



ORCHARD POWER PARK 211

564 ACRES
RETAIL/COMM.-MF-DATA
HWY 90 AND SH 211
SAN ANTONIO, TEXAS

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564 ACRES AT THE NW CORNER OF HWY 90 & SH 211

RETAIL/COMM. - MULTI-FAMILY - OFFICE - DATA CENTER SITES

- One of the fastest growing areas in San Antonio
- 100,000 existing jobs on the ground today within a 15 minute drive
- Utilities to be verified by the Buyer
- Out of City Limits - ETJ
- Approximately 1 mile of frontage on both SH 211 and Hwy. 90
- “Texas Highway Man notes that traffic volumes along this stretch of U.S. 90 have surged by more than 70 percent over the last decade” (SA Express News 4-27-25)

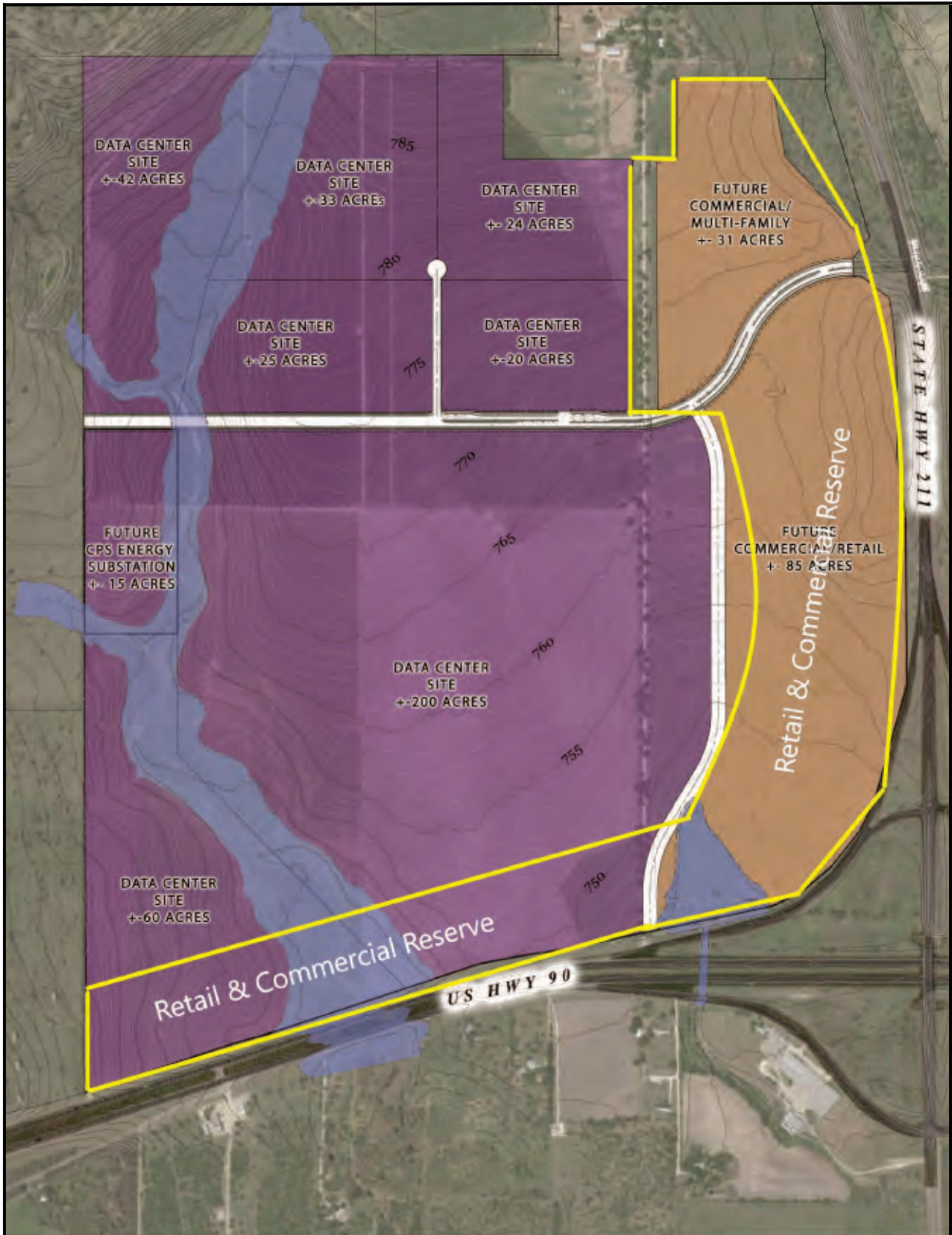
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ORCHARD



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CONCEPTUAL ORCHARD POWER PARK

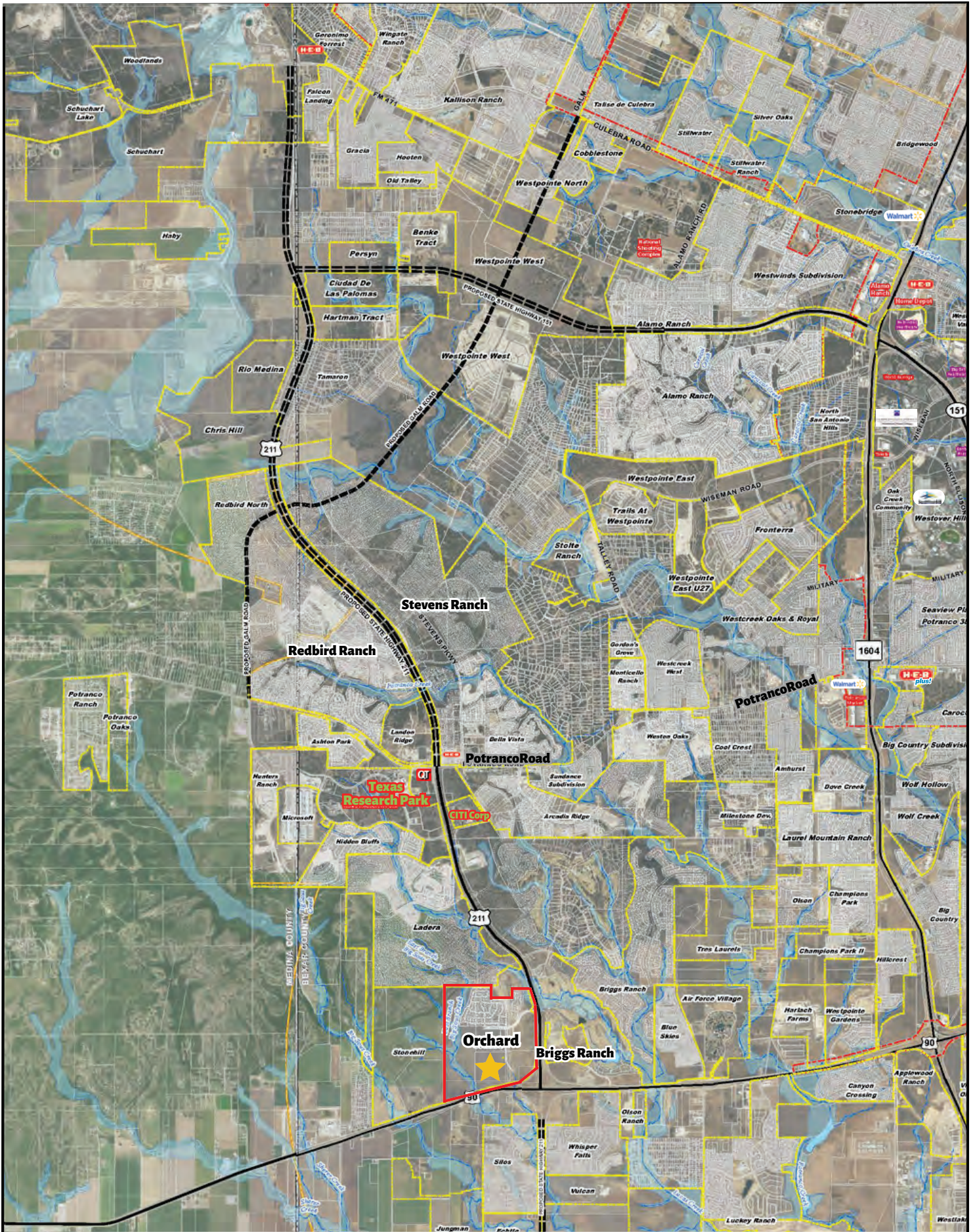
SAN ANTONIO, TEXAS

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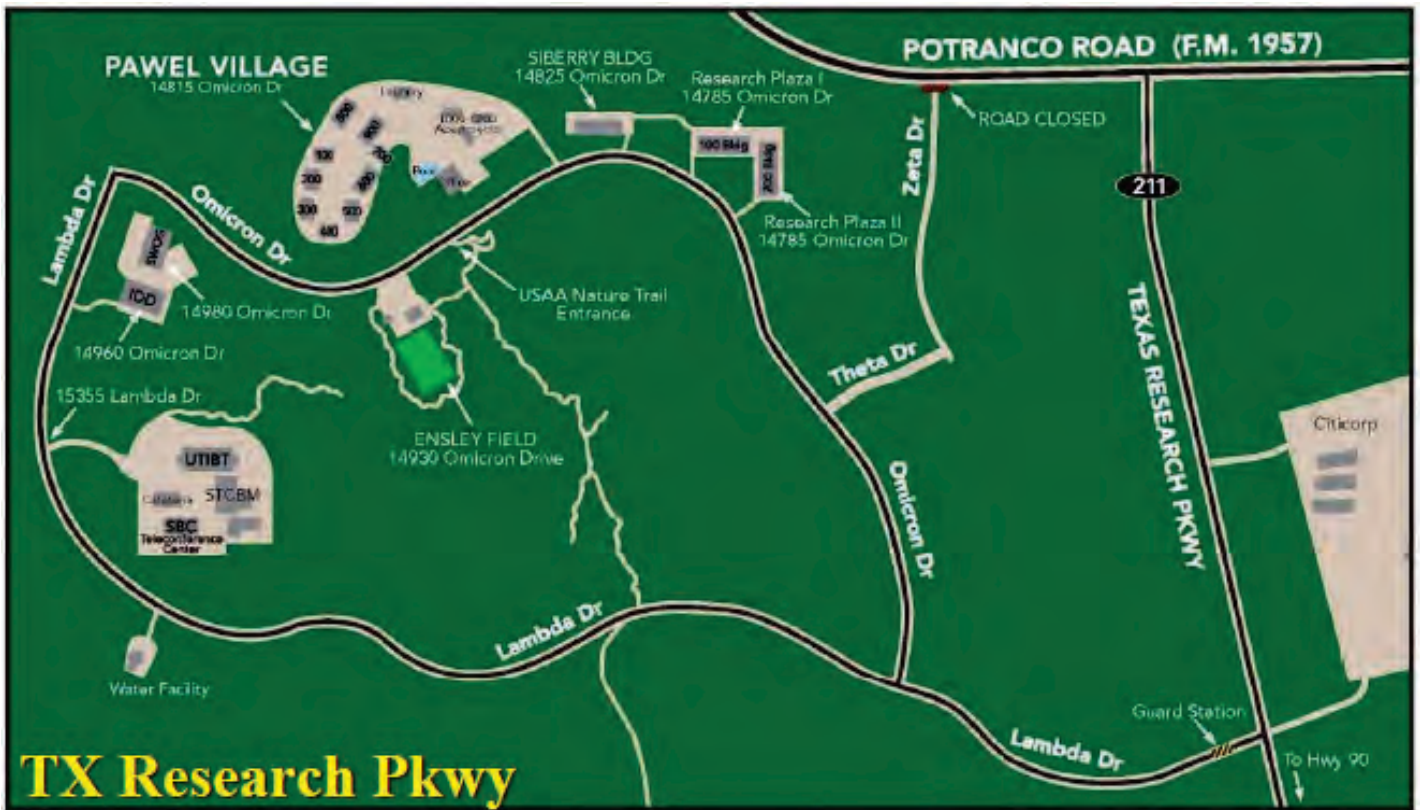


MAPPING

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



SURROUNDING AREA



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SURROUNDING AREA

BRIGGS RANCH APARTMENTS



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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

[SAN ANTONIO NEWS](#) | [TRAFFIC](#)

\$500 million 'glow-up' coming to one of San Antonio's busiest highways

The project aims to reduce future travel times for drivers.

By [Melanie Love Salazar](#), *Digital Trending Reporter* May 7, 2025



Eastbound Highway 90 in San Antonio.
Candice Avila-Garcia/MySA

In the latest chronicle of San Antonio's ongoing construction boom, a \$500 million project will add several lanes to U.S. Highway 90, and install a flyover ramp connecting it to [Loop 1604](#), according to the [Texas Department of Transportation \(TxDOT\)](#). The upgrade is intended to ease congestion on the highway, where daily traffic is expected to grow from 70,000 to 150,000 vehicles over the next 20 years.

TxDOT confirmed to MySA that the U.S. 90 Expansion Project will roll out in two phases, with construction scheduled to begin in late 2025 or early 2026. It's been years in the making, as the agency began drafting the project in 2016.

The highway runs through both San Antonio and Castroville—a town growing in popularity for both commercial and residential real estate. As of March 2025, Forsite Commercial Real Estate reported that Castroville's total market population was "projected to climb to 154,605" by 2028, according to the company. Its potential is catching the eye of buyers, with MySA reporting last week that the town is preparing to break ground on its first shopping district.



Eastbound Highway 90 in San Antonio.
Candice Avila-Garcia/MySA

However, the emergence of new properties often brings with it an increase in traffic headaches for residents. A spokesperson for TxDOT says the stretch of highway from Loop 410 to State Highway 211 has become "one of the region's most traveled corridors" in west Bexar County and is only expected to become more congested. To address rising demand, the expansion is expected to cut future travel times by up to 90%.

The first phase of the project includes expanding the stretch of Highway 90 from Loop 410 to Loop 1604 four to six lanes. It also involves the construction of a flyover ramp connecting it to northbound Loop 1604, making its total estimated cost \$161 million. These elements are fully funded and expected to be complete by 2029, according to TxDOT.



Eastbound Highway 90 in San Antonio.
Candice Avila-Garcia/MySA

Phase two will expand the stretch of the highway from Loop 1604 to State Highway 211 from four to six lanes. Residents still have years to go before they'll see improvement, though, as this construction is not expected to begin until 2028, TxDOT says. This part of the project is expected to be finished by 2032 and cost a steep price of \$339 million. As of Tuesday, May 6, phase two is only partially funded, the agency said.

The cost and timeline are subject to change, with more information expected as the project approaches the start of phase one.

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From the San Antonio Business Journal:

[https://www.bizjournals.com/sanantonio/news/2024/06/26/two-data-centers-far-west-side.html?](https://www.bizjournals.com/sanantonio/news/2024/06/26/two-data-centers-far-west-side.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=AN&ana=e_AN_me&j=35855965&se06-27&empos=p5)

[utm_source=st&utm_medium=en&utm_campaign=me&utm_content=AN&ana=e_AN_me&j=35855965&se06-27&empos=p5](https://www.bizjournals.com/sanantonio/news/2024/06/26/two-data-centers-far-west-side.html?utm_source=st&utm_medium=en&utm_campaign=me&utm_content=AN&ana=e_AN_me&j=35855965&se06-27&empos=p5)

SUBSCRIBER CONTENT:

Commercial Real Estate

Data centers break ground on 1.7M square feet of space on Far West Side



A rendering of CyrusOne's new data center that broke ground this week.

CYRUSONE



By [James McCandless](#) – Reporter, San Antonio Business Journal
Jun 26, 2024

Two data center developers broke ground on new campuses on the Far West Side this week.

Stream Data Centers and [CyrusOne](#), both headquartered in Dallas, have started building out a combined 1,776,000 square feet of data storage facilities on San Antonio's western edge. When finished, both complexes will support 236 megawatts (MW) of capacity. An abundance of relatively cheap land stretching from Westover Hills and beyond has made the region a prime target for the [growing data center industry](#).

Stream's new 135-acre "hyperscale" campus at Loop 1604 and Military Drive West, called San Antonio II, will start with a 200,000-square-foot building with the potential to expand to five buildings. The first example is expected to deliver in second-quarter 2025.

In a press release, the company said the campus is designed for increasing cloud and AI infrastructure needs, as well as environmental efficiency.

"Building on Stream's environmental commitment, AI-ready facilities incorporate innovative design principles that make them even more efficient as customers move to liquid-cooled high density AI workloads," Co-Managing Partner Paul Moser said.

The company [purchased the land from McCombs Enterprises](#) in 2023, as the Business Journal previously reported.

Further west at the former [Texas Research and Technology Foundation](#) site, [CyrusOne](#) has put shovels to dirt for a two-building, 276,000-square-foot campus. Located at 14677 Omicron Drive, the company joins a bevy of others that are working on similar plans in the immediate area, [including software giant Microsoft](#).

In a statement to the Business Journal, [CyrusOne's](#) Chief Customer Officer Andrea Munoz said the new campus builds on the company's commitment to the San Antonio area that began in 2012.

"CyrusOne is excited to expand its investment in San Antonio and continue its partnership with local leaders and residents on this important project," she said.

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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.

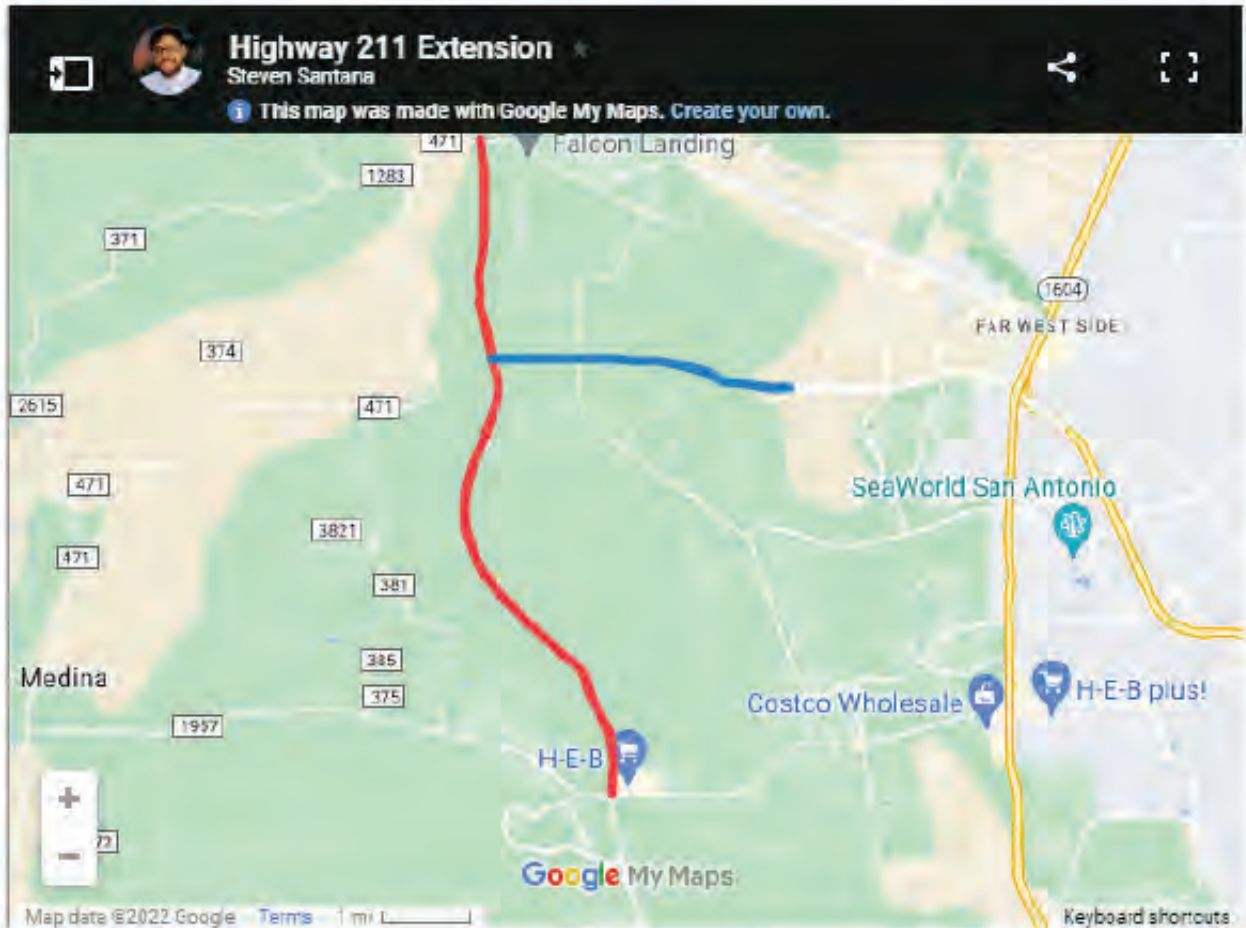
W. Scott Bailey

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.

BUSINESS // LOCAL BUSINESS

Amazon is planning to build a data center on the far West Side



Madison Iszler, Staff writer

Oct. 28, 2020



— Amazon is planning to build a data center on San Antonio's far West Side, according to filings with the Texas Department of Licensing and Regulation.

JOHANNES EISELE /AFP via Getty Images

Amazon is planning to build a data center on the far West Side, state construction documents indicate.

The company expects to start work early next year on the project, dubbed "AWS Rockfish" in filings with the Texas Department of Licensing and Regulation.

AWS stands for Amazon Web Services, the company's cloud-computing arm. Here's where it gets murky. Two of the three filings list 7400 Potranco Road, as the location, which is next to the National Security Agency's San Antonio installation, and a third lists Texas 211 and Potranco.

All describe a 109,600-square-foot facility but include different projected costs. Combining the figures on two of the filings comes out to \$55.95 million, which is the estimated cost in the third filing.

The owners identified in the filings also vary: Amazon Data Services Inc. is

listed as the owner on two of the documents and Corporate Office Properties Trust as the owner on the third.

The Columbia, Md.-based real estate investment trust is “the largest landlord of Amazon Web Services data centers,” according to a report by Bisnow, a business news outlet.

Entities affiliated with the REIT also own the buildings the NSA occupies, Bexar Appraisal District records show.

“Amazon has a practice against commenting on our future roadmap,” said an Amazon spokesperson.

A spokesperson for Corporate Office Properties Trust said the trust was unable to comment.

Amazon operates several facilities in San Antonio, including a sorting center on Callaghan Road on the West Side and a fulfillment center on Foster Road on the East Side.

“AWS Rockfish” would join a string of data centers on the far West Side. Microsoft, Frost Bank and Valero have facilities in the area, and companies such as CyrusOne and Stream Data Centers host space for servers for businesses.

The area is an attractive location for such projects, which tend to create few jobs, because of its affordable and ample electricity.

Several of CPS Energy’s substations are on the far West Side, and the utility’s reliability is an advantage. The average interruption per CPS customer was about 154 minutes last year. Among the large utilities in Texas with at least 100,000 customers, that figure was 239 minutes.

San Antonio also is appealing because of the low likelihood of natural disasters and extreme weather events, such as hurricanes.

madison.iszler@express-news.net

Microsoft plans \$175.9 million expansion of data center on western edge of Bexar County



By James McCandless - Reporter, San Antonio Business Journal
Mar 6, 2023 Updated Mar 7, 2023, 3:17pm CST



The Microsoft logo on a sign at the company's headquarters campus in Redmond, Washington on Nov. 4, 2015.

BUSINESS JOURNAL PHOTO | ANTHONY BOLANTE

After completing construction on a new data center building at the Texas Research Campus on the western edges of Bexar County, Microsoft intends to build a 153,000-square-foot addition to the complex this summer, state filings show. The added data center and administrative usage would bring the complex at the 15000 block of Lambda Drive to about 232,000 square feet.

The Far West Side of the region is currently experiencing a boom of job growth, fueled in part by the expansion of tech and cybersecurity entities into the area. Along with Microsoft, other data and IT firms have invested in the region, and the National Security Agency has quietly established a presence.

According to a filing with the Texas Department of Licensing and

Regulation, the "SAT40" project is expected to cost \$175.9 million, though that's an estimated cost and is subject to change. The scope of work includes a shell data center that includes administrative components and a data center.

As the Business Journal previously reported, Microsoft started building the first site, SAT46, in 2021 and finished in February 2022. It also built two data centers on 33 acres that it purchased from Valero (NYSE: VLO) in 2021 at 3535 Wiseman Blvd.

Construction is expected to start in June, with completion slated for September 2023. Houston-based Page Southerland Page is the architect.

In an emailed statement, a Microsoft spokesperson said that it was committed to increasing support for its cloud services business.

"Microsoft has a 15-year history in Texas and we believe there is great opportunity for Microsoft's cloud services to continue supporting local businesses, regional economic growth, and innovation," the spokesperson said. "We don't have anything definitive to share at this time but can confirm we are committed to supporting Texas digital transformation with the Microsoft cloud."



James McCandless

Reporter - *San Antonio Business Journal*

D.C.-based data center builder scoops up 123 acres in western Bexar County



The Texas Research Park is located just south of Potranco Road and west of Texas Highway 211. Google Earth

Another firm is moving into the Texas Research Park to build a data center. CloudHQ, a Washington, D.C.-based data center developer, purchased about 123 acres of land across the street from Microsoft's facilities on the western edge of Bexar County.

The company purchased the property from the University of Texas System, which owns most of a section of land encircled by Lambda Drive and Omicron Drive, just east of Microsoft's data campus, according to a deed filed with Bexar County. Purchase terms weren't disclosed.

While exact plans haven't been made public, a county filing showed that the company is considering multiple configurations of four or five multi-story data storage facilities.

CloudHQ has been active since 2016, billing itself as a "hyperscale" developer with an international presence. Its closest project to San Antonio is a 2.7 million-square-foot, six-building data center in Santiago de Queretaro, Mexico, that is currently under development.

As previously noted, Microsoft is planning to kick off construction on "SAT40," a 153,000-square-foot addition to its data complex in the summer.

Representatives for CloudHQ did not respond to a request for comment by publication time.



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.

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- 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.

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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.

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- 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.

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Buyer/Tenant/Seller/Landlord Initials

Date