

## POTRANCO CREEK

### PHASE I



## Potranco Creek Development

**Introduction** Potranco Creek presents an exciting investment opportunity. Phase I of this planned development spans 9.82 acres in San Antonio's rapidly growing area. This project includes 36 lots for the construction of 34 fourplexes and 2 duplexes, with the master plan already approved by Bexar County, ensuring a smooth path for the next phases.

Strategically located near the intersection of Groesenbacher Road and Hwy 90, Potranco Creek lies within a zone experiencing significant residential and commercial growth. With easy access to major highways, employment hubs, and services, this development is poised to attract a robust market of buyers and renters seeking modern, well-connected living spaces.

**Market Demand in Potranco Creek** San Antonio, particularly the area around Potranco Road, has experienced notable growth in recent years. This corridor has become one of the most sought-after locations for new residential developments due to the city's expanding technology and healthcare sectors, along with the presence of reputable schools and shopping centers.

### Key Market Demand Indicators:

- **Population Growth:** The San Antonio metropolitan area ranks among the fastest-growing regions in the United States. Potranco Creek reflects this trend, attracting families, young professionals, veterans, active and retired military personnel who are drawn to its suburban charm with urban accessibility.
- **Economic Development:** San Antonio benefits from robust economic growth, especially in the technology and healthcare sectors. These industries drive housing demand, particularly in areas with accessible locations and high quality of life, like Potranco Creek.
- **Housing Demand:** With low inventory and high housing demand, new developments near Potranco Road have seen rapid sales and property appreciation. This strong buyer interest makes this an ideal time to invest in residential development in the area.
- **Infrastructure Improvements:** Recent and planned infrastructure enhancements, including road expansions and public transit improvements, further boost Potranco Creek's appeal.

Potranco Creek development offers significant financial potential, providing investors with a projected return on investment (ROI) of 14%. This high profitability, combined with the low-risk profile of an approved master plan and strong market demand, makes Potranco Creek an exceptional investment opportunity.

Additionally, each fourplex unit includes 3 bedrooms, 2.5 bathrooms, a 1-car garage, and two parking spaces in front of the garage, with rental rates ranging from \$1,800 to \$1,900 per month.

This rental structure provides a compelling income stream aligned with current market demand in the area.






Potranco Creek	
10 Lots	\$ 2,428,570.00
<b>TOTAL</b>	<b>\$ 2,428,570.00</b>
FINISHED COST PER LOT	\$ 242,857.00
CONSTRUCTION COST PER FOURPLEX	\$ 593,875.88
<b>GRAND TOTAL</b>	<b>\$ 836,732.88</b>
AVERAGE SALES PRICE PER FOURPLEX	\$ 1,050,000.00
CLOSING COSTS PER UNIT (Commission, Property Tax, Insurance, Title cost)	\$ 94,500.00
PROFIT PER FOURPLEX	\$ 118,767.12
<b>TOTAL GROSS PROFIT FOR DEVELOPMENT</b>	<b>\$ 1,187,671.20</b>
<b>ROI</b>	<b>14%</b>
ESTIMATED INITIAL DISBURSMENT	\$ 8,367,328.80

Potranco Creek	
15 lots	\$ 3,642,855.00
<b>TOTAL</b>	<b>\$ 3,642,855.00</b>
FINISHED COST PER LOT	\$ 242,857.00
CONSTRUCTION COST PER FOURPLEX	\$ 593,875.88
<b>GRAND TOTAL</b>	<b>\$ 836,732.88</b>
AVERAGE SALES PRICE PER FOURPLEX	\$ 1,050,000.00
CLOSING COSTS PER UNIT (Commission, Property Tax, Insurance, Title cost)	\$ 94,500.00
PROFIT PER FOURPLEX	\$ 118,767.12
<b>TOTAL GROSS PROFIT FOR DEVELOPMENT</b>	<b>\$ 1,781,506.80</b>
<b>ROI</b>	<b>14%</b>
ESTIMATED INITIAL DISBURSMENT	\$ 12,550,993.20

Here are some notable fourplex listings in the San Antonio area, approaching the \$1.1 million range:

1. **Abigail Alley:** Fourplexes are available around \$1.05 million on Abigail Alley. Each unit features 3 bedrooms, 2.5 bathrooms, and a one-car garage.

New construction



\$1,050,000

478,482,486,490 Abigail Alley, San Antonio, TX 78253

12

beds

12

baths

5,000

sqft

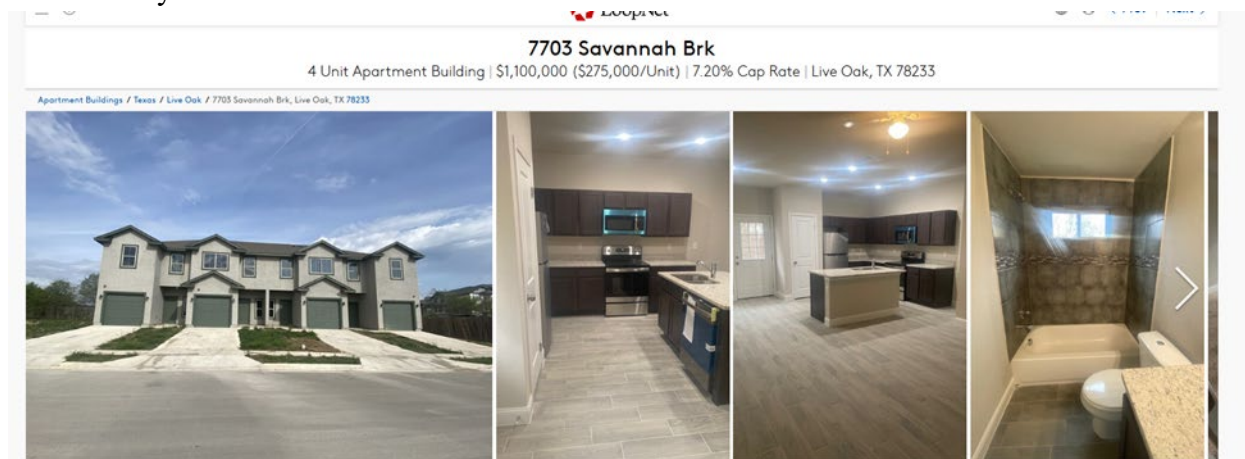
Request a tour

as early as today at 12:00 pm

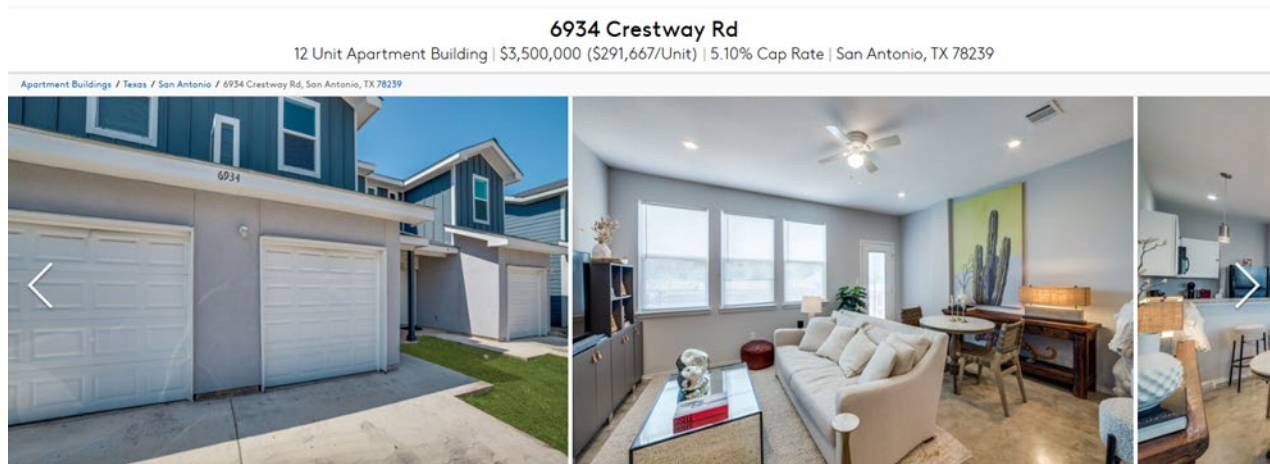
See all 21 photos

2. **Savannah Brooks:** Listed at approximately \$1.1 million, these fourplexes offer cash flow stability thanks to the established rental demand. This development includes spacious units with modern amenities. Each fourplex unit has 3 bedrooms, 2.5 bathrooms, a one-car garage, and is

conveniently located near essential services and school districts.



3. **Crestway Rd:** Priced at \$1.16 million, this fourplex complex includes units with 3 bedrooms, 2.5 bathrooms, and a one-car garage. It's a fully completed development, built in 2022.

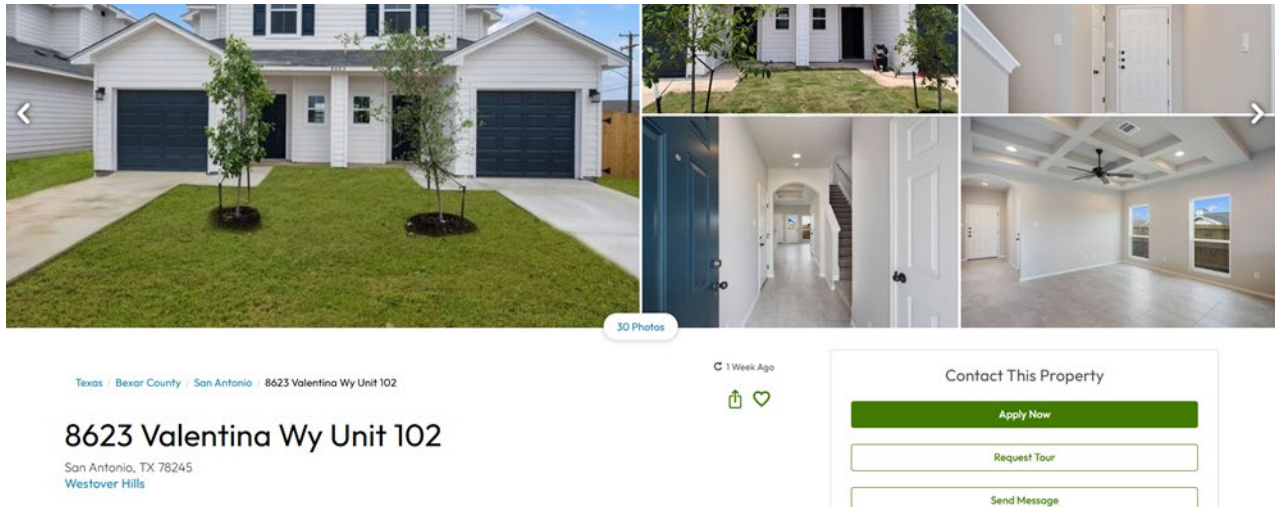


These examples highlight a variety of options close to the \$1.1 million range, each differing slightly in location, unit design, or modern finishes.

In San Antonio's 78245 ZIP code, newly constructed rentals of around 1,244 square feet with 3 bedrooms, 2.5 bathrooms, and a one-car garage typically range between \$1,725 and \$2,050 per month, depending on location and additional amenities. Rental listings of this size in the area show price variations, influenced by proximity to major highways, schools, and shopping centers.

For the newest properties, rentals on the higher end of the range, around \$1,800, often feature modern finishes, updated appliances, and access to community facilities—common in some of the new developments within the 78245 area.

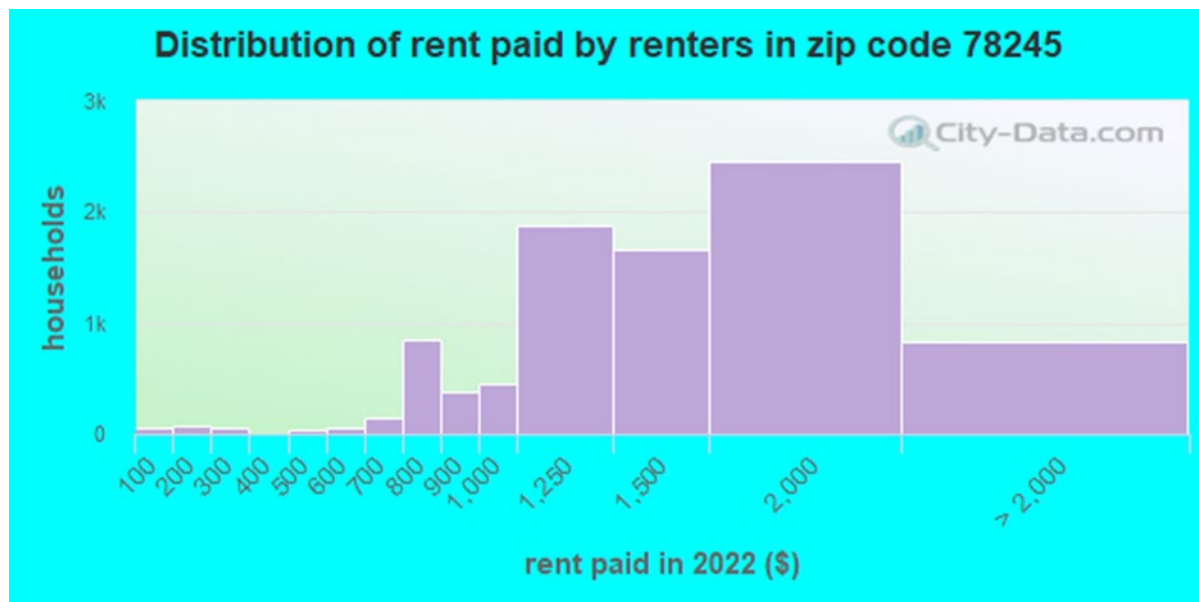




The estimated population of ZIP code 78245 in 2022 is 95,264, compared to 56,511 in 2010 and 30,721 in 2000, reflecting significant population growth over the years.

Regarding housing, there are 33,022 houses and condos, and 8,730 rental apartments, indicating that 28% of residents are renters, compared to 38% statewide. The estimated average home value in 2022 for the 78245 area is \$252,373, compared to \$275,400 for the state of Texas.

Graphs illustrating rental trends and key demographic data for the 78245 ZIP code would highlight the area's ongoing growth and housing demand. These visualizations would help underscore the market's increasing attractiveness and potential for investment in the 78245 area.



# Income and Poverty

## Income and Earnings

**\$83,005** ± \$5,954

Median Household Income in ZCTA5 78245

**\$75,780** ± \$472

Median Household Income in Texas

[S1901](#) | 2022 American Community Survey 5-Year Estimates

### Median Income by Types of Families

in ZCTA5 78245

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Families - \$89,850



Married-couple families - \$101,724



Nonfamily households - \$52,208



\$0 \$20K \$40K \$60K \$80K \$100K \$120K \$140K \$160K

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[S1901](#) | 2022 American Community Survey 5-Year Estimates

# Employment

## Class of Worker

**19.0%** ± 2.6%

Local, state, and federal government workers in ZCTA5 78245

**13.9%** ± 0.2%

Local, state, and federal government workers in Texas

[S2406](#) | 2022 American Community Survey 5-Year Estimates

### Class of Worker

in ZCTA5 78245

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Employee of private company workers - 68.0%



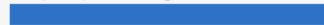
Self-employed in own incorporated business workers - 1.9%



Private not-for-profit wage and salary workers - 7.0%



Local, state, and federal government workers - 19.0%



Self-employed in own not incorporated business workers and unpaid family workers - 4.1%



0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% 55% 60% 65% 70%

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[S2406](#) | 2022 American Community Survey 5-Year Estimates

## Employment and Labor Force Status

**63.9%** ± 2.2%

Employment Rate in ZCTA5 78245

**62.6%** ± 0.2%

Employment Rate in Texas

DP03 | 2022 American Community Survey 5-Year Estimates

## Industry

Industry for the Civilian Employed Population 16 Years and Over  
in ZCTA5 78245

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Educational services, and health care and social assistance - 24.2%

Retail trade - 13.9%

Professional, scientific, and management, and administrative and waste management services - 9.8%

Arts, entertainment, and recreation, and accommodation and food services - 8.8%

Finance and insurance, and real estate and rental and leasing - 7.6%

Construction - 7.3%

Transportation and warehousing, and utilities - 7.3%

Public administration - 6.1%

Manufacturing - 4.4%

Other services, except public administration - 4.4%

0% 2% 4% 6% 8% 10% 12% 14% 16% 18% 20% 22% 24% 26% 28%

In San Antonio, property values are expected to rise over the next five years, though at a moderate pace. Over the past decade, the San Antonio market has seen an annual appreciation rate of about 5.39%. Certain surrounding areas have experienced even higher increases, with property values rising as much as 50% in five years due to strong demand and population growth.

San Antonio's economic and demographic expansion, which includes a 23% increase in the metro area population since 2010, is a major factor driving demand for housing. New residents continue to fuel this demand, which has helped support property appreciation, although higher mortgage rates have slowed the pace somewhat. San Antonio remains appealing to both investors and buyers due to its relative affordability and diverse, growing economy



## **Key Considerations**

### **Local Regulations**

Costs may vary due to local regulations, particularly regarding stormwater management and environmental compliance. Ensure adherence to area-specific requirements to avoid unexpected expenses.

### **Contingency Budget**

Allocate a contingency budget of approximately 10% to cover unforeseen costs and project changes, which is already factored into the vertical construction cost.

### **Market Conditions**

Estimates are preliminary and subject to change based on current market conditions.

### **Economies of Scale**

- **Large Projects:** Can benefit from lower per-unit costs. Bulk material purchases, efficient labor management, and standardized designs can help reduce costs.
- **Basic Materials:** Standard-quality flooring, countertops, and cabinetry.
- **Standardized Design:** Conventional layouts and finishes without custom features.
- **Labor Costs:** Typical rates for general contractors and construction workers.