D Drake Commercial Group

STEVENS RANCH MIXED USE DEVELOPEMENT SAN ANTONIO, TEXAS



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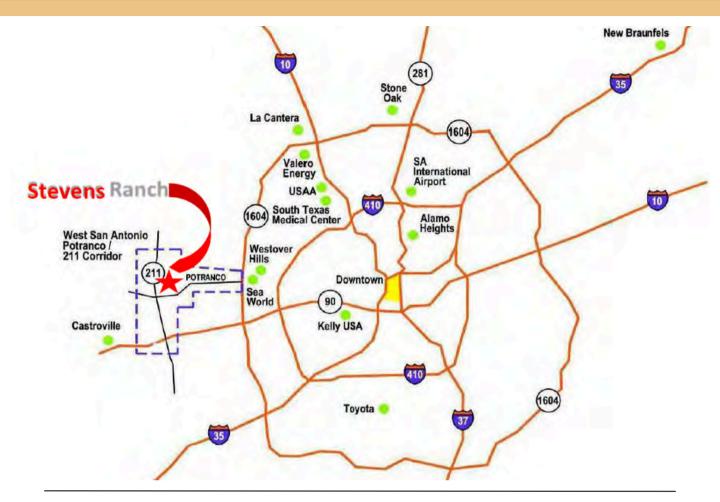
4630 N LOOP 1604 W, STE 510 SAN ANTONIO, TX 78249

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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.

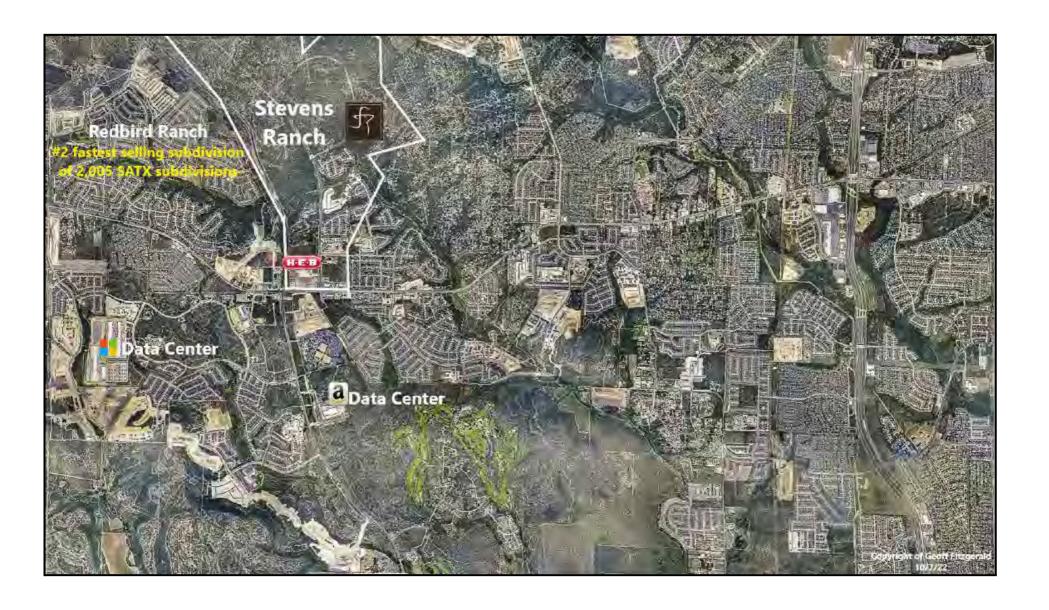
EXECUTIVE SUMMARY



- Stevens Ranch is a master planned community located at the northeast corner of SH 211 & Potranco Rd. on the west side of San Antonio.
- Stevens Ranch will allow for a variety of development opportunities. Development plans include a mixeduse master plan that will feature several custom housing developments, a major retail development, restaurants, multi-family development, and associated uses.
- The Potranco/211 corridor has become the central focus of growth and development in the Greater SA Metro
- Water & Sewer SAWS
- Northside Independent School District
- Out of city limits San Antonio ETI
- Hwy. 211 to Culebra now complete Stevens Ranch now has approximately 4 miles of frontage along SH 211 for retail and commercial
- 211 Outer Loop connects Hwy. 90 to Hwy. 16
- Located near the employment hub based around Citi Bank campus, Texas Research Park, and Microsoft Data Center

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Stevens Ranch



NEQ Potranco and Hwy 211 San Antonio, Texas

±20 Minutes from Downtown San Antonio in Fast-Growing Far West Submarket





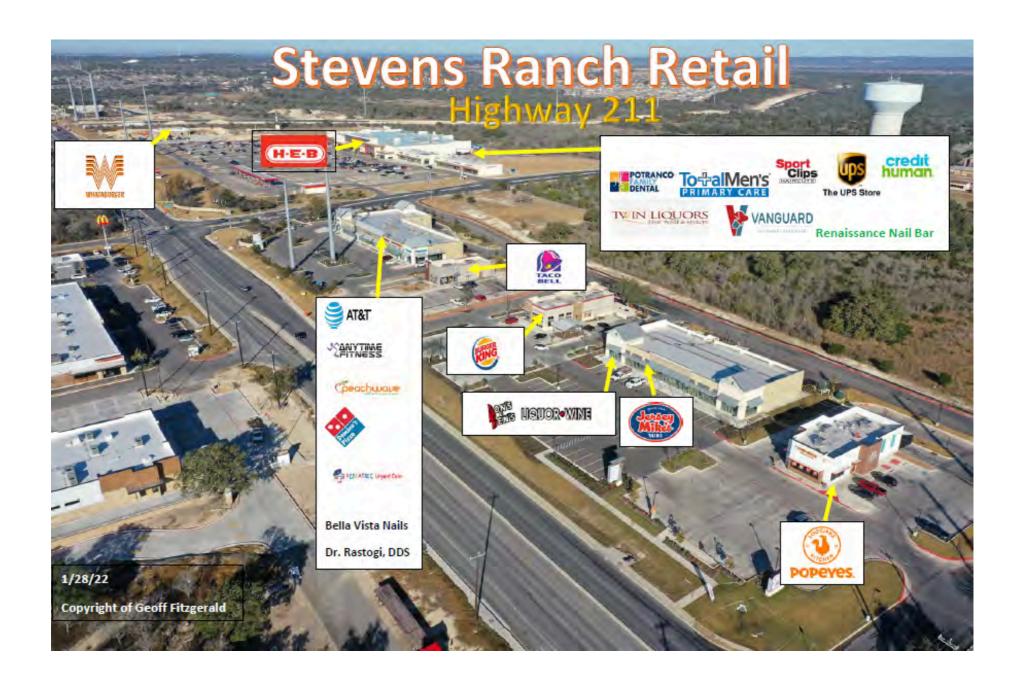


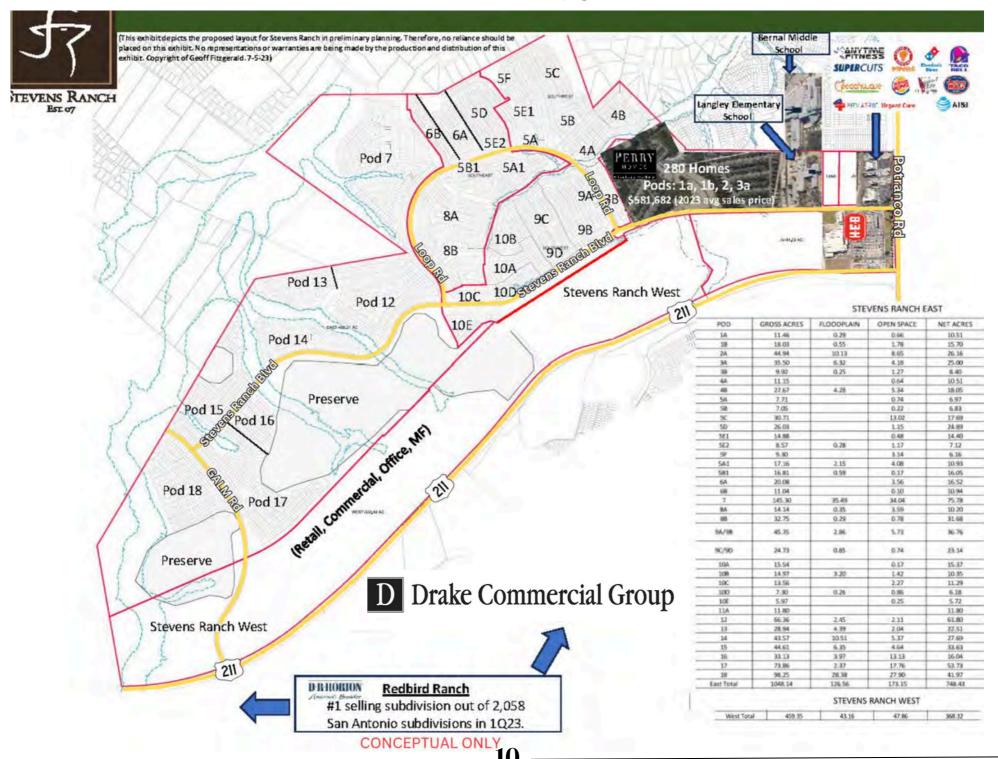




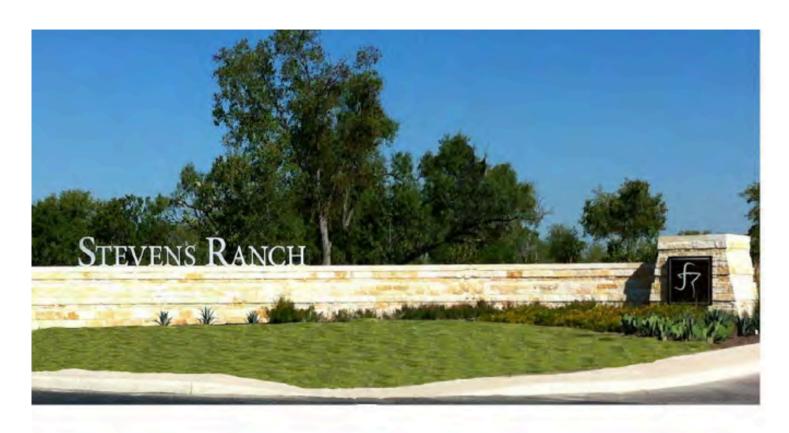








PROPERTY PHOTOS-





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PROPERTY PHOTOS —





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-SURROUNDING AREA-



DR. JOE D. BERNAL MIDDLE SCHOOL



SURROUNDING AREA-

BLUE SKIES OF TEXAS - HWY 90



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SURROUNDING AREA-

HWY 211 - CITI CORP



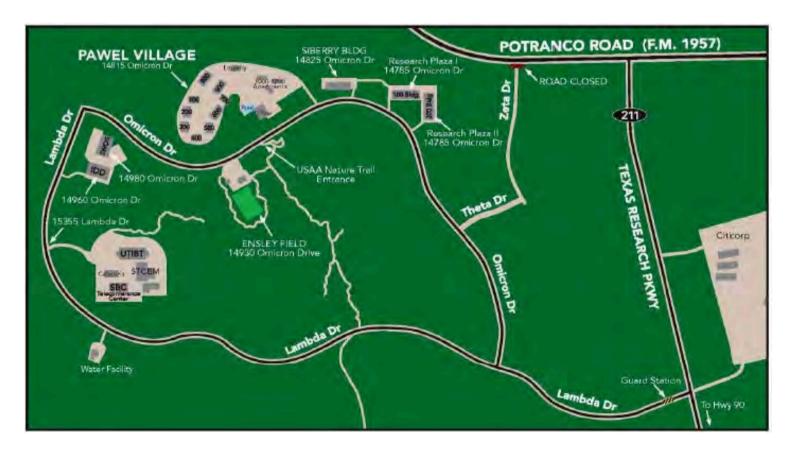


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SURROUNDING AREA-

TEXAS RESEARCH PARK





WEST SAN ANTONIO EMPLOYMENT

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

BUSINESS

Retail surge continues with new business in sprawling San Antonio area

One new business brings a touch of San Antonio nostalgia.

By Melanie Love Salazar, Digital Trending Reporte rMay 16, 2025



Construction on the shopping center at 12922 Potranco Road is shown in San Antonio, Texas.

Courtesy of Alex Garcia

As the Far Westside of San Antonio continues to experience a population boom, the area is catching the eyes of business owners and developers, who are eager to get in on the action. In the latest development, a new shopping center is planned for one of the most traveled areas in Texas, Potranco Road.

Folks based near the Coolcrest neighborhood may have noticed increased construction on their daily commutes. Just a mile down the road, the plaza is being built at 12922 Potranco Road. According to a property overview from the firm InvestCore Commercial, it includes roughly 44,000 square feet of retail space.

A <u>Texas Department of Licensing and Regulation (TDLR) filing</u> refers to the new plaza as "Potranco-Reid Ranch South Retail." Locals may suffer from some decision fatigue, as the new development will sit cross the street from both the newly built Potranco Retail Center and roughly three miles from The Shops at Dove Creek.

Then, travel three miles east to the intersection of Talley Road and Wiseman Boulevard, and you'll be at the site of a separate retail project. Both this development and Potranco-Reid Ranch South Retail are being led by the firm Brinbaum Property Company.

While the tenant lineup for the new shopping center has been largely kept under wraps, MySA was able to confirm a few businesses residents can expect to see.

First up, a <u>newly renovated Dollar Tree</u>. The discount store will be located at 12834 Potranco Road and makes up roughly 10,000 square feet of the plaza, according to its <u>TDLR filing</u>. Its expected to be fully built by Thursday, July 3, and will hopefully open in time for back-to-school shopping.

A shopping spree isn't complete without a good meal to end off the day.

Locals will be able to choose from a new <u>Ez's Brick Oven and Grill</u> and a <u>new McDonald's</u>, which has already began to take shape, according to recent TDLR filings. The center will also feature a <u>Mr. C's Fried Chicken and</u>

ARTICLES

Waffles, a Mr. Teriyaki, and an unnamed bar and grill, according to Birnbaum Property Company.



A new McDonald's is shown at Potranco and Reid Ranch Roads in San Antonio, Texas.

Courtesy of Alex Garcia

As of Thursday, May 15, a spokesperson for Brinbaum Property Company told MySA that the shopping center is 75% leased. As more tenants fill the plaza, the name of the bar and grill will likely be announced.

At the east end of the plaza, an <u>Action Behaviors Center</u>, which provides autism therapy for families across Texas, will round out the retail space. It marks the center's ninth location in San Antonio.

Construction on the shopping center is expected to be complete by the end of this summer, according to Birnbaum Property Company. Its estimated completion date is subject to change.

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From the San Antonio Business Journal:

https://www.bizjournals.com/sanantonio/news/2025/01/13/sa-metro-steals-

hottest-zip-codes-nation.html?

utm_source=st&utm_medium=en&utm_campaign=me&utm_content=AN&ana=e_AN_me&j=38175749&se 01-13&empos=p1

SUBSCRIBER CONTENT:

Residential Real Estate

SA surges ahead of Austin, Dallas for nation's hottest housing ZIP codes

The San Antonio metro claimed the No. 3 and 4 spots for the nation's hottest ZIP codes for housing.



San Antonio's Far West Side, one of hottest areas in the nation for housing, is seeing a surge in construction.

GABE HERNANDEZ | SABJ



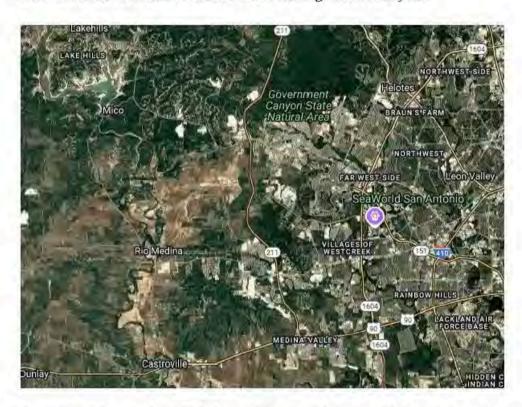
By Ramzi Abou Ghalioum – Reporter, San Antonio Business Journal Jan 13, 2025

ARTICLES

The San Antonio-New Braunfels metro is among the hottest ZIP codes for housing in the nation.

Data from 2024 recently published by online housing marketplace Opendoor (NASDAQ: OPEN) places San Antonio's 78253 ZIP code and New Braunfels' 78130 ZIP code in third and fourth place, respectively, among the nation's hottest for home buying.

That's a big step up for those areas, which placed in the 8th and No. 9th spots in 2023 with the New Braunfels ZIP code coming in 8th that year.

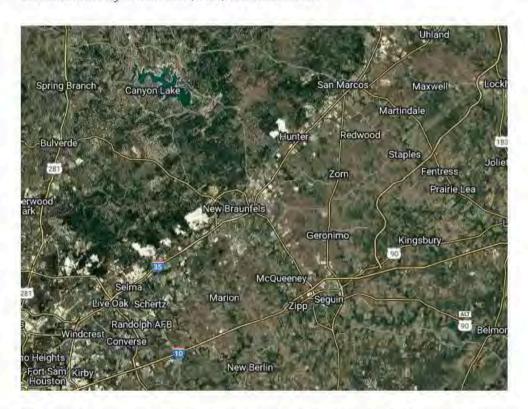


Opendoor identified top ZIPs by ranking total homes which went into contract within 90 days of listing in 2024. It analyzed data from local Multiple Listing Services (MLS) where Opendoor Brokerage operates.

This year's list highlights buyers gravitating toward fast-growing cities, like New Braunfels and San Antonio, that offer the perfect balance of small-town charm, proximity to major metro areas, and strong economic opportunities. It's a clear reflection of homeowners seeking vibrant communities where they can thrive, and it gives buyers and sellers a valuable head start in planning their next move," said Nick Boniakowski, Opendoor's head of agent partnerships.

San Antonio's 78253 ZIP code on the Far West Side, which includes Alamo Ranch, has become enormously popular for new home construction. Those efforts have been met with considerable demand. Its popularity is so recent, in fact, the ZIP is nowhere to be found on Opendoor's list as recently as 2022.

New Braunfels' 78130 ZIP, on the other hand, is a regular feature on the list. The area encompasses most of New Braunfels' city limits. According to data from the San Antonio Board of Realtors, home costs in both ZIP codes hover just around the city's median \$320,000 home cost.



The San Antonio metro was beaten out only by Houston's Katy and Cypress suburbs, which respectively claimed the No. 1 and 2 spots.

Both San Antonio's and Houston's hottest ZIPs outranked Austin metro's 78640 ZIP code in Kyle, which wound up in the No. 10 spot.

Regarding lagging Austin-area ZIP codes, Boniakowski said, "We've seen them shift in ranking as homeowners favor neighborhoods with more reasonable prices and (that are) closer to the suburbs."

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.



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 <u>broke</u> ground on the 2,400-acre master-planned community near Potranco and

ARTICLES

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

ARTICLES

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

Texas metropolitan areas lead the charge with most new houses built in US

Texas built over 260,000 new homes in 2022.

By Catherine Wilson Aug 17, 2023



Texas welcome sign coming from the east on Interstate 10 with colored clouds Davel5957/Getty Images

Texas is considered to be <u>one of the fastest growing states in the U.S.</u> with cities such as San Antonio, Dallas, Houston, and Austin seeing visible growth on a daily basis. Whether folks are <u>migrating in search of jobs</u> or a more affordable cost of living, there is no denying that families are flocking to the Lone Star State, forcing cities to meet the growing demand for housing.

According to the latest <u>U.S. Census Bureau and U.S. Department of Housing and Urban Development data</u>, Texas is ranked fourth in building the most homes in the country behind Utah, Idaho, and South Dakota. In 2022, Texas added 22 new housing units per 1,000 existing homes for a total of 263,054 homes.

Here are the Texas cities leading the charge in building more homes.

San Antonio-New Braunfels

Coming in at a median cost of \$294,967, houses in the San Antonio-New Braunfels area are <u>springing up to meet the growing demand</u>. For every 1,000 homes, around 18 more were being added in 2020. In two years time, an additional 23.5 homes were being added for every 1,000 homes already in existence.

Between 2020 and 2022, housing in this area saw a 45.8% increase. In 2022, a total of 24,339 new homes were authorized to be built, compared to 16,697 from 2020. This increase placed San Antonio as number 9 on the ranking for the largest metros building the most homes in the U.S.

Dallas-Fort Worth-Arlington

Between 2020 and 2022, the thriving DFW area experienced a 28.1% increase in new homes being built. In 2020, this area authorized the building of 60,812 new housing units. In 2022, that number jumped to 77,894.

For every 1,000 homes in existence, this growing area — where homes cost a median price of \$376,026 — was adding 21 new homes in 2020 and nearly 26 homes for every 1,000 in 2022. For this, DFW claimed the No. 6 spot on the list.

Houston-The Woodlands-Sugar Land

As another sought after area for families to settle down in the Lone Star State, the Houston area — which has homes priced at a median cost of \$306,423 — experienced a 7.4% increase in new house builds from 2020 to 2022. In 2022, 75,728 new housing units were authorized to be built, which is just over 5,000 more than in 2020 by building nearly 27 new homes for every 1,000 homes.

Austin-Round Rock-Georgetown

In the bustling Austin metropolitan area, new houses are popping up the fastest than any other place in the country. Between 2020 and 2022, the Austin, Round Rock, and Georgetown areas authorized the same amount of new housing units. In 2020, 42,264 housing units were authorized and another 42,364 were given a thumbs up in 2022.

At median price of \$487,537, new homes in the Austin metropolitan area grew at a rate of nearly 48 new homes for every 1,000 homes currently in existence. While that number dropped in 2022 to 42.5, the decrease didn't come close to any other major new housing market in 2022.

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From the San Antonio Business Journal: https://www.bizjournals.com/sanantonio/news/2022/11/15/newstate-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



BEAR COUNTY

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

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

ARTICLES

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.

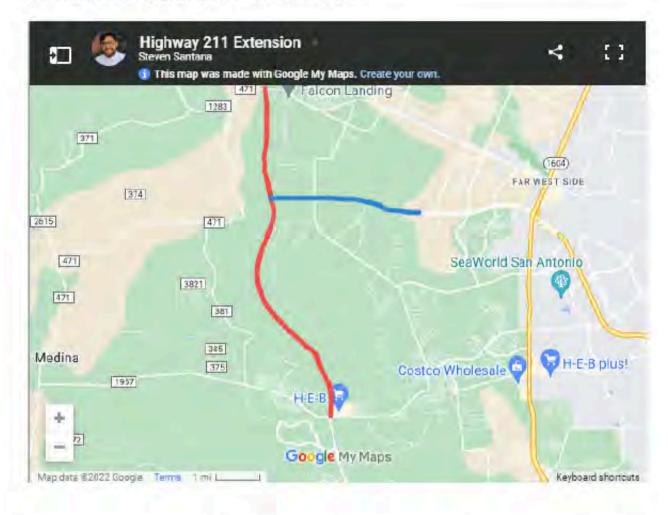
The scenic highway boasts three new bridges including a pedestrian bridge connecting the Legend Oaks neighborhood.

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 <u>saw some of the largest amounts of growth</u> 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 <u>an H-E-B that opened in October 2020</u> as well as the Microsoft Data Center.



Information About Brokerage Services

2-10-2025

EQUAL HOUSING OPPORTUNITY

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:

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o 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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