

**D** Drake Commercial Group

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

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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.





- **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
- Northwest 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

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# 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





# Stevens Ranch Retail Highway 211

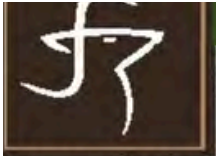


1/28/22

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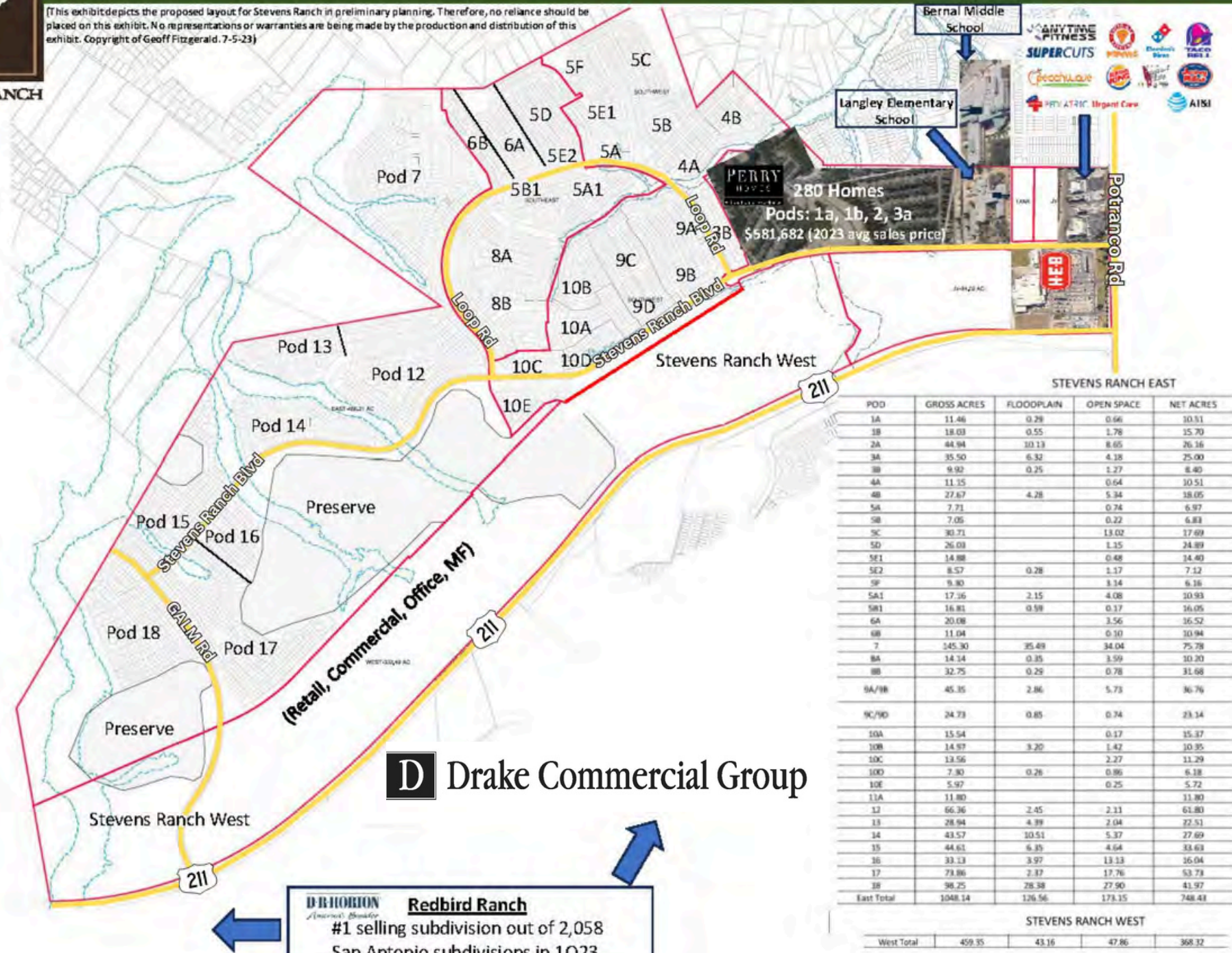


# MAPPING



**STEVENS RANCH**  
Est. 07

(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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**DR HOBSON**  
America's Builder  
**Redbird Ranch**  
#1 selling subdivision out of 2,058  
San Antonio subdivisions in 1Q23.

CONCEPTUAL ONLY











# PROPERTY PHOTOS





SURROUNDING AREA





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SURROUNDING AREA

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DR. JOE D. BERNAL MIDDLE SCHOOL





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## SURROUNDING AREA

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### BLUE SKIES OF TEXAS - HWY 90



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SURROUNDING AREA

HWY 211 - CITI CORP





# SURROUNDING AREA

## TEXAS RESEARCH PARK





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





REAL ESTATE &amp; HOMES

## San Antonio hottest ZIP codes in 2024: Homebuyers are heading west

We looked at where homes closed within 90 days or less.



Lennar is already advertising for this upcoming subdivision called Brookmill on the Far Westside off Highway 211. Steven Santana | MySA

By [Steven Santana](#), Digital Reporter June 11, 2024

Home sales in the San Antonio and New Braunfels metro area [jumped 50% in the first quarter of 2024](#), pulling the market [out of a slump](#) that came after the COVID-19 pandemic. MySA spoke with a local realtor find out the top areas where folks were buying homes.

With data provided by local [Keller Williams City View realtor Matt Laird](#), we looked at areas where home sales closed within 90 days or less to give us the top 10 hottest ZIP codes in San Antonio in first quarter 2024 (January to March). We noticed that ZIP codes on the Far Westside led the way in homes that sold under 90 days, confirming our observations of one booming neighborhood.



"I do think the Far Westside has been very enticing to all types of buyers given its massive development over the last four to five years, which have brought in countless housing, dining, shopping, entertainment, commercial options as well as provided access to health care and educational facilities," Laird said in a statement to MySA.

Laird adds that nearly half of the homes sold in 78245 in 2023 were built in 2020 or later with a median price of \$336,000 while the median price for all homes sold in 2023 was roughly \$300,000. That price point rose only slightly to a median of \$310,000 in April, [according to recent San Antonio Board of Realtors data](#).

Here are the top 10 ZIP codes in San Antonio for the first quarter of 2024. We will dive a little more into the top three and then reveal the rest in a list.

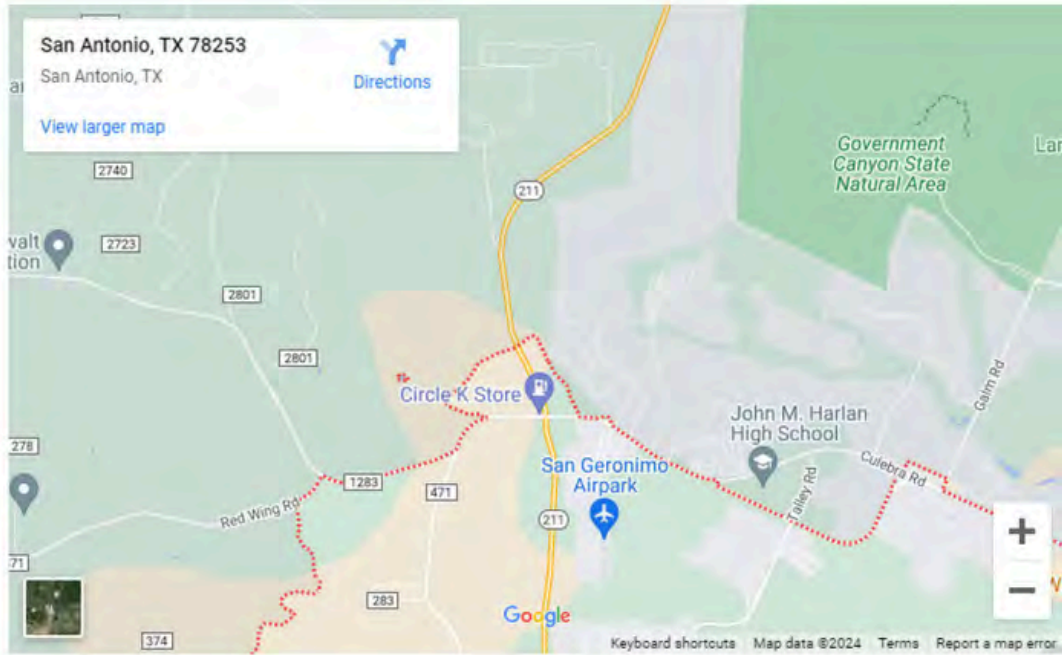


Culebra Road flanks a subdivision outside Loop 1604.  
William Luther/Staff

## No. 1: 78253 - 533 homes sold

This ZIP code starts from Alamo Ranch and Loop 1604 and moves west over Highway 211 to the North of Potranco Road. This covers multiple subdivision being built behind Alamo Ranch and to the north of Potranco Road like Redbird Ranch. It falls into the Northside ISD and Medina Valley ISD.





The area has a fairly new H-E-B found in an area called Stevens Ranch with [another on the way at Culebra Road and Highway 211](#).

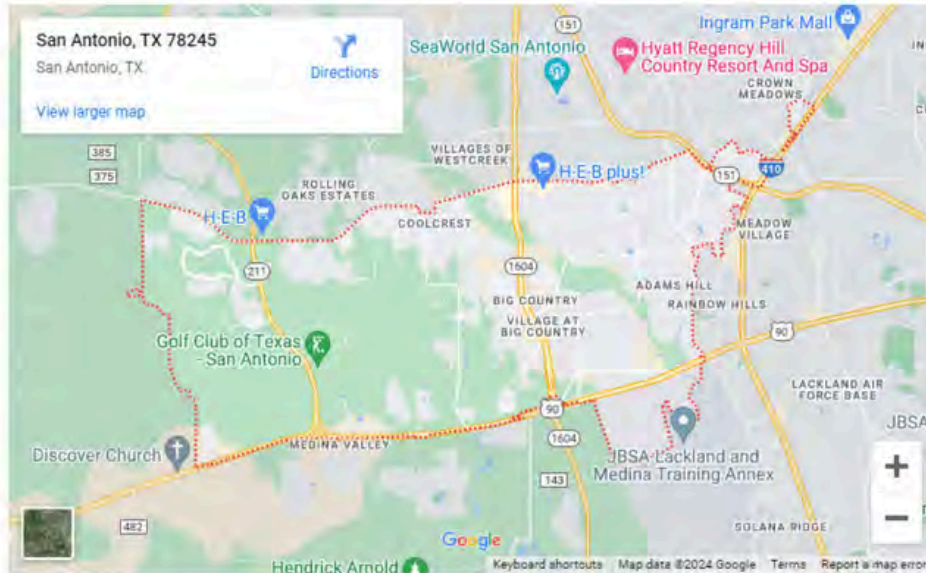


The H-E-B at Stevens Ranch opened in October 2020. It now has a Whataburger on the lot.  
Steven Santana | MySA



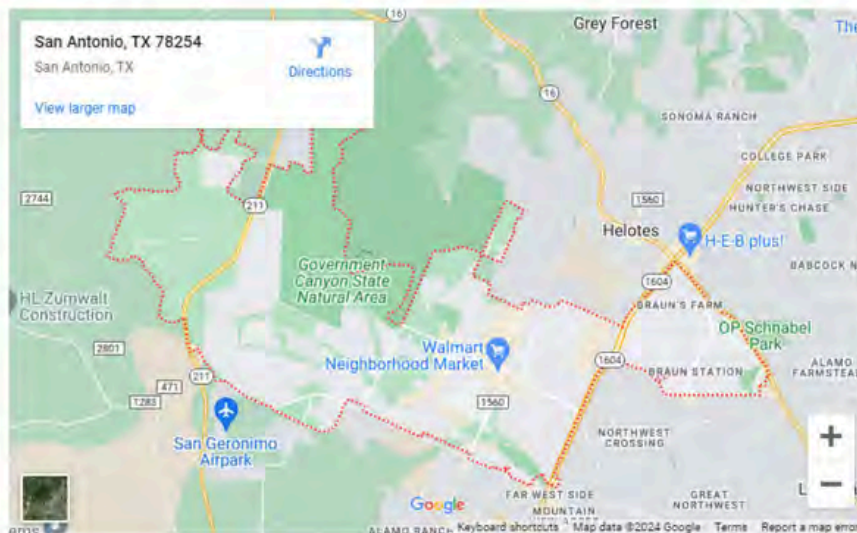
## No. 2: 78245 - 452 homes sold

Speaking of Stevens Ranch, this ZIP code is directly south of 78253 across Potranco Road all the way to Highway 90. It covers neighborhoods like Potranco Run, Ladera off Highway 211 as well as the [upcoming Brookmill](#) and [Briggs Ranch subdivisions](#). Laird mentioned that commercial development in the area is an enticing plus for homebuyers — having its own H-E-B, Chick-fil-A and [upcoming Peter Piper Pizza](#).



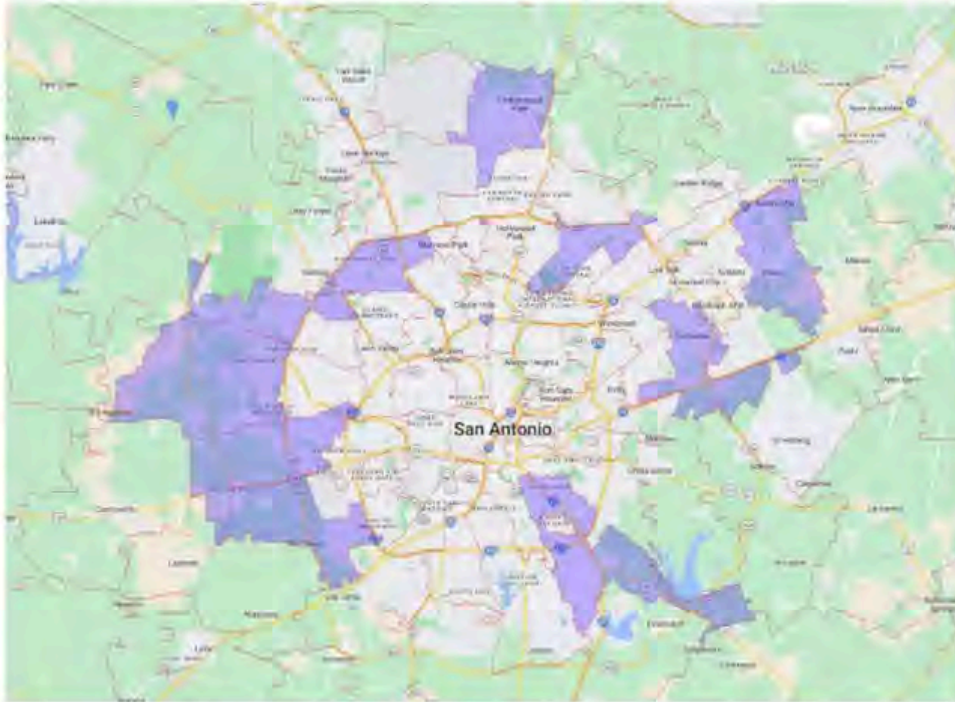
## No. 3: 78254 - 398 homes sold

This ZIP code sits north of 78253 (obviously). It covers an area from Brauns Farm to the east of Loop 1604 and then to the west covering subdivisions along Shaenfield and Galm Roads. There's not much going on in the way of retail development except for a Neighborhood Walmart store. But it's not far from Alamo Ranch and Stevens Ranch to the south.





## Honorable mentions



San Antonians are heading west as seen in this map of the hottest ZIP codes in the Alamo City. Map by Jess Elizarraras/MySA

### **Converse/Cibolo (78108, 78109) - 233 homes sold**

Expansion along I-35 led areas like Converse and Cibolo on the Far Northeast Side to attract San Antonio homebuyers. Homes in Converse saw around a 2% drop in the typical home value to around \$260,000 according to websites like Zillow and Redfin.

### **Southside at Brooks (78223) - 138 home sold**

The ZIP code around Brooks City Base, an area now known as Brooks, was also attracting homebuyers to close on homes quickly in an area boosted by retail and manufacturing developments like [Toyota Motor Manufacturing Texas](#) and an upcoming construction equipment maker [ICB](#).

Here are the remaining ZIP codes where homes sold in 90 days or less in first quarter 2024:

- No. 4: 78109 - 362 homes sold
- No. 5: 78252 - 339 homes sold
- No. 6: 78108 - 233 homes sold
- No. 7: 78260 - 147 homes sold
- No. 8: 78247 - 143 homes sold
- No. 9: 78249 - 141 homes sold
- No. 10: 78223 - 138 home sold



[EAT & DRINK](#)

## Chick-fil-A's newest San Antonio location opens this week

**They said it was opening soon. It's sooner than you think.**

By [Steven Santana](#) Nov 13, 2023



Crews were putting up the sign for the Chick-Fil-A off Potranco Rd.  
Steven Santana, MySA

If the continued interest in our past stories are any indicator, the people who live around [the booming Stevens Ranch area](#) have been waiting for this moment. Make sure you're up early and in line on this Thursday, November 16, for the opening of the newest Chick-fil-A location at Potranco and Highway 211.



The Chick-fil-A, located at 14521 Potranco Road, San Antonio, Texas 78253, is opening its dining room and drive-thru at 6:30 a.m. this Thursday, according to a news release. The location will then be open Monday through Saturday from 6:30 a.m. to 9 p.m. It will follow the long-held tradition of being closed on Sundays.

On November 9, the new location shared interior photos of the newly constructed location giving folks a sneak-peek of what they can expect.

MySA [first reported on the new location](#) in February. The location has been teasing its opening on Facebook since October, and is [joining other restaurants that are opening in the area](#). The restaurant teased on Facebook that it will be [using the sliding drive-thru doors](#) instead of a window, allowing employees to easily get to your vehicle.

This location is being locally owned and operated by Jordan Fiala, who opened a Chick-fil-A in Del Rio after being with the company for 11 years. Fiala's grandfather served in the Air Force for over 20 years and San Antonio was the location of his first and last military post.

This Chick-fil-A location is providing approximately 125 jobs to the community. To celebrate its opening, Chick-fil-A Inc. will donate \$25,000 to Feeding America and pick 100 local heroes to get free Chick-fil-A entrees for a year. It joins over 30 other San Antonio Chick-fil-A locations with four more planned for unknown locations in the Alamo City.



# 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](#)



# Texas metropolitan areas lead the charge with most new houses built in US

Texas built over 260,000 new homes in 2022.

By [Catherine Wilson](#) Aug 17, 2023



Texas welcome sign coming from the east on Interstate 10 with colored clouds

Davel5957/Getty Images

Texas is considered to be [one of the fastest growing states in the U.S.](#) with cities such as San Antonio, Dallas, Houston, and Austin seeing visible growth on a daily basis. Whether folks are [migrating in search of jobs](#) or a more affordable cost of living, there is no denying that families are flocking to the Lone Star State, forcing cities to meet the growing demand for housing.

According to the latest [U.S. Census Bureau and U.S. Department of Housing and Urban Development data](#), Texas is ranked fourth in building the most homes in the country behind Utah, Idaho, and South Dakota. In 2022, Texas added 22 new housing units per 1,000 existing homes for a total of 263,054 homes.

Here are the Texas cities leading the charge in building more homes.

## **San Antonio-New Braunfels**

Coming in at a median cost of \$294,967, houses in the San Antonio-New Braunfels area are [springing up to meet the growing demand](#). For every 1,000 homes, around 18 more were being added in 2020. In two years time, an additional 23.5 homes were being added for every 1,000 homes already in existence.

Between 2020 and 2022, housing in this area saw a 45.8% increase. In 2022, a total of 24,339 new homes were authorized to be built, compared to 16,697 from 2020. This increase placed San Antonio as number 9 on the ranking for the largest metros building the most homes in the U.S.

## **Dallas-Fort Worth-Arlington**

Between 2020 and 2022, the thriving DFW area experienced a 28.1% increase in new homes being built. In 2020, this area authorized the building of 60,812 new housing units. In 2022, that number jumped to 77,894.

For every 1,000 homes in existence, this growing area — where homes cost a median price of \$376,026 — was adding 21 new homes in 2020 and nearly 26 homes for every 1,000 in 2022. For this, DFW claimed the No. 6 spot on the list.

## **Houston-The Woodlands-Sugar Land**

As another sought after area for families to settle down in the Lone Star State, the Houston area — which has homes priced at a median cost of \$306,423 — experienced a 7.4% increase in new house builds from 2020 to 2022. In 2022, 75,728 new housing units were authorized to be built, which is just over 5,000 more than in 2020 by building nearly 27 new homes for every 1,000 homes.



## Austin-Round Rock-Georgetown

In the bustling Austin metropolitan area, new houses are popping up the fastest than any other place in the country. Between 2020 and 2022, the Austin, Round Rock, and Georgetown areas authorized the same amount of new housing units. In 2020, 42,264 housing units were authorized and another 42,364 were given a thumbs up in 2022.

At median price of \$487,537, new homes in the Austin metropolitan area grew at a rate of nearly 48 new homes for every 1,000 homes currently in existence. While that number dropped in 2022 to 42.5, the decrease didn't come close to any other major new housing market in 2022.

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From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2022/11/15/new-state-highway-drive-development.html>

## New state highway project to drive more Far West development

**The nearly eight-mile stretch of pavement is part of a project initially conceived more than 35 years ago.**

Nov 15, 2022, 2:36pm CST

Work on a long-anticipated stretch of State Highway 211 west of San Antonio has finally been completed and that new roadway is expected to spur more development in a part of Bexar County already experiencing significant growth.

The new lanes span nearly eight miles along the Bexar and Medina county lines — from Potranco Road to Culebra Road — and link two previously completed portions of SH 211. The highway will now allow unimpeded travel between State Highway 16 to the north and U.S. Highway 90 to the south.

Bexar County officials said the new highway leg is in an area that's already seen a threefold increase in population since 2020, putting increasing pressure on existing infrastructure.

Bexar County Judge Nelson Wolff told me the added infrastructure



BEXAR COUNTY

A new stretch of State Highway 211 will connect Culebra and Potranco roads west of San Antonio.



is a “very big” deal that will likely draw more “large development,” including additional homes and commercial activity. The final total cost for the project is \$33 million.

Work on the joint pass-through project involving Bexar County and the Texas Department of Transportation began January 2021. While the new stretch of roadway took less than two years to construct, its part of a larger project initially conceived in 1986.

The first two legs of SH 211 were completed by 1990, but the final link was held up for years due to right-of-way agreements and environmental constraints.

As far back as 2007, Bexar County began working with TxDOT and Medina County officials to acquire some of the right-of-way funding for the remaining route.

“It took over 30 years for this final connection of SH 211 to be completed,” said Medina County Judge Chris Schuchart, echoing Wolff’s prediction that the new roadway will spur additional development in an area already experiencing significant growth.

Bexar County’s West Side 211 Public Improvements District funded the design and environmental components tied to the project. The PID also donated right-of-way for the roadway.

The scenic highway boasts three new bridges including a pedestrian bridge connecting the Legend Oaks neighborhood.

San Antonio-based Pape-Dawson Engineers and Capital Excavations in Buda teamed on the project.

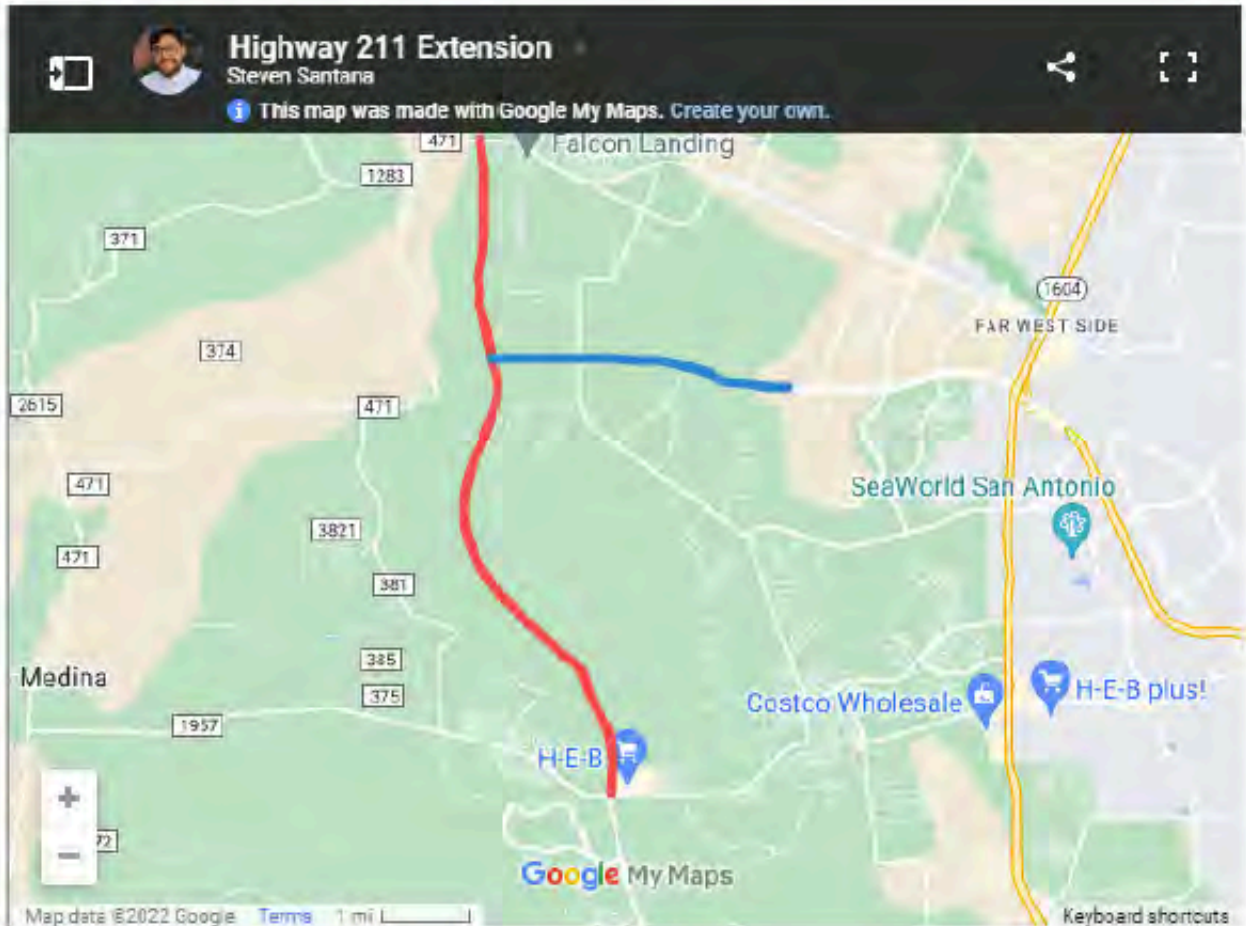
**W. Scott Bailey**

Senior Reporter

*San Antonio Business Journal*



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 licensees 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.

**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.

**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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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date

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TXR-2501

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IABS 1-0 Date