

# POTRANCO ROAD DEVELOPMENT SOUTH

## OFFERING MEMORANDUM

493.592 ACRES | MEDINA COUNTY, TEXAS



\*SUBJECT PROPERTY

POTRANCO ROAD DEVELOPMENT SOUTH  
493.59± ACRES | MEDINA COUNTY

WEST & SWOPE  
RANCHES

LOUIE SWOPE  
BROKER/OWNER  
C 512.940.0543

LSWOPE@WESTANDSWOPERANCHES.COM

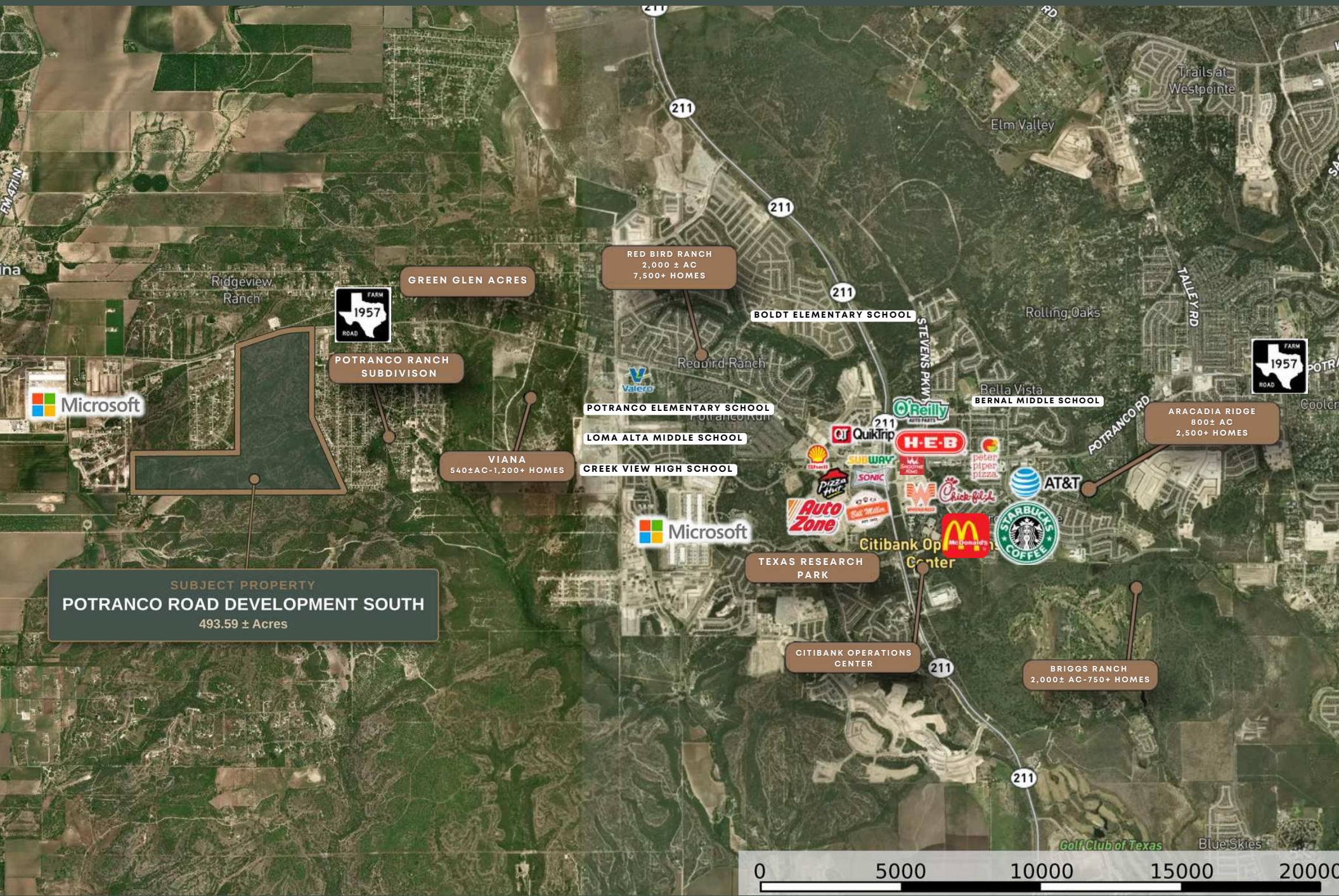
KIRK MOODY  
ASSOCIATE  
C 210.262.7339

KMOODY@WESTANDSWOPERANCHES.COM

PERRY DONOP  
ASSOCIATE  
C 210.842.1719

PDONOP@WESTANDSWOPERANCHES.COM

POTRANCO ROAD DEVELOPMENT - 493.592± ACRES  
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## School District

Medina Valley Independent School District

## Current Zoning

- No zoning

## Frontage

- 493.59± acres has approximately 0.52 miles of frontage along Potranco Road.

## Highlights

- 493± acres with approximately 0.52± miles of Potranco Road frontage
- Prime development opportunity in one of San Antonio's fastest-growing corridors
- Ideal for a master-planned community, residential development, corporate campus, data center, or mixed-use project
- Minutes from Highway 211, major employers, shopping, dining, and expanding residential communities
- Located outside city limits with agricultural exemption currently in place
- Additional 27± acres available across Potranco Road

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POTRANCO ROAD  
CORRIDOR GROWTH



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ENGINEERING REPORT



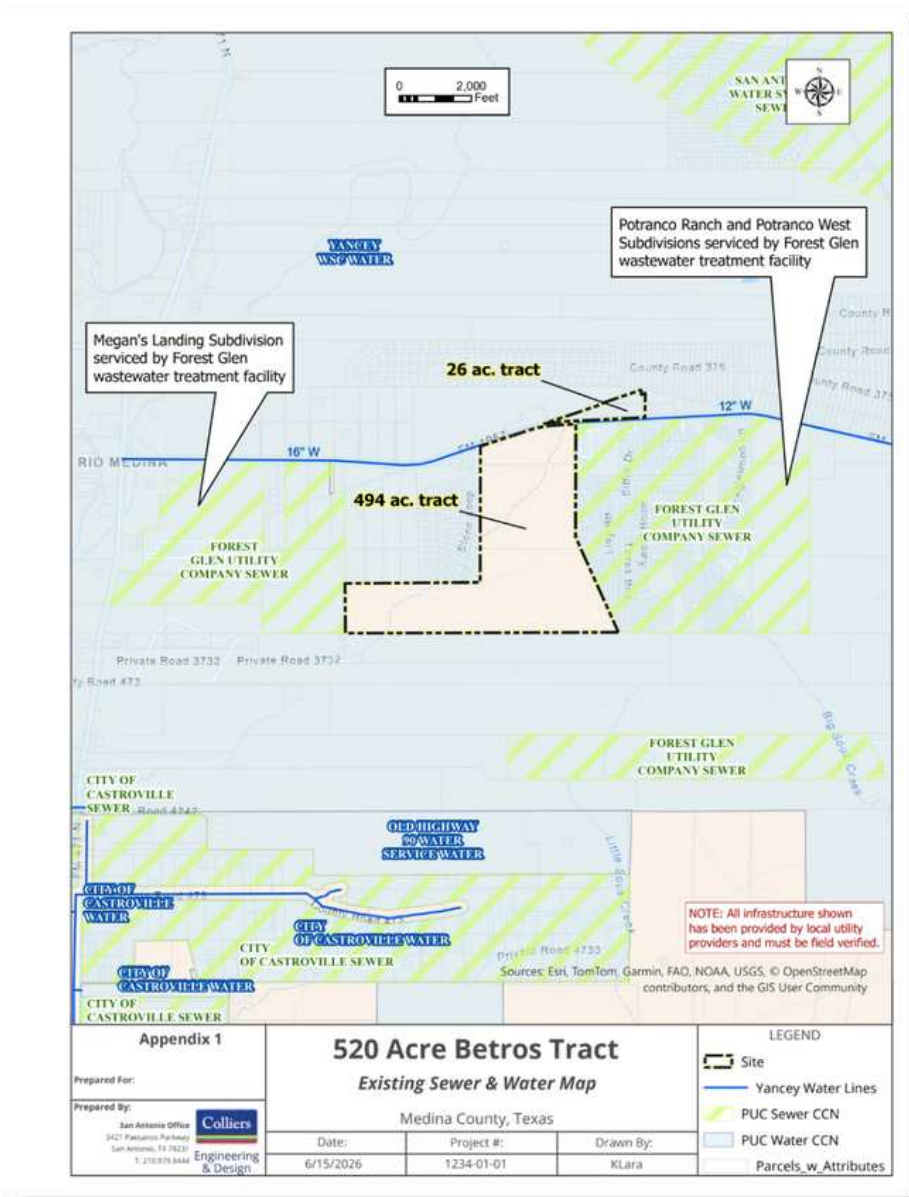
EXECUTIVE SUMMARY

Colliers Engineering & Design has completed a preliminary engineering study for an approximate 494-acre tract and 26-acre tract, for a total of 520 acres located east of the intersection of F.M. 471 and Potranco Road. In greater detail, the following summary outlines the items needed to be addressed before and/or during the design process. These items are as follows:

- ❖ The 520-acre tract is currently not platted and will need to be platted for the proposed development through Medina County, and recorded with Medina County.
- ❖ The 520-acre tract is within the unincorporated area of Medina County.
- ❖ Utility coordination with:
  - Yancey Water Supply Corporation (Water)
  - Forest Glen Utility (Sewer)
  - CPS Energy (Electric, Gas)
  - AT&T Communications
  - Charter Cable
- ❖ The 26-acre tract is within the water CCN of Yancey Water Supply Corporation. The 494-acre tract is not within a water CCN.
- ❖ The 26-acre tract and the 494-acre tract are not within a sanitary sewer CCN.
- ❖ There are two wastewater treatment facilities, within Forest Glen Utility Sewer CCN, currently servicing the Potranco Ranch, Potranco West, and Megan's Landing subdivisions.
- ❖ There is an existing 12-inch and a 16-inch water main running along F.M. 1957.
- ❖ There is an existing 8-inch gas line running along F.M. 1957 providing services to the adjacent Potranco West subdivision, located to the east of the property.
- ❖ Site is located within the Medina River watershed limits.
- ❖ As indicated by FEMA Map No. 48325C0400D, effective date May 15, 2020, a portion of the 494-acre tract is located within the 100-YR floodplain, towards the southwest property corner.
- ❖ A Traffic Impact Analysis and report will be required for this development.

PRELIMINARY ENGINEERING REPORT | June 16, 2026





**The Potranco Road corridor continues to emerge as one of San Antonio's fastest-growing submarkets, driven by rapid residential expansion, new retail, and accelerating commercial investment.**

**“We’re seeing tremendous growth across our community, especially along the far West Side corridors.”**

**— Ron Nirenberg, Mayor of San Antonio**

**“Improvements along SH 211 and surrounding corridors are being driven by rapid population growth and increased demand in the area.”**

**— Texas Department of Transportation**

**“The West Side of San Antonio is experiencing unprecedented growth, driven by new housing, infrastructure investment, and expanding commercial development.”**

**— City of San Antonio**

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OFFER INSTRUCTIONS

**VIEWING OPPORTUNITIES:**

**Upon Request**

**Scheduling Required**

**FOR QUESTIONS OR OFFER SUBMISSION:**

**Louie Swope**

**Texas Real Estate Broker #638074**

**West and Swope Ranches #9007406**

**8620 N New Braunfels Avenue, Suite 115, San Antonio, Texas 78217**

**Cell: (512) 940-0543**

**lswope@westandswope ranches.com**

**Please submit all signed sealed bids accompanied by proof of funds by Wednesday- August 11th, 2026. Seller plans to respond to adequate offers for a second round of bids. If seller does not accept any bids the property will then go to the public market.**

**PREFERRED TITLE COMPANY**

**Title Company/Closer:**

**Escrow Agent: Jamie D'Spain**

**Guaranty Title Company of Boerne**

**910 N Main St, Boerne, Texas**

**Phone: (830) 816-2577**

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|                                              | 2024 TXDot AADT Count | 2023 TXDot AADT Count |
|----------------------------------------------|-----------------------|-----------------------|
| FM 1957 (163H109)<br>Potranco Rd East of 471 | 3,413                 | 3,219                 |
| FM 1957(15E20A)<br>Potranco Rd before 211    | 9,608                 | 9,064                 |

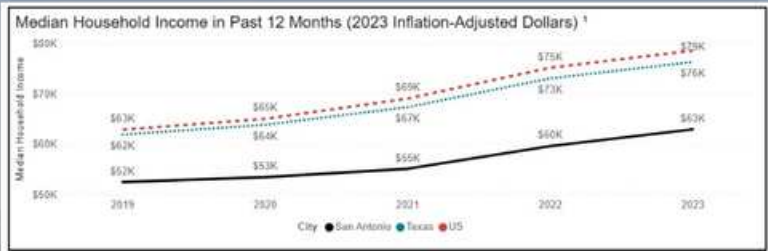
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GROWTH INDICATORS FOR  
THE CITY OF SAN ANTONIO

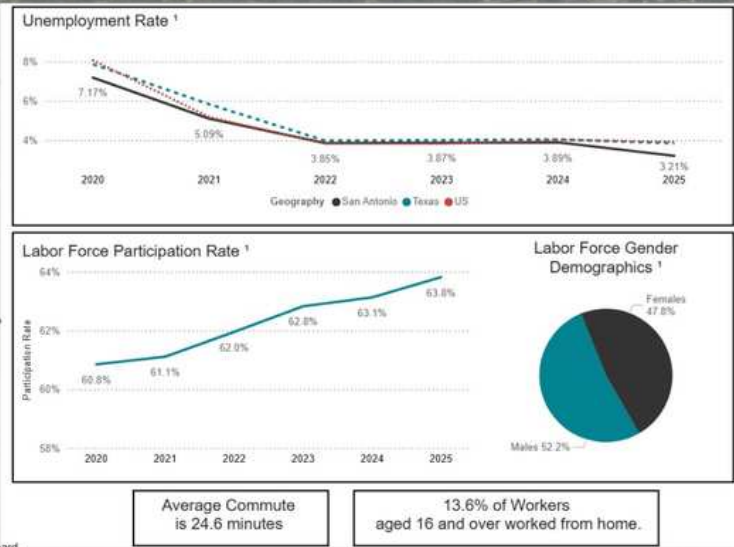


ECONOMIC  
DEVELOPMENT

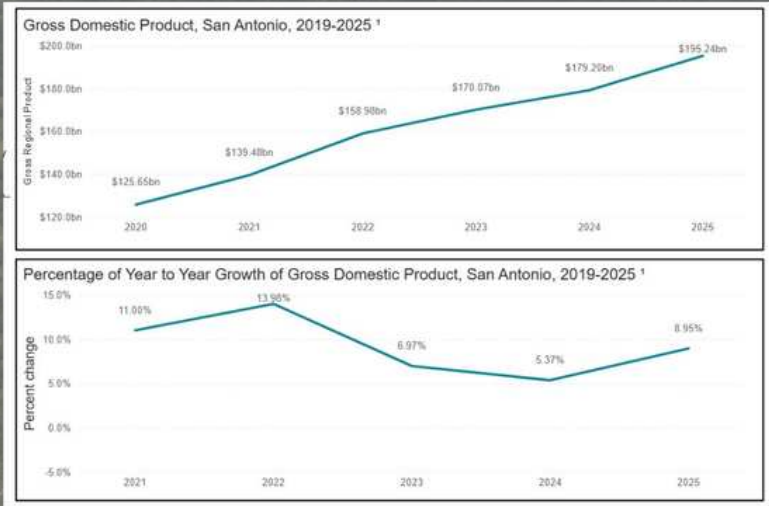
MEDIAN HOUSEHOLD INCOME



LABOR FORCE STATISTICS



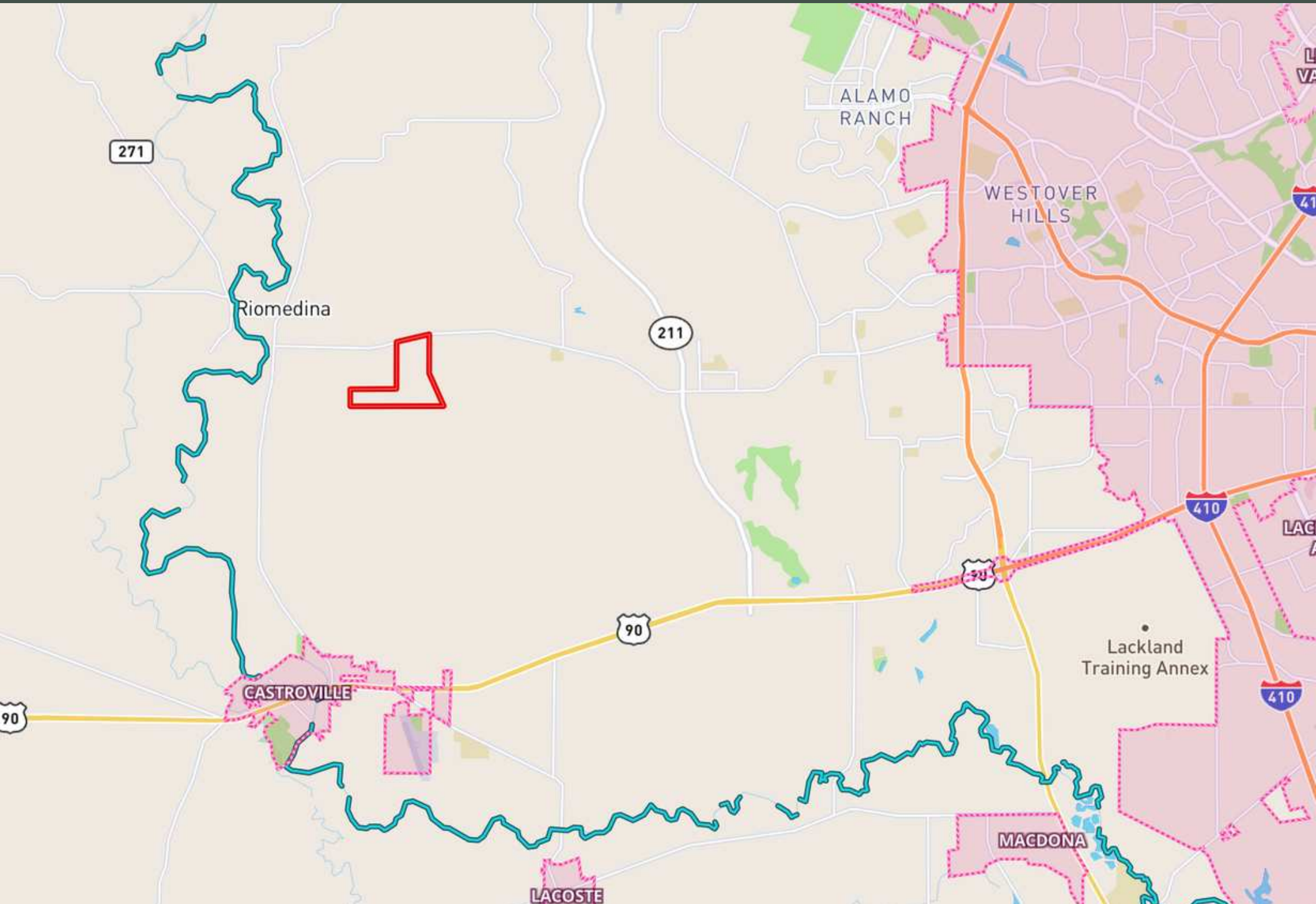
SAN ANTONIO GROSS DOMESTIC PRODUCT



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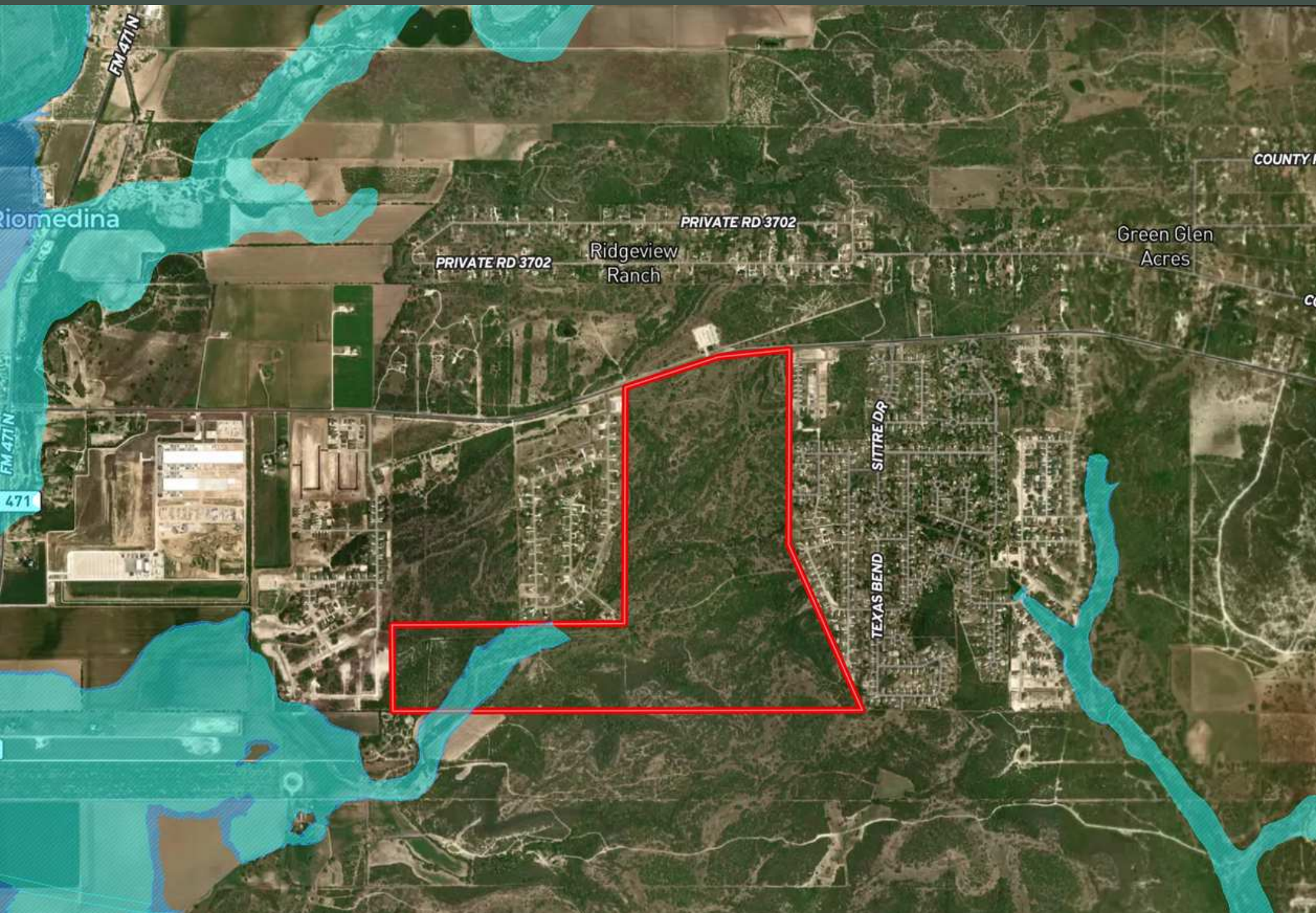
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CITY LIMITS MAP



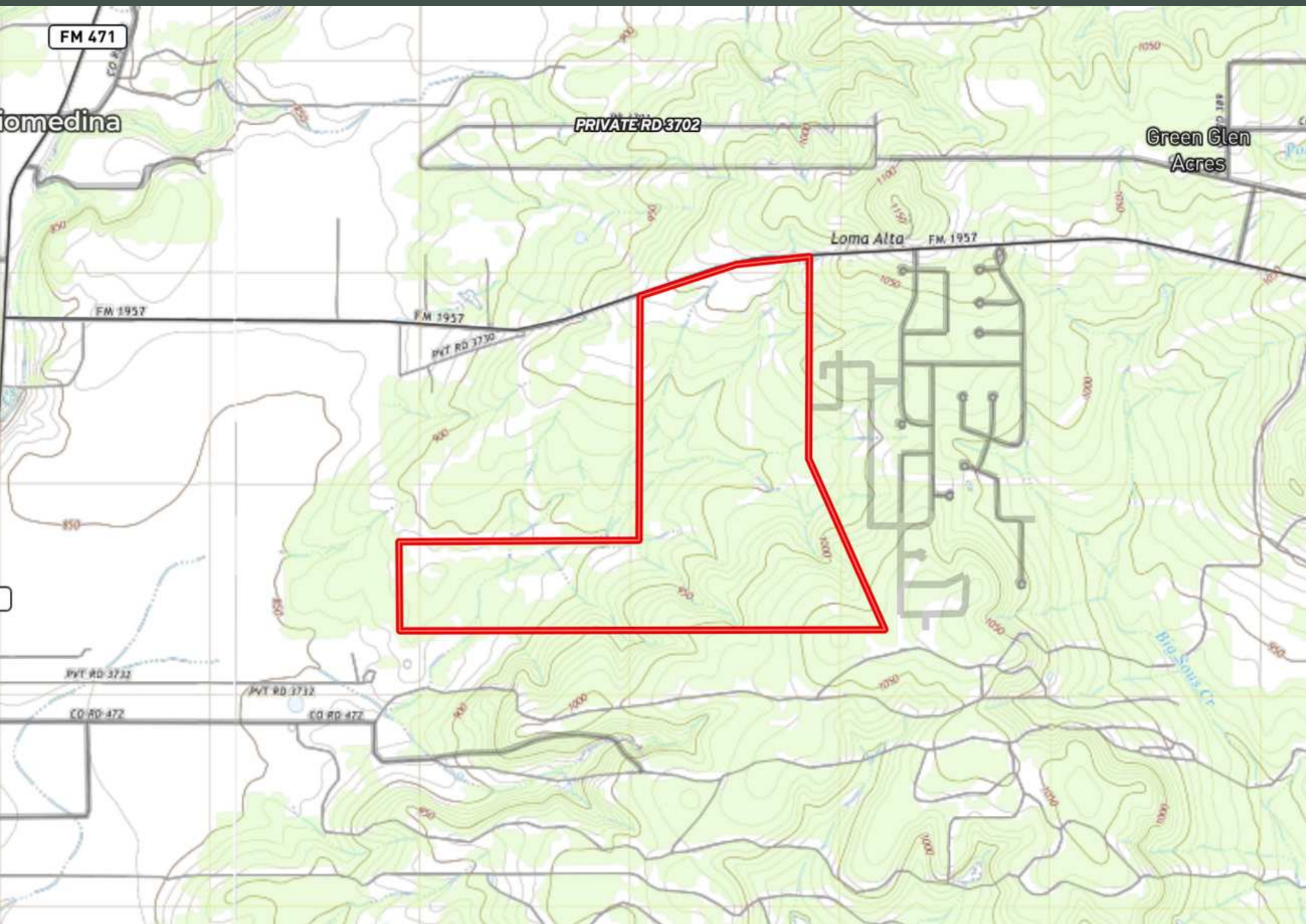
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FLOODPLAIN MAP



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TOPOGRAPHY MAP





# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

West and Swope Ranches, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9007406

License No.

info@westandswope ranches.com

Email

844-888-3384

Phone

Louie Swope

Name of Designated Broker of Licensed Business Entity, if applicable

638074

License No.

lswope@westandswope ranches.com

Email

512-940-0543

Phone

Louie Swope

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

638074

License No.

lswope@westandswope ranches.com

Email

512-940-0543

Phone

Louie Swope

Name of Sales Agent/Associate

638074

License No.

lswope@westandswope ranches.com

Email

512-940-0543

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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