



■ **FOR LEASE**

- Highway 211 & Potranco Rd
- San Antonio, Texas 78245

20,000 SF RETAIL BUILDING



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

ERIC LUNDBLAD
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elundblad@endurasa.com

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BUILDING SIZE: 20,327 sf

AVAILABLE SPACE: 1,400 sf - 20,000 sf

RENTAL RATE: Contact Broker

AVAILABLE: 2Q/3Q - 2027

SUBMARKET: Far West

PARKING: 6.8/1,000 sf

- Located in the fastest growing sub-market in San Antonio
- Signalized intersection with frontage along Potranco and the Hwy 211 expansion
- Adjacent to HEB, Microsoft, Citibank, Stevens Ranch, Ladera, Redbird Ranch and several other master planned and mixed-use developments.
- Close proximity to several elementary and middle schools

Located at the highly visible intersection of Potranco Road and Highway 211 in San Antonio's rapidly expanding Far West submarket, this one-story retail shell building is currently available for lease. The project offers flexible retail space ideal for a variety of retail, restaurant, or service-oriented users seeking to establish a presence in one of the city's fastest-growing corridors.

The property benefits from strong frontage and accessibility along two major thoroughfares, providing excellent visibility and convenient access for customers throughout the surrounding trade area. The Potranco Road and Highway 211 corridor has experienced significant residential and commercial growth in recent years, fueled in part by major developments and new retail anchored by a nearby H-E-B that has helped drive additional restaurants and retailers to the area.

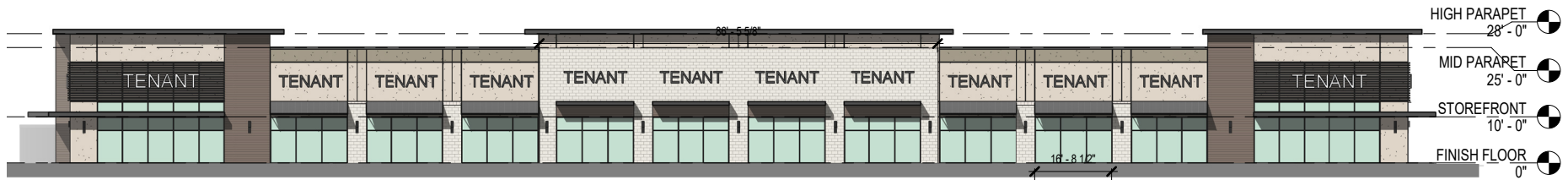


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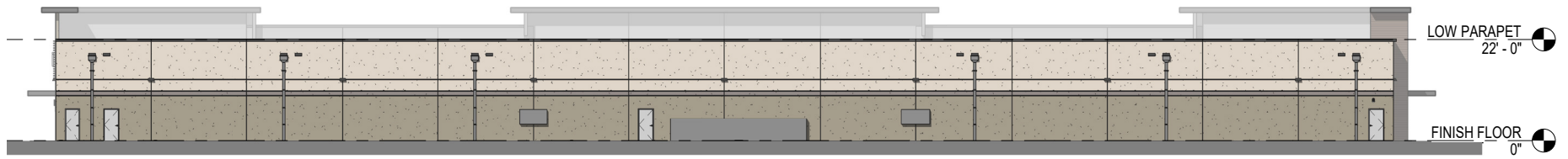
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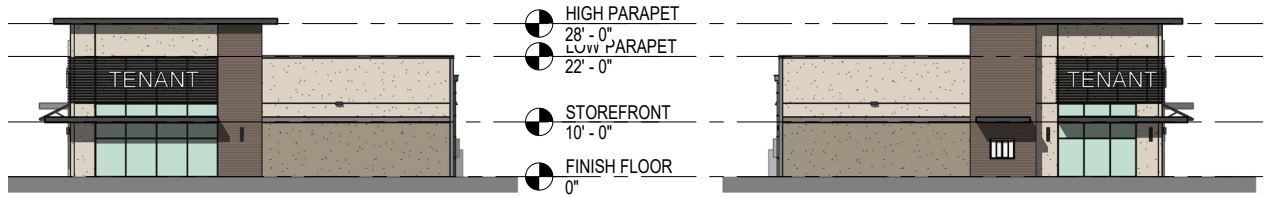
Schematic Elevations



1 EAST ELEVATION
SCALE: 1" = 20'-0"



2 WEST ELEVATION
SCALE: 1" = 20'-0"



3 NORTH ELEVATION
SCALE: 1" = 20'-0"

4 SOUTH ELEVATION
SCALE: 1" = 20'-0"

SCHEMATIC MATERIAL SCHEDULE

-  TEXTURED PAINT ON CONCRETE WALL "SUMMER WHITE" - SW7557
-  TEXTURED PAINT ON CONCRETE WALL "SILVERPLATE" - SW7649
-  TEXTURED PAINT ON CONCRETE WALL "PROPER GREY" - SW6003
-  NICHIIHA FIBER CEMENT PANEL ROUGHSAWN "TOBACCO"
-  PAINTED STEEL 2"x2" TUBE SCREEN "IRON ORE" SW7069
-  HONED FACE FULL SIZE STONE VENEER, "CREAM" COLOR

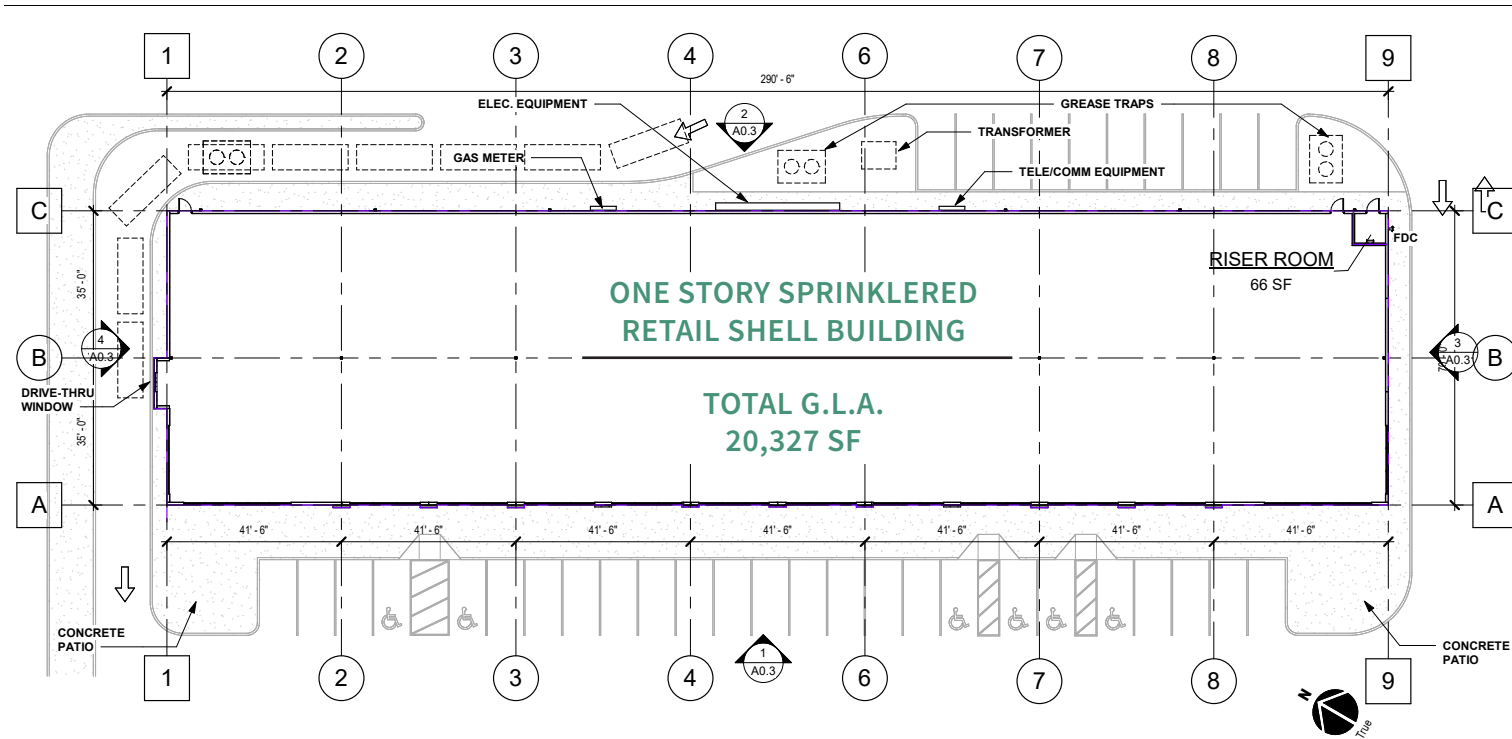
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Floor Plan



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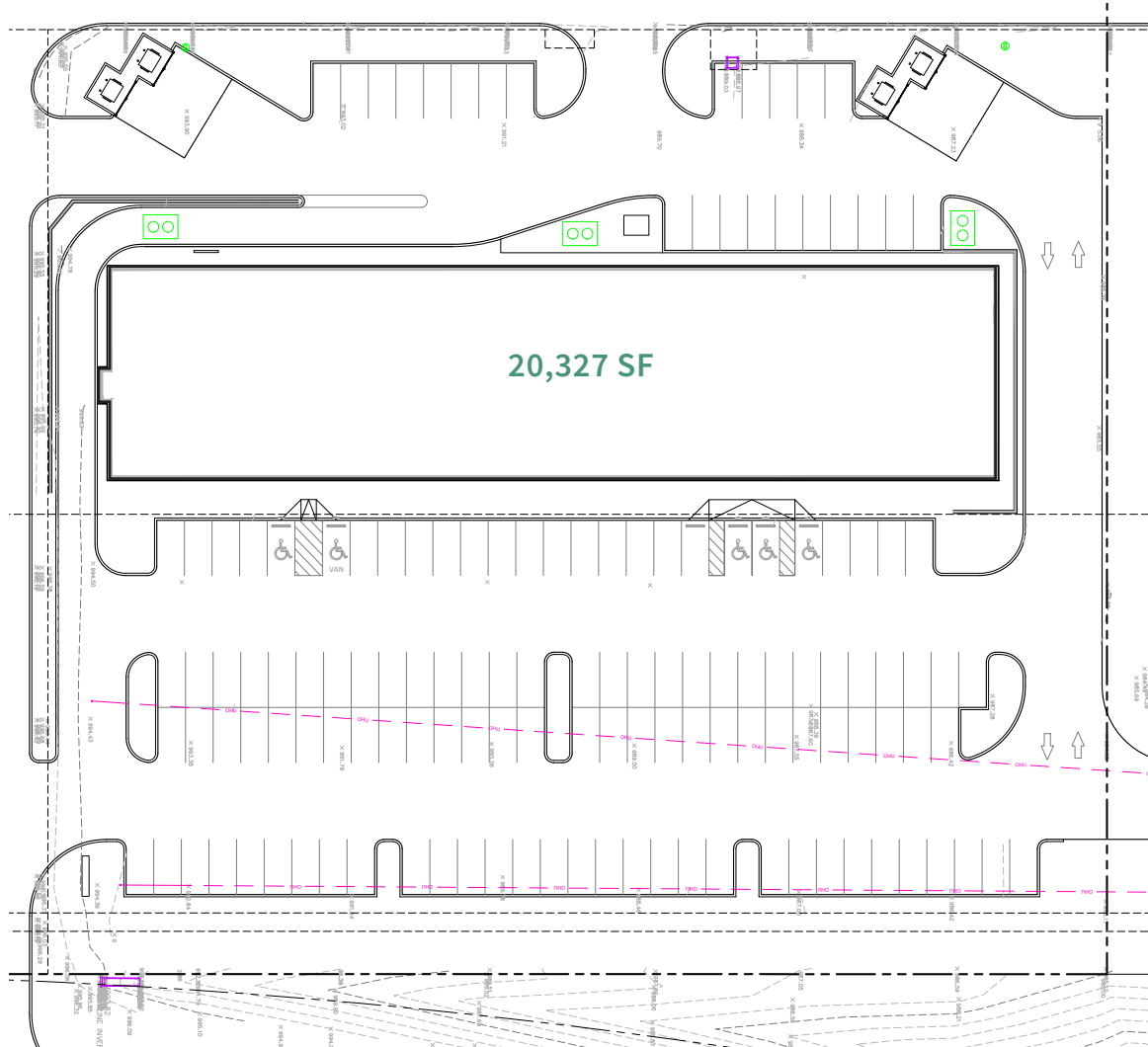
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Site Plan



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Aerial View



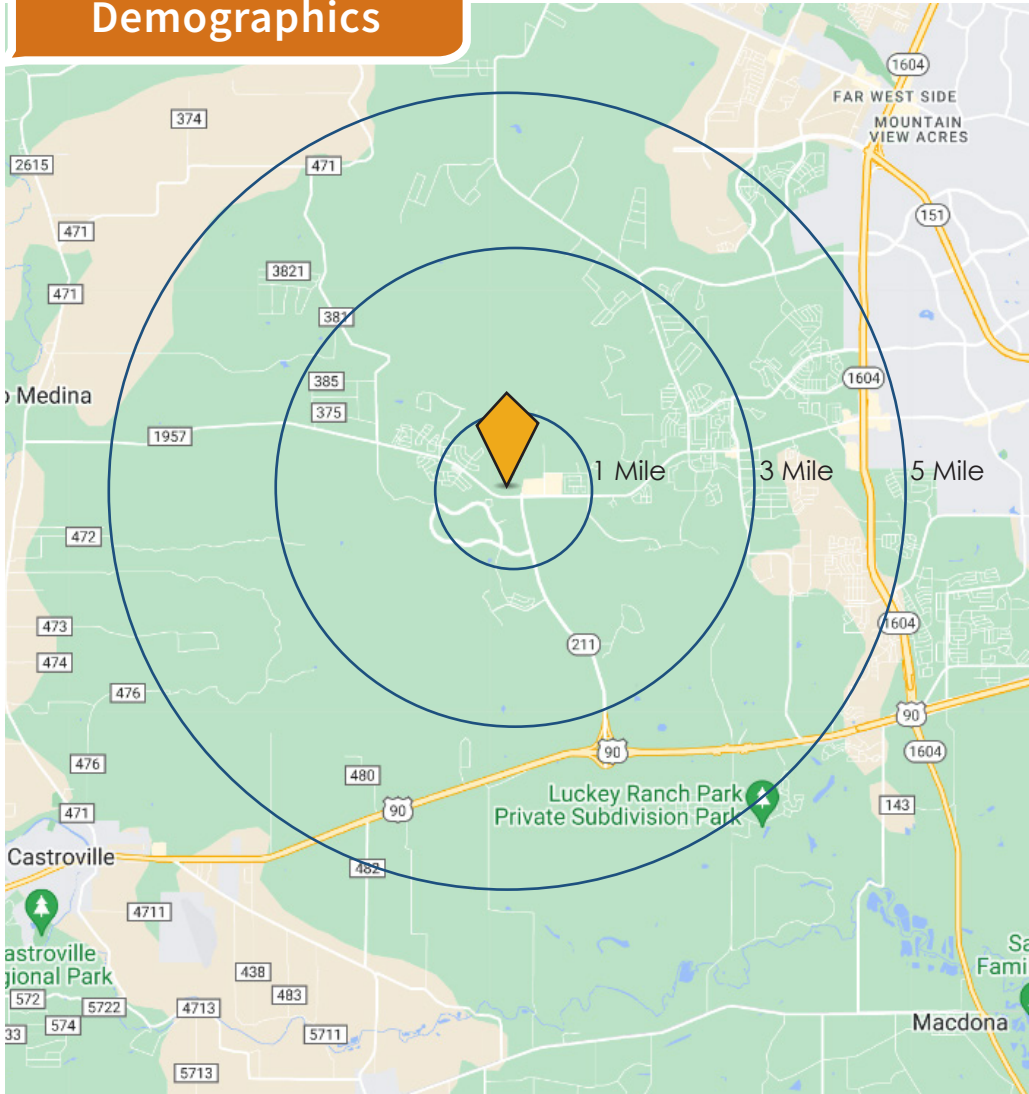


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Demographics



	1 Mile	3 Mile	5 Mile
Population			
2024 Total Population:	7,562	35,917	96,284
2029 Population Projection:	8,380	39,857	106,071
Population Growth 2024-2029:	2.2%	2.2%	2.0%
Median Age:	32.3	32.9	34.2
Households			
2024 Total Households:	2,240	10,783	30,016
Household Growth 2024-2029:	2.2%	2.3%	2.1%
Median Household Income:	\$110,550	\$106,539	\$103,604
Average Household Size:	3.4	3.3	3.1
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$309,839	\$293,898	\$281,278
Median Year Built:	2011	2010	2010
Daytime Employment			
Total Businesses:	112	296	1,004
Total Employees:	849	1,840	6,792
Vehicle Traffic			
Potranco Rd @ Hwy 211:	14,042 vpd		
Grosenbacher @ Potranco Rd:	4,182 vpd		

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Source: CoStar



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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:
 - 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
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Eric Lundblad	584796	elundblad@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

