

CORE COMMERCIAL

The Center of Your Real Estate Needs

Blending Professional Expertise and
Exceptional Knowledge of South Texas.



Exceptional Knowledge of South Texas
Blending Professional Expertise and

THE CENTER OF YOUR REAL ESTATE NEEDS

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CORE



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EAGLE FORD SHALE

- **\$21 billion** in Economic Output in 2011
- **38,000 Full Time Jobs** Supported in 2011
- Expected **\$96 billion** (annual) economic output by 2021
- Expected **116,000 Full Time Jobs** Supported by 2021

YORKTOWN, TEXAS DEWITT COUNTY

- **#6 Top Oil Rig & Gas Producing County**
- **20 Plus** Exploration & Production(E&P) Companies including **Conoco Phillips** currently operating
- **4 Pipeline Companies** all of which are **publicly traded** currently operating

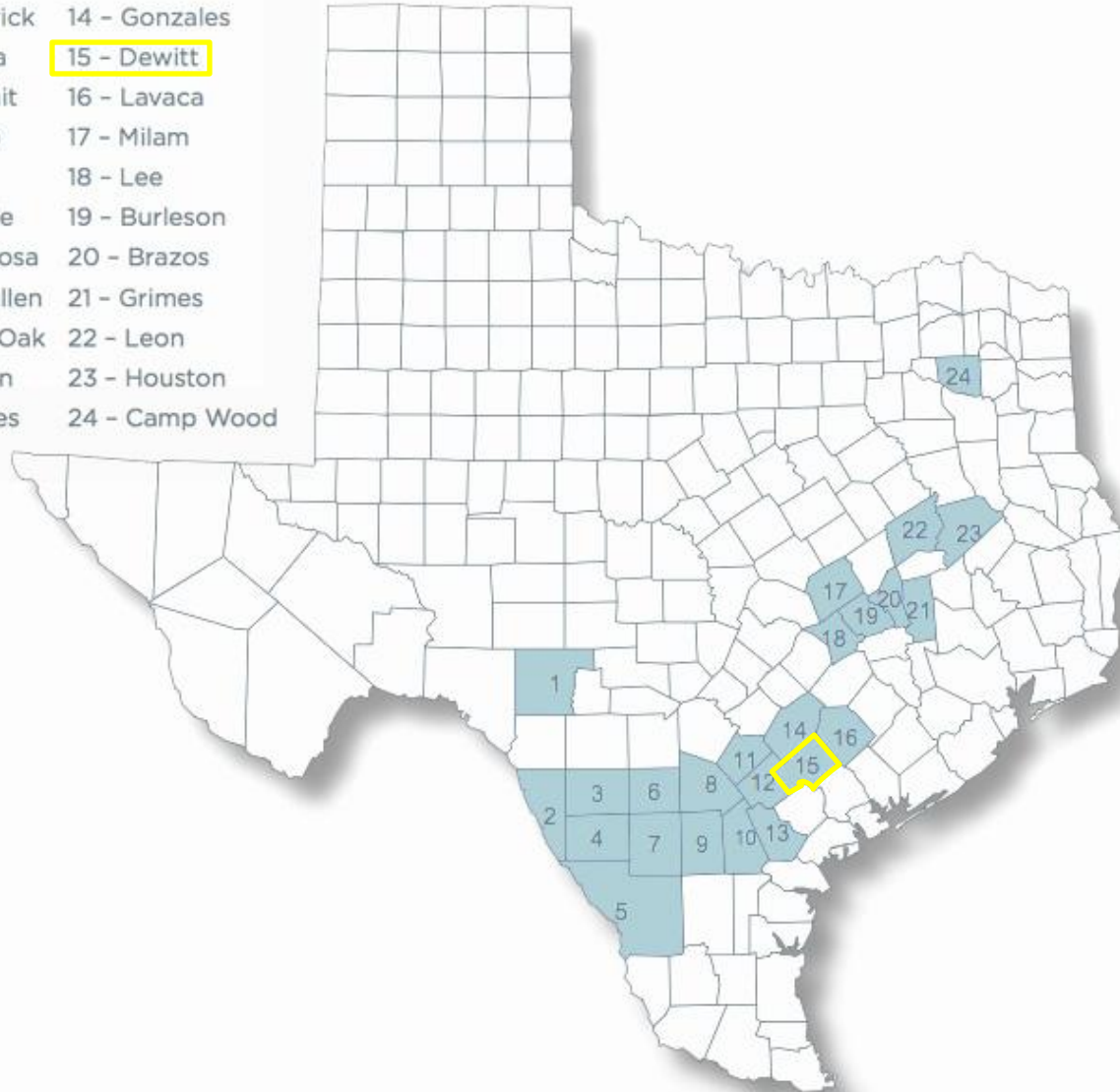


YORKTOWN, TEXAS DEWITT COUNTY

The Eagle Ford Shale

Shale Counties

- | | |
|---------------|----------------|
| 1 - Edwards | 13 - Bee |
| 2 - Maverick | 14 - Gonzales |
| 3 - Zavala | 15 - Dewitt |
| 4 - Dimmit | 16 - Lavaca |
| 5 - Webb | 17 - Milam |
| 6 - Frio | 18 - Lee |
| 7 - LaSalle | 19 - Burleson |
| 8 - Atascosa | 20 - Brazos |
| 9 - McMullen | 21 - Grimes |
| 10 - Live Oak | 22 - Leon |
| 11 - Wilson | 23 - Houston |
| 12 - Karnes | 24 - Camp Wood |



1.035 Acres YORKTOWN, TEXAS



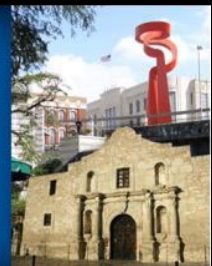
PROPERTY HIGHLIGHTS:

- Across from Texas Outpost Restaurant
- All Utilities to Site
- Ideal for Retail
- Contact For Pricing

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1.035 Acres YORKTOWN, TEXAS



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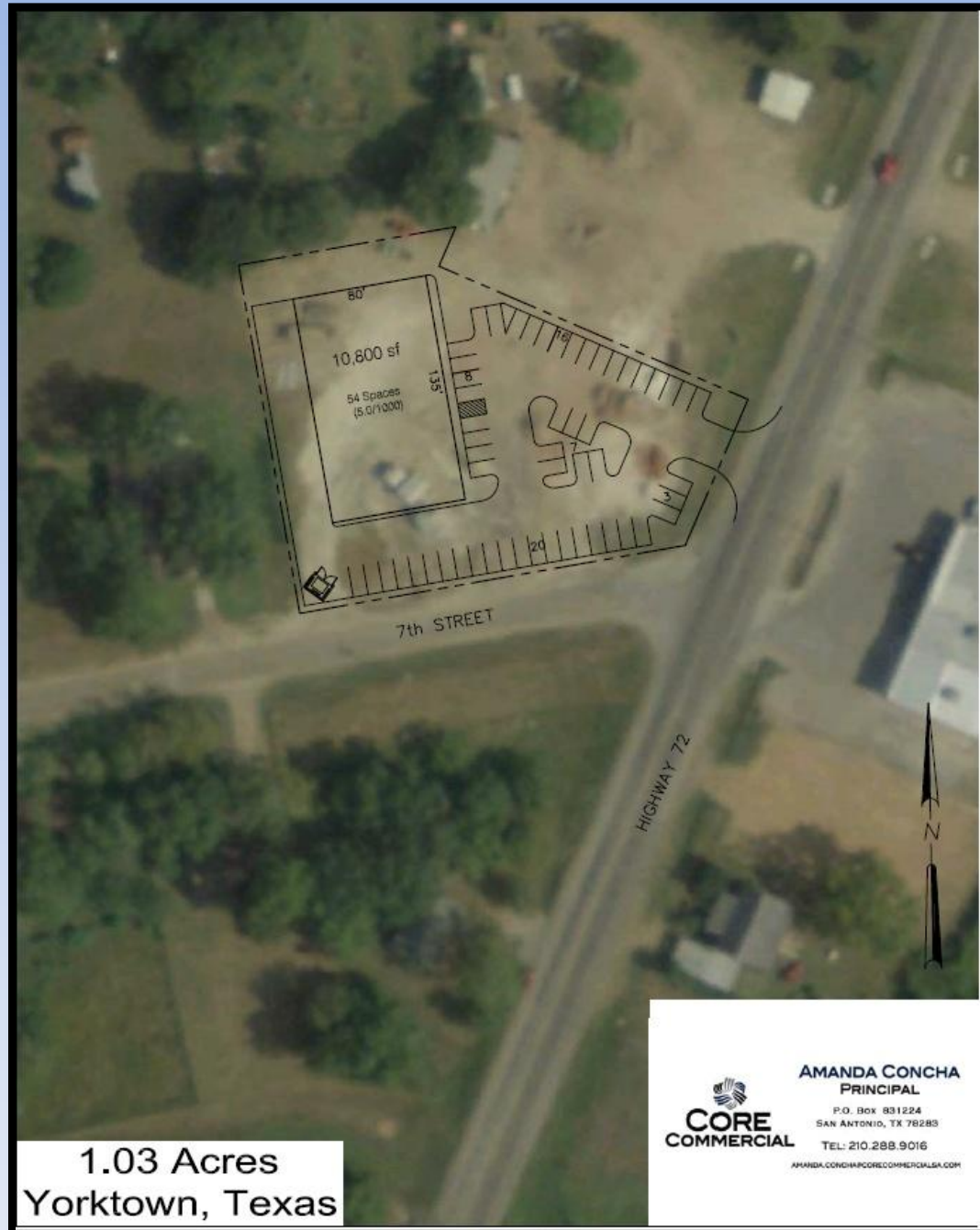
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CONCEPTUAL RETAIL BUILDING



EAGLE FORD SHALE 2011 IMPACT NUMBERS

Estimated Impacts for Eagle Ford Shale at the 14-County Regional Level (2011)

	Economic Impacts			Total
	Direct	Indirect	Induced	
Output	\$16,900,222,093	\$1,478,870,833	\$1,371,123,305	\$19,750,216,231
Employment	17,075	9,408	11,518	38,001
Payroll	\$1,903,916,876	\$365,770,566	\$342,354,445	\$2,612,041,887
	Fiscal Impacts			Total
	Direct	Indirect	Induced	
Gross Regional Product	\$9,215,755,576	\$816,656,284	\$817,323,679	\$10,849,735,540
Estimated Local Government Revenues				\$211,070,913
Estimated State Revenue, incl. severance taxes				\$312,280,400

Estimated Impacts for Eagle Ford Shale – 20 County Study Area (2011)

	Economic Impacts			Total
	Direct	Indirect	Induced	
Output	\$21,385,221,912	\$2,367,819,971	\$1,812,572,555	\$25,565,614,428
Employment	18,339	13,993	14,767	47,097
Payroll	\$2,019,674,803	\$584,369,738	\$463,210,978	\$3,067,255,518
	Fiscal Impacts			Total
	Direct	Indirect	Induced	
Gross Regional Product	\$10,169,420,700	\$1,330,109,122	\$1,095,159,095	\$12,594,688,918
Estimated Local Government Revenues				\$257,879,161
Estimated State Revenue, incl. severance taxes				\$358,009,810

EAGLE FORD SHALE 2021 PROJECTED IMPACT NUMBERS

Moderate Scenario Estimated Combined Impacts for Eagle Ford Shale at the Regional Level 2021 (14-County Area)

	Economic Impacts			Total
	Direct	Indirect	Induced	
Output	\$55,101,000,000	\$3,915,000,000	\$3,322,000,000	\$62,338,000,000
Employment	30,391	24,304	27,951	82,645
Payroll	\$4,182,000,000	\$1,008,000,000	\$829,000,000	\$6,019,000,000
Gross Regional Product	\$29,892,000,000	\$2,238,000,000	\$1,982,000,000	\$34,112,000,000
Estimated Local Government Revenues				\$888,000,000
Estimated State Revenue incl. severance taxes				\$1,567,000,000

* 2011 dollars

Moderate Scenario Estimated Combined Impacts for Eagle Ford Shale – 20 County Study Area (2021)*

	Economic Impacts			Total
	Direct	Indirect	Induced	
Output	\$77,614,198,522	\$7,426,776,462	\$5,015,020,831	\$90,055,995,814
Employment	33,023	42,504	41,445	116,972
Payroll	\$4,606,413,835	\$1,843,396,163	\$1,295,533,871	\$7,745,343,869
Gross Regional Product	\$34,709,838,562	\$4,256,848,276	\$3,045,530,317	\$42,012,217,155
Estimated Local Government Revenues				\$1,088,669,641
Estimated State Revenue incl. severance taxes				\$1,761,423,697

* 2011 dollars

EAGLE FORD SHALE 2011 EMPLOYMENT & INDUSTRY IMPACT

The industries most impacted by the Eagle Ford Shale activity in terms of employment, gross regional product, and output are shown in the three following tables. The first table shows the top ten industries impacted in terms of employment.

Industry	Employment
Drilling oil and gas wells	7,581
Construction of other new nonresidential structures	5,099
Extraction of oil and natural gas	2,407
Support activities for oil and gas operations	2,169
Food services and drinking places	1,759
Transport by truck	1,050
Non-depository credit intermediation and related activities	879
Legal services	858
Wholesale trade businesses	817
Maintenance and repair construction of nonresidential structures	776

This table shows the top ten impacted industries in terms of gross regional product (value added).

Industry	Gross State Product (Value added)
Drilling oil and gas wells	\$5,367,023,166
Extraction of oil and natural gas	\$2,840,389,195
Support activities for oil and gas operations	\$575,231,359
Construction of other new nonresidential structures	\$316,642,709
Imputed rental activity for owner-occupied dwellings	\$194,248,764
Wholesale trade businesses	\$128,239,373
Real estate establishments	\$112,629,672
Petroleum refineries	\$111,351,488
Legal services	\$100,785,010
Monetary authorities and depository credit intermediation activities	\$94,480,929

Finally, this table shows the top ten industries impacted in terms of output (revenues).

Industry	Output
Drilling oil and gas wells	\$9,477,856,302
Extraction of oil and natural gas	\$4,665,285,933
Support activities for oil and gas operations	\$1,053,600,317
Petroleum refineries	\$936,075,483
Construction of other new nonresidential structures	\$755,065,186
Imputed rental activity for owner-occupied dwellings	\$229,664,090
Monetary authorities and depository credit intermediation activities	\$221,769,207
Wholesale trade businesses	\$187,695,203
Legal services	\$155,514,780
Real estate establishments	\$144,525,819

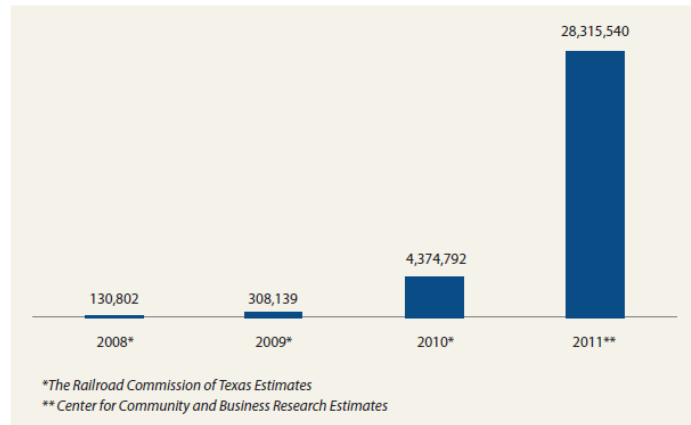
EAGLE FORD SHALE OIL, GAS, & CONDENSATE PRODUCTION

Extraction

Production Summary

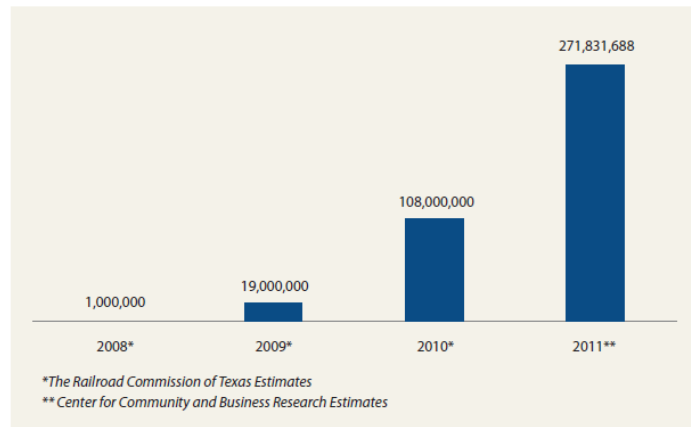
Production in the Eagle Ford Shale region virtually exploded in 2011. Oil production increased more than six-fold over 2010.

Oil Production (In bbls)

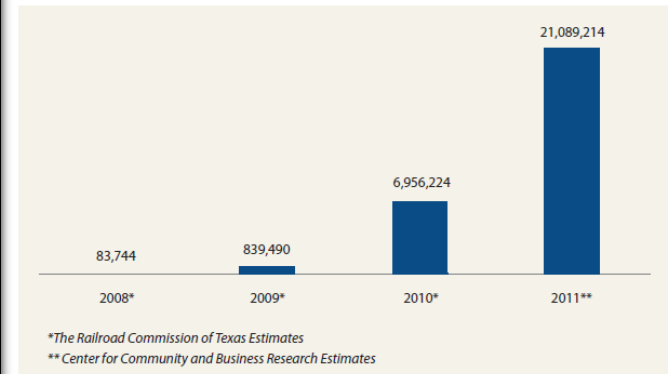


Similarly, gas production skyrocketed, more than doubling from 2010 to 2011.

Gas Production (In mcf)



Condensate Production (In bbls)





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

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.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (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 that 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.

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

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

