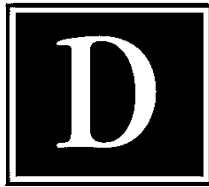


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Highway 90 and SH 211
San Antonio, Texas**



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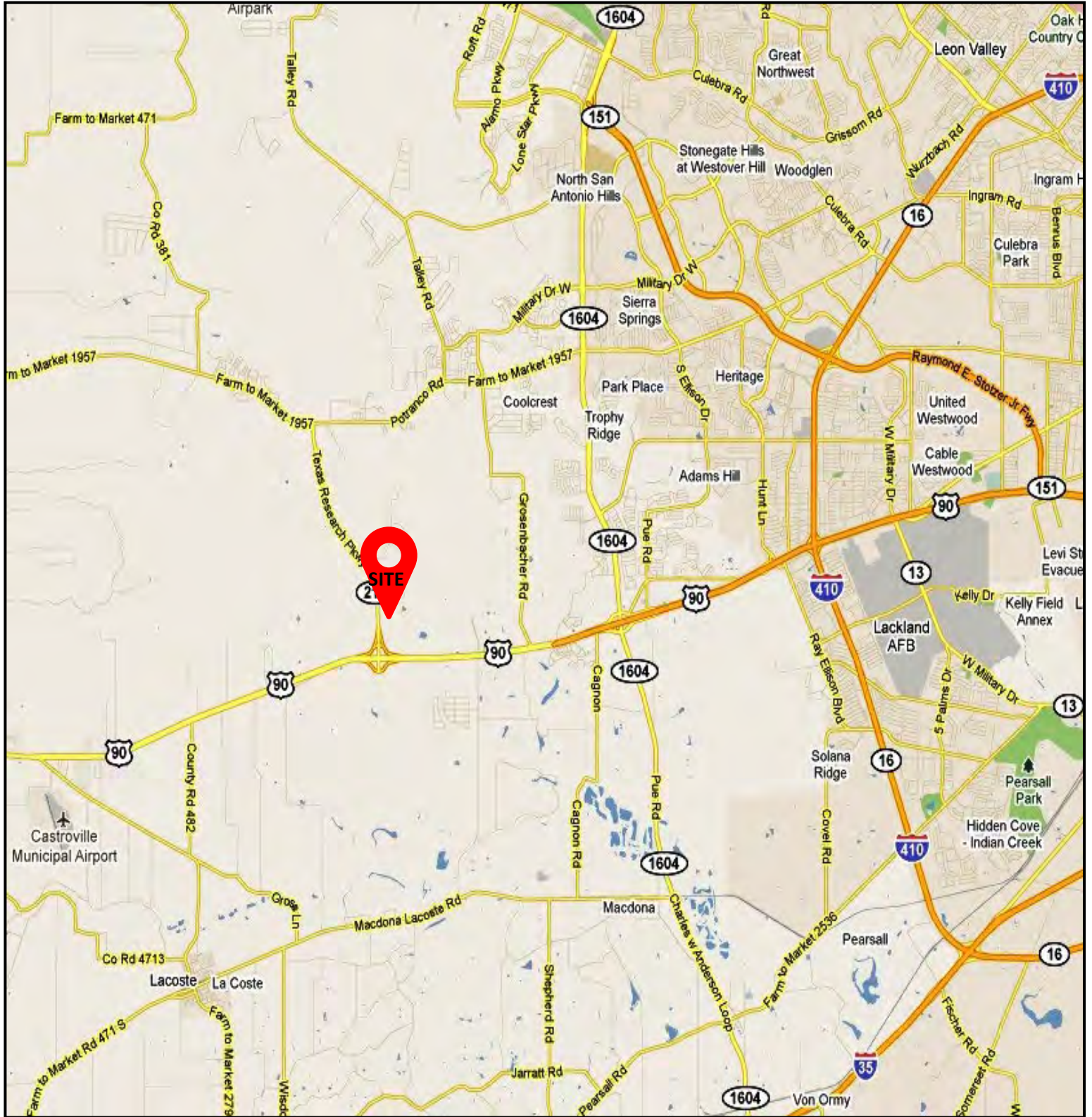


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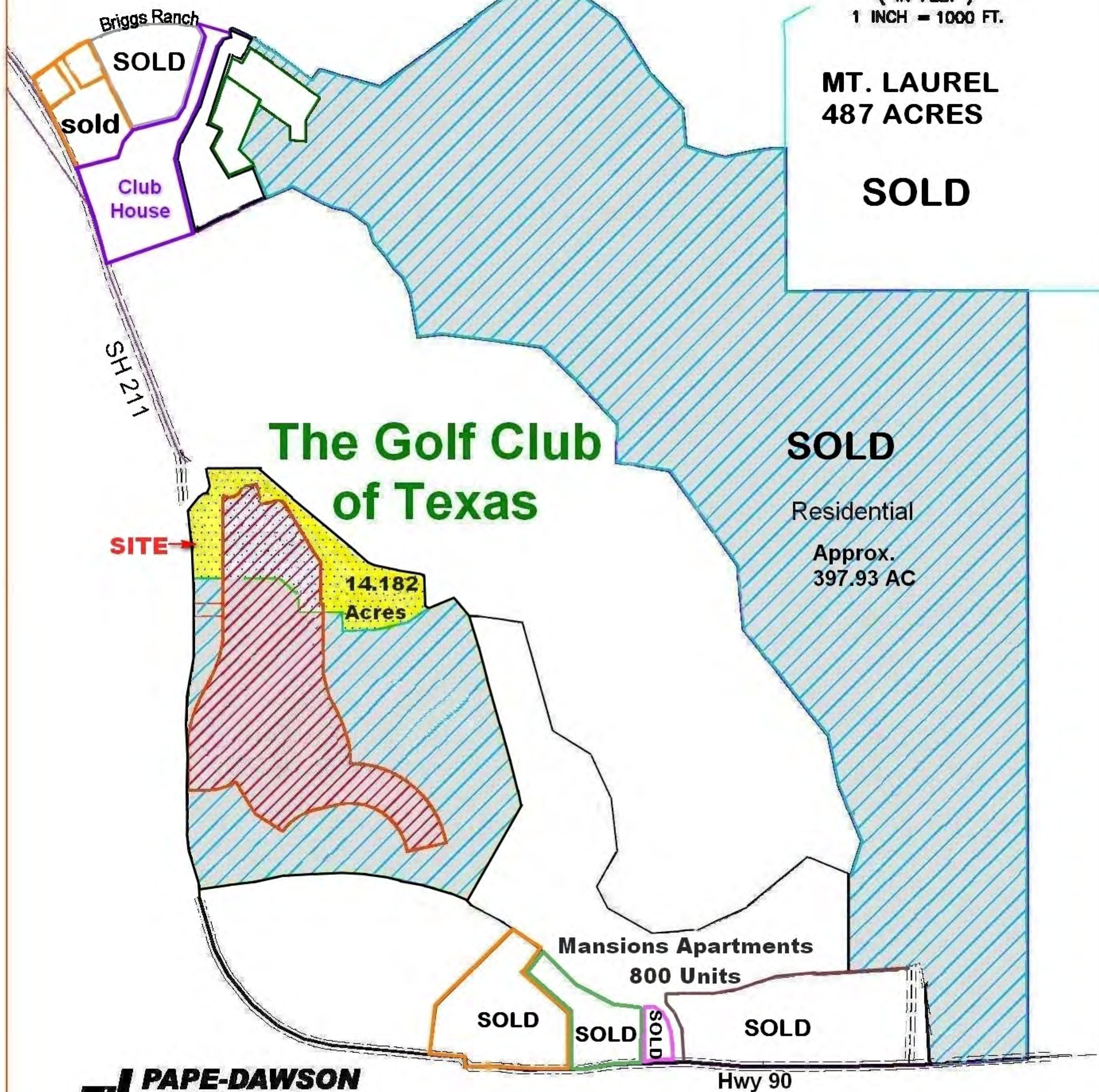
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H-E-B opening Far West Side store in fall, anchoring master-planned community (slideshow)

Sep 2, 2020, 4:53pm CDT Updated: Sep 2, 2020, 8:07pm CDT

San Antonio-based H-E-B LP plans to open its next San Antonio store this fall, bringing the first anchor retail tenant to a 2,400-acre, master-planned community on the Far West Side.

H-E-B is targeting to open the store at 14325 Potranco Road in October, the company confirmed to the Business Journal, though it declined to share additional details.



GABE HERNANDEZ | SABJ

The company acquired its 23-acre property at Stevens Parkway and Potranco Road at Stevens Ranch in 2017, according to Bexar County records. It is also building a gas station and car wash. Signage on site shows Spawglass is the general contractor for the H-E-B property.

On the other side of Stevens Parkway, Houston-based Weingarten Realty recently completed a nearly 20,000-square-foot retail building. Most spaces are leased and opened for business, with tenants including Anytime Fitness and Domino's Pizza. Fulcrum Construction built the retail space designed by Luna Middleman Architects.

Stand-alone Taco Bell and Burger King restaurants, owned by others, are being built east of the completed retail building, as well as a 11,000-square-foot retail building being developed by Weingarten, expected for completion by January. U.S. Builders is the general contractor for the project designed by CDA Architects. Both firms are based in Houston.

"The types of tenants we see are basic goods and services, dry cleaners, salons and ice cream shops," said Gerald Crump, senior vice president and director of the central region for Weingarten. "Most tenants we're looking at for the next phase are basic goods and services versus true retail."

The former owner of the H-E-B property is Cumberland Potranco Joint Venture of Houston, which continues to own the Weingarten-developed properties.

H-E-B will lease its own retail space on its property, according to Weingarten, though the extent of the space is unclear.

Weingarten could bring more anchor tenants to its property in a 19-acre area north of Weingarten's buildings, said Crump, who added that the redevelopment of State Highway 211 breaking ground in the fourth quarter makes the area ripe for development.

In addition to the retail properties, the 2,400-acre development includes single-family home communities, public schools and more than 90 acres of additional land being marketed by Drake Commercial.

Microsoft building massive expansion on West Side

Jan 28, 2020, 7:44am CST

Microsoft Corp. is building a massive expansion to its San Antonio data center once owned by Chevron USA Inc., a subsidiary of Chevron Corp., according to city and state documents.

A \$28 million construction permit was filed Jan. 20 with the city of San Antonio for a commercial addition to the property at 5200 Rogers Road, which Microsoft acquired from Chevron in October 2017, according to county records.

The extent of the work by the contractor named in the filing — Jorge Gonzalez — is unclear. It is likely to be part of the second phase of the data center's construction, a \$42 million project filed Oct. 16 with the Texas Department of Licensing and Regulation.

Records show Microsoft's plan to build two additional data centers on the property totaling 104,837 square feet — one a full build-out and one a shell building, plus a metal building connector corridor as well as an equipment service yard with an acoustical fence enclosure for the full data center.

The two projects were scheduled to begin Nov. 1, 2019 and are estimated to be completed by Aug. 15 this year.

Renovation of the first data center was planned to begin March 1 and be completed by Dec. 1, records show. It is unclear whether or not construction has concluded on that facility. Plans for the \$44 million renovation included adding administrative offices and capacity to handle 7.2 megawatts of electricity to the 60,500-square-foot co-location building.



GOOGLE MAPS

The Chevron Corp. data center in Westover Hills was acquired by Microsoft Corp. in a deal that closed last month.

Houston-based firm Corgan Associates was hired to design both the renovation and expansion, the TDLR records show.

Microsoft (Nasdaq: MSFT) and Chevron (NYSE: CVX) signed a seven-year agreement in 2017 for the Redmond, Washington-based company to become its primary cloud hosting provider. The value of the deal was not disclosed.

Chevron is working with Microsoft on an internet of things service that enables the company to deploy and track thousands of pieces of equipment with sensors by 2024 for predictive maintenance, it told the The Wall Street Journal in 2018.

Mitchell Parton

Reporter

San Antonio Business Journal



BUSINESS

Boeing to add 500 San Antonio jobs to rehab Hornet fighter

Randy Diamond Aug. 27, 2019 Updated: Aug. 27, 2019 7:45 a.m.



Newly built Boeing 737 Max aircraft are seen in an aerial image Saturday, June 29, 2019 at Boeing's Kelly Field maintenance facility in San Antonio. Boeing will add 500 jobs at its facility at Port San Antonio over the next several years.

Photo: William Luther, Staff photographer

Boeing will add 500 jobs at its facility at Port San Antonio over the next several years as it begins to modernize the Navy's Super Hornet fighter jets, company officials announced Monday.

The aerospace company employs 900 workers at its San Antonio maintenance operation.

"This means a lot for San Antonio," said Sen. John Cornyn, who attended a ribbon-cutting ceremony Monday at Port San Antonio, the former Kelly Air Force Base. "These are good jobs that will pay well."

Cornyn, Mayor Ron Nirenberg and Boeing officials cut a ribbon on a Super Hornet jet that is being rehabbed at the facility.

Cornyn said he grew up in San Antonio and remembers when Kelly AFB was closed in 2001. "There was a collective groan," he said, "and a lot of despair over what would happen to the great jobs that were created at Kelly."

Just how well the new jobs will pay, Boeing won't say. Jay Galloway, Boeing's San Antonio site leader, said Boeing will need a variety of workers — from engineers to mechanics — and will be looking for employees in San Antonio as well as conducting a national search.

Boeing's initial \$164 million contract with the Navy is for one year, but contract extensions could continue for more than a decade. Boeing could earn more than \$1.5 billion for the work at its San Antonio maintenance facility.

Galloway said Boeing expects to rehab up to 32 of the fighter jets a year, extending their life from 6,000 flight hours to 10,000 hours. The jets can carry air-to-air and air-to-surface missiles.

Another eight Super Hornet jets would be rehabbed each year at the company's facility in St. Louis, where the jets are manufactured. Boeing received a \$4 billion contract from the Navy in March to build new Super Hornet jets at the St. Louis facility.

Galloway said in the second phase, which won't begin for several years, Boeing would add advanced communications and weapon systems as well as improve the plane's fuel mileage systems.

The Navy has 550 Super Hornet jets in its fleet.

"Many of the (jets) exceed their 6,000 (hour) mark but are still flying," said Navy Lt. Commander John Thiessen, who is in charge of the Hornet program. He said the fighter jet was introduced in the Navy fleet in the early 2000s.

Thiessen said the rehab could extend the life of the fighter jets for more than a decade because the average Super Hornet fighter jet logs around 250 hours a year.

Galloway said the rehab will fix a number of issues on the plane.

"There are structural issues, corrosion, normal wear and tear," he said. "We're going to strengthen all the structures."

Each plane will be at the San Antonio facility for 10 months to a year, he said.

Boeing's military division is a bright spot for the company. In July, Boeing reported a second-quarter loss of almost \$3 billion as the company continued to feel the impact of the

grounding of its 737 Max aircraft after two deadly crashes. The Max isn't expected back in service until late this year or early next year at the earliest.

Boeing's military arm, known as Space & Security group, reported net revenue of \$6.6 billion for the second quarter, up 8 percent from the same quarter a year earlier.

Galloway said work actually began last month at the San Antonio facility on the first fighter jet, even though the ceremony was Monday. He said six jets should be rehabbed in the next federal fiscal year, which start Oct.1. The ramp-up to 32 planes a year will take several years.

He said the San Antonio facility could see more than 400 fighter jets rehabbed over the next decade. San Antonio was chosen over St. Louis for most of the rehab work, he said, because "they have very limited capacity" in St. Louis.

Boeing opened its San Antonio facility in 1998 and leases 1.6 million square feet of buildings and hangar space. The facility has been best known for its work modifying the C-17 GlobeMaster III cargo plane.

Randy Diamond covers energy and manufacturing in the San Antonio and Bexar County area. Read his stories and more local coverage on our [free site](http://mySA.com), mySA.com, and on our [subscriber site](http://ExpressNews.com), ExpressNews.com. / randy.diamond@express-news.net

Weingarten Realty breaks ground on Far West Side retail development

SUBSCRIBER CONTENT:

Apr 11, 2018, 12:32pm CDT

The retail portion of Stevens Ranch, a 2,400-acre master-planned community on San Antonio's Far West Side, finally broke ground after being in the works for well over a decade.

Work is underway on a 25-acre retail plot at the corner of Potranco Road and Stevens Parkway across from a 26-acre plot owned by H-E-B. The retail site will feature a nearly 20,000-square-foot retail shell along with five pad sites of about an acre each and a massive 18.3 acre pad site.



LUNA MIDDLEMAN ARCHITECTS

The first phase of the project, being developed by Houston-based REIT Weingarten Realty, will be the 20,000-square-foot retail shell, which broke ground in February. Supercuts, Smilepoint Dental Group and Quarry Nails have already signed leases.

Weingarten is developing and leasing the property. The retail shell, along with some initial pad sites, which are both for sale and for lease, are expected to be delivered by this fall. According to a document submitted to the Texas Department of Licensing and Regulation, the retail shell will cost an estimated \$3 million.

The project team currently consists of general contractor Fulcrum Construction, architect Luna Middleman Architects, civil engineer Pape Dawson Engineers and landscape architect Rialto Studio. Along with the 25 acres of planned retail, Weingarten is also advertising 94 acres of land just north of the land owned by H-E-B. According to Weingarten's Regional Director of Development John Anderson, there has been interest in the land from a few different users.

Since Stevens Ranch was first reported on over a decade ago, Weingarten has always stated that the project would be a long-term play, dependent on how fast the area grew. Now, Anderson says this is the right time.

"There has been tremendous housing and population growth in this west San Antonio submarket over the past couple of years," wrote Anderson in an email. "The population now justifies new retail development, and with the expansion of Potranco (Road) and the pending extension of (Texas Highway 211), we decided the time was right to kick off phase one of this retail development."

Anderson says the retail development presents opportunities for many kinds of tenants to prosper, as the area grows in need of additional retail options.

"Stevens Ranch will offer a great mix of national, regional, and local retailers serving the west San Antonio submarket and we have a few remaining opportunities for retail and pad sites available. The ... master-planned community offers a great opportunity for many different uses that will benefit from this regional location and the intersection of Highway 211 and Potranco (Road) where there is currently a retail void. The area already has several major employers from Citibank, the Texas Research Park and Microsoft's data center, and is in close proximity to Lackland Air Force Base. These major employers coupled with the increasing housing and population growth in the area increase the demand for nearby retailers and restaurants in this underserved community," wrote Anderson.

Weingarten is also planning to eventually develop into a retail center in another side of town. On San Antonio's Far North Side, at the corner of U.S. Highway 281 and Wilderness Oaks may eventually lie The Shoppes at Wilderness Oaks. While Weingarten says the project is still in its planning stages, a conceptual site map on the company's website says the shopping center could feature a 20,000-square-foot retail shell along with five pad sites, which range from 36,710 square feet to 49,504 square feet.

Ryan Salchert

Reporter

San Antonio Business Journal



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:

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- 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:
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 - 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.

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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.

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