

FOR SALE / LEASE



Monterrey Village West – 5.632 Acres

N Hunt Ln
San Antonio, TX 78245



Drew Whelchel

210.549.6728 x125

drew.whelchel@expcommercial.com

www.expcommercial.com

Property Summary

Monterrey Village West | N Hunt Ln, San Antonio, TX 78245

FOR SALE / LEASE



VIDEO

PROPERTY DESCRIPTION

Discover Monterrey Village West, a 5.632-acre parcel perfectly positioned in San Antonio's fast-growing Far West Submarket. Located between the bustling Heritage and Crown Meadows neighborhoods, this site is a developer's dream, offering flexible MPCD zoning for retail, office, or mixed-use projects. Anchored within Monterrey Village Retail, it's designed to meet the rising demand from nearby residential communities like Alamo Ranch. With prime access to SH-151 and Loop 1604, it's just minutes from Westover Hills—featuring the Microsoft Data Center and Christus Santa Rosa Hospital—and the vibrant SeaWorld San Antonio.

PROPERTY HIGHLIGHTS

- Size: 5.632 acres, ideal for three pad sites or a retail strip.
- Lease Terms: Competitive rates for the whole parcel - inquire for more information
- Zoning: Flexible MPCD, supporting retail, office, or mixed-use development.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	5.62 Acres
Lot Size:	243,207 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,014	26,872	49,280
Total Population	19,483	74,132	138,636
Average HH Income	\$83,323	\$89,225	\$86,628

Drew Whelchel

210.549.6728 x125

drew.whelchel@expcommercial.com

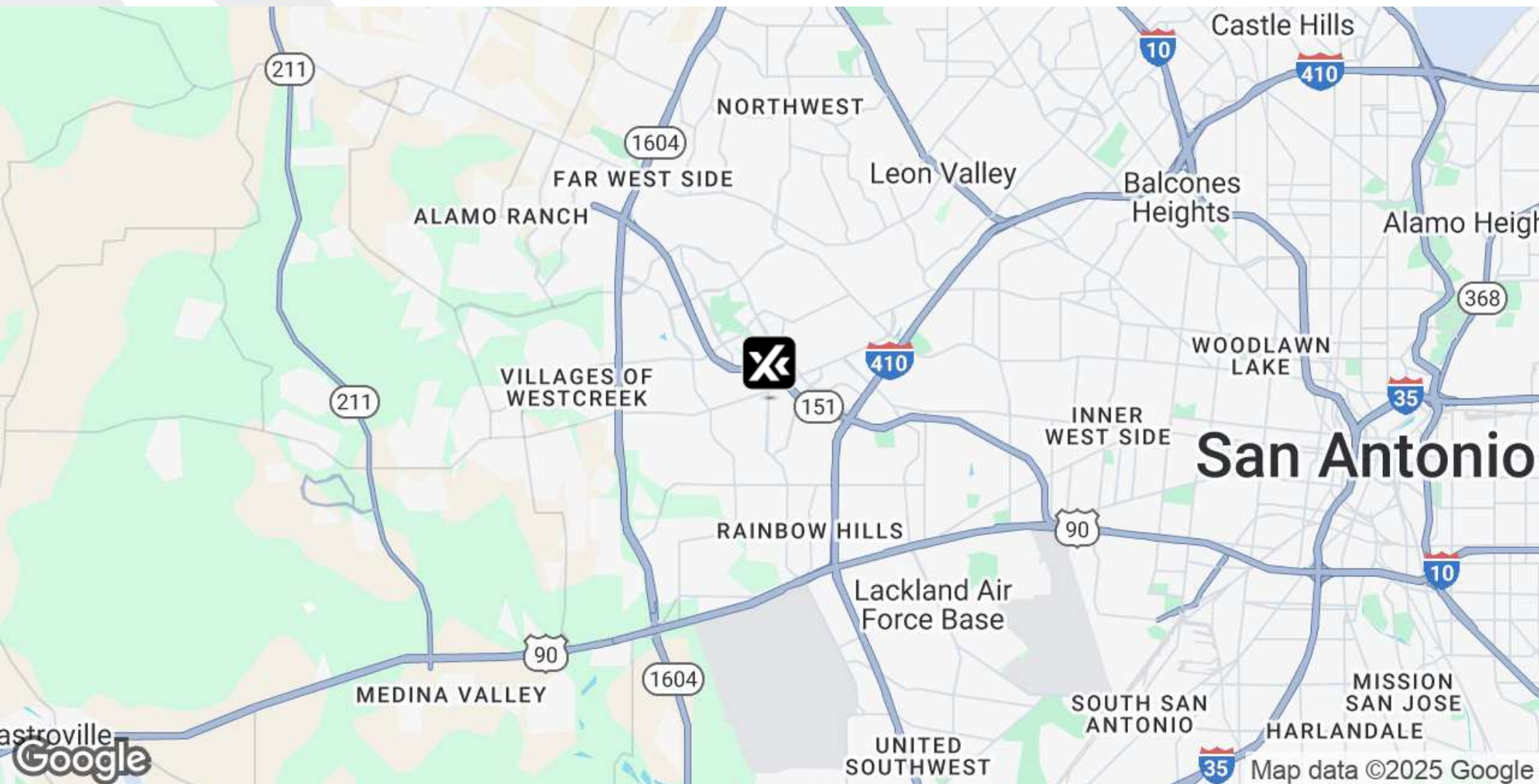


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

Monterrey Village West | N Hunt Ln, San Antonio, TX 78245

FOR SALE / LEASE



Drew Whelchel

210.549.6728 x125

drew.whelchel@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Retailer Map

Monterrey Village West | N Hunt Ln, San Antonio, TX 78245

FOR SALE / LEASE



Drew Whelchel

210.549.6728 x125

drew.whelchel@expcommercial.com

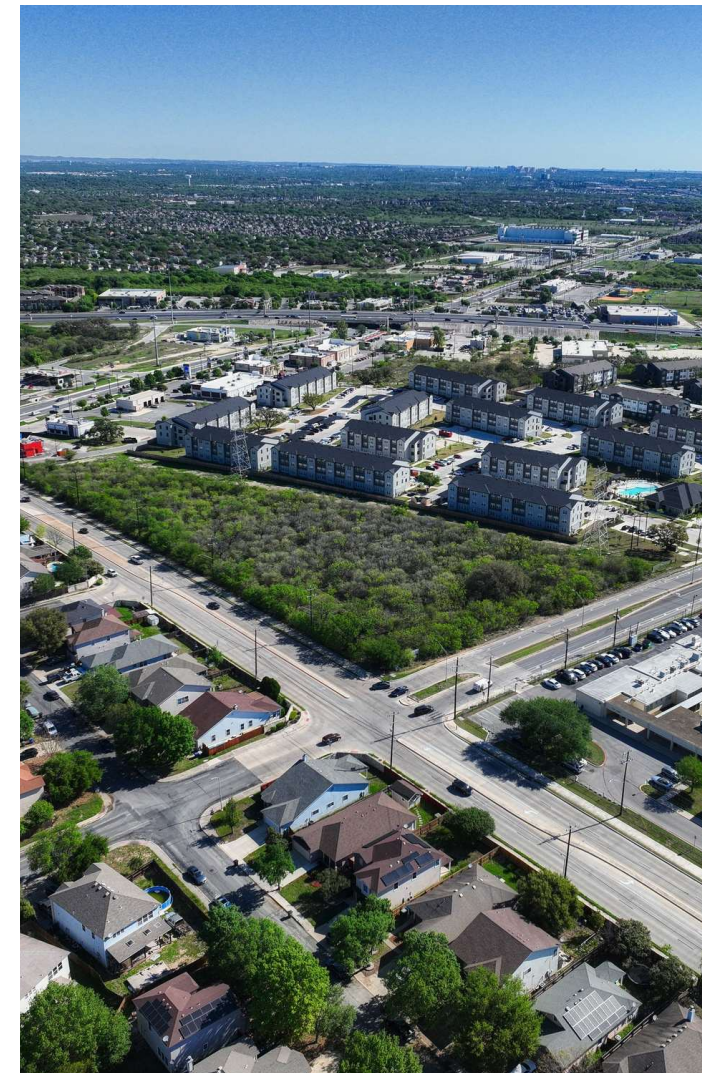
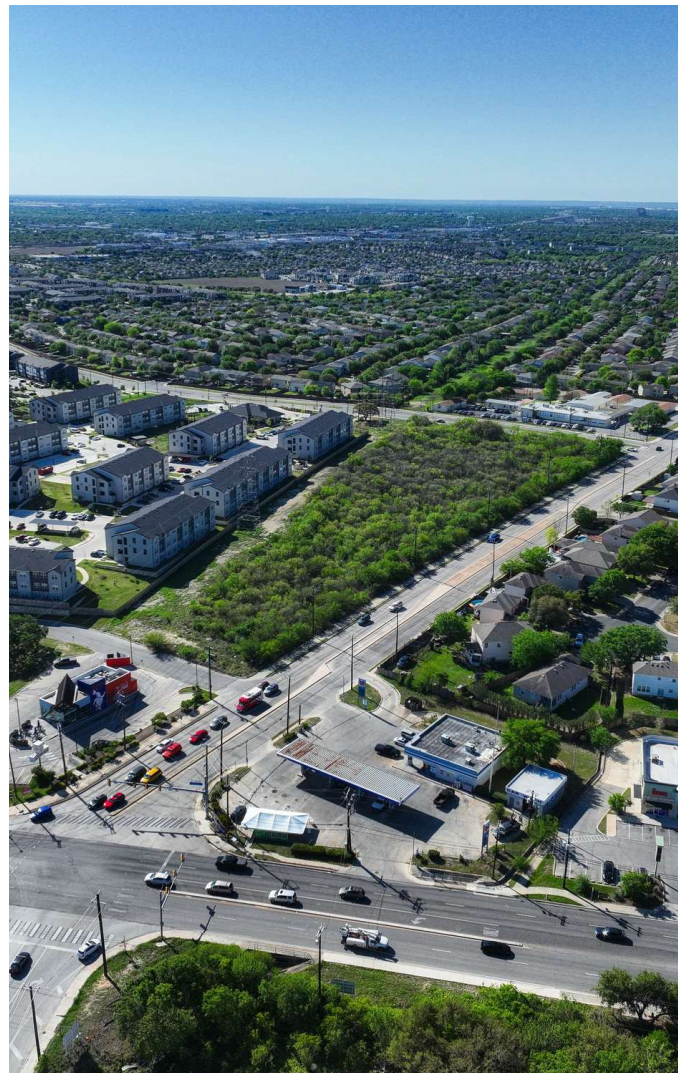


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

Monterrey Village West | N Hunt Ln, San Antonio, TX 78245

FOR SALE / LEASE



Drew Whelchel

210.549.6728 x125

drew.whelchel@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

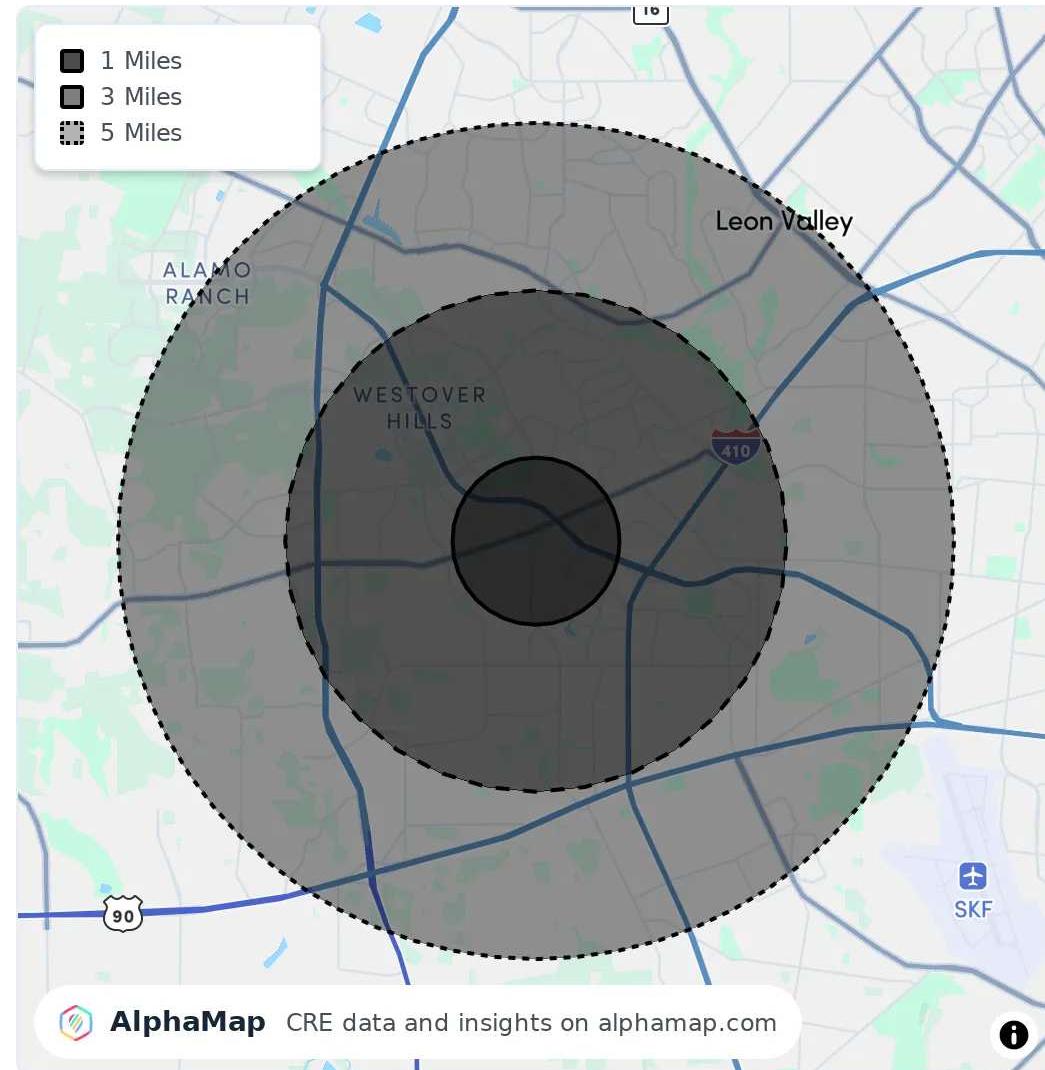
Area Analytics

Monterrey Village West | N Hunt Ln, San Antonio, TX 78245

FOR SALE / LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,483	138,636	306,634
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,014	49,280	102,941
Persons per HH	2.8	2.8	3
Average HH Income	\$83,323	\$86,628	\$92,302
Average House Value	\$245,684	\$227,482	\$252,082
Per Capita Income	\$29,758	\$30,938	\$30,767

Map and demographics data derived from AlphaMap



Drew Whelchel

210.549.6728 x125

drew.whelchel@expcommercial.com

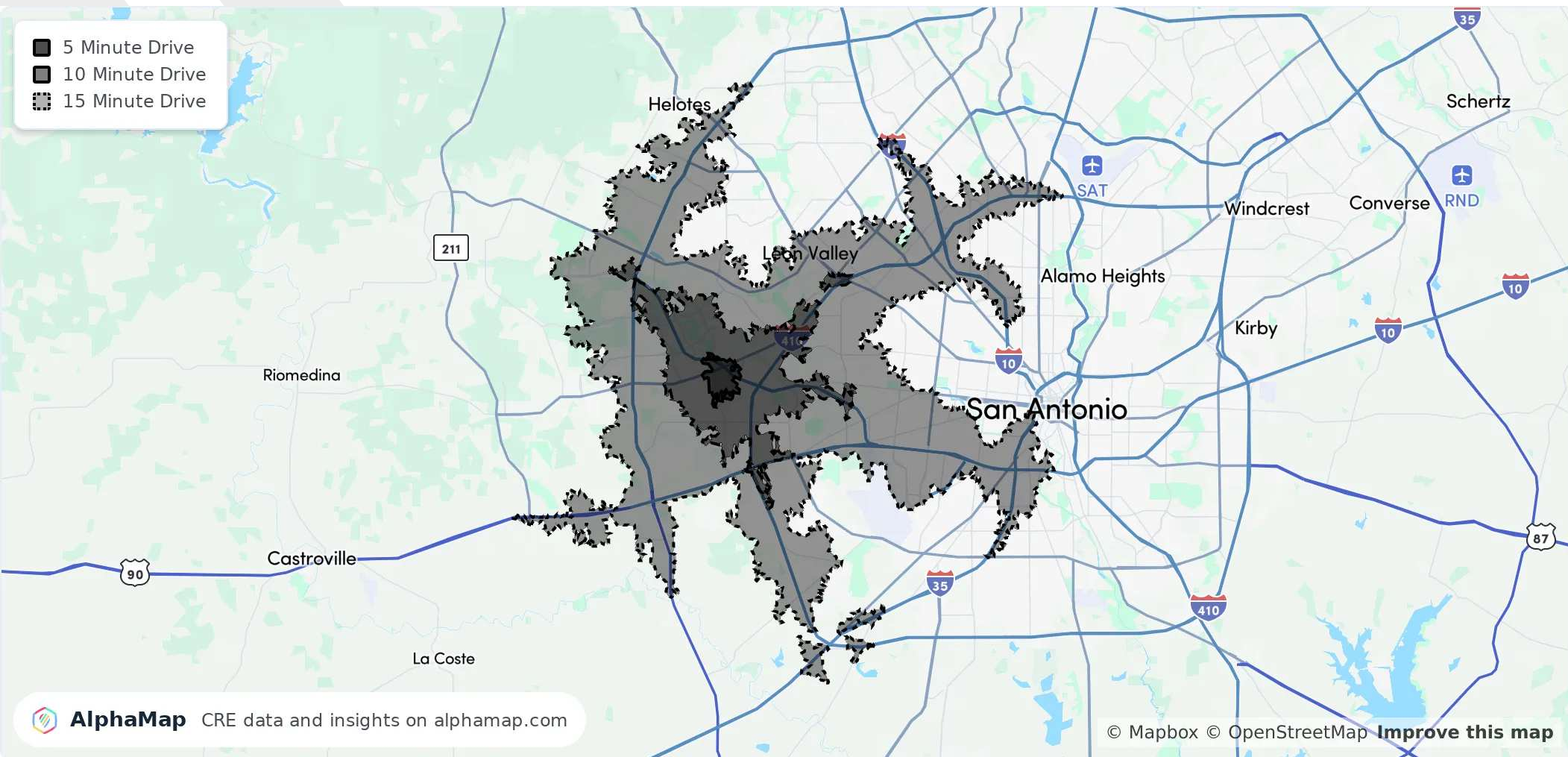


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Area Analytics

Monterrey Village West | N Hunt Ln, San Antonio, TX 78245

FOR SALE / LEASE



Map and demographics data derived from AlphaMap

Drew Whelchel

210.549.6728 x125

drew.whelchel@expcommercial.com

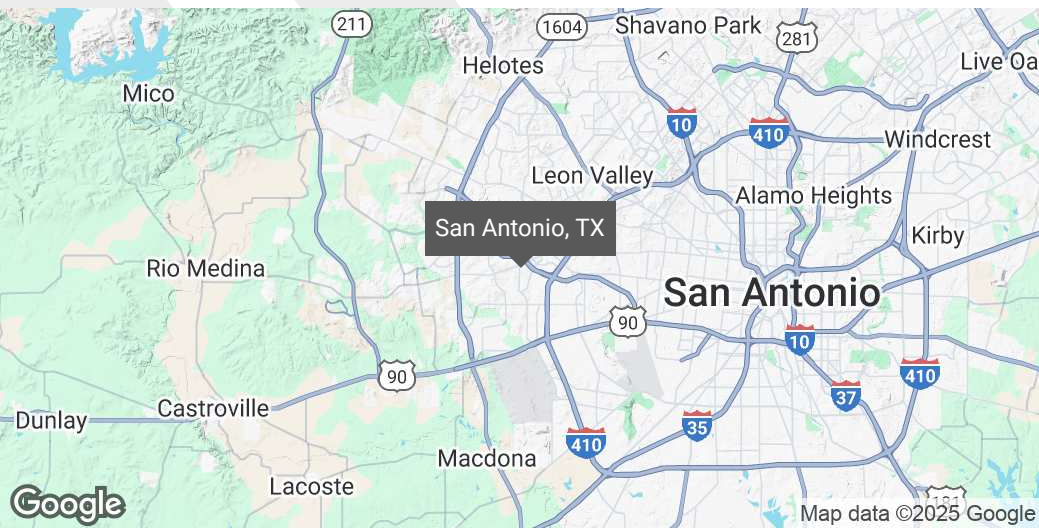


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

City Information

Monterrey Village West | N Hunt Ln, San Antonio, TX 78245

FOR SALE / LEASE



LOCATION DESCRIPTION

Positioned in San Antonio's dynamic Far West Submarket, this 5.632-acre parcel offers developers a prime opportunity in one of the city's fastest-growing corridors. Located within the Monterrey Village Retail MPCD, it boasts flexible zoning for retail, office, or mixed-use projects, perfectly aligned with the area's commercial surge. Just off major routes like SH-151 and Loop 1604, the site provides seamless connectivity to the bustling Westover Hills business district—home to the Microsoft Data Center and Christus Santa Rosa Hospital—and the high-traffic SeaWorld San Antonio, a regional draw. Surrounded by expanding residential communities like Alamo Ranch, it taps into a rising population eager for nearby dining, shopping, and services. With easy access to US-90 and a short drive to downtown San Antonio, this strategically placed property blends suburban growth with urban reach, making it an exceptional choice for your next commercial investment.

LOCATION DETAILS

Market	San Antonio
Sub Market	Far West Submarket
County	Bexar
Cross Streets	Potranco Rd & N Hunt Ln & Vista W Dr





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.

eXp Commercial	9010212	-	855.450.0324
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford Bogart-	313034	tx.broker@expcommercial.com-	855.450.0324
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Drew Whelchel	775947	drew.whelchel@expcommercial.com	210.549.6728 x125
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date