



2.687 AC - Hwy 211 Frontage
SAN ANTONIO, TEXAS

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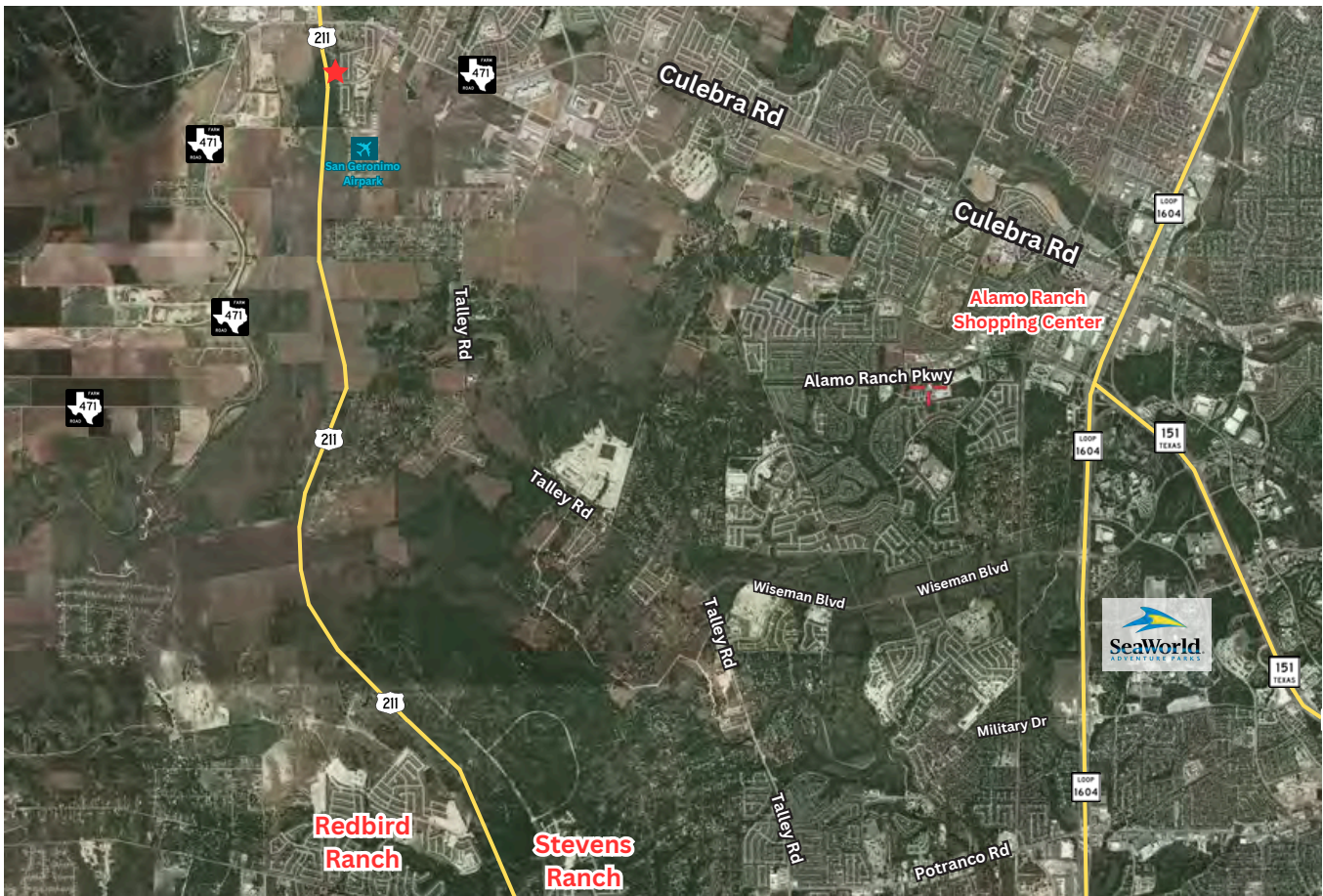
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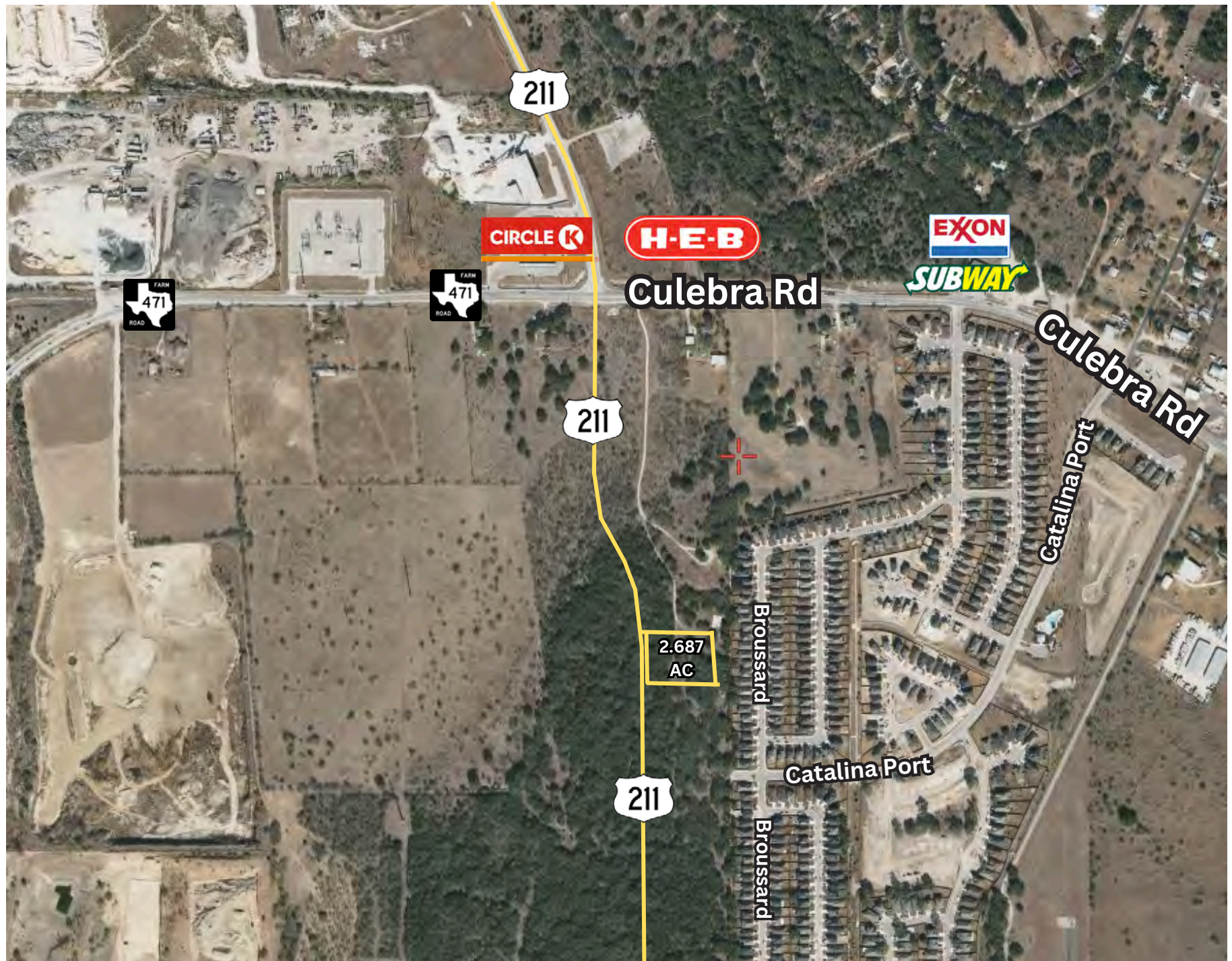
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2.687 AC Hwy 211

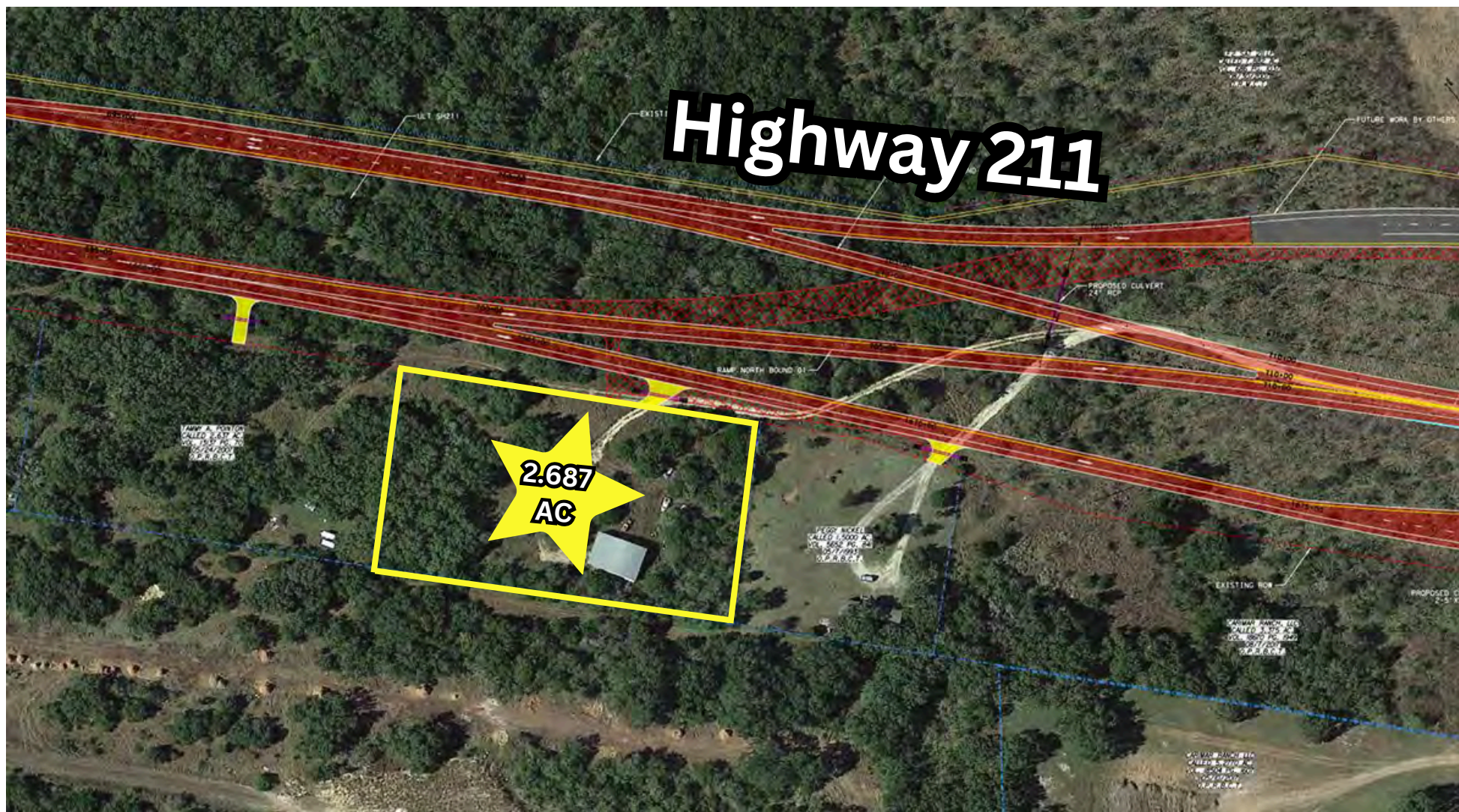
- Frontage on newly opened Hwy 211
- New HEB under construction at Culebra and Hwy 211
- Perfect for storage unit, office, and retail.
- Call for Pricing

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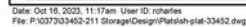


MAPPING





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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



REAL ESTATE & HOMES

San Antonio hottest ZIP codes in 2024: Homebuyers are heading west

We looked at where homes closed within 90 days or less.



Lennar is already advertising for this upcoming subdivision called Brookmill on the Far Westside off Highway 211. Steven Santana | MySA

By [Steven Santana](#), Digital Reporter June 11, 2024

Home sales in the San Antonio and New Braunfels metro area [jumped 50% in the first quarter of 2024](#), pulling the market [out of a slump](#) that came after the COVID-19 pandemic. MySA spoke with a local realtor find out the top areas where folks were buying homes.

With data provided by local [Keller Williams City View realtor Matt Laird](#), we looked at areas where home sales closed within 90 days or less to give us the top 10 hottest ZIP codes in San Antonio in first quarter 2024 (January to March). We noticed that ZIP codes on the Far Westside led the way in homes that sold under 90 days, confirming our observations of one booming neighborhood.

"I do think the Far Westside has been very enticing to all types of buyers given its massive development over the last four to five years, which have brought in countless housing, dining, shopping, entertainment, commercial options as well as provided access to health care and educational facilities," Laird said in a statement to MySA.

Laird adds that nearly half of the homes sold in 78245 in 2023 were built in 2020 or later with a median price of \$336,000 while the median price for all homes sold in 2023 was roughly \$300,000. That price point rose only slightly to a median of \$310,000 in April, [according to recent San Antonio Board of Realtors data](#).

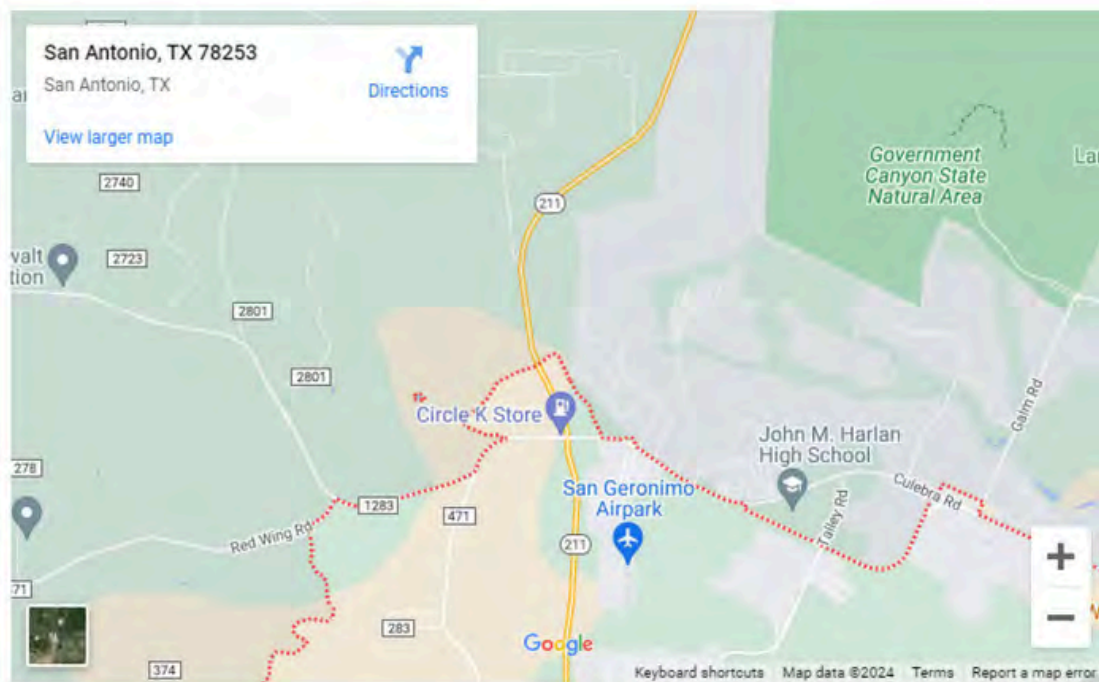
Here are the top 10 ZIP codes in San Antonio for the first quarter of 2024. We will dive a little more into the top three and then reveal the rest in a list.



Culebra Road flanks a subdivision outside Loop 1604.
William Luther/Staff

No. 1: 78253 - 533 homes sold

This ZIP code starts from Alamo Ranch and Loop 1604 and moves west over Highway 211 to the North of Potranco Road. This covers multiple subdivision being built behind Alamo Ranch and to the north of Potranco Road like Redbird Ranch. It falls into the Northside ISD and Medina Valley ISD.



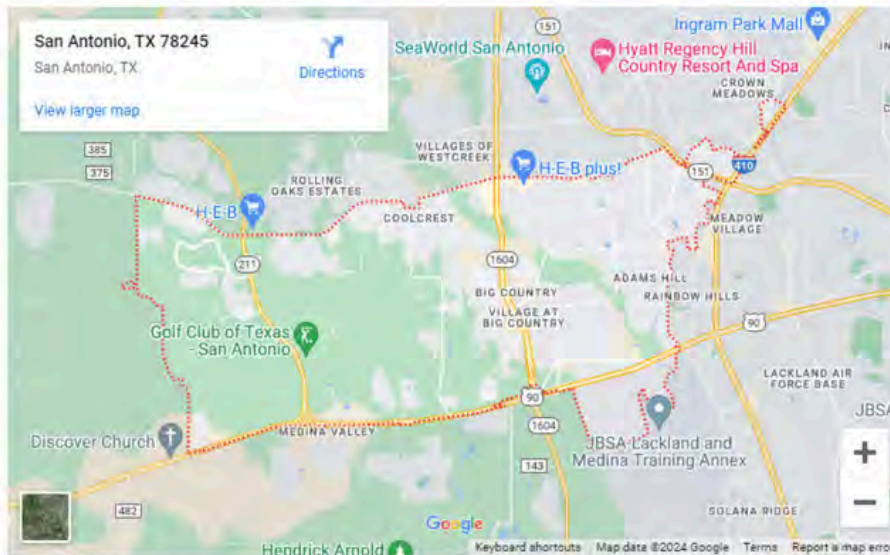
The area has a fairly new H-E-B found in an area called Stevens Ranch with [another on the way at Culebra Road and Highway 211.](#)



The H-E-B at Stevens Ranch opened in October 2020. It now has a Whataburger on the lot.
Steven Santana | MySA

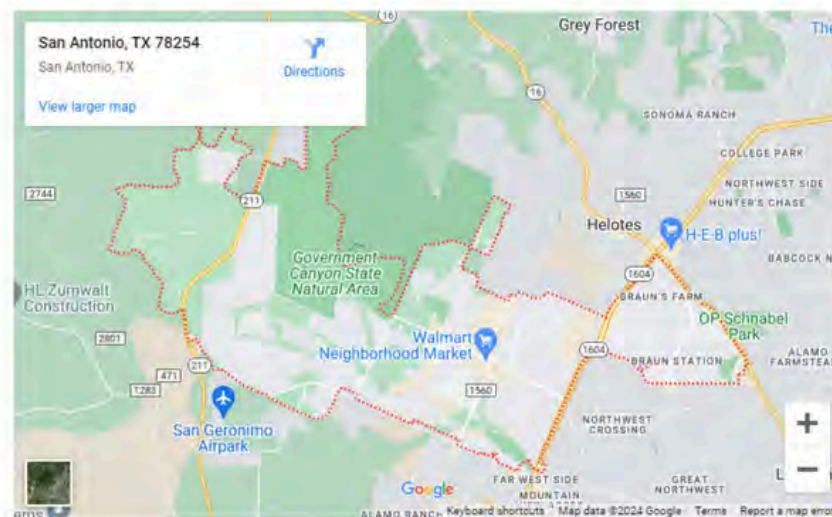
No. 2: 78245 - 452 homes sold

Speaking of Stevens Ranch, this ZIP code is directly south of 78253 across Potranco Road all the way to Highway 90. It covers neighborhoods like Potranco Run, Ladera off Highway 211 as well as the [upcoming Brookmill](#) and [Briggs Ranch subdivisions](#). Laird mentioned that commercial development in the area is an enticing plus for homebuyers — having its own H-E-B, Chick-fil-A and [upcoming Peter Piper Pizza](#).

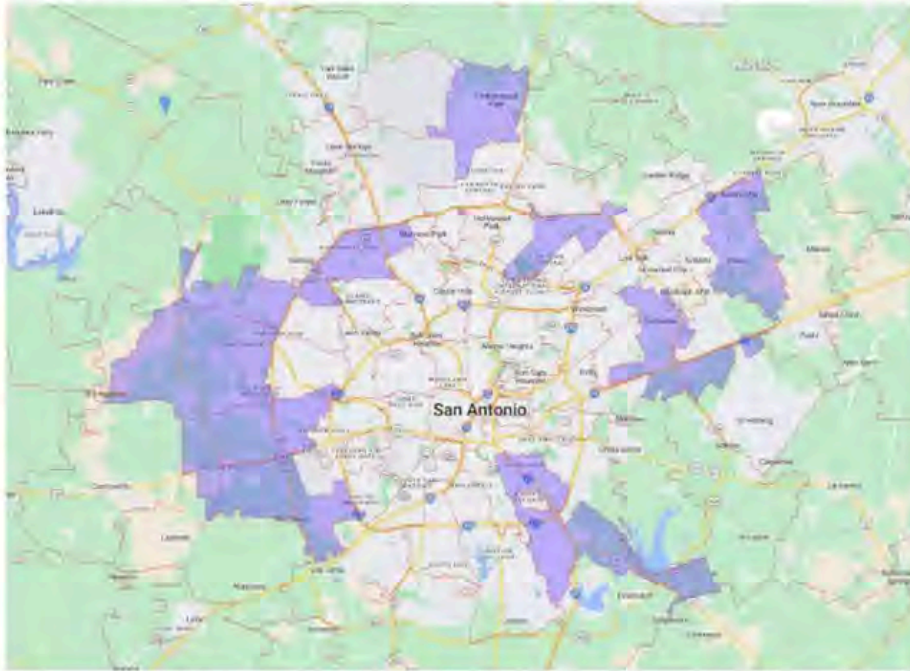


No. 3: 78254 - 398 homes sold

This ZIP code sits north of 78253 (obviously). It covers an area from Brauns Farm to the east of Loop 1604 and then to the west covering subdivisions along Shaenfield and Galm Roads. There's not much going on in the way of retail development except for a Neighborhood Walmart store. But it's not far from Alamo Ranch and Stevens Ranch to the south.



Honorable mentions



San Antonians are heading west as seen in this map of the hottest ZIP codes in the Alamo City. Map by Jess Elizarraras/MySA

Converse/Cibolo (78108, 78109) - 233 homes sold

Expansion along I-35 led areas like Converse and Cibolo on the Far Northeast Side to attract San Antonio homebuyers. Homes in Converse saw around a 2% drop in the typical home value to around \$260,000 according to websites like Zillow and Redfin.

Southside at Brooks (78223) - 138 home sold

The ZIP code around Brooks City Base, an area now known as Brooks, was also attracting homebuyers to close on homes quickly in an area boosted by retail and manufacturing developments like [Toyota Motor Manufacturing Texas](#) and an upcoming construction equipment maker [ICB](#).

Here are the remaining ZIP codes where homes sold in 90 days or less in first quarter 2024:

- No. 4: 78109 - 362 homes sold
- No. 5: 78252 - 339 homes sold
- No. 6: 78108 - 233 homes sold
- No. 7: 78260 - 147 homes sold
- No. 8: 78247 - 143 homes sold
- No. 9: 78249 - 141 homes sold
- No. 10: 78223 - 138 home sold

BUSINESS

H-E-B plans to add another San Antonio store. Here's what we know.

H-E-B isn't done with San Antonio yet.

By [Steven Santana](#) Jan 26, 2024



This is the new storefront of the H-E-B store in Lincoln Heights.
Steven Santana | MySA

H-E-B may be rapidly expanding into North Texas, but the San Antonio based grocery store isn't quite done with Alamo City just yet, according to a recent filing with the state. H-E-B is reportedly planning its newest San Antonio-area store on the Far Westside again at the corner of Culebra Road and Highway 211, [according to a recent filing with the Texas Department of Licensing and Regulation](#).

The filing says that the new store is being planned at 15489 Culebra Road, San Antonio, TX 78253, which is about 2 miles from Northside ISD's Harlan High School and several growing subdivisions. The filing lists the project as "HEB San Antonio 52 Store" and has an estimated cost of \$29 million and will be 126,986 square feet.

The filing says the expected start date for construction is in August 2024 and is set to finish by October 2025. There is also [a recent filing](#) for a fuel station and car wash at the same location. As with all TDLR filings, details are subject to change. MySA reached out to H-E-B for comment.

The store is just 9 miles north from another H-E-B store at Highway 211 and Potranco Road. It's in an area called Stevens Ranch that has seen [significant retail and residential growth](#) since the store opened. H-E-B also has a swankier new store [being built near Boerne](#) that's well underway.

Jan 26, 2024

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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.

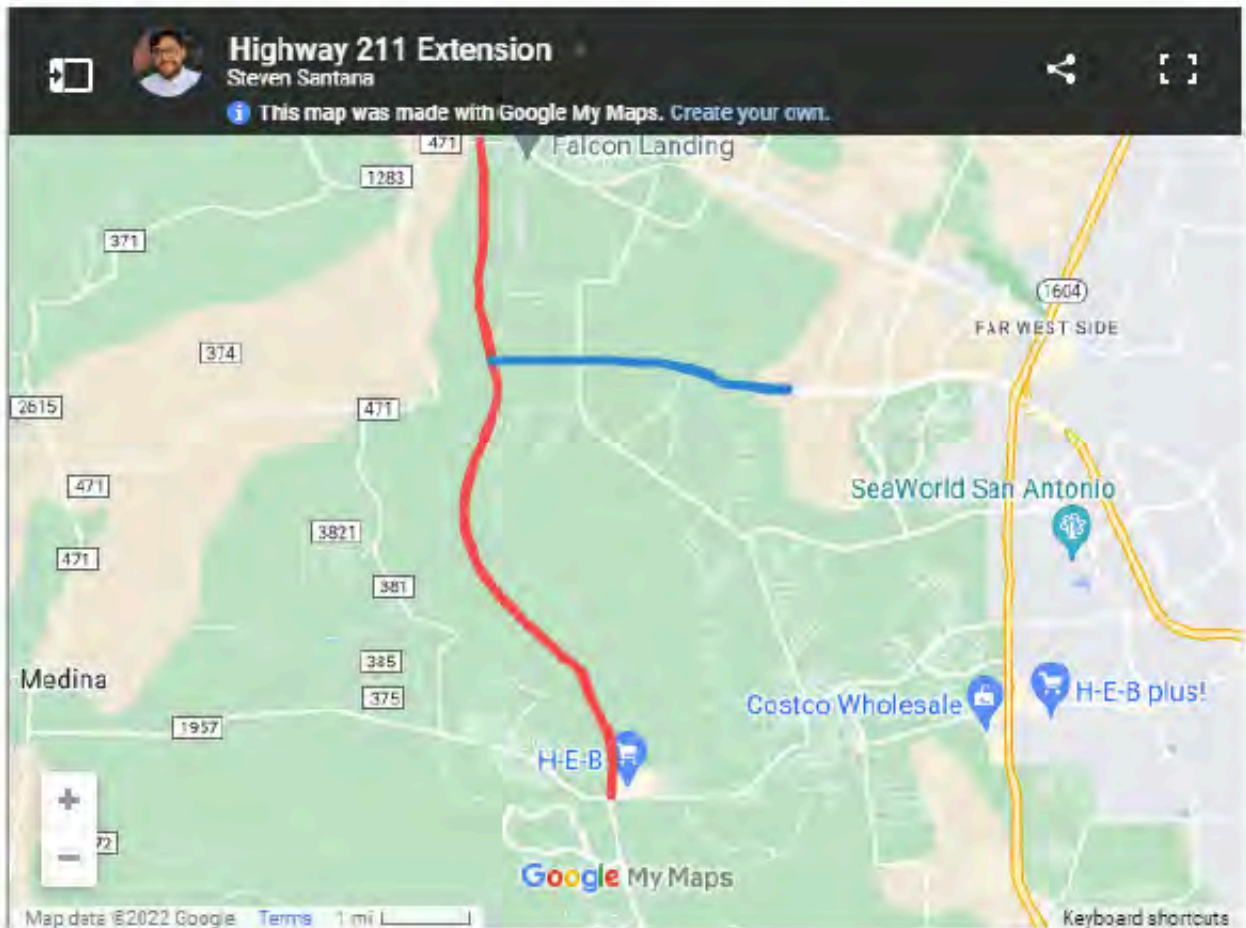
W. Scott Bailey

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.

H-E-B sparked retail, residential growth on San Antonio's Far Westside

It's been the anchor for rapid development.

By [Steven Santana](#) Updated Aug 23, 2023 8:15 a.m.

The H-E-B at Stevens Ranch opened in October 2020. It now has a Whataburger on the lot.

Steven Santana | MySA



When [H-E-B opened its 112,000-square-foot store on the Far Westside](#) in October 2020, it kicked off growth in the area that is giving rise to major franchises and attracting another build out from one of the major tech companies in the U.S. Now the area is known as Stevens Ranch around Highway 211 and Potranco.

Stevens Ranch

Full disclosure, I moved to Stevens Ranch in October 2020 when it was still just the new H-E-B with a few new stores in the area. Weingarten Realty [broke ground on the 2,400-acre master-planned community](#) near Potranco and

Highway 211 in 2018. The retail sites were anchored by the 26-acre plot that H-E-B purchased from Weingarten in 2016.

At the height of the COVID-19 pandemic, the Far Westside area saw some of the largest growth in Bexar County — ranging from 298% to 468%, [according to the Express-News.](#)



Coming soon

Now the H-E-B is surrounded by some of the biggest franchises, including Whataburger, Starbucks, Popeyes, McDonalds, and the newest addition, Chipotle, which opened in August.



Those chains will soon be [joined by a new Chick-fil-A](#), Oregon-based coffee spot Dutch Bros., and [local chain Burger Boy](#). All of these locations opened or were announced within the span of three years from 2020.

Rooftops coming in

West of the Highway 211 and Potranco Road intersection are two major

subdivisions, Potranco Run and Redbird Ranch. But national home builder, Lennar (builder of these tiny homes on the Eastside), already has an entrance to its new subdivision right off Potranco.



As of August, the incoming subdivision called [Landon Ridge](#) is just roads, curbs, and cleared land, but a site plan submitted to the city for utility purposes in October 2022 shows over 110 residential lots for the subdivision. Right next door to Landon Ridge is the 342-unit Redbird Ridge Apartments that are under construction, according to [White-Conlee Builders](#).

Microsoft

Microsoft already has a 1 million-square-foot data center near Texas Research Park off Highway 211. In July, [the tech giant filed plans](#) to build a 106,012-square-foot data center on Potranco Road in neighboring Medina County, just seven miles from its Highway 211 location.

Highway 211 opens up

In November 2022, [TxDOT finally opened up the 7.6-mile extension of Highway 211](#) from Potranco Road north to Culebra Road. Construction began in 2020 on the \$30 million project, but the extension has been in the works since 2009 when

the Texas Transportation Commission approved a pass-through financing agreement with Bexar County.

The extension will eventually connect with Alamo Ranch Parkway, linking to another rapidly growing area on the Far Westside.

Aug 23, 2023|Updated Aug 23, 2023 8:15 a.m.

By [Steven Santana](#)



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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TXR-2501

Information available at www.trec.texas.gov

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