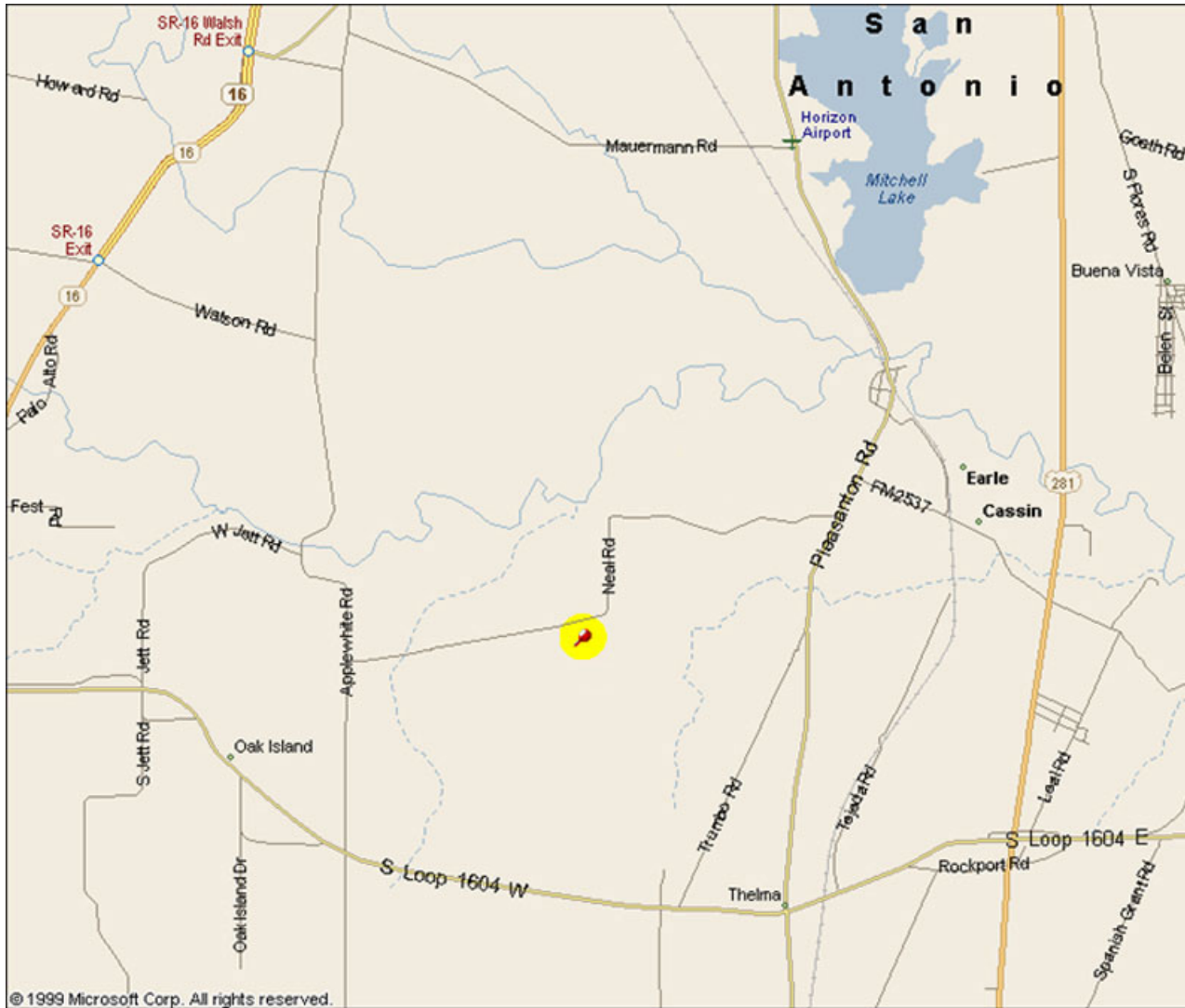


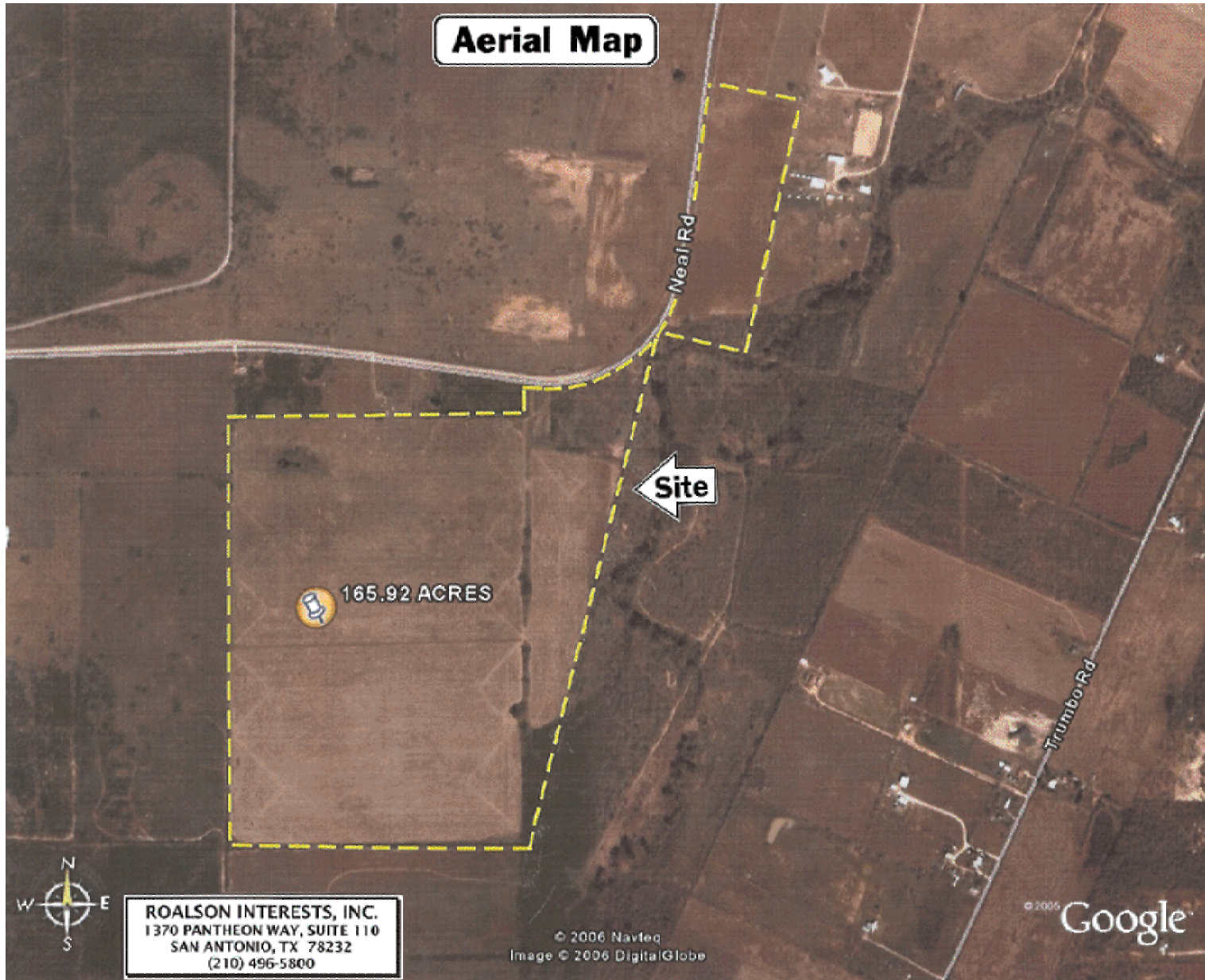
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Area Map





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Plat Map





Truck plant preparation shifts gears

Equipment being installed; 588 workers have been hired.

By DAVID HENDRICKS
EXPRESS-NEWS BUSINESS WRITER

The Toyota plant's cavernous assembly building now finished, company leaders are moving equipment into place to prepare for a fall production start, a

Toyota vice president said Tuesday. Luis de la Garza described a rapid-fire ramp-up of production for Toyota's Tundra pickup.

When production hits full capacity, the plant will produce 600 Tundras per day or one every 73 seconds, across two eight-hour shifts.

Toyota sold 126,529 Tundras last year, a 12.9 percent increase over 2004 sales and the largest

TOYOTA PLANT STILL RECRUITING

Toyota continues accepting applications for management and skilled positions.

Positions available:

- Group leaders
- Quality engineering specialists
- Production planning specialists
- Manufacturing specialists, including tool-and-die skilled workers

To apply: www.toyota.com/jobs or www.alamoworkforce.org

Source: Toyota Motor Manufacturing Texas

rise for any large-truck model in the U.S. market.

De la Garza said pickup sales are rising in the United States despite higher gasoline prices.

Eventually, Toyota plans to produce 300,000 Tundras a year, with the automaker's plant in Princeton, Ind., making 100,000

See TOYOTA/6E

Toyota adding workers, plant equipment

CONTINUED FROM 1E

annually.

The Tundra ranks as the fifth-best-selling pickup in the country. A larger 2007 model Tundra will be unveiled Thursday at the Chicago Auto Show.

To date, 588 assembly line workers have been hired, up from 369 as of mid-October, the last time Toyota issued an employment update.

More than 1,000 additional assembly line workers will be hired through March 2007 as the plant approaches capacity production of 200,000 Tundras a year.

Total employment will reach 2,000, including plant manage-

ment and skilled labor positions. Production line employees are being selected from more than 100,000 applications collected last year, but Toyota still is recruiting and accepting applications for skilled and management positions.

"We are hiring locally first. We also are hiring some new college graduates," de la Garza told more than 250 people attending a San Antonio Manufacturers Association luncheon. He is vice president for administration for Toyota Motor Manufacturing Texas.

On-site suppliers, projected to hire 2,100 workers, are now hiring at all employment levels, he added.

The assembly building, big enough to hold 20 football fields, constitutes the centerpiece of the \$850 million plant surrounded by suppliers, de la Garza said.

Three suppliers will occupy space within the assembly building. Eighteen other on-site suppliers will occupy buildings under construction on opposite sides of the assembly plant, which is on the South Side along Applewhite Road.

The exact production starting date this fall "is a highly kept secret," de la Garza said, but commercial sales of San Antonio-made Tundras will begin in January.

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Roalson Interests, Inc.

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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.

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- (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.

165.92 Acres / Neal Road / San Antonio, Texas

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

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