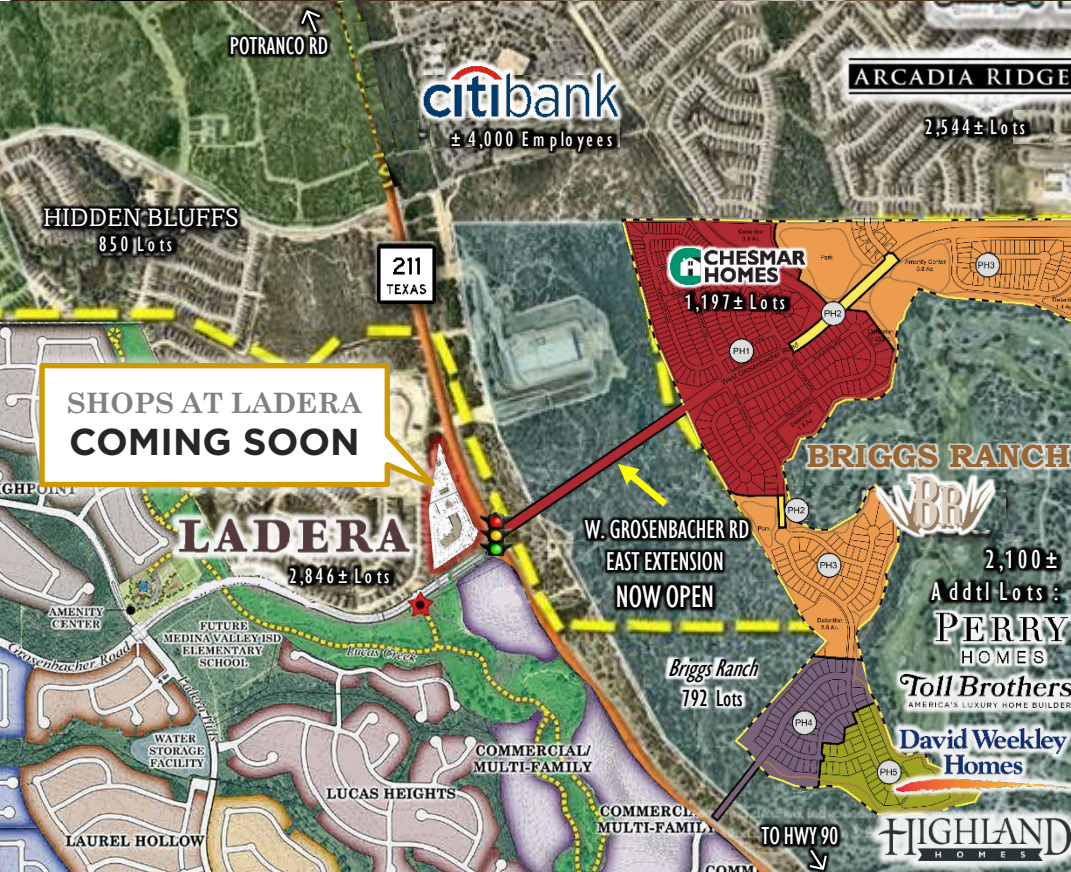


SHOPS AT LADERA

NWC OF TX-211 & W. GROSENBACHER RD

SAN ANTONIO, TX 78245

RETAIL SPACE & PAD SITES



**AT THE ENTRANCE
TO LADERA,
A 1,100 AC MASTER
PLANNED
COMMUNITY WITH
2,800± LOTS &
FUTURE
ENTRANCE TO
CHESMAR HOMES
1,200± LOTS**

**ONE OF THE FASTEST
GROWING SUBMARKETS
IN SAN ANTONIO**

**15.7% PROJECTED
GROWTH WITHIN A
ONE MILE RADIUS
2023 TO 2028**

RETAIL SPACE
FROM 1,500± SF TO 25,400 SF

PAD SITES
FROM 0.53± AC TO 1.026± AC PADS
W/ DRIVE-THRU CONCEPTS
PAD SIZE FLEXIBILITY

CONSTRUCTION STATUS
PROPOSED – EARLY Q1 2026

ACCESS
TX-211 & W. Grosebacher Rd
TX-211 provides direct access to US 90 &
Potranco Rd

TRAFFIC COUNTS
29,648 VPD SH 211, just north of 90 (Q423)

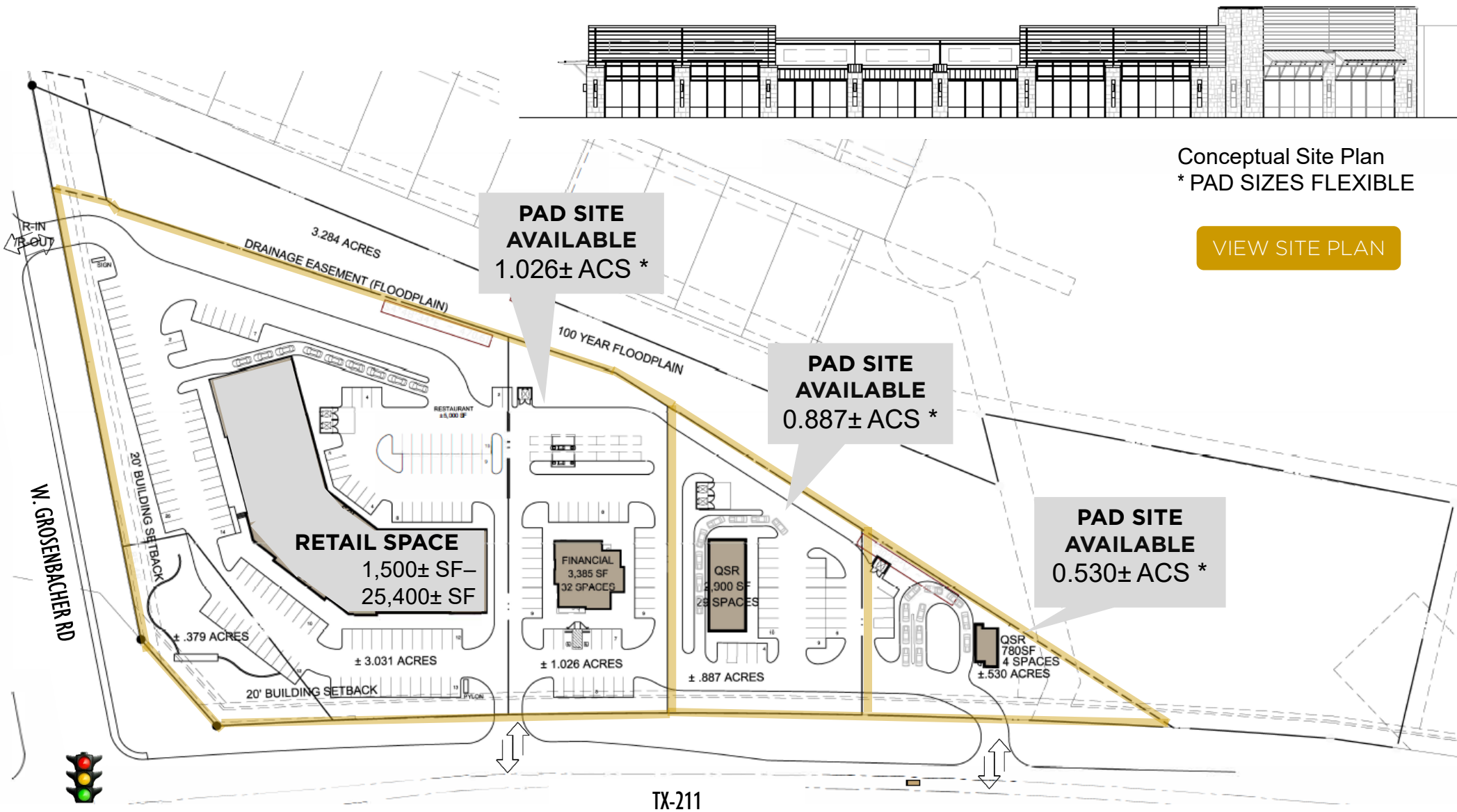
ZONING
OCL (OUTSIDE CITY LIMITS)

- Surrounded by established neighborhoods and new developments

CALL FOR PRICING

SHOPS AT LADERA

SITE PLAN



SULLIVAN
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

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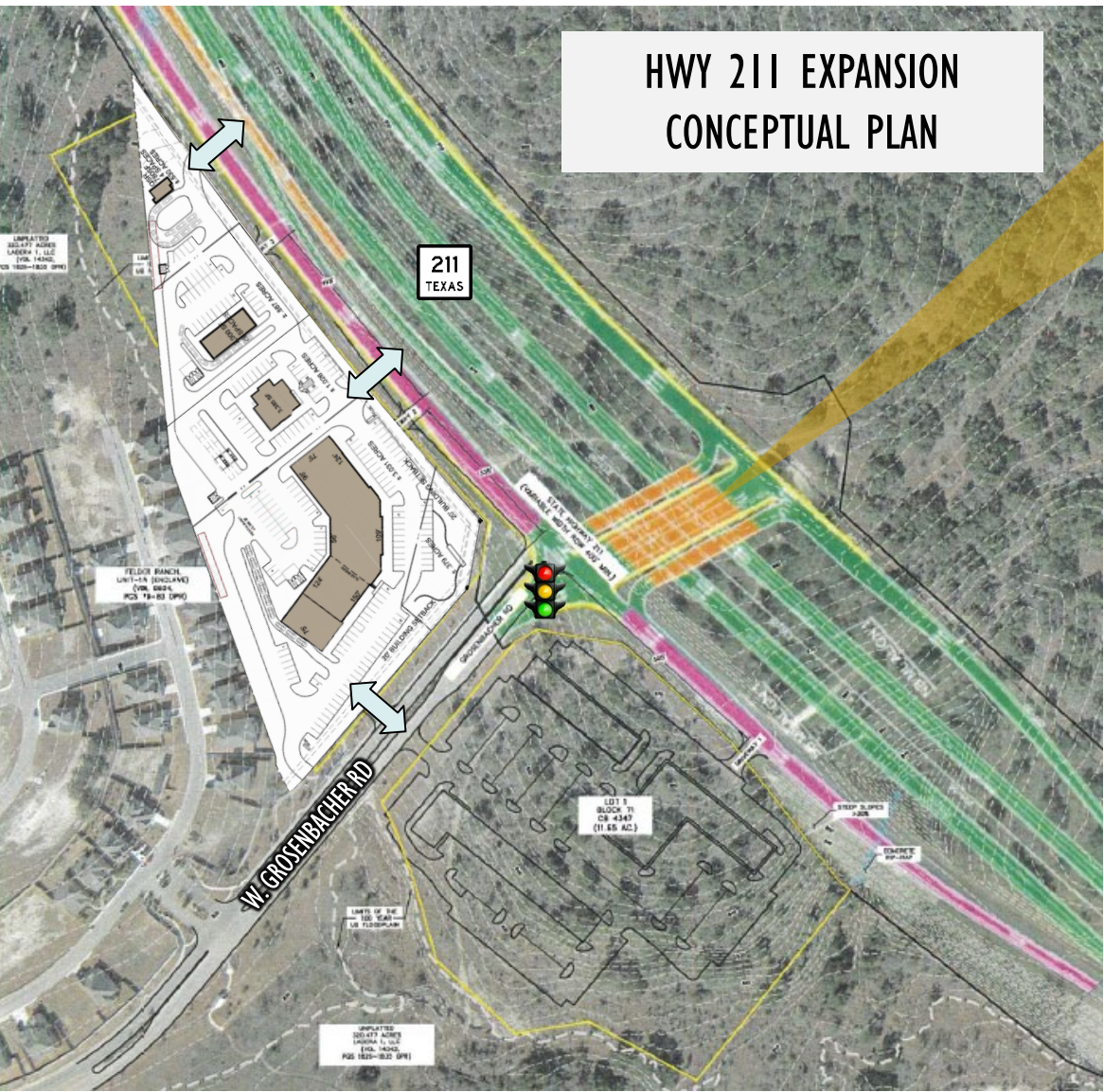
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SHOPS AT LADERA

NWC OF TX-211 & W. GROSENBACHER RD

SAN ANTONIO, TX 78245



* W. Grosebacher Rd East extension will eventually provide access all the way to Loop 1604.

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,496	51,393	126,028
# HOUSEHOLDS	1,049	15,783	38,266
AVG HH INCOME	\$134,642	\$123,366	\$118,705

SAN ANTONIO, TX 78245



AREA DEVELOPMENT

Bexar County plans to close troublesome gap on Marbach Rd

The county says it will partner with a developer to bridge the roughly 250-yard divide on Marbach, which has long frustrated drivers in the area.

San Antonio Express-News

By **Richard Webner**, Staff Writer
Oct 16, 2025



The Bexar County Commissioners Court has voted to enter into an agreement with a private developer to build out a small portion of Marbach Road, bridging a gap that now exists in the road on the far West Side. Courtesy of Google Earth

To view the broken path of Marbach Road on the far West Side, past its crossing with Loop 1604, is to witness a source of frustration for many of the area's drivers.

The road is snapped into two segments west of the highway, with a roughly 250-yard stretch of woodland separating them. The gap means you can't drive on Marbach all the way from Loop 1604 to its western endpoint, where it intersects with Grosenbacher Road. This has led drivers to seek alternate routes through the quiet streets of the booming area's many subdivisions, according to Bexar County.

That is set to change, after the Bexar County Commissioners Court voted this week to partner with the developer that owns the stretch of woodland to fill in that missing stretch of road.

Under an agreement the court approved on its consent agenda, the developer — an entity linked with the Tempe, Arizona-based company Coronado West — will donate the 1.4 acres on which the four-lane road will run and hire an engineering firm to design the roadway. The county will construct the missing stretch, linking the Champions Park and Laurel Vistas subdivisions, at an estimated cost of \$2.4 million.

The county expects to begin construction near the end of 2026, with the roadway opening to traffic in mid-2027, county spokesperson Tiffany Payton said.

"Connecting this existing gap in Marbach Road will provide a much needed arterial road to improve east-west travel," the county said in a written statement.

The commissioners court allocated the funds for the road's construction when it approved its annual budget on Sept. 9.

The city of San Antonio, in its Major Thoroughfare Plan, envisions Marbach Road serving as a key east-west thoroughfare linking Loop 1604 and Texas 211. The thoroughfare plan's map shows Marbach linking with Grosenbacher Road, which would be extended beyond Texas 211, as far west as as yet-to-be-built stretch of Mechler Road running north-south near the boundary between Bexar and Medina counties.

As of today, Grosenbacher Road is missing many segments between its crossings with Marbach and Texas 211.

Marbach Road was extended past Loop 1604 around 2006, according to historical satellite imagery from Google Earth. The disconnected portion farther west was built about 12 years later.

AREA DEVELOPMENT

Exclusive: Houston homebuilder reveals plans for 400-acre development around Briggs Ranch Golf Club

'We're growing as a company and we definitely want to grow in San Antonio.'

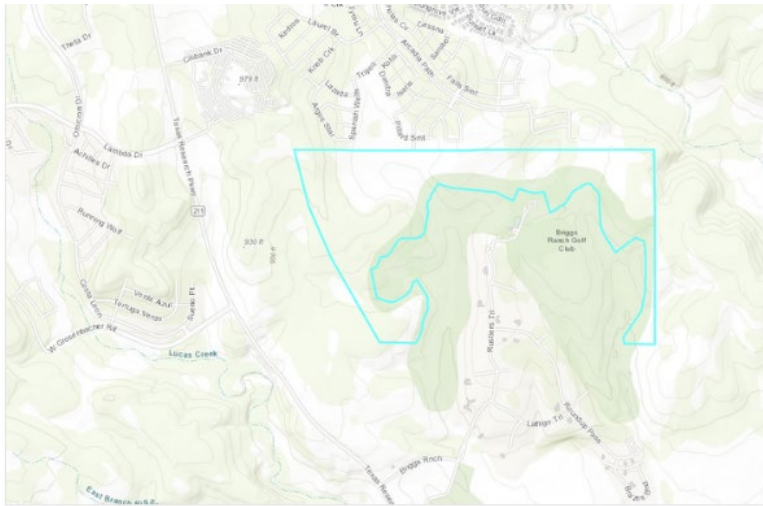
A Houston homebuilder that is growing its local footprint shared details on its biggest San Antonio deal to date spanning hundreds of acres of land surrounding a golf course.

Last month, the Business Journal revealed that Chesmar Homes, a Houston builder with an active presence in San Antonio [acquired 385 acres at Briggs Ranch](#), a master-planned community on the West Side.

"It's going to be the largest community we've developed in San Antonio up to this point," said Chesmar's San Antonio Division President Ken Glass. "The land surrounds a golf course, offers hilltop views and will provide us with 10 years of development and lots on the West Side."

All told, he said the development will include 1,200 homes, multiple parks, trails and other amenities.

"This is going to be a master-planned community, and we'll invite other homebuilding partners in with us," Glass said. "What's great about this community, in my opinion, is the location being in one of the most desirable parts of town. [Over 25% of starts are in that area alone.](#)"



Chesmar Homes, a Houston homebuilder, acquired hundreds of acres of property around Briggs Ranch Golf Club.

The builder expects development to occur over six different phases broken down by lot sizes. Aspire Land, Chesmar's in-house land development company, will spearhead lot development.

"We're in the engineering and planning phase right now. My best guess is that lots would be delivered from Aspire in the third quarter of 2025," Glass said.

He said that plans were developed according to the demand for master-planned communities in San Antonio and that Chesmar plans to invite other homebuilders once lot development is complete.

"Our starting square footage will be in the ballpark of 1,600 square feet, and the largest will probably be over 3,000 or 3,500 square feet," Glass said.

He explained that right now, it would be difficult to nail down a price range, since homes will be priced according to price bands.

"Our intention is to find a way in there for first-time move-up buyers all the way up to a luxury semi-custom product. Today, that would be from the \$400,000s to the \$800,000s," Glass said.

As the company looks to expand, Glass said the Briggs Ranch development is part of an effort to bolster its local footprint.

"We've been here since 2009, we love San Antonio. We're growing as a company and we definitely want to grow in San Antonio," he said, explaining that Briggs Ranch was the right opportunity at the right time and price.

SAN ANTONIO
BUSINESS JOURNAL



By Ramzi Abou Ghalioum – Reporter, San Antonio Business Journal
Nov 3, 2023 Updated Nov 6, 2023 10:49am CST

Development details revealed for 800-acre Briggs Ranch project

'It really took the experience Johnson had — all of our back of house, institutional memory and intelligence — to make it work.'

Johnson Development to add 2,000 homes to Briggs Ranch

A Houston developer revealed preliminary details on an 800-acre parcel where it plans to deliver thousands of new homes.

Last week, Johnson Development announced it secured 800 acres at Briggs Ranch, a master-planned community on San Antonio's coveted Far West Side. The developer is partnering with Heartwood Development Group, its San Antonio partner, to develop the property for more than 2,000 homes. The project is Johnson's sixth in San Antonio, bringing their total number of lots under development in the city to 5,000.

"The Briggs project has been on our radar for years," said Michael Cox, president of Johnson Development Services, the company's development arm. The former owner, Convergence Brass, had listed the property for a number of years before selling it to Johnson.

Development is set to start this year. Completion is slated for 2025.

SAN ANTONIO
BUSINESS JOURNAL



By Ramzi Abou Ghaloum — Reporter, San Antonio Business Journal
Jan 29, 2024

"It was a combination of entitled and raw land," Cox said. "It's never over — the constant process of engineering, planning, working through ordinances and city and county approvals."

The Briggs project will be phased according to market demands, but the intent is to begin development this year and deliver homes in 2025. Cox said Johnson is working with the homebuilders selected for the project, including Highland Homes, Perry Homes, Toll Brothers and David Weekley Homes, to finalize lot size and home price details.

"Lot sizes are coming together right now — what we find is it's really best to let our builders tell you what home prices will be," he said.

In place on the property is also a public improvement district, to impose property, sales and hotel occupancy taxes to help fund development.

"Prior ownership had some intent and made some efforts to develop the property, but it really took the experience Johnson had — all of our back of house, institutional memory and intelligence — to make it work," Cox said. "We're optimistic it's going to do quite well. Builders committing their resources here for the foreseeable future."

He said Briggs Ranch, located on the city's Far West Side, is well-situated for San Antonio's future growth. The Far West Side submarket boasts a quarter of all new land development in the metro.

While Cox said there are no immediate plans for commercial developments on the property, they could crop up in the future.

"Looking at the preliminary plan, there are options where we might consider that in the future — but don't have any of that in phase one," Cox said.

AREA DEVELOPMENT

800-acre community planned for Far West Side

Development is slated to begin this year, with home sales to closely follow.

A Houston developer is plotting a large development at Briggs Ranch, a coveted master-planned community on San Antonio's Far West Side.

Johnson Development Services, a commercial and residential developer, announced it closed on 800 acres for a new housing community.

Heartwood Development Company is partnering with Johnson for the development of about 2,000 homes.



Briggs Ranch is a master-planned community on San Antonio's Far West Side.

SAN ANTONIO
BUSINESS JOURNAL



By Ramzi Abou Ghaloum – Reporter, San Antonio Business Journal
Jan 23, 2024

“This property offers many advantages – an excellent location near (State) Highway 90 and (State Highway) 211 that is about 30 minutes from downtown, strong schools within Medina Valley ISD and proximity to Briggs Ranch Golf Club, which is one of the top courses in Texas,” Michael Cox, president of Johnson Development Services, said in a statement.

Cox said he expects development to begin this year, with home sales starting in 2025. Homebuilders Highland Homes, Perry Homes, Toll Brothers and David Weekley Homes have been selected for the project.

“These are some of the highest caliber production builders in the state,” Cox said. “Their designs will nicely complement the vision set for Briggs Ranch.”

This project is Johnson's sixth, and largest, in San Antonio with Heartwood. Other projects include Cinco Lakes, Davis Ranch, Winding Brook and Willow Point in San Antonio and Overlook at Creekside in New Braunfels.

Chesmar Homes, another Houston builder bolstering its San Antonio footprint, also recently made a large acquisition at Briggs Ranch with plans for 1,200 homes in the community.

“What’s great about this community, in my opinion, is the location being in one of the most desirable parts of town,” Chesmar's San Antonio Division President Ken Glass told the Business Journal in November 2023.

The Far West Side is the single largest market for new homebuilding efforts in San Antonio, according to data from housing intelligence firm Zonda, boasting just over a quarter of total new home starts in the metro.



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.

2-10-2025



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:
 - 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.

SULLIVAN COMMERCIAL REALTY	491694		210-341-9292
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date