



2.417 AC HWY. 90
12734 HWY. 90
SAN ANTONIO, TX

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4630 N LOOP 1604 W, STE 510
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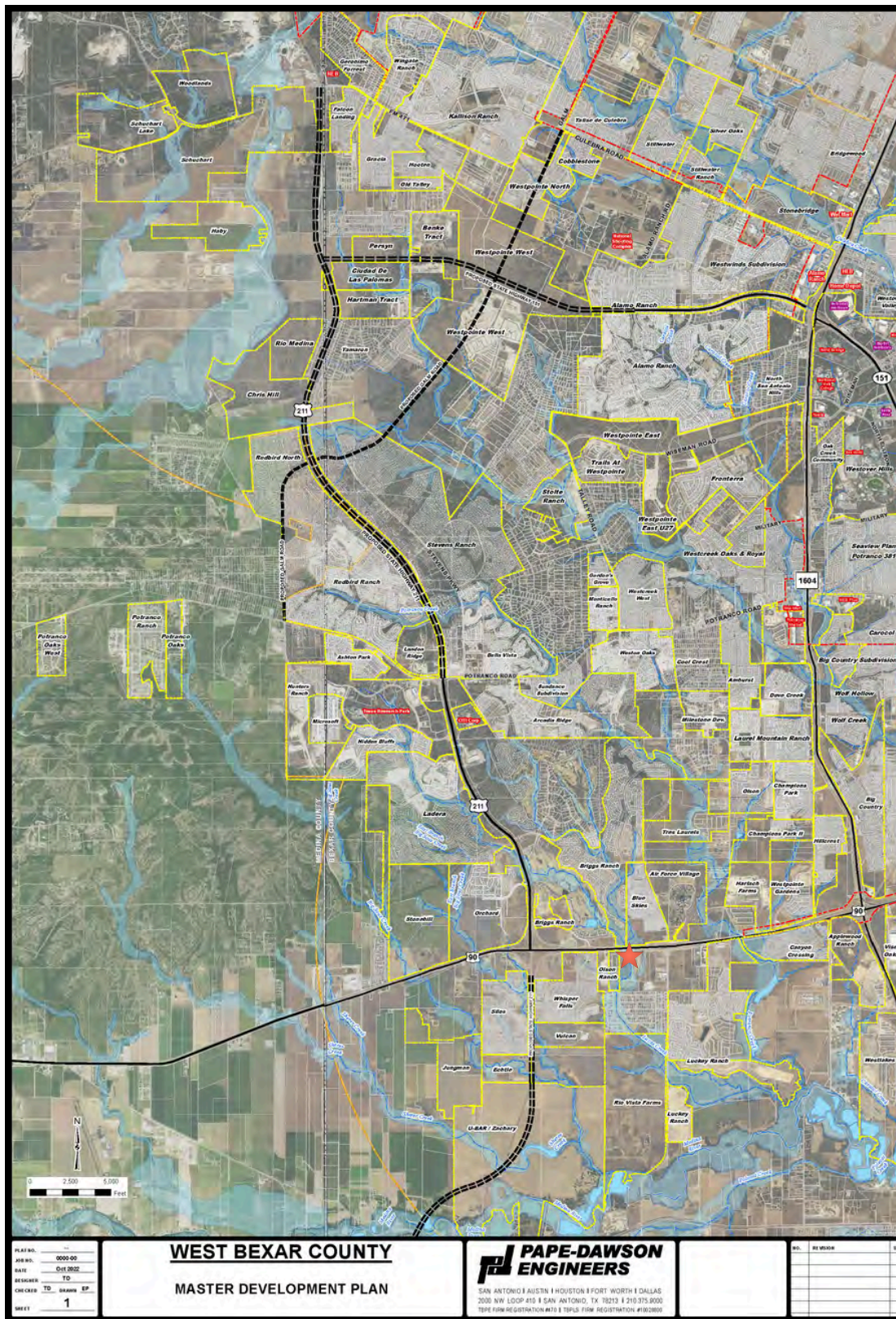
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* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



- 12734 Highway 90 - 2.417 Acres
- 194.5 +/- front feet on Highway 90
- Located in the dynamic West side across from Briggs Ranch and Blue Skies of Texas
- Buyer to confirm availability of utilities
- Outside city limits
- For Sale or Lease
- Call for pricing

WESTSIDE MAP



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PROPERTY MAP



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Commercial Real Estate - San Antonio Business Journal

Microsoft plans two massive data centers in Medina County

By [James McCandless](#) – Reporter, San Antonio Business Journal
Feb 19, 2025



Microsoft is pushing further into Medina County with two new data centers.

A tech giant is continuing its push to reshape the land west of San Antonio.

Washington-based software giant [Microsoft](#) (Nasdaq: MSFT) is planning two new massive data centers in Medina County, according to filings with the Texas Department

of Licensing and Regulation. Dubbed "SAT93" and "SAT94," the two structures would be 245,000 square feet each and rise at a parcel of land the firm owns north of the County Road 381 and 385 intersection, just north of Potranco Road. The two projects combined are estimated to cost \$700 million, though those estimates are usually subject to change.

The greater San Antonio region has attracted a number of players in the data center space, hoping to take advantage of the relatively cheap land that dots the outer edges of the city. [Microsoft](#) may be the most prolific of those players, with the most recent example being a 106,000-square-foot center 10 minutes west of these new projects at 18844 FM 1957 north of Castroville. Others include [Stream Data Centers](#) and [CyrusOne](#).

Construction is scheduled to start in May and wrap in June 2027. The company has yet to comment on specific data center developments in the region, but in a previous statement a spokesperson said it was committed to supporting industries in the state that wanted to use [Microsoft's](#) cloud computing apparatus.

"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 company has said.

Gensler is the architectural firm attached.

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From the San Antonio Business Journal:

[https://www.bizjournals.com/sanantonio/news/2025/01/28/homes-planned-briggs-70m-public-infrastructure.html?](https://www.bizjournals.com/sanantonio/news/2025/01/28/homes-planned-briggs-70m-public-infrastructure.html?utm_source=st&utm_medium=en&utm_campaign=ae&utm_content=AN&j=38378360&senddate=01-28&empos=p2)

[utm_source=st&utm_medium=en&utm_campaign=ae&utm_content=AN&j=38378360&senddate=01-28&empos=p2](https://www.bizjournals.com/sanantonio/news/2025/01/28/homes-planned-briggs-70m-public-infrastructure.html?utm_source=st&utm_medium=en&utm_campaign=ae&utm_content=AN&j=38378360&senddate=01-28&empos=p2)

SUBSCRIBER CONTENT:

Residential Real Estate

1,000 new homes, public infrastructure planned near Briggs Ranch

The development is projected to create \$44.2 million in public tax revenue.



Homes being built on San Antonio's Far West Side.

GABE HERNANDEZ | SABJ

A San Antonio developer is plotting 1,000 homes and nearly \$70 million in public infrastructure on Bexar County's southwest edge.

Later this week, San Antonio City Council will vote on a development agreement regarding a large development immediately south of Highway 90 between San Antonio and Castroville.

County documents show the development is tied to Jamie Sullivan, president of Sullivan Commercial Realty, based on the city's North Side.

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Plans call for between 986 and 1,010 single-family homes on the 250-acre property that will be built across six development phases.

Minimum lot sizes will be 4,200 square feet, with at least 98 lots – 10% of the total – with a footprint of 6,000 square feet or larger. Typical lot sizes will range between 35 and 45 feet wide.

City Council will also vote on the formation of the Espino Public Improvement District, a special district levying taxes on the area to help recoup the cost of nearly \$70 million in public infrastructure that will go into the development.

Improvements will include sewer, water, streets, drains and utilities, as well as water line extensions to support the development.



The development also includes upgrades to Masterson Road, including turn lanes, signals, sidewalks, crosswalks and pedestrian safety features.

Financial data shows the newly formed district will collect \$31.4 million in district revenue over its potential 30-year lifespan based on 2024 valuations that are subject to change.

Over the same period, the development is also projected to create \$44.2 million in tax revenue for Bexar County, University Health System and Alamo Community College.

Amenities in the community will include two parks, and over 30 acres of green space and landscaping.

Plans also call for a linear creek park and trail system featuring a 10-foot-wide multi-use path with bike lanes connecting to the trail system.

The developer did not respond to a request for comment by time of publication.



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

Regulated by the Texas Real Estate Commission
TXR-2501

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Information available at www.trec.texas.gov
IABS 1-0 Date

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