



ORCHARD POWER PARK 211

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

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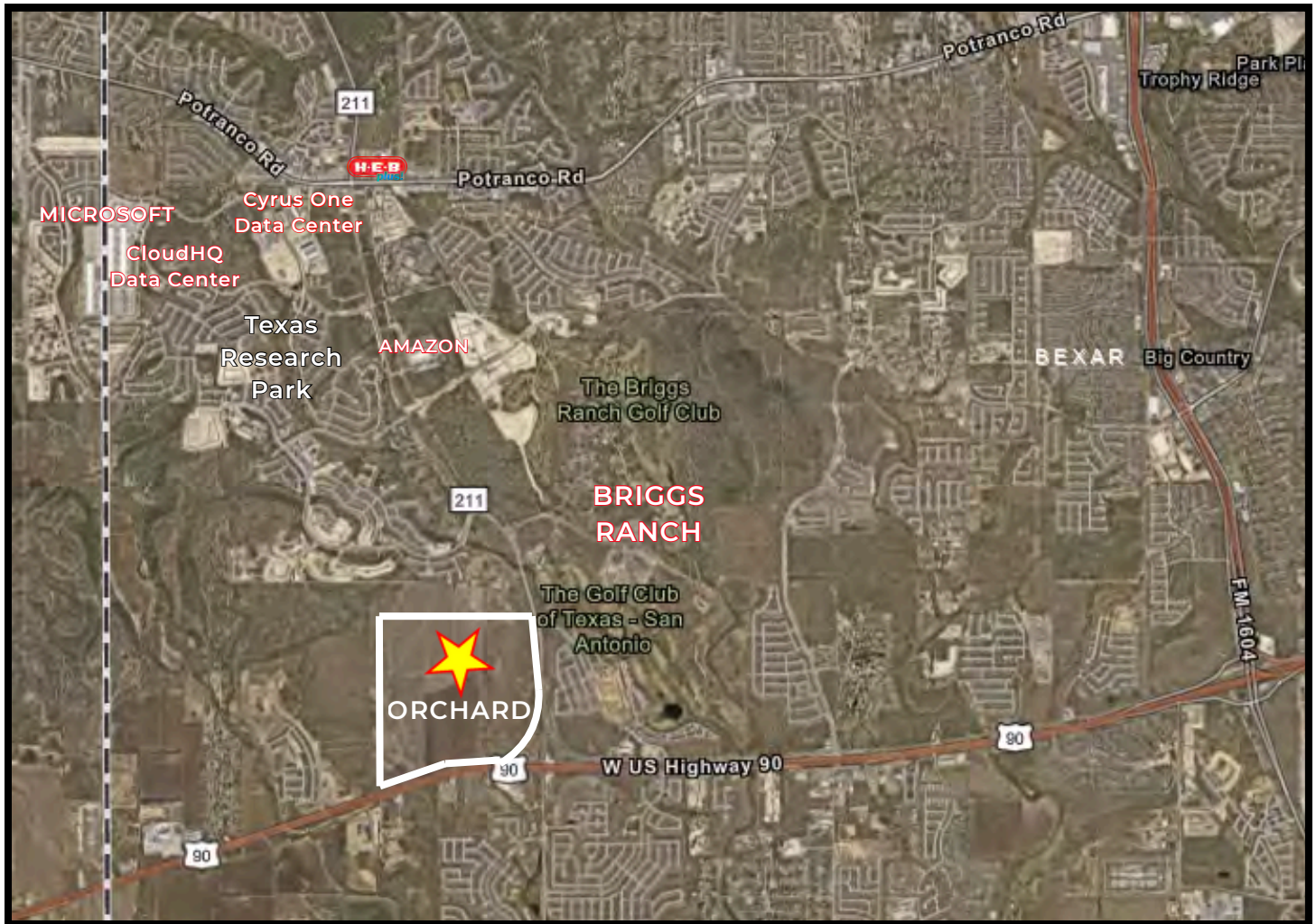
4630 N LOOP 1604 W, STE 510
SAN ANTONIO, TX 78249



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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)

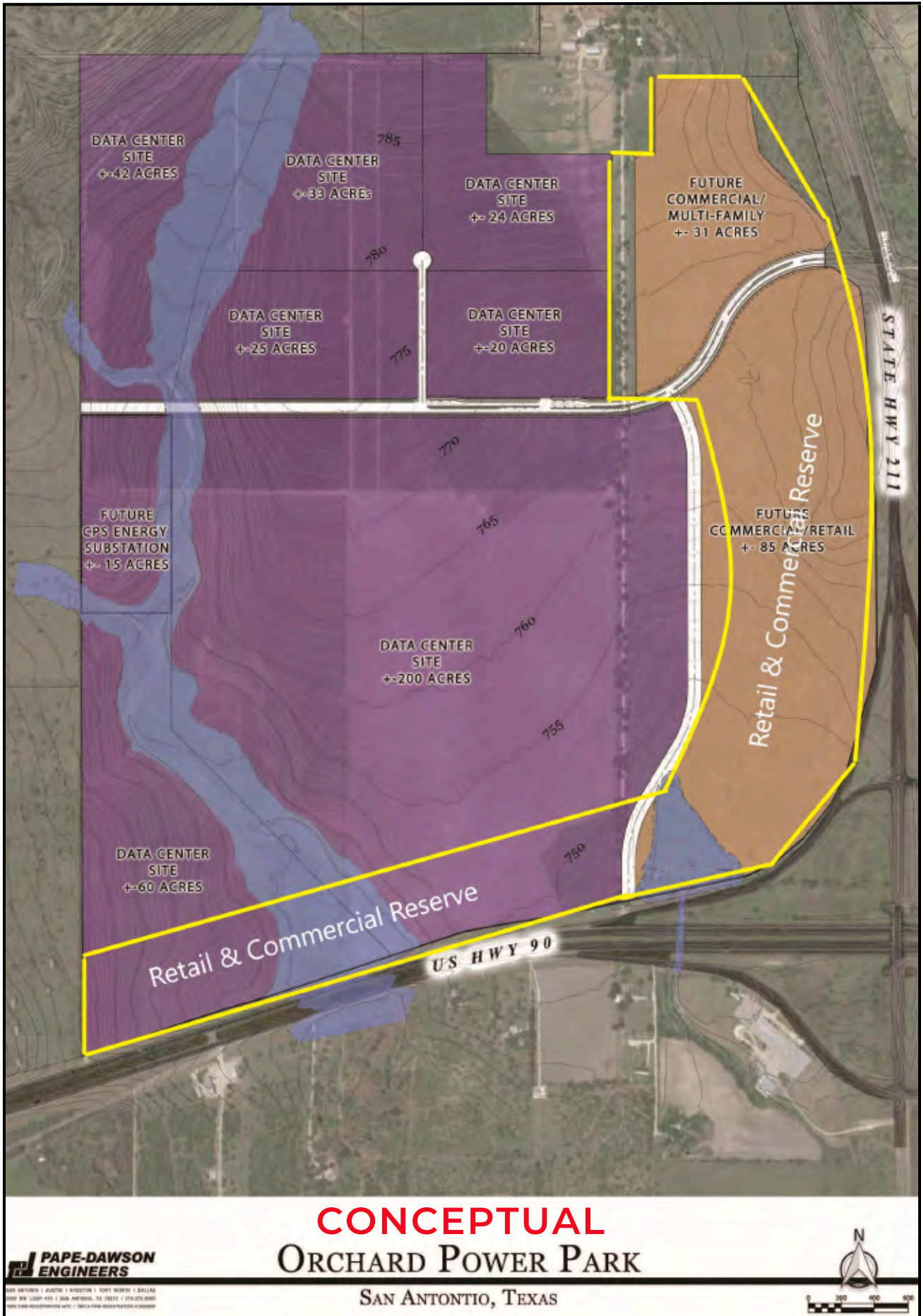
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ORCHARD

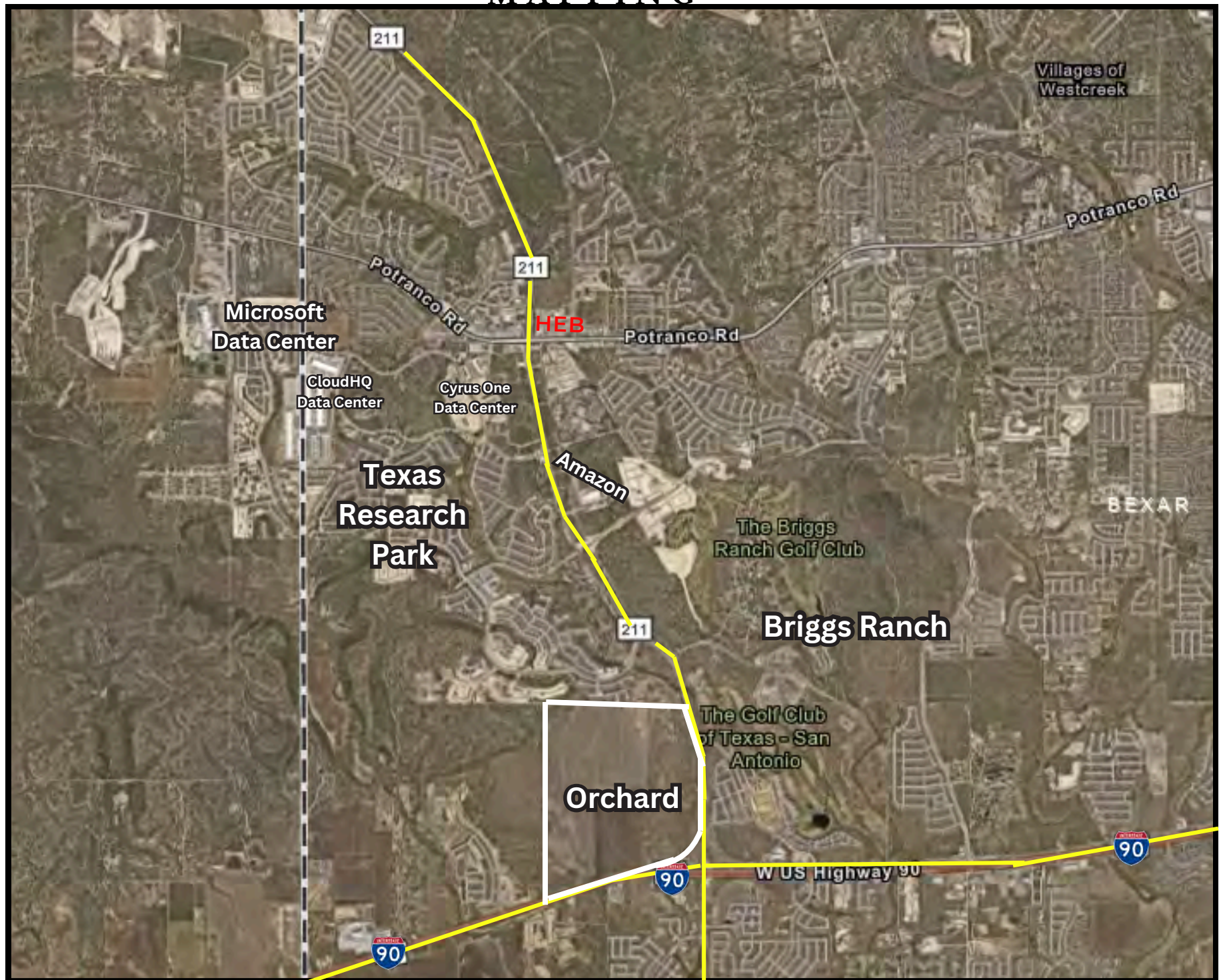


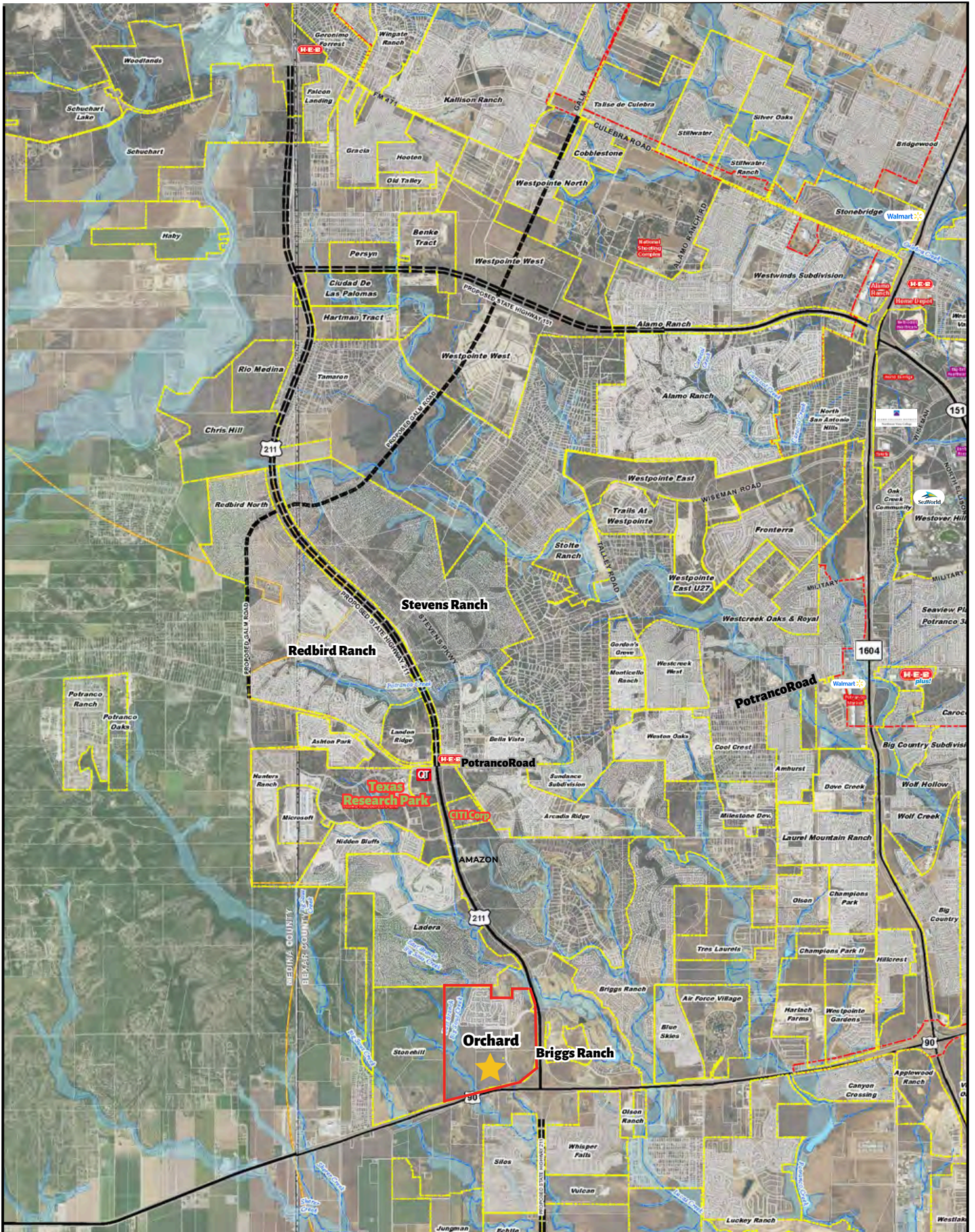
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MAPPING





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 Express-News

NEWS

TxDOT starts work on \$473 million project to widen U.S. 90

Plans call for widening a 7.6-mile stretch of the highway on the West Side from four to six lanes, along with continuous frontage roads.

By [Richard Webner](#), Staff Writer Jan 5, 2026



The Texas Department of Transportation has started work on a project to expand U.S. 90 on San Antonio's West Side.

Billy Calzada/San Antonio Express-News

The Texas Department of Transportation has started construction work on a five-year project to expand 7.6 miles of U.S. 90 to accommodate surging growth on San Antonio's far West Side.

The state transportation agency began work late last year on the \$473 million project, which calls for widening U.S. 90 from a four-lane divided highway into a six-lane expressway with frontage roads between Loop 410 and Texas 211, according to TxDOT.

The project will add a flyover ramp linking the highway's westbound lanes with northbound Loop 1604, and will upgrade intersections with Montgomery Road and Hunt Lane. Turnaround bridges will be built at Texas 211, Loop 1604 and Montgomery Road, and a roundabout will be built at Ray Ellison Boulevard, according to TxDOT.

The project will be built in two phases, according to TxDOT. The first, stretching between Loop 410 and Loop 1604 alongside part of Joint Base San Antonio-Lackland, broke ground late last year and is scheduled to be completed by 2030. The second, between Loop 1604 and Texas 211, is set to break ground in 2027 and wrap up in 2031.

The project is intended to address anticipated traffic congestion on the far West Side. The West Side has been one of San Antonio's fastest-growing areas over the past 20 years, with massive residential subdivisions such as Redbird Ranch, Stevens Ranch,

Briggs Ranch, Ladera and Arcadia Ridge sprouting up on thousands of acres of former ranchland.

Traffic volume along U.S. 90 is expected to more than double by 2045, with an estimated 150,000 drivers using the corridor every day by that year, according to the news release. TxDOT estimates that commute times will be reduced by as much as 90 percent due to the expansion.

As of 2024, just under 90,000 drivers used the highway about a mile west of its crossing with Loop 410 on an average day, up from 61,000 in 2006, according to TxDOT's [statewide traffic count map](#).

The highway's expansion "is more than a construction project—it's an investment in San Antonio's future," said Charles Benavidez, the agency's lead engineer for the San Antonio district, in the news release. "By enhancing safety and cutting commute times, we're creating a safer and more connected transportation network that will improve quality of life for generations to come."

Now that the U.S. 90 project is underway, most of San Antonio's major highways are undergoing costly expansion projects, requiring frequent lane closures in certain areas, causing traffic jams. TxDOT hasn't yet announced closures for the U.S. 90 project, but it has [created a website](#) to inform drivers of them, saying they will mostly be scheduled overnight during the week.

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From the San Antonio Business Journal:

<https://www.bizjournals.com/sanantonio/news/2025/12/25/san-antonio-home-prices-rise-5-percent-november.html>

SUBSCRIBER CONTENT:

Residential Real Estate

San Antonio leads major Texas markets with 5% home price growth in November



San Antonio Skyline from The Arts Residences at the Thompson San Antonio hotel on Tuesday, July 30, 2019, in San Antonio.

GABE HERNANDEZ | SABJ

Story Highlights

- San Antonio home prices rose 5% to \$315,000 in November.
- Other major Texas metros saw price declines up to 2.7%.
- Market shifted to favor buyers despite strong price growth.

San Antonio posted the strongest home price growth among major Texas markets in November.

Home prices in the Alamo City posted a 5% year-over-year increase, as the city's economy continues to outperform national trends, according to preliminary data from Homes.com and insights from a Comerica Bank economist.

The median sale price reached \$315,000 in November, up \$15,000 from November 2024 – the fifth-highest among the 40 largest housing markets.

The Homes.com report indicated that the city's housing prices remain strong due to its affordability, which ranks as the seventh-lowest among large markets.

The national median sales price for homes, including condos, was \$385,000 in November, up 2.4%.

Other major Texas metros saw declines, according to the data:

- Austin down 1.1%
- Houston down 0.7%
- Dallas-Fort Worth down 2.7%

"San Antonio's economy continues to be one of the star performers in the United States, with strong population growth and diverse industries, and we expect to continue to see strong growth in 2026," said Bill Adams, senior vice president and chief economist at Dallas-based Comerica Bank.

Despite the gain, the market favors buyers, Adams said.

"The housing market in San Antonio in the last year and a half has shifted fairly dramatically from a seller's market to a buyer's market because so much housing inventory has been added... home building is likely to be in a period of consolidation in 2026."

He added that expected Federal Reserve rate cuts should lower mortgage rates, boosting buyer power and demand next year.

Neighborhoods on the North Side led prices, with homes in Shavano Park coming in at around \$734,000 and Alamo Heights at \$693,550, according to the report.

HIGHEST MEDIAN HOME PRICES IN SAN ANTONIO Dec 2025

Median sale prices in San Antonio's highest-priced neighborhoods.

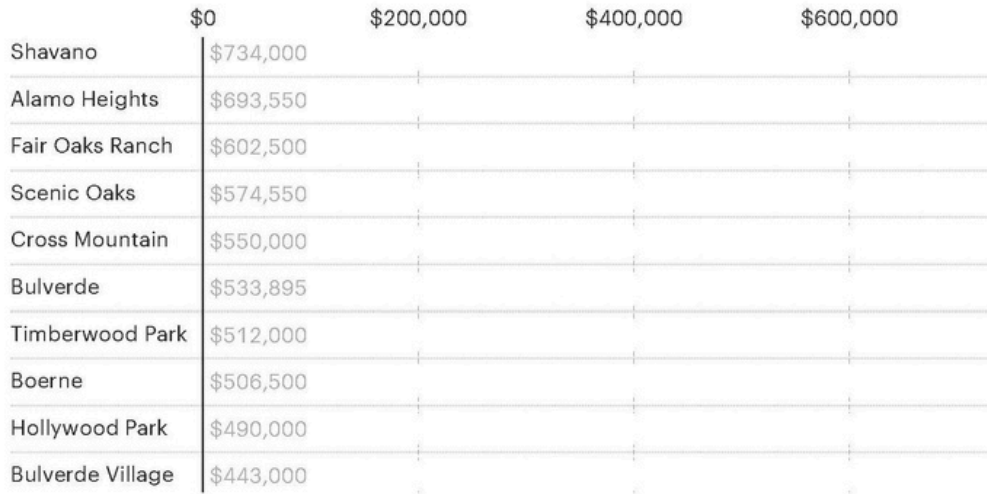


CHART: RAMZI ABOU GHALIOUM, SHAY KHAN | SABJ • SOURCE: HOMES.COM

By type, median sales prices for detached homes rose 6.1% to \$318,150, attached homes saw a 50.3% to \$245,000 and condos fell 7.8% to \$200,000.

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From the San Antonio Business Journal:

https://www.bizjournals.com/sanantonio/news/2025/12/10/top-10-san-antonio-subdivisions-2025-closings.html?utm_campaign=5686636-News+of+the+Day+2025&utm_medium=email&_hsenc=p2ANqtz--X4sXwkKO8lN3yzdN9UCtWt2Vm78l8nHDGCcyJS-GzUepqLI_ptM5Wi2LbKBLwBq_P90hAZa8RRjDA4oiLobB7L--HX8lNqoScs2yT02_-zdZBek&_hsmi=19157553&utm_content=19157553&utm_source=hs_email

Residential Real Estate

Master-planned communities drive San Antonio new-home sales with 3,200 closings



The Elm Trails subdivision in Converse in 2024. Several master-planned communities are capturing the new-home sales market.

GABE HERNANDEZ | SABJ



By [Shay Khan](#) – Reporter, San Antonio Business Journal
Dec 10, 2025

Story Highlights

- Ten master-planned communities accounted for 17.2% of San Antonio sales.
- Riverstone at Westpointe led with 576 closings at \$347,000 average.
- Seven communities sit inside Bexar County along western, southern edges.

Ten [master-planned communities](#) accounted for more than 3,200 home closings in the past 12 months – representing 17.2% of all new-home sales across the San Antonio Metropolitan Statistical Area (MSA), according to [new third-quarter data from housing research firm Zonda](#).

An estimated 18,845 new-home closings were recorded in the MSA in the trailing 12 months ending in the third quarter of 2025.

Riverstone at Westpointe [on the far Northwest Side](#) claimed the top spot, closing 576 homes at an average base price of \$347,000. Ladera, also on the fast-growing Texas 211 corridor, followed with 434 closings at \$446,200.

MOST ACTIVE SUBDIVISIONS IN THE SAN ANTONIO MSA

Top 10 subdivisions accounted for 1 in every 6 new San Antonio-area, from the Far West Side to the Hill Country.

Three communities broke the \$400,000 barrier yet still delivered high volume: Davis Ranch, 287 closings; Hidden Trails in Bulverde, 267; and Veramendi in New Braunfels, 207.

At the entry-level end, Sapphire Grove in far South San Antonio closed 204 homes starting at \$207,500, while Mission Del Lago closed 297 homes at an average base price of \$251,500.

"These 10 subdivisions alone delivered more closings than the entire Austin market managed in several recent months," said Bryan Glasshagel, principal at Zonda Advisory, during the firm's quarterly San Antonio update on Nov. 12.

The list shows the continued shift west and south of Loop 1604. Seven of the top 10 communities sit inside Bexar County limits, with the remainder in the high-growth counties of Guadalupe and Comal.

Combined, the top 10 also recorded 2,811 starts, equaling 15.4% of all MSA starts over the past 12 months ending in third quarter.

SAN ANTONIO MSA'S TOP 10 MOST ACTIVE SUBDIVISIONS

Top 10 communities delivered 3,233 homes—1 in every 6 in the MSA

Rank	Community	Postal City	Average Base Price	Annual Starts	Annual Closings
1	Riverstone at Westpointe	San Antonio	\$347,000	497	576
2	Ladera	San Antonio	\$446,200	407	434
3	Navarro Ranch	Seguin	\$285,000	347	362
4	Redbird Ranch	San Antonio	\$287,000	305	328
5	Mission Del Lago	San Antonio	\$251,500	192	297
6	Davis Ranch	San Antonio	\$439,200	294	287
7	Steelwood Trails	New Braunfels	\$294,000	266	271
8	Hidden Trails	Bulverde	\$419,500	133	267
9	Veramendi	New Braunfels	\$514,100	147	207
10	Sapphire Grove	San Antonio	\$207,500	223	204

"Annual" in this table represents 12-month data ending in the third quarter of 2025.

The concentration underscores where builders are finding success: a mix of affordable products under \$300,000 and move-up communities along the metro's fast-expanding western and southern edges.

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*



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.

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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date