

# For Lease

Developed By  
**JEFCO**  
Development Corp.

Delivery Q2-2027



## Hunnington

Hunnington Properties, Inc.  
1715 S. Capital of Texas Highway #101  
Austin TX 78746

**512-767-7442**

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## Shops at Richland Hills

8650 Potranco Rd.,  
San Antonio, Texas 78251



## SHOPS AT RICHLAND HILLS

8650 Potranco Rd., San Antonio, Texas 78251

### PROPERTY INFORMATION

Space Available	14,832 SF
Rental Rate	Call For Pricing
NNN	\$10.00 PSF
Bay Depth	72'
Parking Spaces	93
Total Sq Ft	14,832 SF

### PAD SITE

Pads Available	PAD 5 - 0.71 AC
	PAD 3 - 1.25 AC
	PAD 2 - 0.89 AC

### PROPERTY HIGHLIGHTS

- High-visibility end cap at signalized intersection with drive-thru capability
- Prime Potranco Rd. retail location between Ingram Rd. and Richland Hills
- Easy access with convenient ingress/egress from major roads
- Surrounded by national retailers, schools, and employment hubs
- Pad sites ideal for QSR, car wash, medical, and other high-traffic uses

### DEMOGRAPHICS

Population (2025)	1 mi. - 15,531
	3 mi. - 124,536
	5 mi. - 320,009
Average Household Income	1 mi. - \$96,602
	3 mi. - \$99,374
	5 mi. - \$100,577
Traffic Count	Potranco Rd: 42,826 vpd Ingram Rd: 12,809 vpd

### For More Information

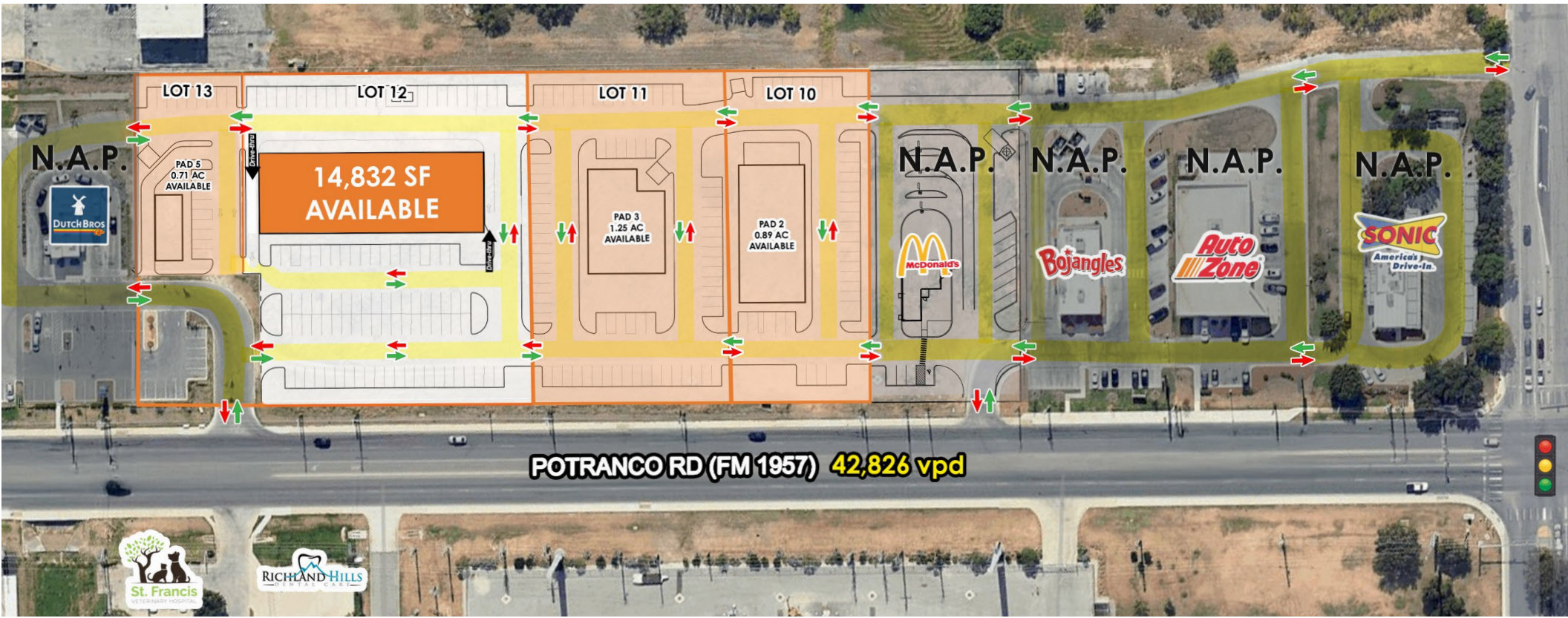
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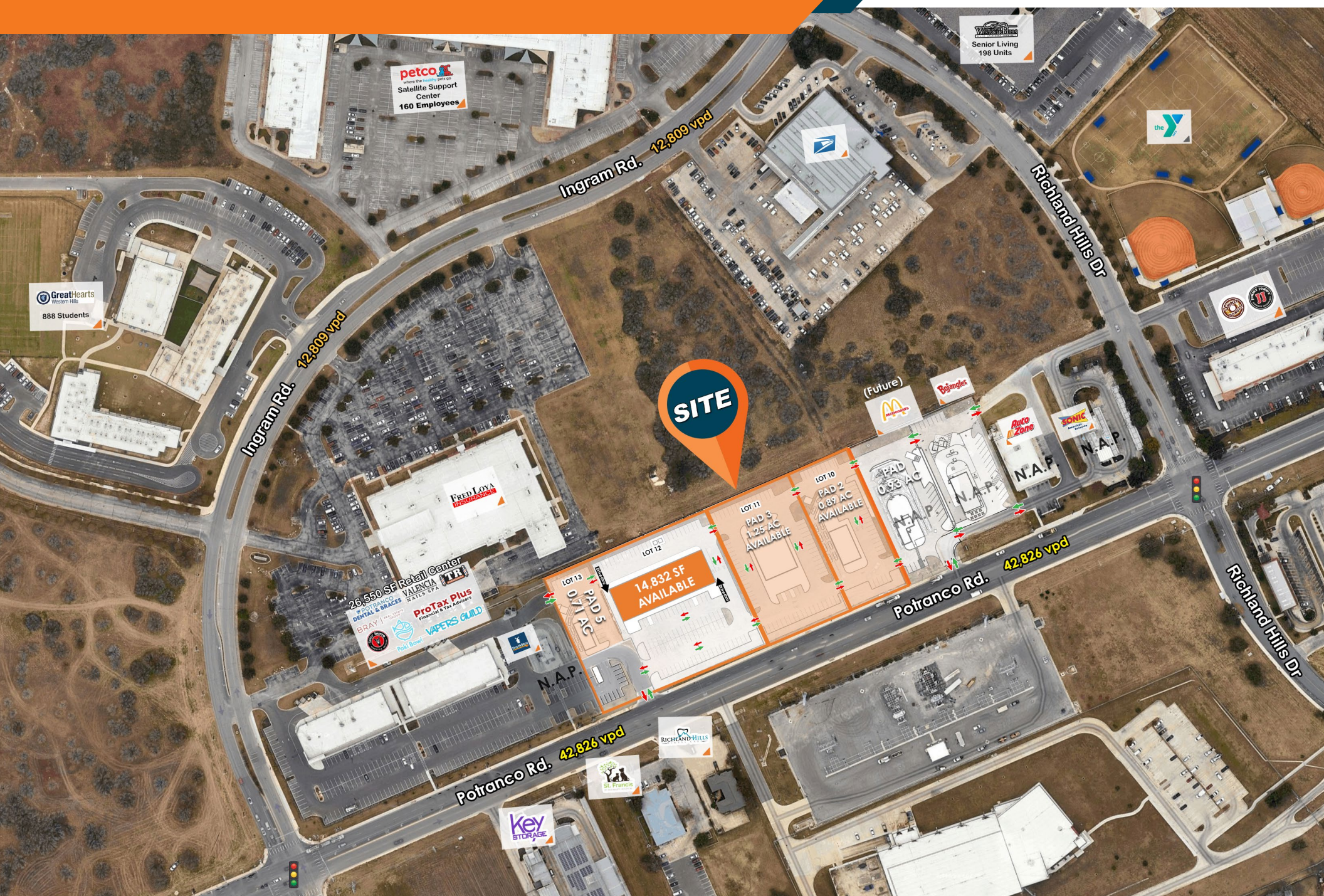
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## Site Plan



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# Hunington



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## Microsoft is pushing further into Medina County with two new data centers.

By James McCandless - Reporter, San Antonio Business Journal

A tech giant is continuing its push to reshape the land west of San Antonio. Washington based software giant Microsoft (Nasdaq: MSFT) is planning two new massive data centers in Medina County, according to filings with the Texas Department of Licensing and Regulation. Dubbed "SAT93" and "SAT94," the two structures would be 245,000 square feet each and rise at a parcel of land the firm owns north of the County Road 381 and 385 intersection, just north of Potranco Road. The two projects combined are estimated to cost \$700 million, though those estimates are usually subject to change. The greater San Antonio region has attracted a number of players in the data center space, hoping to take advantage of the relatively cheap land that dots the outer edges of the city. Microsoft may be the most prolific of those players, with the most recent example being a 106,000-square-foot center 10 minutes west of these new projects at 18844 FM 1957 north of Castroville. Others include Stream Data Centers and CyrusOne. Construction is scheduled to start in May and wrap in June 2027. The company has yet to comment on specific data center developments in the region, but in a previous statement a spokesperson said it was committed to supporting industries in the state that wanted to use Microsoft's cloud computing apparatus. "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 company has said. Gensler is the architectural firm.



