



±19.29 ACRES

FOR SALE or LEASE

SH 151, Military Dr W, & Escala Pkwy
San Antonio, TX 78251



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

CORBIN BARKER
210.477.0827 direct
210.410.3718 mobile
cbarker@endurasa.com

ERIC LUNDBLAD
210.918.6402 direct
210.273.2946 mobile
elundblad@endurasa.com

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Location:	SH 151, Military Dr W, & Escala Pkwy on the SWQ of NW Loop 410 & State Hwy 151 in San Antonio, TX 78251
Size:	±19.29 Acres
Delivery:	• Separately Platted • Rough Graded (no retaining walls needed) • No detention required • All utilities available to site
Zoning:	C-2, C3 (commercial district)
Frontage:	±2,700 feet on Escala Pkwy ±2,050 feet on SH 151 ±400 feet on Military Dr W
Traffic Count:	±98,047 vpd - SH 151 @ Rogers Rd ±17,887 vpd - Military Dr W @ SH 151
Asking Price:	Contact Broker for pricing details
<i>*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.</i>	
The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.	

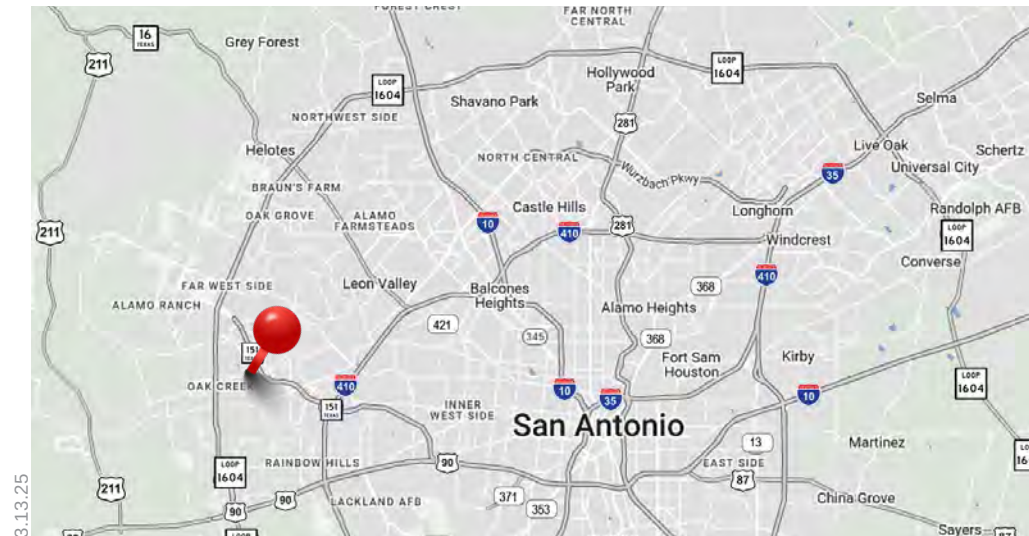
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AREA HIGHLIGHTS:

Subject site is strategically located on the southern boundary of the Westover Hills submarket. This area has become the hub for corporate campus and data center users in San Antonio. The west side of San Antonio also continues to be the fastest growing corridor from a commercial and single-family standpoint. Reasons for this continued trend include availability of utilities and technology infrastructure, lower development costs, moderately priced land and no applicable Edwards Aquifer Recharge Zone restrictions.

AREA EMPLOYERS:

Large corporate campuses and data center users in this submarket include: Nationwide, National Security Agency (NSA), Petco, Wells Fargo, Northwest Vista College, CitiBank, Southwest Research Institute, Hyatt Hill Country Resort, SeaWorld San Antonio, Christus Santa Rosa Hospital, Frost Bank, JPMorgan Chase, Kohl's, The Hartford, The Capital Group, Microsoft and Lowe's.



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CONCEPTUAL SITE PLAN

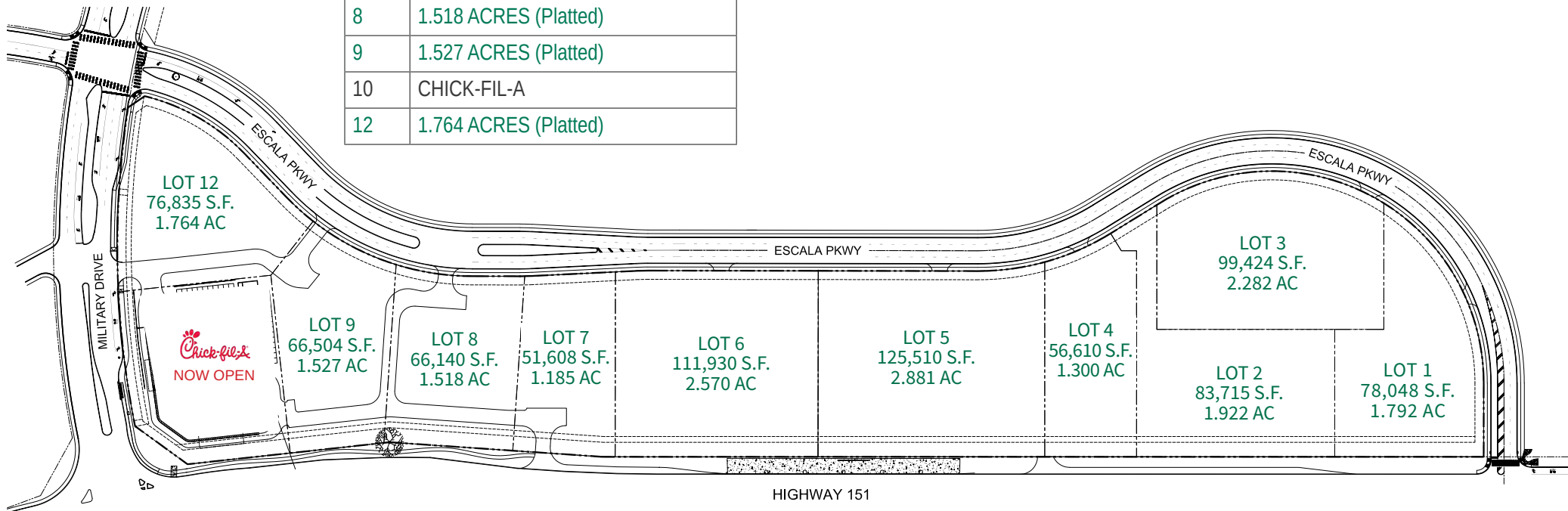


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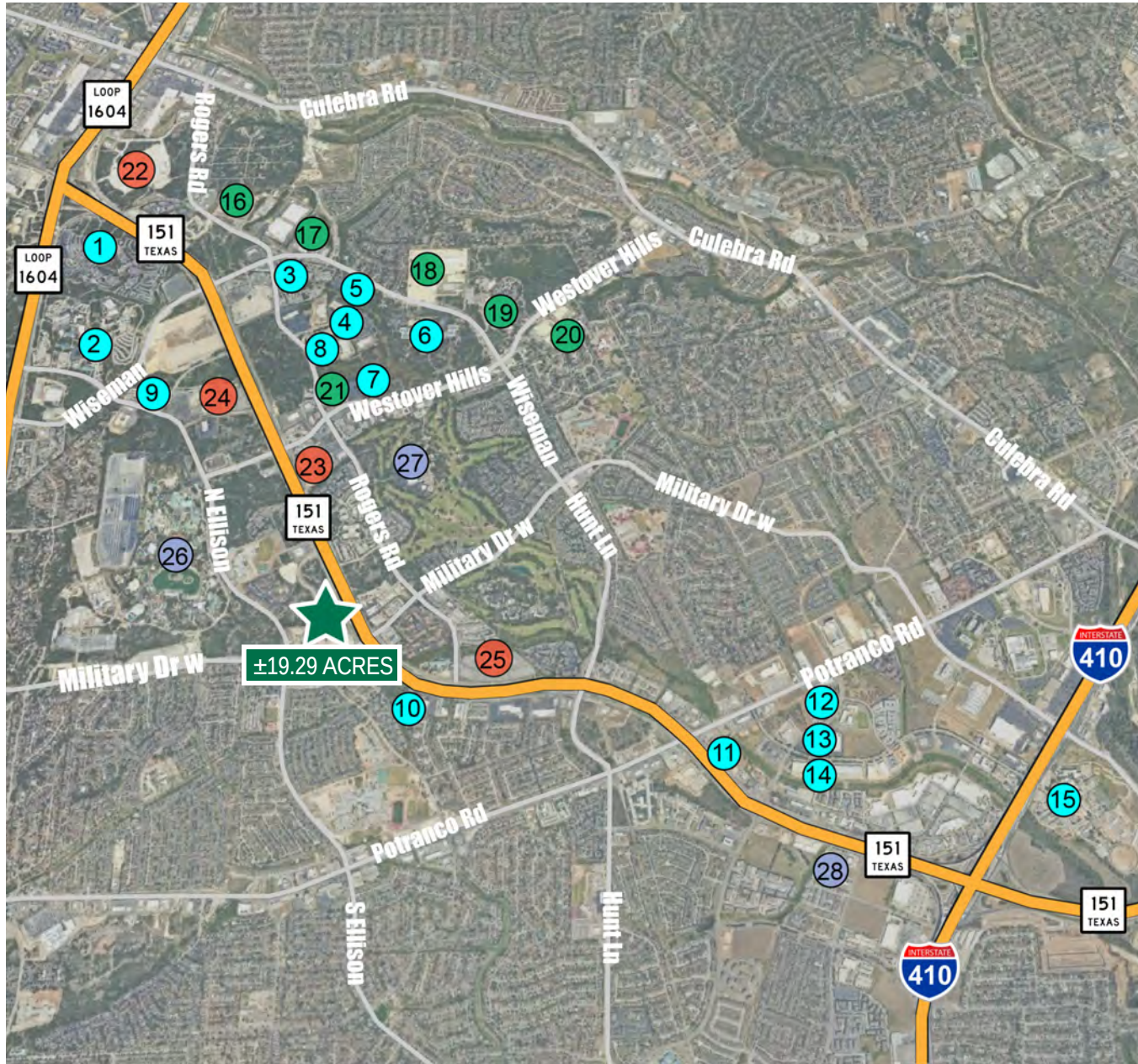
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LOT	ACREAGE
1	1.792 ACRES (Platted)
2	1.922 ACRES (Platted)
3	2.282 ACRES (Platted)
4	1.300 ACRES (Platted)
5	2.881 ACRES (Platted)
6	2.570 ACRES (Platted)
7	1.185 ACRES (Platted)
8	1.518 ACRES (Platted)
9	1.527 ACRES (Platted)
10	CHICK-FIL-A
12	1.764 ACRES (Platted)





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MAJOR EMPLOYERS

- ① Wells Fargo Operations Center
- ② Northwest Vista College
- ③ JPMorgan Chase
- ④ Kohl's Operations Center
- ⑤ The Hartford Contact Center
- ⑥ Capital Group
- ⑦ Hallmark University
- ⑧ Frost Bank
- ⑨ GM Financial Service Center
- ⑩ Spectrum Customer Center
- ⑪ Mays Family YMCA at Potranco
- ⑫ Fred Loya Insurance
- ⑬ Petco Support Center
- ⑭ Vision Works
- ⑮ Texas Biomedical Research Institute

DATA CENTERS

- ⑯ Microsoft Data Center
- ⑰ Microsoft Data Center
- ⑱ Microsoft Data Center
- ⑲ Valero Energy
- ⑳ Stream Data Denter
- ㉑ Cyrus One

HOSPITALS

- ㉒ Methodist Westover Hills
- ㉓ Baptist Neighborhood Hospital
- ㉔ Christus Santa Rosa
- ㉕ VA Clinic

ENTERTAINMENT

- ㉖ Seaworld
- ㉗ Hyatt Hill Country Resort
- ㉘ Main Event

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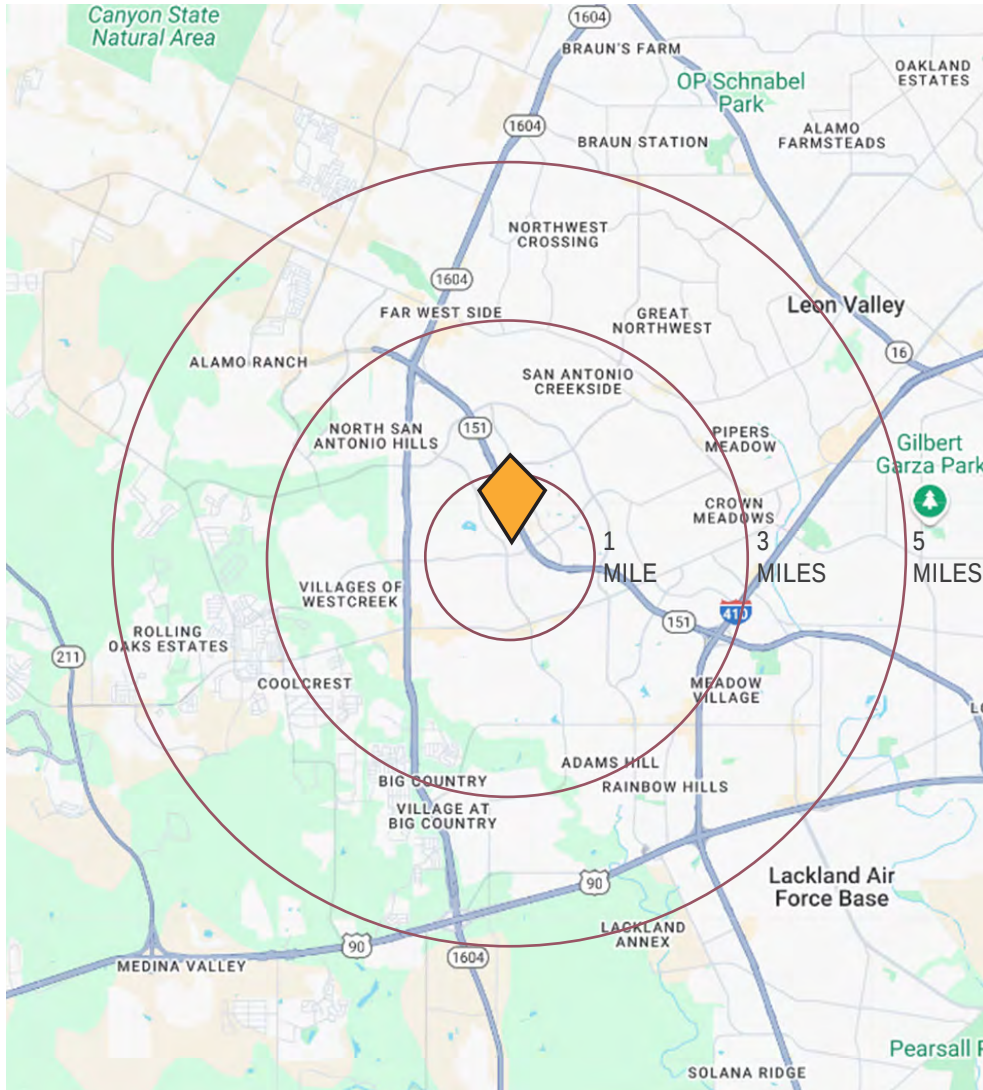
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	1 Mile	3 Mile	5 Mile
Population			
2024 Total Population:	16,274	119,407	301,409
2029 Population Projection:	16,036	118,913	307,394
Annual Growth 2024-2029:	1.2%	1.2%	1.3%
Median Age:	32.7	33.4	33.9
Households			
Total Households:	5,960	41,550	105,288
Annual Growth 2024-2029:	1.2%	1.2%	1.3%
Median Household Income:	\$72,532	\$74,956	\$72,982
Average Household Size:	2.6	2.8	2.9
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$224,860	\$210,343	\$207,588
Median Year Built:	2005	2001	2000
Daytime Employment			
Total Businesses:	436	3,194	6,647
Total Employees:	2,819	29,262	62,331
Vehicle Traffic			
SH 151 @ Military Dr W:	98,047 vpd		
Military Dr W @ SH 151	28,823 vpd		
Westover Hills @ Rogers Rd:	14,742 vpd		

Source: Costar



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:
 - 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
 - o 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corbin Barker	491799	cbarker@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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