



ORCHARD POWER PARK 211

**564 ACRES
RETAIL/COMM.-MF-DATA
HWY 90 AND SH 211
SAN ANTONIO, TEXAS**

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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

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

- One of the fastest growing areas in San Antonio
- 100,000 existing jobs on the ground today within a 15 minute drive
- Utilities to be verified by the Buyer
- Out of City Limits - ETJ
- Approximately 1 mile of frontage on both SH 211 and Hwy. 90

D Drake Commercial Group

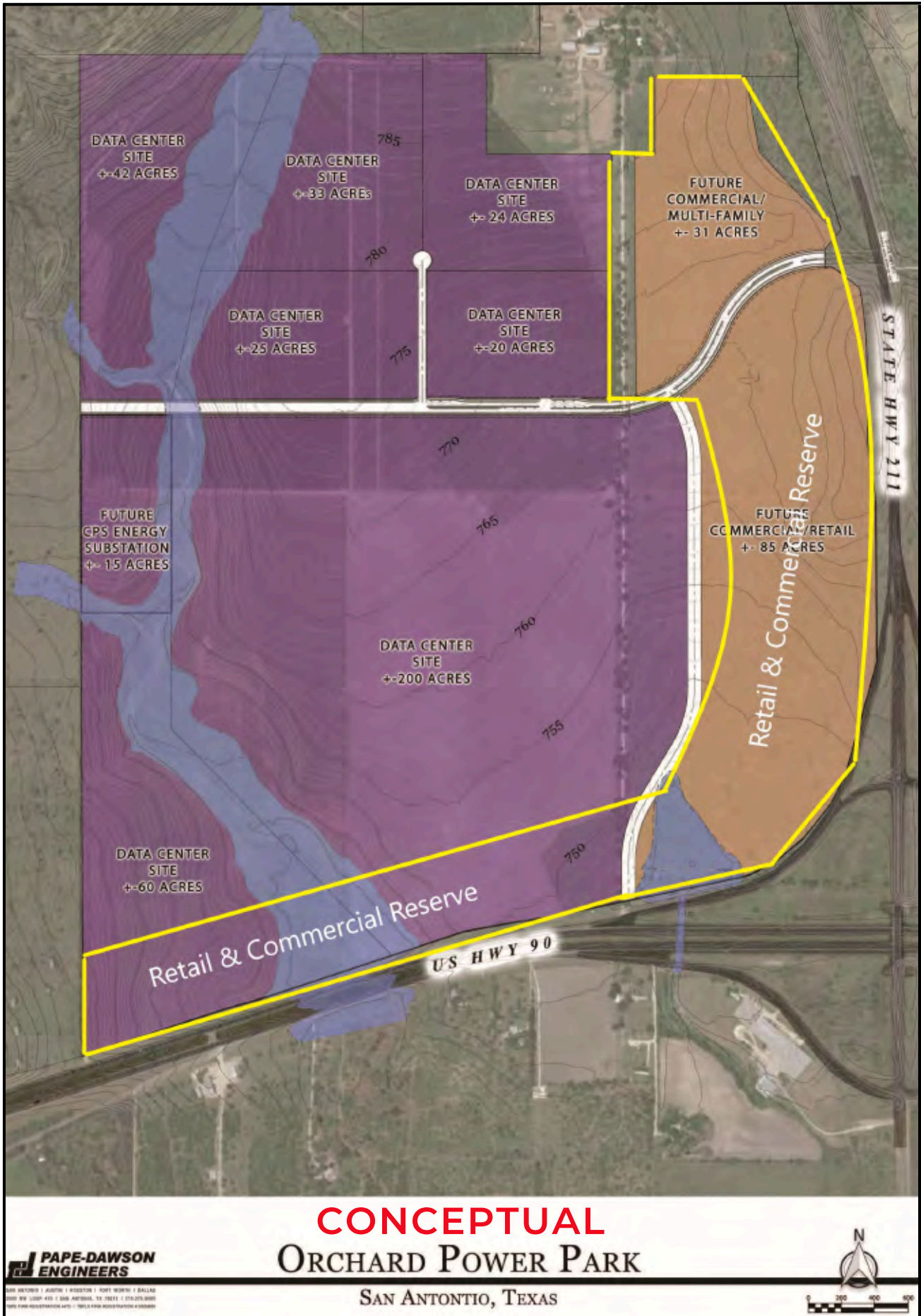
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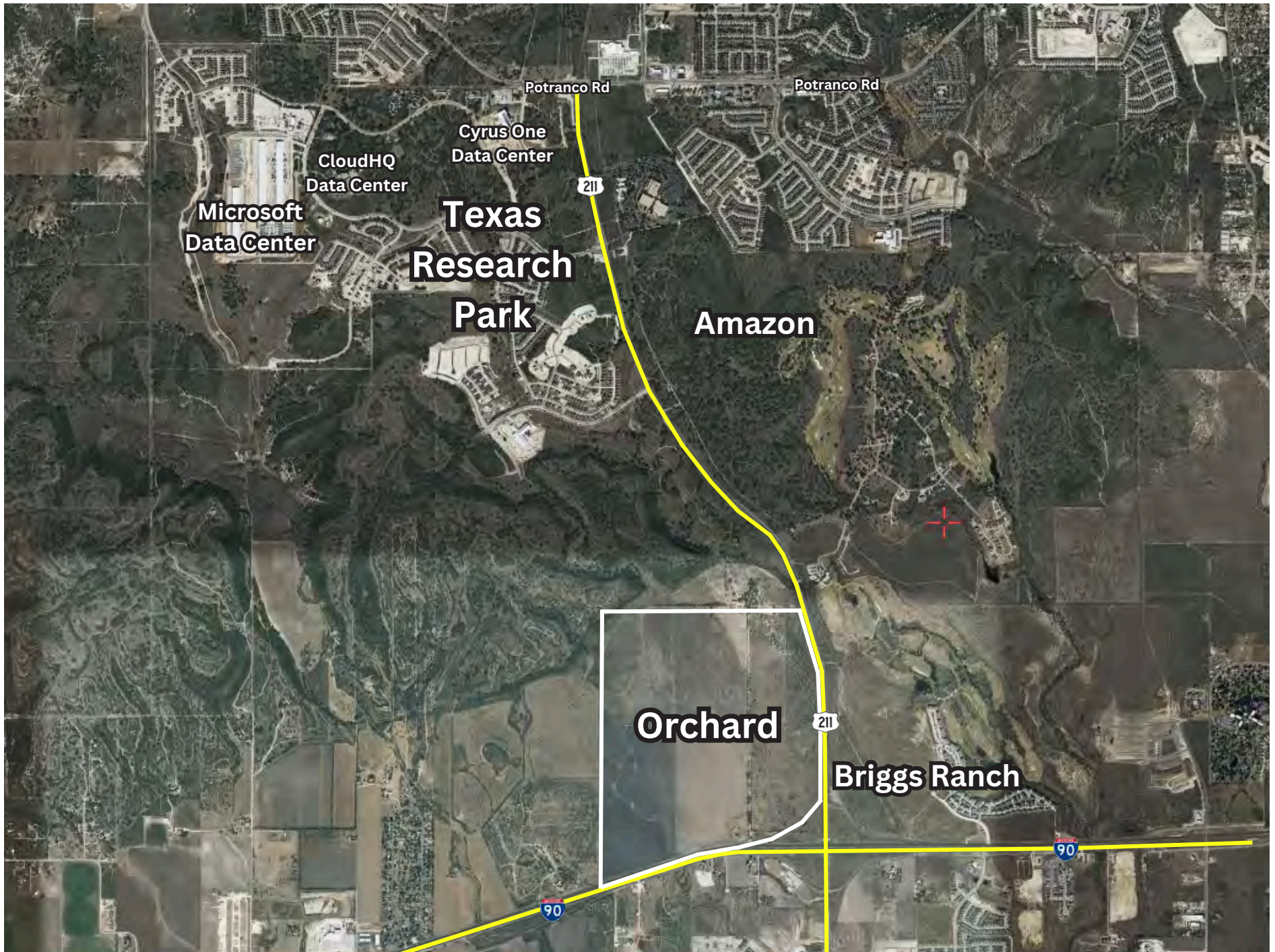
ORCHARD

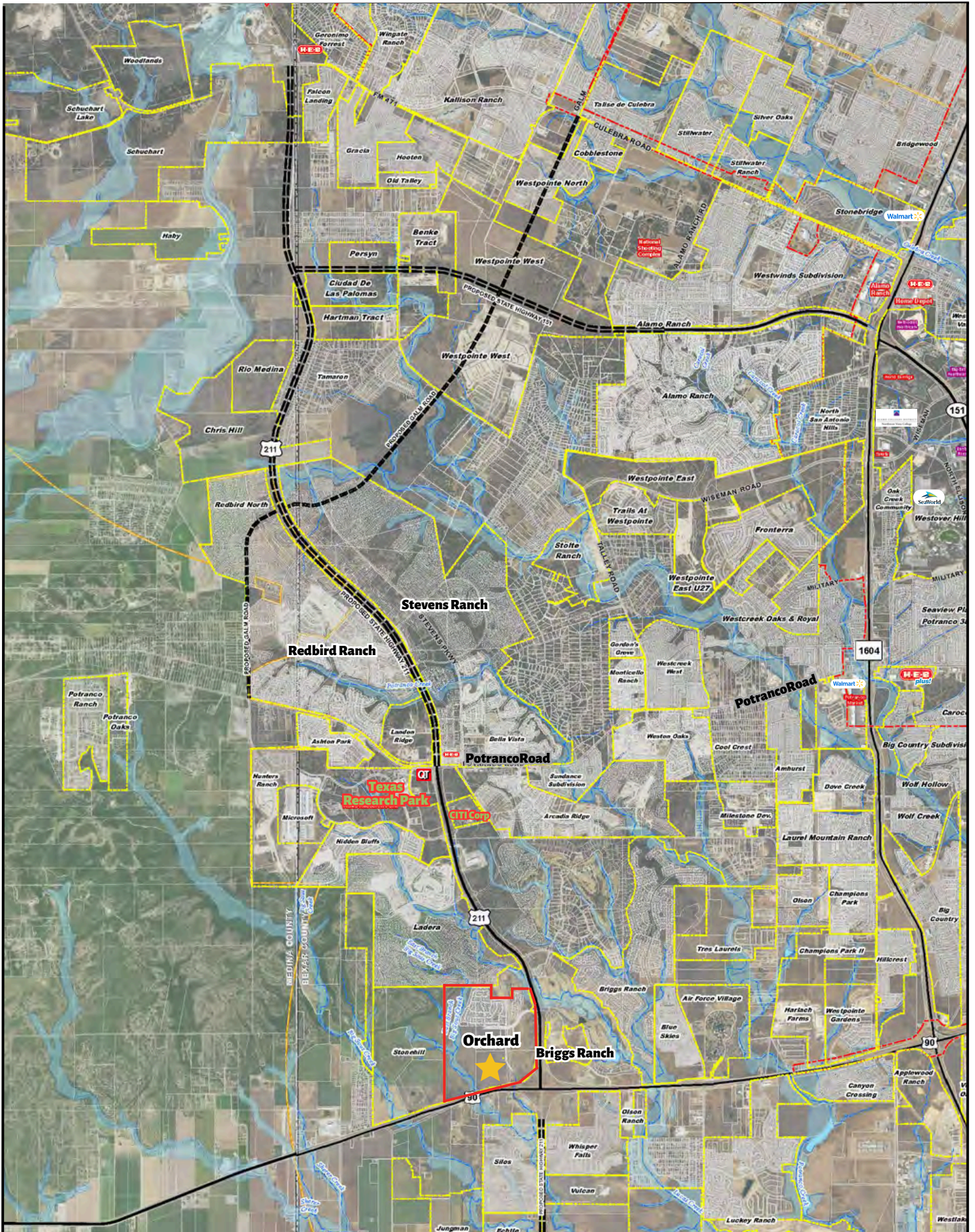


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MAPPING

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

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From the San Antonio Business Journal:

[https://www.bizjournals.com/sanantonio/news/2024/06/26/two-data-centers-far-west-side.html?](https://www.bizjournals.com/sanantonio/news/2024/06/26/two-data-centers-far-west-side.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=AN&ana=e_AN_me&j=35855965&se06-27&empos=p5)

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SUBSCRIBER CONTENT:

Commercial Real Estate

Data centers break ground on 1.7M square feet of space on Far West Side



A rendering of CyrusOne's new data center that broke ground this week.

CYRUSONE



By James McCandless – Reporter, San Antonio Business Journal
Jun 26, 2024

Two data center developers broke ground on new campuses on the Far West Side this week.

Stream Data Centers and [CyrusOne](#), both headquartered in Dallas, have started building out a combined 1,776,000 square feet of data storage facilities on San Antonio's western edge. When finished, both complexes will support 236 megawatts (MW) of capacity. An abundance of relatively cheap land stretching from Westover Hills and beyond has made the region a prime target for the [growing data center industry](#).

Stream's new 135-acre "hyperscale" campus at Loop 1604 and Military Drive West, called San Antonio II, will start with a 200,000-square-foot building with the potential to expand to five buildings. The first example is expected to deliver in second-quarter 2025.

In a press release, the company said the campus is designed for increasing cloud and AI infrastructure needs, as well as environmental efficiency.

"Building on Stream's environmental commitment, AI-ready facilities incorporate innovative design principles that make them even more efficient as customers move to liquid-cooled high density AI workloads," Co-Managing Partner Paul Moser said.

The company [purchased the land from McCombs Enterprises](#) in 2023, as the Business Journal previously reported.

Don't miss the latest San Antonio business headlines! Sign up here for SABJ newsletters and make sure to download the app.

Further west at the former Texas Research and Technology Foundation site, CyrusOne has put shovels to dirt for a two-building, 276,000-square-foot campus. Located at 14677 Omicron Drive, the company joins a bevy of others that are working on similar plans in the immediate area, [including software giant Microsoft](#).

In a statement to the Business Journal, CyrusOne's Chief Customer Officer Andrea Munoz said the new campus builds on the company's commitment to the San Antonio area that began in 2012.

"CyrusOne is excited to expand its investment in San Antonio and continue its partnership with local leaders and residents on this important project," she said.

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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.

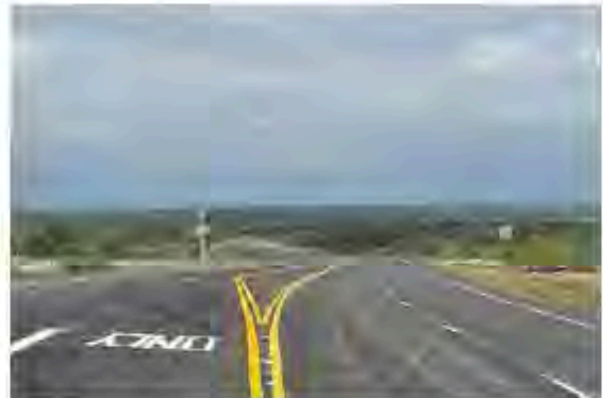
Nov 15, 2022, 2:36pm CST

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.

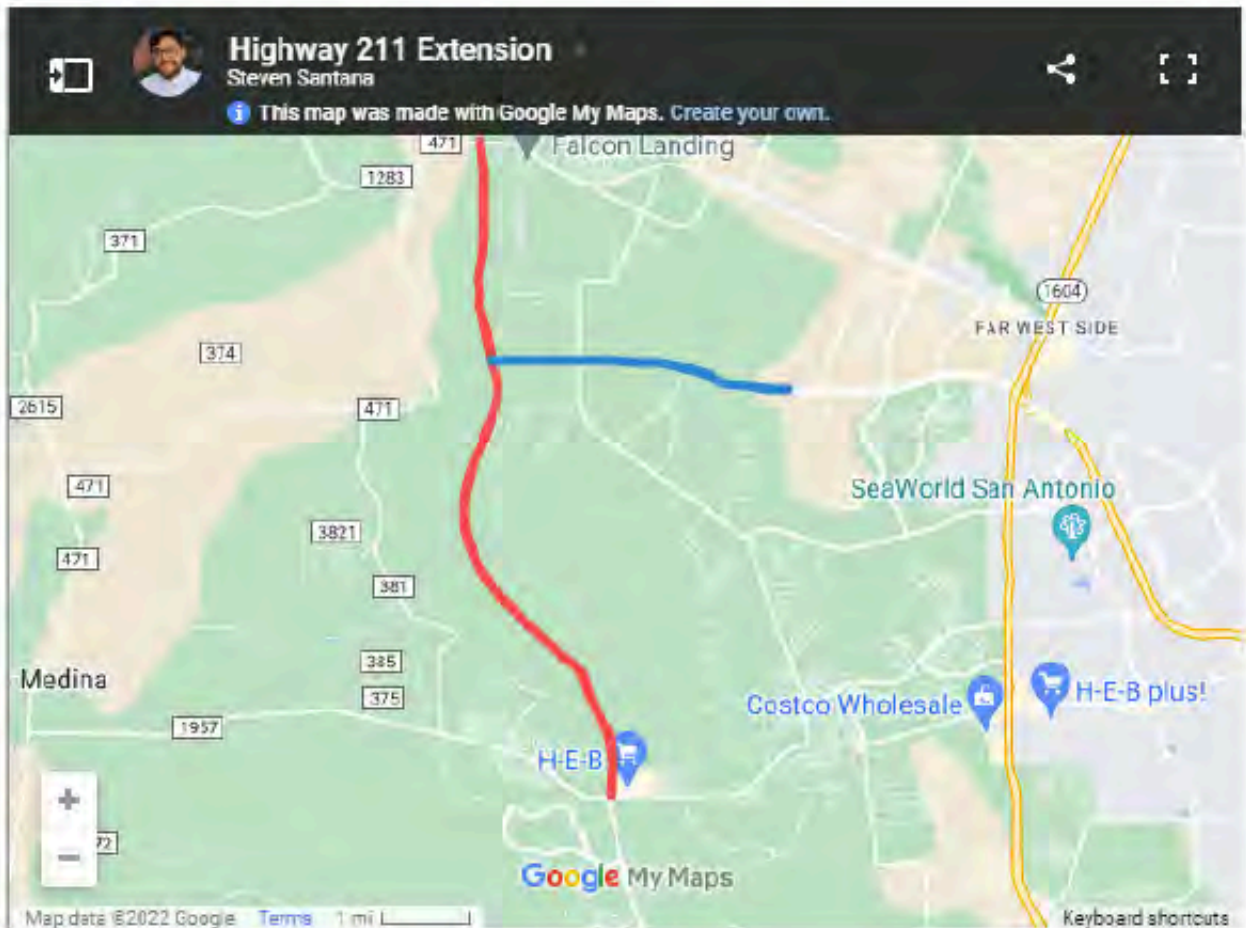
W. Scott Bailey

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*

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 281.

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.



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](#).

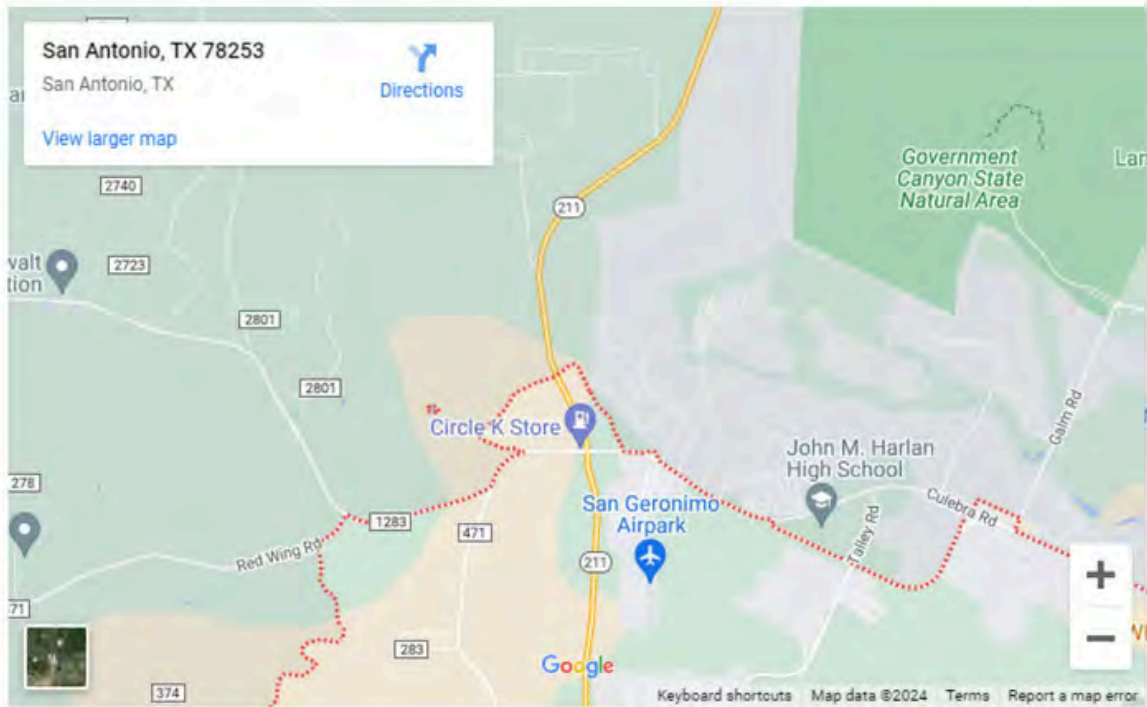
Here are the top 10 ZIP codes in San Antonio for the first quarter of 2024. We will dive a little more into the top three and then reveal the rest in a list.



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.



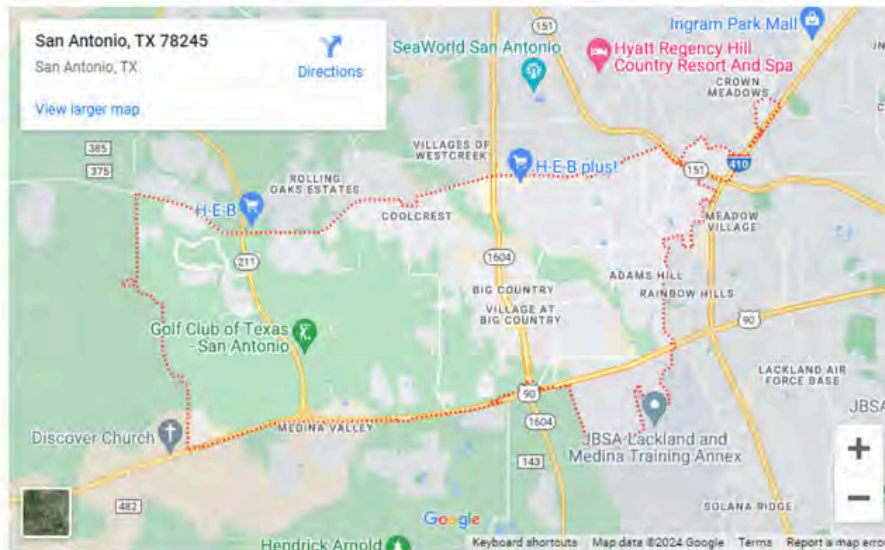
The area has a fairly new H-E-B found in an area called Stevens Ranch with [another on the way at Culebra Road and Highway 211](#).



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

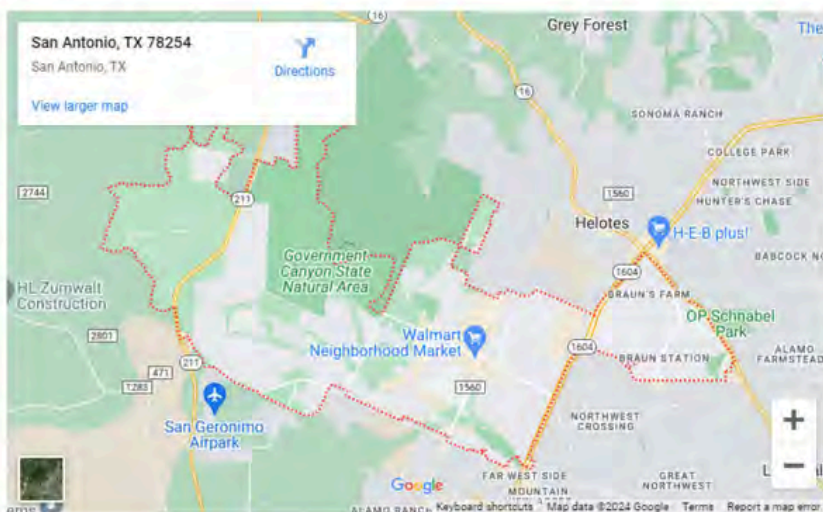
No. 2: 78245 - 452 homes sold

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](#).

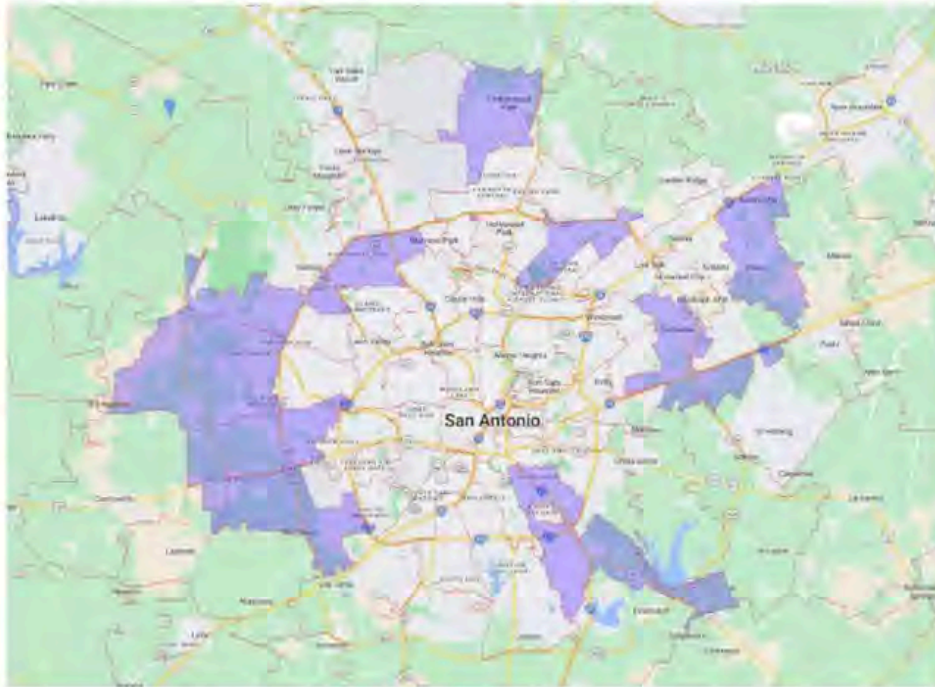


No. 3: 78254 - 398 homes sold

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



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.

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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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Buyer/Tenant/Seller/Landlord Initials

Date

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TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date