



ORCHARD POWER PARK 211
**564 ACRE COMMERCIAL &
DATA CENTER SITES
HWY 90 AND SH 211
SAN ANTONIO, TEXAS**

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DRAKECOMMERCIAL.COM



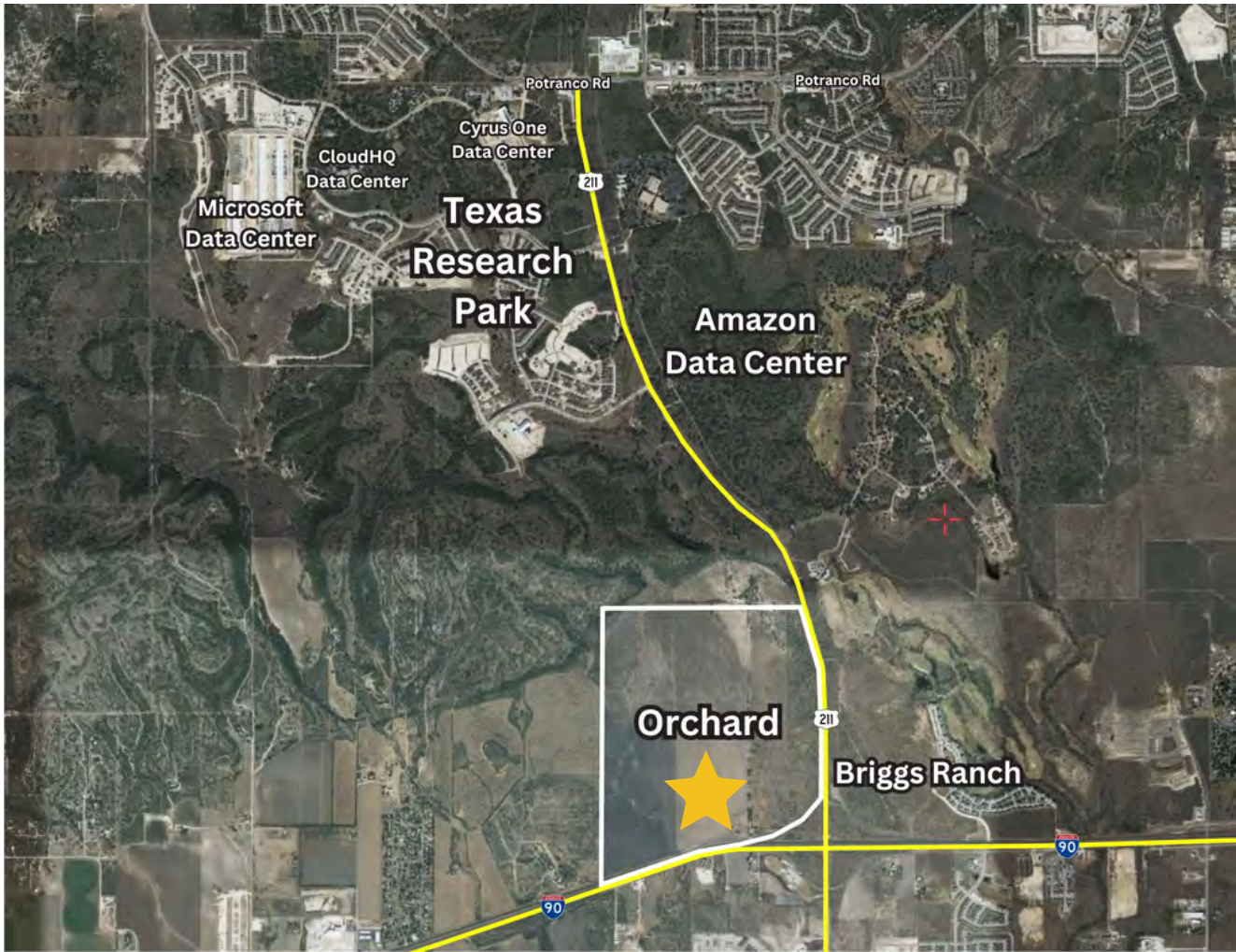
4630 N LOOP 1604 W, STE 510
SAN ANTONIO, TX 78249



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* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information



564 ACRES AT THE NW CORNER OF HWY 90 & SH 211

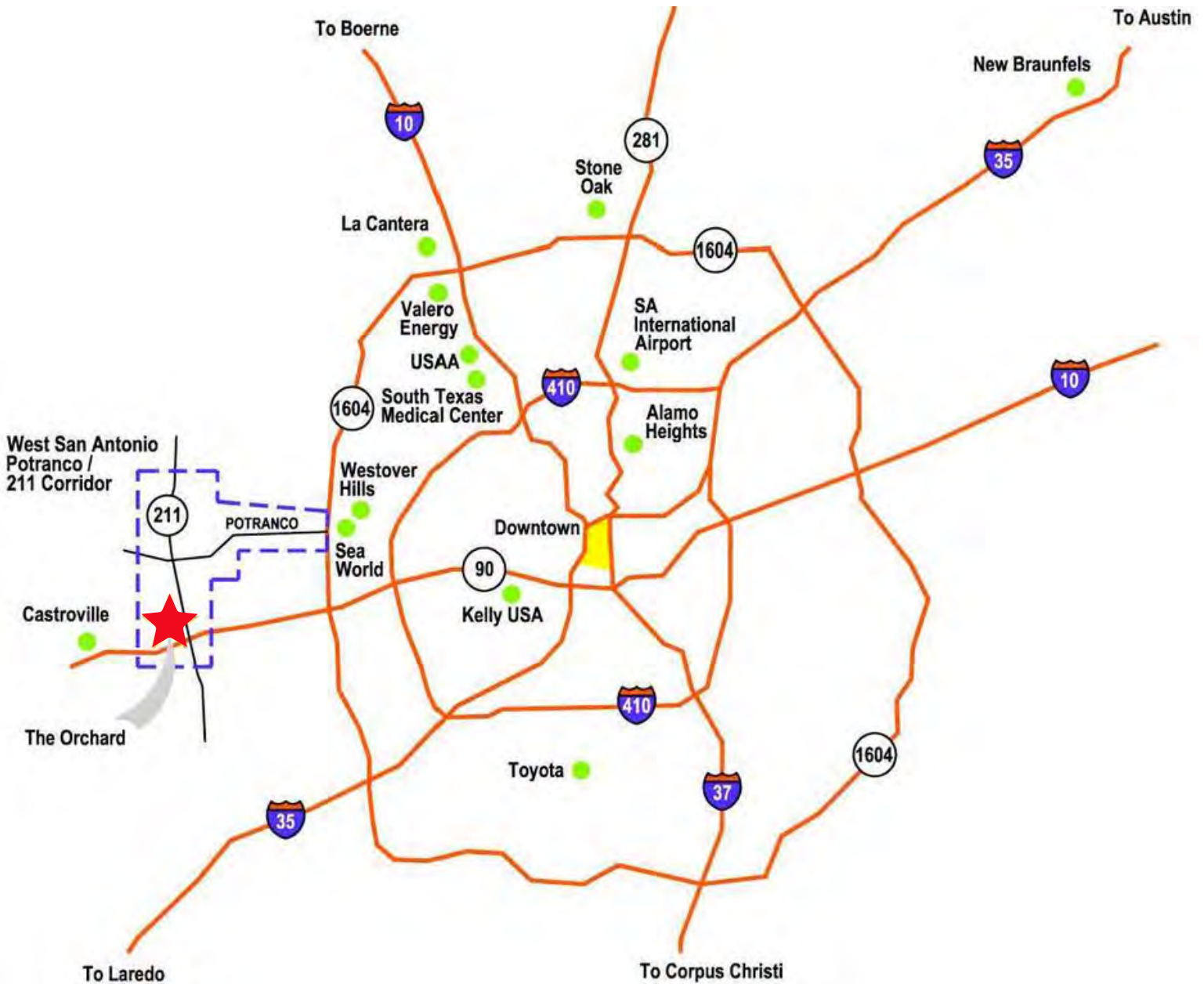
DATA CENTER SITES - RETAIL/COMM. - MULTI-FAMILY - OFFICE

- One of the fastest growing areas in San Antonio
- 100,000 existing jobs on the ground today within a 15 minute drive
- Water and Sewer: SAWS, Electricity and Gas: CPS
- Out of City Limits - ETJ

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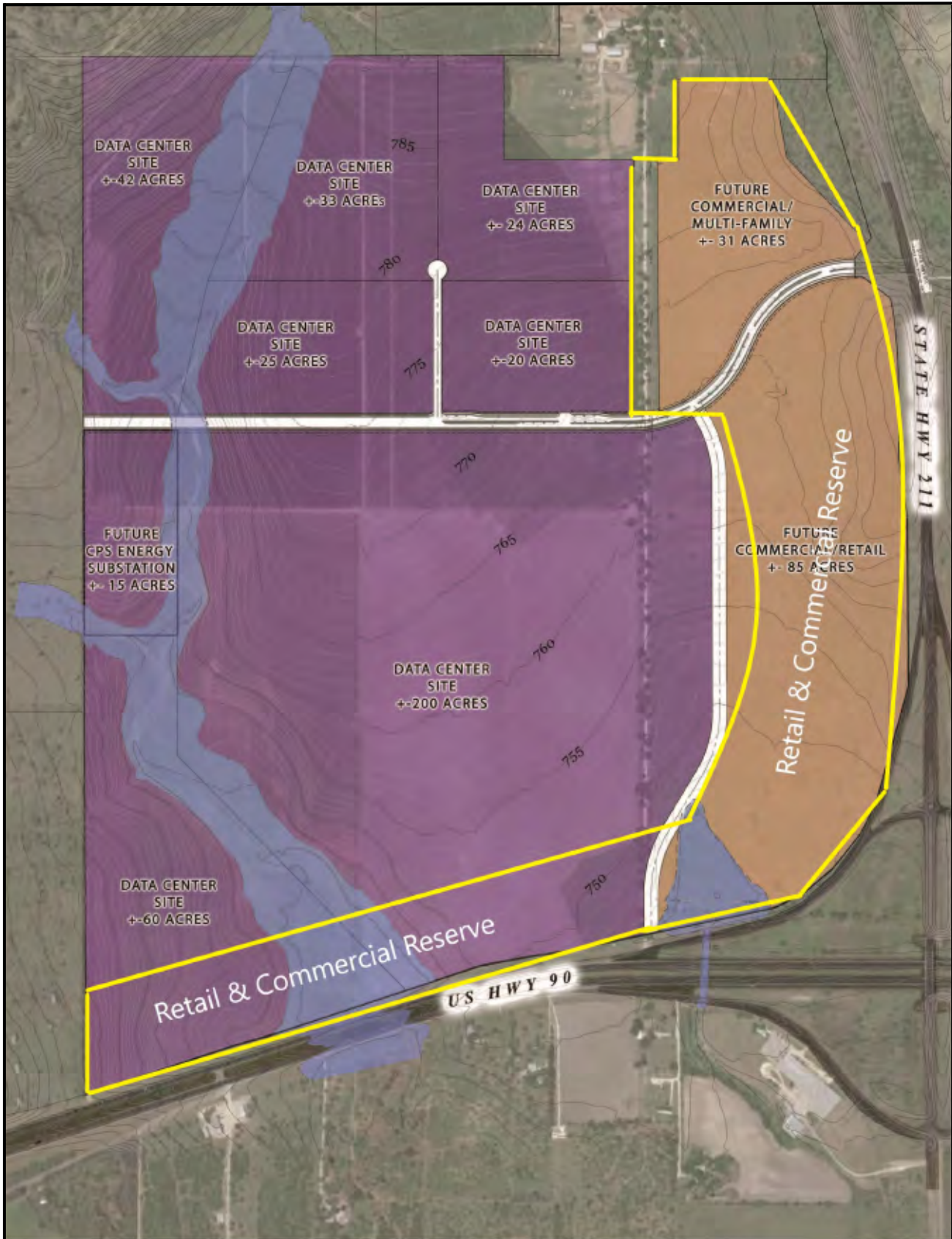
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MAPPING



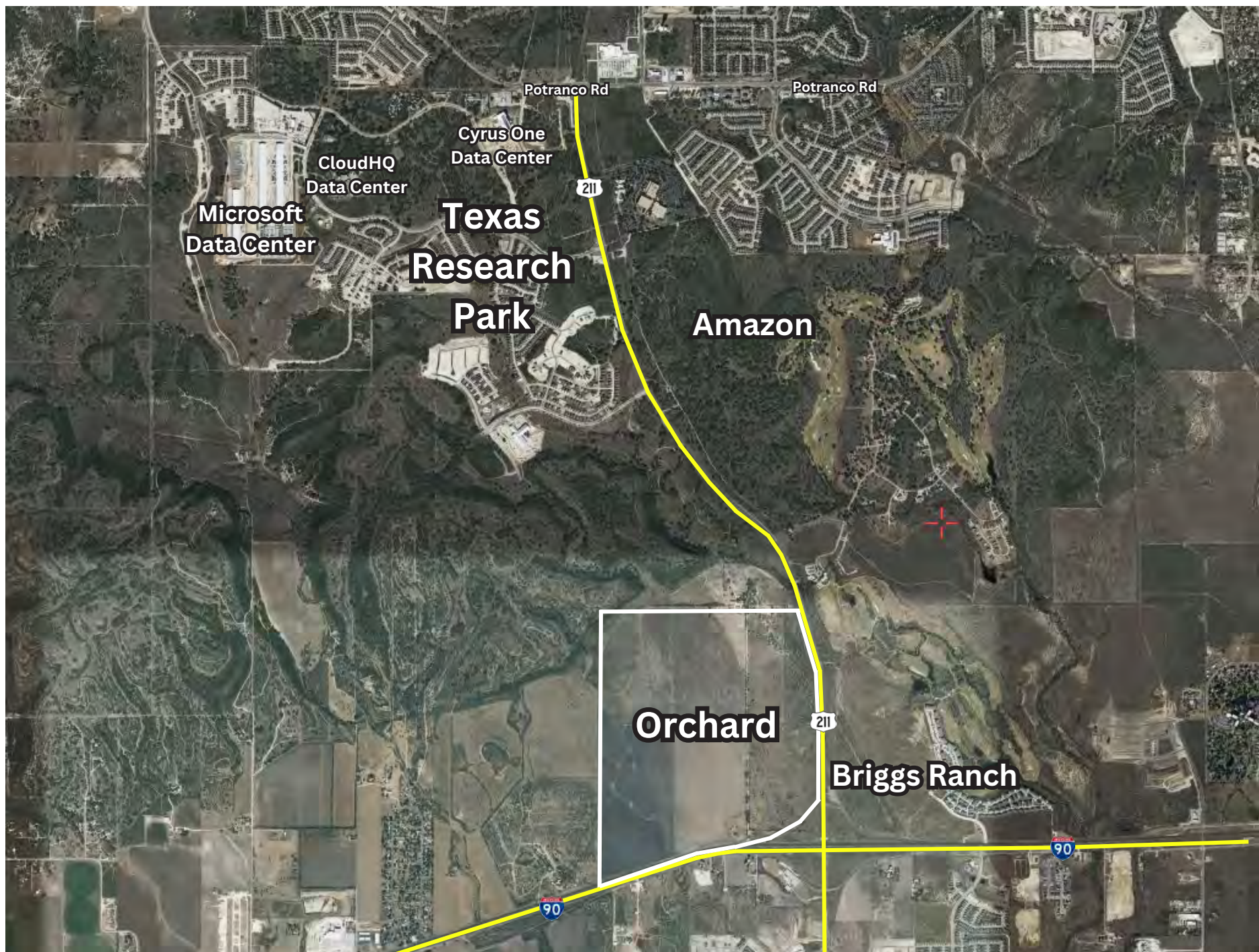
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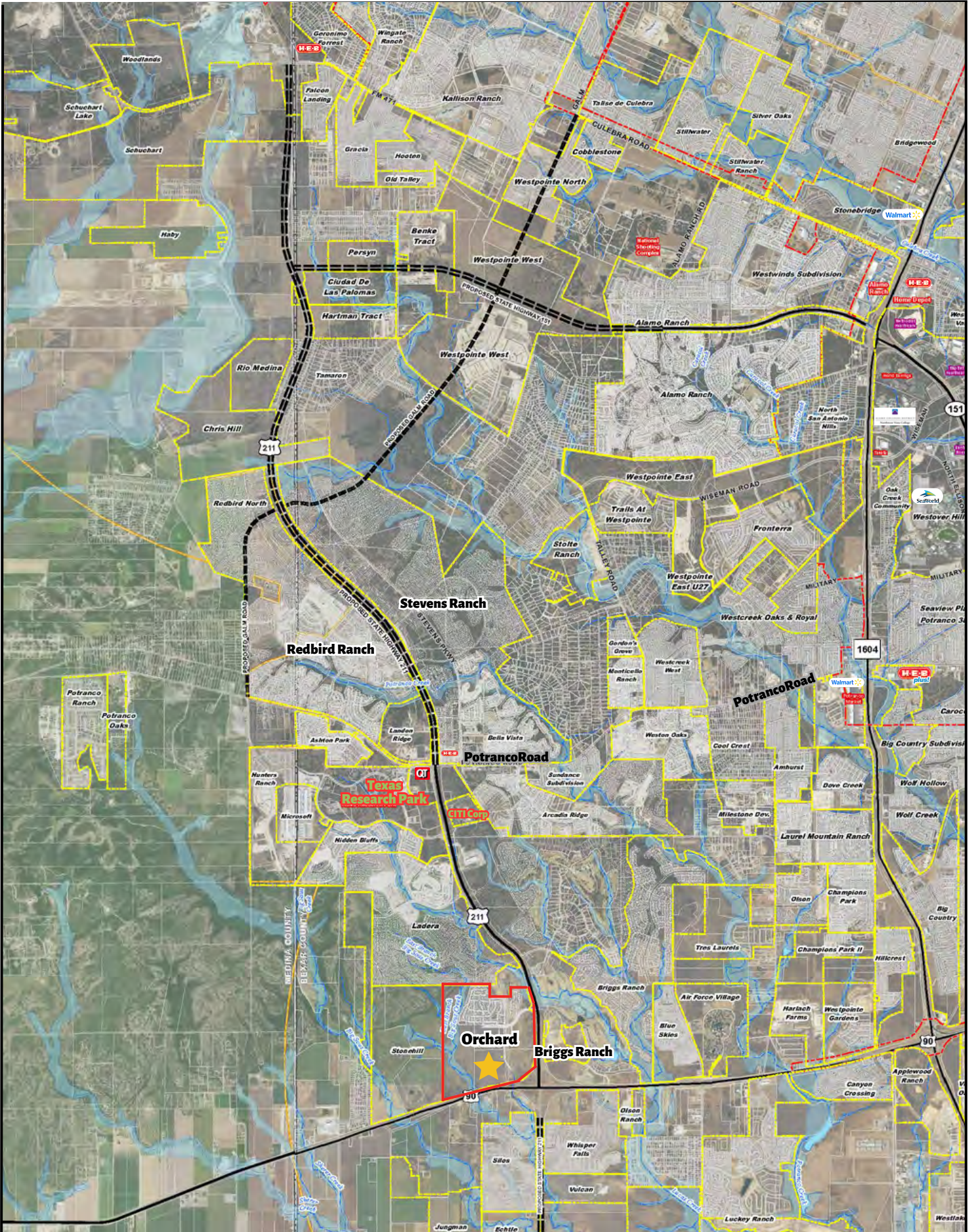
ORCHARD POWER PARK

SAN ANTONIO, TEXAS





MAPPING



MAPPING

Stevens Ranch
NEQ, Potranco and Hwy 211 | San Antonio, Texas



SURROUNDING AREA



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SURROUNDING AREA

BRIGGS RANCH APARTMENTS



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San Antonio is home to several large corporations, and several companies are planning new facilities. West San Antonio is conveniently located to many of the employment centers in West San Antonio.

Employment centers within 15 minutes of Hwy 90 and Hwy 211 have approximately 100,00 employees who work within a 15 minute drive.

- Toyota (Manufacturing Plant)
- Westover Hills (Major Business Employment Center)
- South Texas Medical Center
- Kelly USA
- Lackland AFB
- Microsoft
- Citicorp
- Capital Group Companies
- Downtown San Antonio (18 minutes)
- Future Methodist Hospital
- Christus Santa Rosa Hospital
- Future Baptist Hospital

Major Corporate Headquarters located in San Antonio:

- H.E.B. Food Stores
- USAA
- AT&T Southwest Research Institute
- Valero Energy
- West Teleservices
- Frost National Bank
- Kinetic Concepts, Inc.
- Harcourt Assessment, Inc.
- Martin Marietta Materials SW, Inc.
- Zachry Construction Company
- Clear Channel Communications
- HOLT CAT
- Tesoro Petroleum Company

Major Corporate Headquarters located in San Antonio:

- Homeland Security / National Agro / Bio-Defense Facility (NABF) (New)
- Randolph AFB
- Fort Sam Houston
- Brooks City-Base
- Lackland AFB

Dallas developer plans construction on 279,000-square-foot data center in early 2024

By [James McCandless](#) – Reporter, San Antonio Business Journal
Nov 14, 2023



The Texas Research Park is located just south of Potranco Road and west of Texas Highway 211.

A prolific data center builder is planning to add to its San Antonio portfolio in the coming months.

Dallas-based CyrusOne is preparing to break ground on a 279,730-square-foot data center at the former Texas Research and Technology Foundation campus on the Far West Side. Plans include a two-story center and an office area, according to a filing with the Texas Department of Licensing and Regulation.

The company purchased the land at 14815 Omicron Drive in 2021 for an undisclosed amount, Bexar County records show. A site plan filed at the time showed two buildings – dubbed SAT 8 & 9 – rising at the Omicron Drive site, though details were scarce.

A representative for CyrusOne said it was too early to share detailed information about the development.

"CyrusOne recently purchased land/property in San Antonio," the spokesperson said. "CyrusOne currently has several data centers in the San Antonio area, and the company will share details about its plans for the property in the coming months."

[In September](#), the firm acquired more than 25 acres nearby at 15355 Lambda Drive for the construction of two data centers, designated SAT10 and SAT11. The western edge of Bexar County — stretching into Medina County — has become a hot spot for data center development, with [Microsoft](#) and [Stream Data Centers](#) being a few of the players making moves in the area recently.

Construction is expected to finish by the end of 2025, according to the filing.

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From the San Antonio Business Journal:
<https://www.bizjournals.com/sanantonio/news/2022/11/15/new-state-highway-drive-development.html>

New state highway project to drive more Far West development

The nearly eight-mile stretch of pavement is part of a project initially conceived more than 35 years ago.

Nov 15, 2022, 2:36pm CST

Work on a long-anticipated stretch of State Highway 211 west of San Antonio has finally been completed and that new roadway is expected to spur more development in a part of Bexar County already experiencing significant growth.

The new lanes span nearly eight miles along the Bexar and Medina county lines — from Potranco Road to Culebra Road — and link two previously completed portions of SH 211. The highway will now allow unimpeded travel between State Highway 16 to the north and U.S. Highway 90 to the south.

Bexar County officials said the new highway leg is in an area that's already seen a threefold increase in population since 2020, putting increasing pressure on existing infrastructure.

Bexar County Judge Nelson Wolff told me the added infrastructure



BEXAR COUNTY

A new stretch of State Highway 211 will connect Culebra and Potranco roads west of San Antonio.

is a “very big” deal that will likely draw more “large development,” including additional homes and commercial activity. The final total cost for the project is \$33 million.

Work on the joint pass-through project involving Bexar County and the Texas Department of Transportation began January 2021. While the new stretch of roadway took less than two years to construct, its part of a larger project initially conceived in 1986.

The first two legs of SH 211 were completed by 1990, but the final link was held up for years due to right-of-way agreements and environmental constraints.

As far back as 2007, Bexar County began working with TxDOT and Medina County officials to acquire some of the right-of-way funding for the remaining route.

“It took over 30 years for this final connection of SH 211 to be completed,” said Medina County Judge Chris Schuchart, echoing Wolff’s prediction that the new roadway will spur additional development in an area already experiencing significant growth.

Bexar County’s West Side 211 Public Improvements District funded the design and environmental components tied to the project. The PID also donated right-of-way for the roadway.

The scenic highway boasts three new bridges including a pedestrian bridge connecting the Legend Oaks neighborhood.

San Antonio-based Pape-Dawson Engineers and Capital Excavations in Buda teamed on the project.

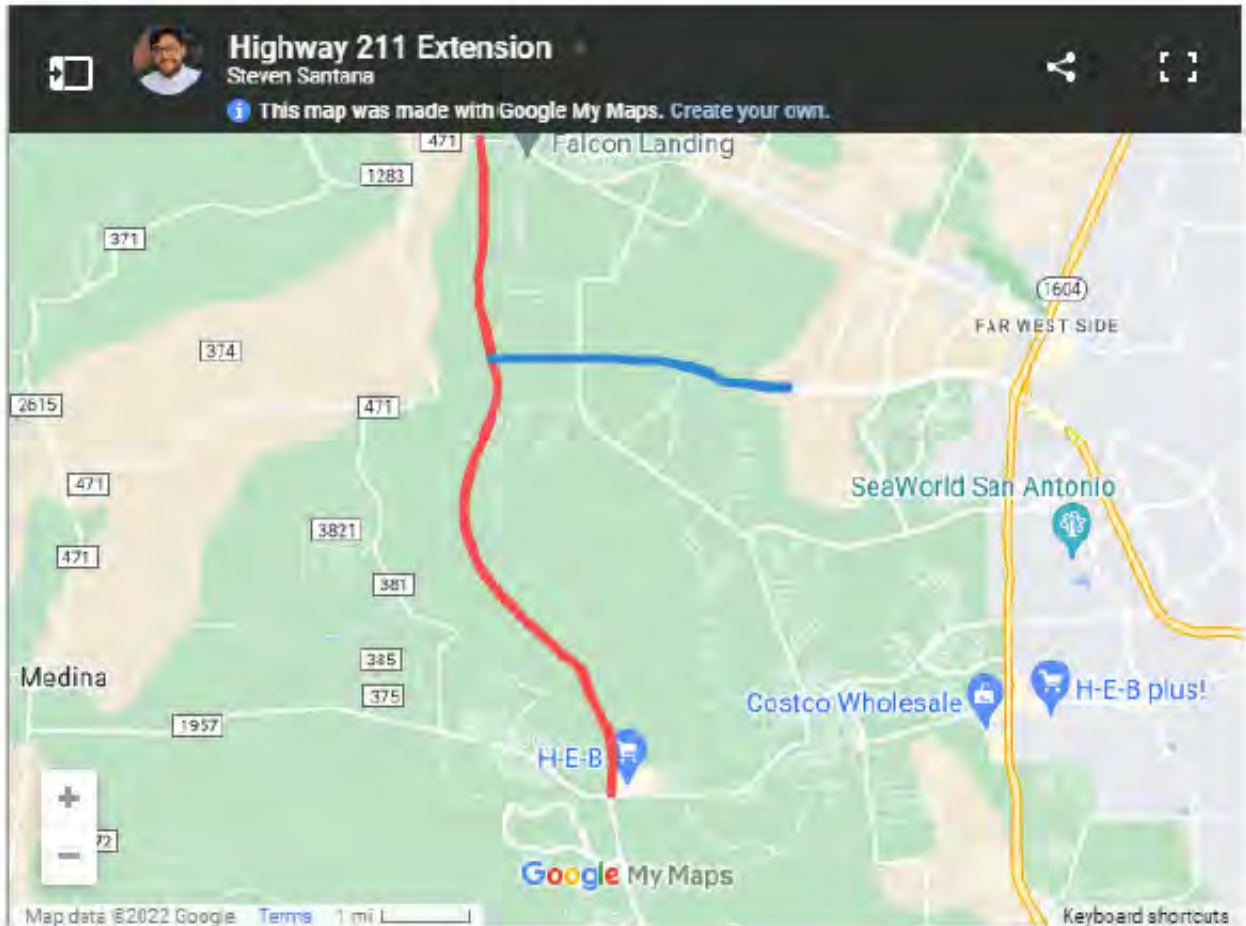
W. Scott Bailey

Senior Reporter

San Antonio Business Journal



See a map of the Highway 211 extension below.



The extension is happening in an area that saw some of the largest amounts of growth in Bexar County in 2020, with growth ranging from 298% to 468%. The Portanco and Highway 211 intersection is near Stevens Ranch retail development anchored by an H-E-B that opened in October 2020 as well as the Microsoft Data Center.

BUSINESS // LOCAL BUSINESS

Amazon is planning to build a data center on the far West Side



Madison Iszler, Staff writer

Oct. 28, 2020



— Amazon is planning to build a data center on San Antonio's far West Side, according to filings with the Texas Department of Licensing and Regulation.

JOHANNES EISELE /AFP via Getty Images

Amazon is planning to build a data center on the far West Side, state construction documents indicate.

The company expects to start work early next year on the project, dubbed "AWS Rockfish" in filings with the Texas Department of Licensing and Regulation.

AWS stands for Amazon Web Services, the company's cloud-computing arm. Here's where it gets murky. Two of the three filings list 7400 Potranco Road as the location, which is next to the National Security Agency's San Antonio installation, and a third lists Texas 211 and Potranco.

All describe a 109,600-square-foot facility but include different projected costs. Combining the figures on two of the filings comes out to \$55.95 million, which is the estimated cost in the third filing.

The owners identified in the filings also vary: Amazon Data Services Inc. is

listed as the owner on two of the documents and Corporate Office Properties Trust as the owner on the third.

The Columbia, Md.-based real estate investment trust is “the largest landlord of Amazon Web Services data centers,” according to [a report by Bisnow](#), a business news outlet.

Entities affiliated with the REIT also own the buildings the NSA occupies, Bexar Appraisal District records show.

“Amazon has a practice against commenting on our future roadmap,” said an Amazon spokesperson.

A spokesperson for Corporate Office Properties Trust said the trust was unable to comment.

Amazon operates several facilities in San Antonio, including a sorting center on Callaghan Road on the West Side and a fulfillment center on Foster Road on the East Side.

“AWS Rockfish” would join a string of data centers on the far West Side. Microsoft, Frost Bank and Valero have facilities in the area, and companies such as CyrusOne and Stream Data Centers host space for servers for businesses.

The area is an attractive location for such projects, which tend to create few jobs, because of its affordable and ample electricity.

Several of CPS Energy’s substations are on the far West Side, and the utility’s reliability is an advantage. The average interruption per CPS customer was about 154 minutes last year. Among the large utilities in Texas with at least 100,000 customers, that figure was 239 minutes.

San Antonio also is appealing because of the low likelihood of natural disasters and extreme weather events, such as hurricanes.

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Microsoft plans \$175.9 million expansion of data center on western edge of Bexar County



By James McCandless - Reporter, San Antonio Business Journal
Mar 6, 2023 Updated Mar 7, 2023, 3:17pm CST



The Microsoft logo on a sign at the company's headquarters campus in Redmond, Washington on Nov. 4, 2015.
BUSINESS JOURNAL PHOTO | ANTHONY BOLANTE

After completing construction on a new data center building at the Texas Research Campus on the western edges of Bexar County, Microsoft intends to build a 153,000-square-foot addition to the complex this summer, state filings show. The added data center and administrative usage would bring the complex at the 15000 block of Lambda Drive to about 232,000 square feet.

The Far West Side of the region is currently experiencing a boom of job growth, fueled in part by the expansion of tech and cybersecurity entities into the area. Along with Microsoft, other data and IT firms have invested in the region, and the National Security Agency has quietly established a presence.

According to a filing with the Texas Department of Licensing and

Regulation, the "SAT40" project is expected to cost \$175.9 million, though that's an estimated cost and is subject to change. The scope of work includes a shell data center that includes administrative components and a data center.

As the Business Journal previously reported, Microsoft started building the first site, SAT46, in 2021 and finished in February 2022. It also built two data centers on 33 acres that it purchased from Valero (NYSE: VLO) in 2021 at 3535 Wiseman Blvd.

Construction is expected to start in June, with completion slated for September 2023. Houston-based Page Southerland Page is the architect.

In an emailed statement, a Microsoft spokesperson said that it was committed to increasing support for its cloud services business.

"Microsoft has a 15-year history in Texas and we believe there is great opportunity for Microsoft's cloud services to continue supporting local businesses, regional economic growth, and innovation," the spokesperson said. "We don't have anything definitive to share at this time but can confirm we are committed to supporting Texas digital transformation with the Microsoft cloud."



James McCandless

Reporter - *San Antonio Business Journal*

SUBSCRIBER CONTENT:

2022 Building San Antonio Awards: CyrusOne Texas Research Park

May 26, 2022, 3:15pm CDT



KURT GRIESBACH

Interior lobby at CyrusOne

While completing the technical process of building out CyrusOne Texas Research Park's newest West San Antonio data center to house massive computer servers, Rogers-O'Brien Construction had to also factor in the all-too-human elements of Covid-19 in its efforts to finish the \$26.2 million project on time.

"We all know that construction is not sitting on your couch," said John Archer, director of Rogers-O'Brien's San Antonio practice. "If the glass team was doing glass installation and someone came down with Covid, that crew would have to quarantine."

Rogers-O'Brien was tasked with building a 208,000-square-foot data center for CyrusOne's enterprise clients that buy servers

inside the facility with dedicated internet service connections. CyrusOne Texas Research Park is a two-story core and shell building. Completed in a total of three phases, phases two and three included the addition of a second floor.

The construction company broke ground on the project in October 2019. About six months later the pandemic would begin wreaking havoc on both construction crews and supply lines. Early challenges included staffing and social-distancing the 120 on-site electricians required for the project's first phase, which was completed in July 2020.

For the subsequent phases, Rogers-O'Brien used staggered, seven-day-a-week work schedules to help socially distance the workforce, which reached 400 people at times, while securing special equipment to allow one worker to do side-by-side, multi-worker jobs such as pulling heavy cables into place.

Further hampered by delays in delivery of exterior metal panels and elevator parts, among other items, Rogers-O'Brien used pre-fab construction for some of the building's components to make up for lost time.

Rogers-O'Brien also took site-specific actions such as building temporary walls to keep debris and dust away from sensitive installed equipment, and using temperature gauges to ensure that the server rooms didn't overheat while the project was being completed

Despite the on-site challenges, the project was finished on time in March 2021.

"Covid was difficult on all levels, and these are highly specialized buildings," said Archer. "But we have a group of data-center builders who've been together for the last six years and have a high knowledge of the mechanical, electrical, plumbing and fire systems that go into these buildings."

D.C.-based data center builder scoops up 123 acres in western Bexar County




The Texas Research Park is located just south of Potranco Road and west of Texas Highway 211.

GOOGLE EARTH



By James McCandless - Reporter, San Antonio Business Journal

May 8, 2023 **Updated** May 8, 2023 1:20pm CDT

 Listen to this article 2 min



Another firm is moving into the Texas Research Park to build a data center. CloudHQ, a Washington, D.C.-based data center developer, purchased about 123 acres of land across the street from Microsoft's facilities on the western edge of Bexar County.

The company purchased the property from the University of Texas System, which owns most of a section of land encircled by Lambda Drive and Omicron Drive, just east of Microsoft's data campus, according to a deed filed with Bexar County. Purchase terms weren't disclosed.

While exact plans haven't been made public, a county filing showed that the company is considering multiple configurations of four or five multi-story data storage facilities.

CloudHQ has been active since 2016, billing itself as a "hyperscale" developer with an international presence. Its closest project to San Antonio is a 2.7 million-square-foot, six-building data center in Santiago de Queretaro, Mexico, that is currently under development.

As previously reported, Microsoft is planning to kick off construction on "SAT40," a 153,000-square-foot addition to its data complex in the summer.

Representatives for CloudHQ did not respond to a request for comment by publication time.

San Antonio is No. 7 among nation's largest cities for productivity growth, new report says

Staff reports

Dec. 7, 2022 Updated: Dec. 7, 2022 7:44 a.m.



A new report says San Antonio's growth in productivity puts it in the top 10 among big cities across the U.S. One factor driving that growth, it says, is San Antonio's status as a cybersecurity hub attracting "many of the best and brightest in a high-productivity field that is growing in importance." In this file photo, staffers work at Accenture's cyber operations center in San Antonio.

Handout/Accenture Federal Services

San Antonio's economy made one of the biggest climbs in productivity among the 50 largest U.S. cities over the past 15 years, according to a report out Wednesday.

The ranking, part of "[The Power of Productivity](#)" report from the [Kenan Institute of Private Enterprise](#), put San Antonio seventh for its 11-place move up in the rankings.

The city ranked 35th on the project's list of most productive [workforces](#) for 2022, putting it below the national average.

New Orleans improved its productivity rank the most during the 2007-2022 period, the report said, followed by Pittsburgh, Salt Lake City, Portland, Ore.; Columbus, Ohio; and Fresno, Calif.

“San Antonio,” the report says, “has been growing across a diverse array of sectors, ranging from manufacturing to technology, finance and insurance. Its status as a cybersecurity hub attracts many of the best and brightest in a high-productivity field that is growing in importance.”

On ExpressNews.com: [UTSA launches degree program to train next generation of cyber defenders](#)

It also calls out “the city’s noted collaborations among civic, academic and business entities” which it says “allow for rapid innovation, which is then borne out in its economic output.”

The report says San Antonio’s productivity increased 16.6 percent in the 15-year period.

Rounding out the top 10 by productivity growth were Cincinnati, Oklahoma City and Cleveland.

Austin moved up eight places, putting it at No. 11 by growth. It ranked 14th among most productive workforces. Houston fell two places to land at No. 30 for growth. It ranked fourth for productivity. Dallas fell three places to No. 31 by growth and was 16th for productivity.

The institute — part of the UNC Kenan-Flagler Business School at the University of North Carolina — said economists cite productivity as the single most important determinant of a society’s standard of living. But while the U.S. has seen productivity rise nearly every year since 1889, it said, national numbers tend to obscure differences among cities and the factors that produce those variations.

It said the report suggests that cities commonly portrayed as being in decline, such as New Orleans and several within the Rust Belt, have transitioned away from less productive sectors toward areas such as technology and advanced

manufacturing. That has led to productivity gains for those cities, which may indicate that they are gathering momentum for a comeback.

“The story of productivity from 2007 to 2022 is not uniformly positive or negative. The bad news is that, to date, the divergence in productivity between the have and the have-not cities continues to grow,” the report concludes. “The good news is that some (areas) may be poised to catch up to the leaders. First, the list of top gainers suggests that some areas have been making investments that are yielding marked productivity gains. Second, cities that have experienced hardship... offer evidence that increased productivity can be realized through the development of new industries.”



Information About Brokerage Services

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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.

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- 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.

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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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TXR-2501

Information available at www.trec.texas.gov

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