

D Drake Commercial Group

**STEVENS RANCH
MIXED USE DEVELOPMENT
SAN ANTONIO, TEXAS**



STEVENS RANCH

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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 mixed-use 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 ETJ
- **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

* The information in the brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in the property, each party should independently verify all information.

MAPPING



Stevens Ranch



NEQ Potranco and Hwy 211
San Antonio, Texas

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



MAPPING

Stevens Ranch
NEQ Potranco and Hwy 211 | San Antonio, Texas



MAPPING

Stevens Ranch
NEQ Potranco and Hwy 211 | San Antonio, Texas



MAPPING

Stevens Ranch
NEQ Potranco and Hwy 211 | San Antonio, Texas



MAPPING

Stevens Ranch
NEQ, Potranco and Hwy 211 | San Antonio, Texas

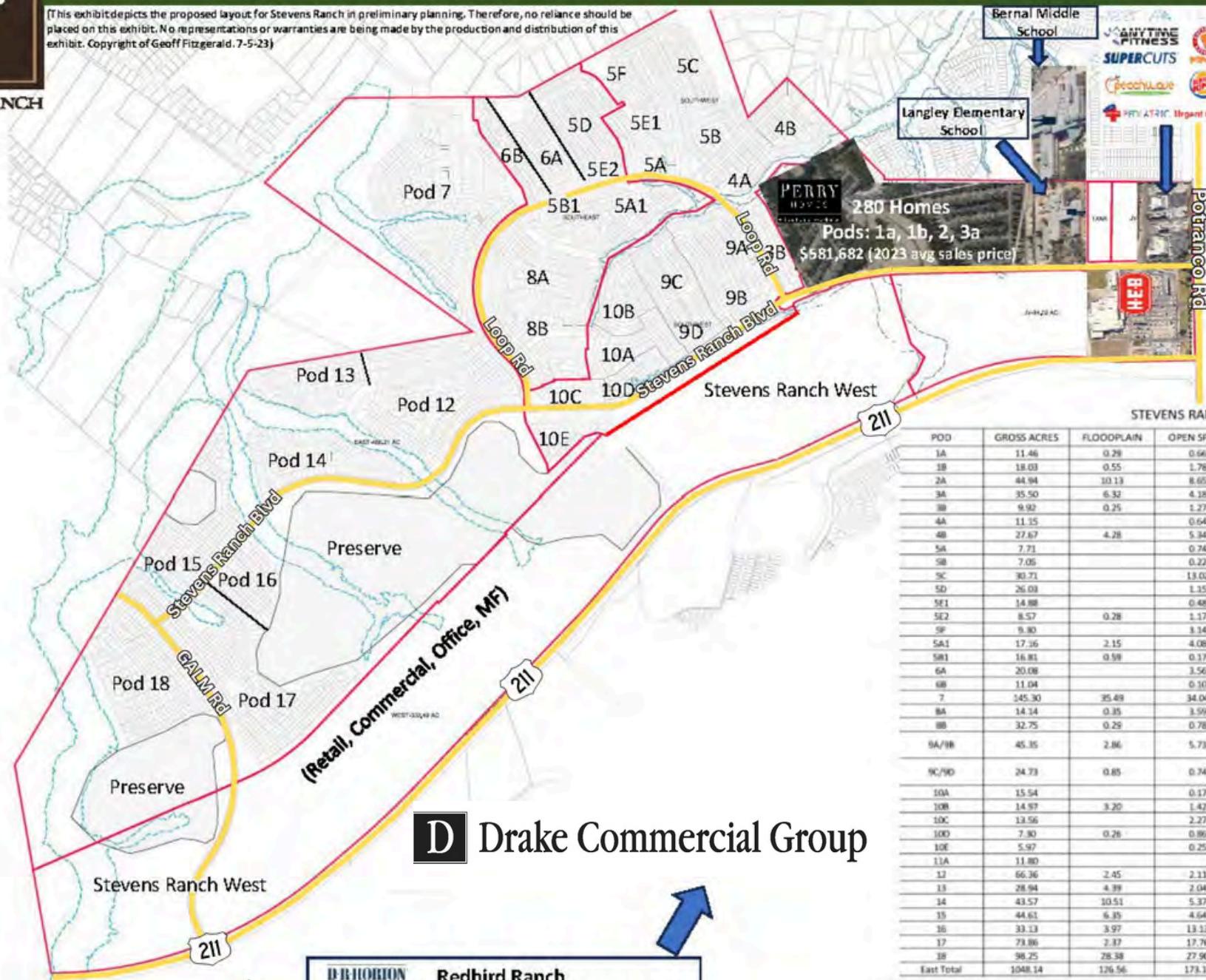




MAPPING



(This exhibit depicts the proposed layout for Stevens Ranch in preliminary planning. Therefore, no reliance should be placed on this exhibit. No representations or warranties are being made by the production and distribution of this exhibit. Copyright of Geoff Fitzgerald. 7-5-23)



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CONCEPTUAL ONLY

PROPERTY PHOTOS





PROPERTY PHOTOS



SURROUNDING AREA



SURROUNDING AREA

DR. JOE D. BERNAL MIDDLE SCHOOL



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

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From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2025/12/25/san-antonio-home-prices-rise-5-percent-november.html>

San Antonio leads major Texas markets with 5% home price growth in November



Image: San Antonio Business Journal

San Antonio skyline from The Arts Residences at the Thompson San Antonio hotel on Tuesday, July 30, 2019, in San Antonio.

GABE HERNANDEZ | SABJ

Story Highlights

- San Antonio home prices rose 5% to \$315,000 in November.
- Other major Texas metros saw price declines up to 2.7%.
- Market shifted to favor buyers despite strong price growth.

San Antonio posted the strongest home price growth among major Texas markets in November.

Home prices in the Alamo City posted a 5% year-over-year increase, as the city's economy continues to outperform national trends, according to preliminary data from Homes.com and insights from a Comerica Bank economist.

The median sale price reached \$315,000 in November, up \$15,000 from November 2024 – the fifth-highest among the 40 largest housing markets.

The Homes.com report indicated that the city's housing prices remain strong due to its affordability, which ranks as the seventh-lowest among large markets.

The national median sales price for homes, including condos, was \$385,000 in November, up 2.4%.

Other major Texas metros saw declines, according to the data:

- Austin down 1.1%
- Houston down 0.7%
- Dallas-Fort Worth down 2.7%

“San Antonio’s economy continues to be one of the star performers in the United States, with strong population growth and diverse industries, and we expect to continue to see strong growth in 2026,” said Bill Adams, senior vice president and chief economist at Dallas-based Comerica Bank.

Despite the gain, the market favors buyers, Adams said.

“The housing market in San Antonio in the last year and a half has shifted fairly dramatically from a seller’s market to a buyer’s market because so much housing inventory has been added... home building is likely to be in a period of consolidation in 2026.”

He added that expected Federal Reserve rate cuts should lower mortgage rates, boosting buyer power and demand next year.

Neighborhoods on the North Side led prices, with homes in Shavano Park coming in at around \$734,000 and Alamo Heights at \$693,550, according to the report.

HIGHEST MEDIAN HOME PRICES IN SAN ANTONIO Dec 2025

Median sale prices in San Antonio's highest-priced neighborhoods.

	\$0	\$200,000	\$400,000	\$600,000
Shavano	\$734,000			
Alamo Heights	\$693,550			
Fair Oaks Ranch	\$602,500			
Scenic Oaks	\$574,550			
Cross Mountain	\$550,000			
Bulverde	\$533,895			
Timberwood Park	\$512,000			
Boerne	\$506,500			
Hollywood Park	\$490,000			
Bulverde Village	\$443,000			

CHART: RAMZI ABOU GHALIOM, SHAY KHAN | SABJ • SOURCE: HOMES.COM

By type, median sales prices for detached homes rose 6.1% to \$318,150, attached homes saw a 50.3% to \$245,000 and condos fell 7.8% to \$200,000.

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From the San Antonio Business Journal:

https://www.bizjournals.com/sanantonio/news/2025/12/10/top-10-san-antonio-subdivisions-2025-closings.html?utm_campaign=5686636-News+of+the+Day+2025&utm_medium=email&_hsenc=p2ANqtz--X4sXwkKO8lN3yzdN9UCtWt2Vm78l8nHDGCcyJS-GzUepqLI_ptM5Wi2LbKBLwBq_P90hAZa8RRjDA4oiLobB7L--HX8lNqoScs2yT02--zdZBek&_hsmi=19157553&utm_content=19157553&utm_source=hs_email

Residential Real Estate

Master-planned communities drive San Antonio new-home sales with 3,200 closings



The Elm Trails subdivision in Converse in 2024. Several master-planned communities are capturing the new-home sales market.

GABE HERNANDEZ | SABJ



By [Shay Khan](#) – Reporter, San Antonio Business Journal
Dec 10, 2025

Story Highlights

- Ten master-planned communities accounted for 17.2% of San Antonio sales.
- Riverstone at Westpointe led with 576 closings at \$347,000 average.
- Seven communities sit inside Bexar County along western, southern edges.

Ten [master-planned communities](#) accounted for more than 3,200 home closings in the past 12 months – representing 17.2% of all new-home sales across the San

Antonio Metropolitan Statistical Area (MSA), according to new third-quarter data from [housing research firm Zonda](#).

An estimated 18,845 new-home closings were recorded in the MSA in the trailing 12 months ending in the third quarter of 2025.

Riverstone at Westpointe on the far Northwest Side claimed the top spot, closing 576 homes at an average base price of \$347,000. Ladera, also on the fast-growing Texas 211 corridor, followed with 434 closings at \$446,200.

MOST ACTIVE SUBDIVISIONS IN THE SAN ANTONIO MSA

Top 10 subdivisions accounted for 1 in every 6 new San Antonio-area, from the Far West Side to the Hill Country.

Three communities broke the \$400,000 barrier yet still delivered high volume: Davis Ranch, 287 closings; Hidden Trails in Bulverde, 267; and Veramendi in New Braunfels, 207.

At the entry-level end, Sapphire Grove in far South San Antonio closed 204 homes starting at \$207,500, while Mission Del Lago closed 297 homes at an average base price of \$251,500.

"These 10 subdivisions alone delivered more closings than the entire Austin market managed in several recent months," said Bryan Glasshagel, principal at Zonda Advisory, during the firm's quarterly San Antonio update on Nov. 12.

The list shows the continued shift west and south of Loop 1604. Seven of the top 10 communities sit inside Bexar County limits, with the remainder in the high-growth counties of Guadalupe and Comal.

Combined, the top 10 also recorded 2,811 starts, equaling 15.4% of all MSA starts over the past 12 months ending in third quarter.

SAN ANTONIO MSA'S TOP 10 MOST ACTIVE SUBDIVISIONS

Top 10 communities delivered 3,233 homes—1 in every 6 in the MSA

Rank	Community	Postal City	Average Base Price	Annual Starts	Annual Closings
1	Riverstone at Westpointe	San Antonio	\$347,000	497	576
2	Ladera	San Antonio	\$446,200	407	434
3	Navarro Ranch	Seguin	\$285,000	347	362
4	Redbird Ranch	San Antonio	\$287,000	305	328
5	Mission Del Lago	San Antonio	\$251,500	192	297
6	Davis Ranch	San Antonio	\$439,200	294	287
7	Steelwood Trails	New Braunfels	\$294,000	266	271
8	Hidden Trails	Bulverde	\$419,500	133	267
9	Veramendi	New Braunfels	\$514,100	147	207
10	Sapphire Grove	San Antonio	\$207,500	223	204

"Annual" in this table represents 12-month data ending in the third quarter of 2025.

The concentration underscores where builders are finding success: a mix of affordable products under \$300,000 and move-up communities along the metro's fast-expanding western and southern edges.

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From the San Antonio Business Journal:
https://www.bizjournals.com/sanantonio/news/2025/12/08/san-antonio-homebuilding-austin-decline-2025.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=AN&ana=e_AN_me&j=42950652&se12-09&utm_term=ep4&empos=p4

SUBSCRIBER CONTENT:

Residential Real Estate

San Antonio sees growth in new home starts

The city ranks sixth nationally, the only top-10 market still growing in Texas.



Image: San Antonio Business Journal

San Antonio leads the region in new home construction.

GABE HERNANDEZ | SABJ



By **Shay Khan** – Reporter, San Antonio Business Journal
Dec 8, 2025

Story Highlights

- San Antonio and Austin combined form the nation's third-largest home-building market.
- San Antonio recorded 18,200 housing starts, up 1% year-over-year.
- Austin's housing starts dropped nearly 40% since 2022.

San Antonio is the only top-10 housing market in Texas to post year-over-year growth in new construction.

Austin's starts fell nearly 15%, with 14,620 starts in 2025, down almost 40% from 2022.

The combined San Antonio and Austin metropolitan areas have become the third-largest home-building region in the United States, new industry data show, as Austin's sharp decline in construction has been partly offset by steady activity in San Antonio.

Zonda, a national new-home research firm, reported that the San Antonio MSA recorded 18,200 single-family starts over the past 12 months, up 1% from the previous year.

"We have 18,200 starts over the last year here in San Antonio. Austin down to 14,600 ... huge, huge damage ... 40% drop in Austin," Bryan Glasshagel, principal at Zonda Advisory, said during the firm's quarterly San Antonio update Nov. 12.

"If you look at Austin and San Antonio together, it's almost 33,000, so that's the third biggest home-building market in the U.S."

U.S. top homebuilding markets

San Antonio is the only growing Texas market in the U.S. top 10 list.

Rank	Annual Starts	YoY Change %
1	43,768	-8.7
2	37,527	-1
3	33,618	-12.8
4	32,948	-14.2
5	32,729	-11.8
6	32,700	1
7	31,618	7.2
8	30,620	-14.7
9	30,365	-19.3
10	13,287	3.4

Chart: San Antonio Business Journal • Source: Zonda • [Get the data](#) • Created with [Datawrapper](#)

Together, the two markets produced approximately 32,800 starts, placing the region behind only Dallas-Fort Worth and Houston.

Don't miss the latest San Antonio business headlines! Sign up here for SABOR newsletters and make sure to download the app.

Glasshagel noted that San Antonio now ranks sixth nationally on its own and is one of only a handful of major markets still growing.

"As Austin goes down on the other side, this is going to be kind of the bright spot for home building in the country going forward," he said. "Should Austin continue to pull back, San Antonio is going to be the volume leader in the state."

Recent San Antonio-area growth has been concentrated outside Loop 1604, with significant increases in areas such as Converse, Elmendorf, Castroville and Adkins.

Separate data released the same day by the San Antonio Board of Realtors reinforced the area's relative strength.

Despite an 11% drop in October sales to 2,639 homes, the median price held steady at \$305,000 and the market carried 6.04 months of inventory, conditions local leaders described as balanced, according to a Nov. 12 SABOR news release.

"October's numbers show that the San Antonio market remains healthy and well-balanced," said Ed Zapata, SABOR's 2025 chairman, in a prepared statement.

"While sales have slowed, steady pricing and strong inventory levels give both buyers and sellers more flexibility."

The shift represents a reversal from 2022, when Austin alone significantly out-built San Antonio.

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.

Steven Santana | MySA



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 [broke ground on the 2,400-acre master-planned community](#) near Potranco and

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

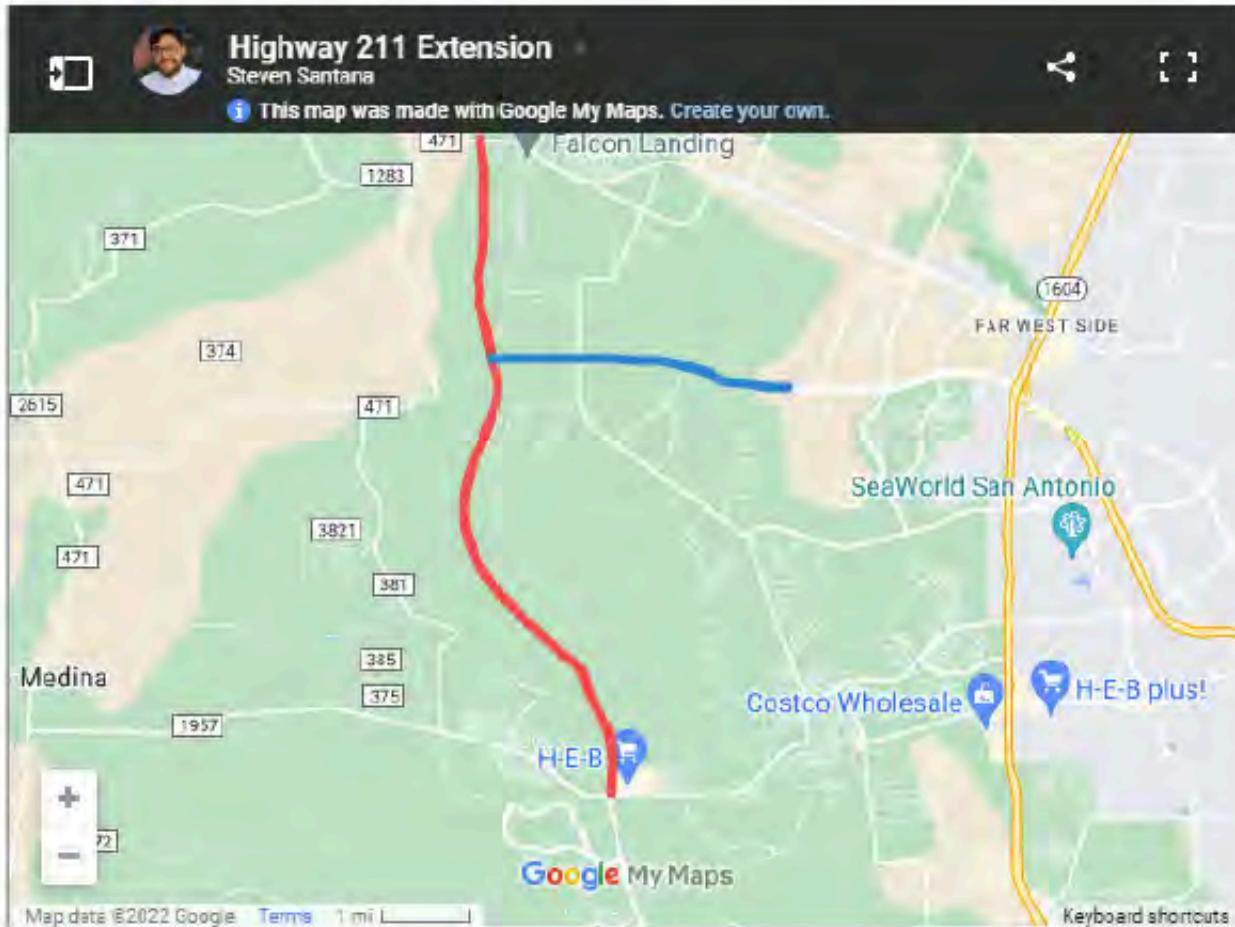
the Texas Transportation Commission approved a pass-through financing agreement with Bexar County.

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](#)

See a map of the Highway 211 extension below.



The extension is happening in an area that saw some of the largest amounts of growth 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 an H-E-B that opened in October 2020 as well as the Microsoft Data Center.



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.



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.

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Date