

SWC - TX 211 & POTRANCO RD.

SAN ANTONIO ETJ, TX | BEXAR COUNTY | PAD SITES AVAILABLE

DAVID DAVIDSON, JR.

DDavidson@db2re.com

214.526.3626 x 101



PROPERTY INFORMATION



SIZE:

Pad Sites Available



TRAFFIC COUNTS:

Potranco Rd.: 28,570 VPD

F.M. 211: 20,413 VPD



ZONING:

OCL - Outside City Limits

Future Land Use: Regional Center



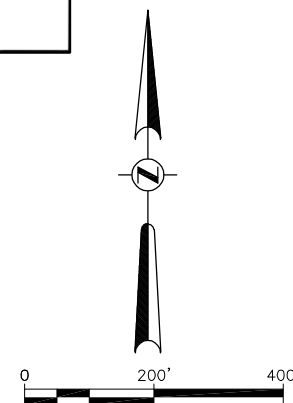
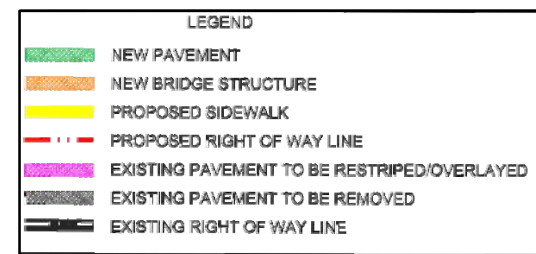
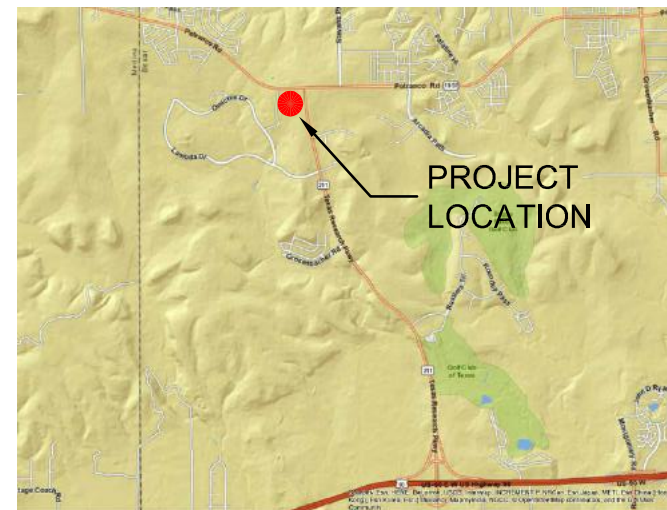
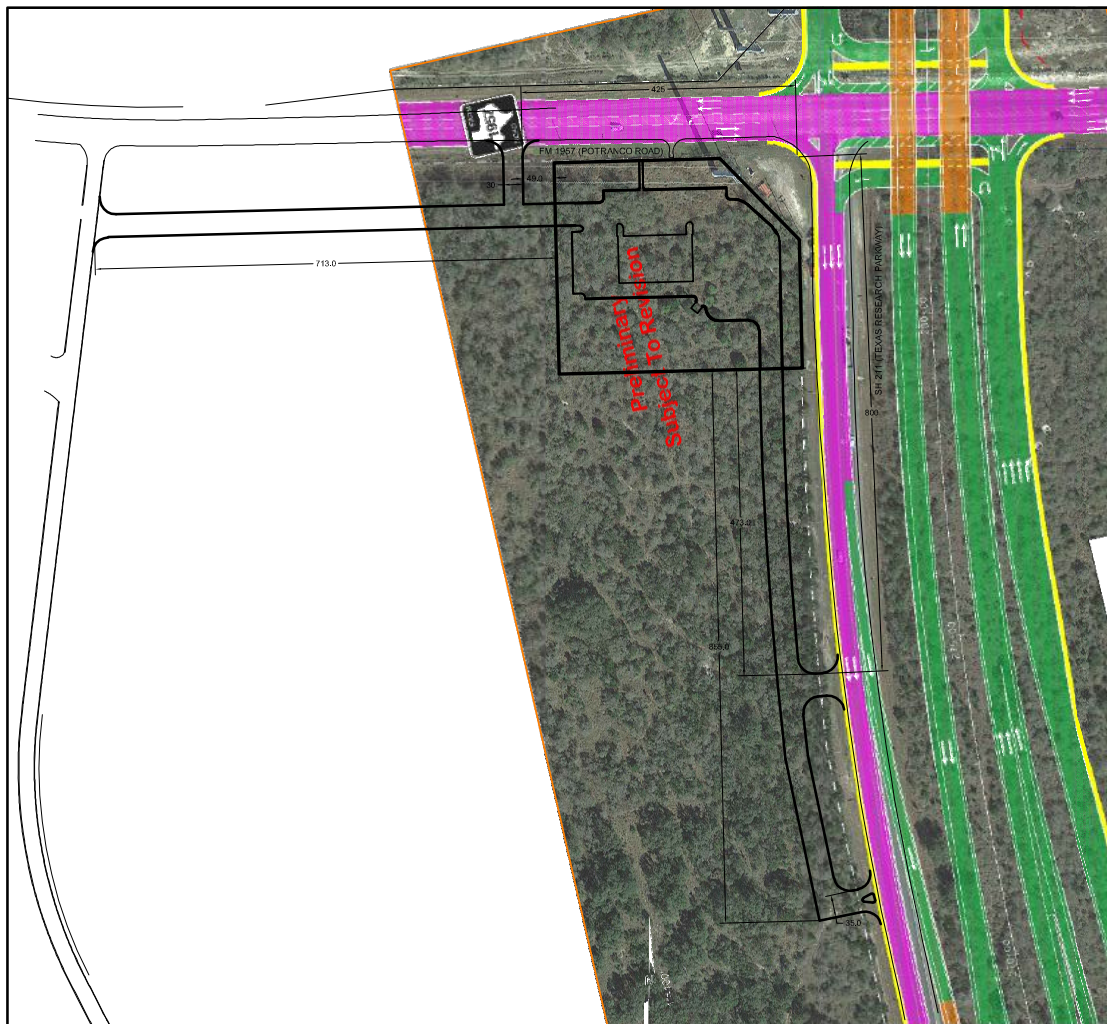
UTILITIES:

16" water line along northern, eastern & western boundary of property

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	5,701	21,808	39,913
% Proj Growth 2023-2028	4.37%	5.85%	4.82%
2023 Average HH Income	\$129,133	\$126,240	\$125,062
2023 Median HH Income	\$105,979	\$104,092	\$103,539

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC 2023



JACOBS®
 JACOBS ENGINEERING GROUP INC.
 TEXAS REGISTRATION #2966
 911 CENTRAL PARKWAY NORTH, SUITE 425
 SAN ANTONIO, TEXAS 78232
 TEL (210) 494-0088
 FAX (210) 494-4525
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PLAT NO: 20-11800062
SUBDIVISION PLAT AND REPLAT ESTABLISHING
QT 4068 ADDITION PHASE 2

A 35.186 ACRE TRACT OF LAND OUT OF THE JOHANN PEIFFER SURVEY NO. 7, ABSTRACT NO. 1019, COUNTY BLOCK 4349, BEAR COUNTY, TEXAS AS CONVEYED TO QUIKTRIP CORPORATION OF RECORD IN VOLUME 19043 PAGE 7 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS,

MATKINHOOVER
ENGINEERING & SURVEYING
P.O. BOX 54
501 N. 2ND STREET, SUITE 100
BOERNE, TEXAS 78009
OFFICE: 512.261.0000 FAX: 512.261.0009
TEXAS REGISTERED ENGINEERING FIRM F404512
CIVIL ENGINEERS SURVEYORS
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'
0 50' 100' 150' 200'

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
MATTHEW D. MILLER
DIRECTOR OF REAL ESTATE
QUIKTRIP CORPORATION
4705 S. 129TH EAST AVE
TULSA, OKLAHOMA 74134

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATTHEW D. MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC BEAR COUNTY, TEXAS

THIS PLAT OF QT 4068 ADDITION PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20____.

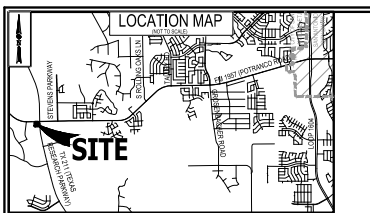
BY: _____ CHAIRMAN

BY: _____ SECRETARY

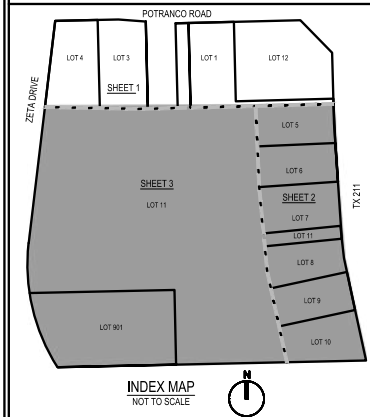
CERTIFICATE OF APPROVAL:
THIS MINOR PLAT HAS BEEN SUBMITTED TO BEAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. 20____.

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEAR COUNTY, TEXAS



- LEGEND**
- FOUND TYPE 2 TxDOT MONUMENT
 - SET 1/2" IRON ROD WITH A YELLOW "MATKINHOOVER ENG & SURVEY" PLASTIC CAP
 - SET 1/2" IRON ROD WITH A RED "MATKINHOOVER ENG & SURVEY" PLASTIC CAP
 - EXISTING 1" CONTOUR
 - EXISTING 5" CONTOUR
 - EASEMENT
 - BUILDING SETBACK
 - CENTER LINE
 - BEAR COUNTY DEED & PLAT RECORDS
 - BEAR COUNTY OFFICIAL PUBLIC RECORDS
 - PAGE
 - VOL.
 - VOLUME
 - RIGHT-OF-WAY
 - CB
 - CITY BLOCK
 - QUICKTRIP ACCESS EASEMENT (DOCP 20200010482 O.P.R.)
 - SURPLUS ACCESS EASEMENT (DOCP 20200010482 O.P.R.)
 - DRAINAGE EASEMENT (DOCP 20200010482 O.P.R.)
 - VARIABLE WIDTH SEWER EASEMENT (DOCP 20190313704 O.P.R.)
 - 16" SANITARY SEWER EASEMENT (VOL. XXX, PG. XXX O.P.R.)
 - 100' WIDE ELECTRIC EASEMENT (VOL. 13376, PG. 2244 O.P.R.)
 - 14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. XXX, PG. XXX O.P.R.)
 - 14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (PROPOSED)
 - 45' WIDE ELECTRIC EASEMENT (VOL. 17866, PG. 2359 O.P.R.)
 - VARIABLE WIDTH SEWER EASEMENT (PROPOSED)



STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MATKINHOOVER ENGINEERING & SURVEYING.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKINHOOVER ENGINEERING & SURVEYING

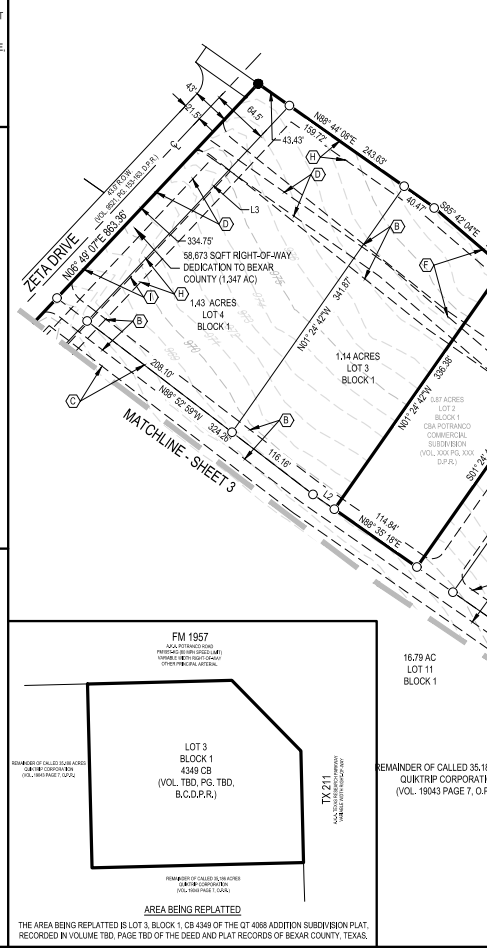
STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JOSHUA J. VALENTA
LICENSED PROFESSIONAL ENGINEER #114592
MATKINHOOVER ENGINEERING & SURVEYING

SURVEY NOTES:
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
2. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 345 OF 785, COMMUNITY PANEL NO. 480200045F, DATED SEPTEMBER 28, 2010.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL BEAR COUNTY ORDINANCES AND RESTRICTIONS.
4. VERTICAL CURVE WAS MADE FROM AN ON THE GROUND SURVEY. CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 88). GRID 12A.
5. THE PROPERTY IS CURRENTLY ZONED C.O. OUTSIDE CITY LIMITS) ACCORDING TO: [HTTPS://GIS.SANANTONIO.GOV/POS/CONSERVATION/INDEX.HTML](https://gis.sanantonio.gov/pos/conservation/index.html).
6. SUBJECT TRACT IS LOCATED AT THE INTERSECTION OF POTRANCO ROAD AND TEXAS RESEARCH PARKWAY (S/L 211), ADJOINING THE SOUTH RIGHT-OF-WAY LINE OF POTRANCO ROAD AND ADJOINING THE WEST RIGHT-OF-WAY LINE OF TEXAS RESEARCH PARKWAY (S/L 211). BOTH PUBLIC RIGHT-OF-WAYS.
TxDOT NOTES:
(1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACCURATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
(2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL"; THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT(S) ALONG FM 1957 / TX-211 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 343.97' 286.21'.
(3) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

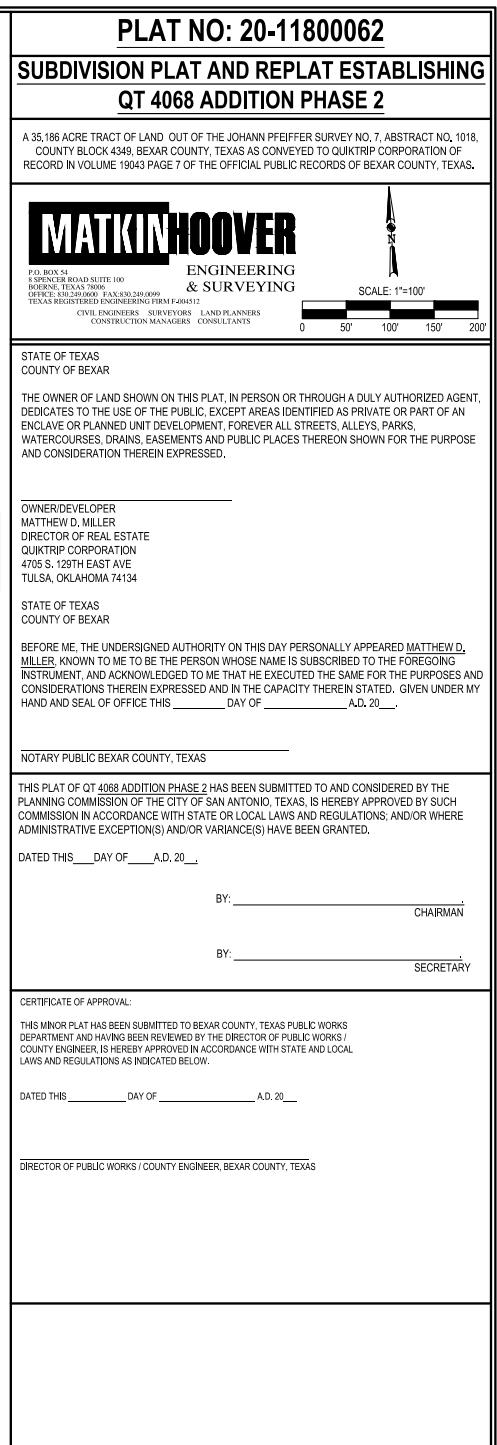
SAVINGS IMPACT FEE NOTE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
SHARED ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-006(R.3).
DETENTION NOTES:
A. THE MAINTENANCE OF THE DETENTION POND/WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOME OWNERS ASSOCIATION OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.
B. STORM WATER DETENTION(S) REQUIRED FOR THIS PROPERTY-BUILDING EMTS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (PLOW) OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
SHARED ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-006(R.3).
SHARED ACCESS EASEMENT NOTE:
A BULKHEAD EASEMENT FOR ACCESS ACROSS THE PROPERTY HAS BEEN ESTABLISHED VIA DOCUMENT # 20190209319 OF THE BEAR COUNTY OFFICIAL PUBLIC RECORDS



INGRESS & EGRESS (SEWER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTORS ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
C.P.S./SAVINGS CO. UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD C.P.S. ENERGY AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT" "ANCHOR EASEMENT" "SERVICE EASEMENT" "OVERLAPPING EASEMENT" "UTILITY EASEMENT" "GAS EASEMENT" "TRANSPORT EASEMENT" "WATER EASEMENT" "CONDUIT EASEMENT" "SANITARY SEWER EASEMENT" AND/OR RECYCLED WATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. C.P.S. ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY C.P.S. ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
WASTEWATER EDCU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN QT 4068 ADDITION SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 1 BLOCK 3.
RESIDENTIAL FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
SAWS DEDICATION NOTE:
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER MAINS.
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

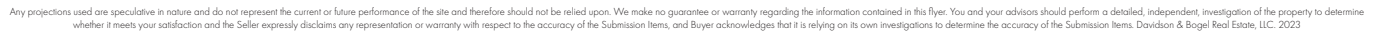
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°21'58"W	25.51'
L2	N08°30'18"E	25.57'
L3	N08°49'07"E	336.88'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	5975.50'	586.30'	5°25'00"	N04°04'39"W
C2	700.00'	415.20'	33°19'22"	S10°10'35"E
C3	6275.50'	462.08'	4°13'24"	S02°28'41"E
C4	6275.50'	95.00'	9°25'01"	S08°28'45"E





Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items. Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Boeal Real Estate, LLC 2023



MICROSOFT TO BEGIN \$140M DATA CENTER CONSTRUCTION PROJECT

SAN ANTONIO BUSINESS JOURNAL

Microsoft Corp. plans to build an additional data facility on the Far West Side, according to a filing with the Texas Department of Licensing and Regulation.

The Redmond, Washington-based tech giant will begin construction of the 79,385-square-foot facility at the 15000 block of Lambda Drive at Texas Research Park on May 1, with completion expected by Feb. 28, 2022, the TDLR document shows.

The construction project, referred to as SAT46, is estimated to cost \$140 million. Phillips Architecture of Raleigh, North Carolina, is listed as the design firm.

The Business Journal has reached out to Microsoft representatives for comment on the development.



COLORADO HOMEBUILDER DETAILS 1,100 ACRE FAR WEST SIDE COMMUNITY

SAN ANTONIO BUSINESS JOURNAL

Colorado-based Century Communities Inc., one of the nation's largest homebuilders, is planning its largest project in San Antonio, a 1,100-acre gated master-planned community on the Far West Side called Ladera.

The development is near Texas Highway 211 and West Groesenbacher Road and will be divided into eight gated communities. The first phase of construction will consist of 20 homes, and hundreds more are expected when the community is completed. Available home plans will range in size from 1,869 to 2,760 square feet, including three to five bedrooms, two to three and a half baths, and three-car garages. Prices will start in the mid-\$200,000s, and the community's first model homes are set to open around June.

The community will feature several amenities for residences, including an amenities center with a pool; several miles of trails, including an extension to the Lucas Creek Greenway; and a future elementary school in the Medina Valley Independent School District. Along TX211, the community's site map has also set aside land for commercial and multifamily development.

While there's not much in the area now, Century Communities (NYSE: CCS) is hoping to be a step ahead of development on the Far West Side. And it's not alone.

Several master-planned communities are in the works on San Antonio's Far West Side, including two by McCombs Enterprises. As first reported by the Business Journal in October, McCombs is planning a 1,000-acre community called Summit at Redbird along the future TX-211 extension and a 1,400-home community called Stonewall along U.S. Highway 90.

Century Communities has built six residential developments in San Antonio and two in New Braunfels.

MICROSOFT BUYS \$80 MILLION DATA CENTER ON FAR WEST SIDE

MY SA

Microsoft Corp. purchased an \$80 million data center on the far West Side this week, continuing its 12-year effort to cluster data centers in San Antonio.

The corporation bought the 34-acre, 202,000 square-foot center at 5200 Rogers Road for an undisclosed price on Tuesday from Chevron, the California-based energy company, property records show.

The data center appears to be the fourth that Microsoft either owns or is building in San Antonio, all on the far West Side, according to property records. The corporation also owns nearly \$100 million worth of equipment in two data centers operated by CyrusOne in that area.

A spokesperson for Microsoft didn't respond to a request for comment.

In December 2015, Microsoft bought 158 acres of land in the Texas Research Park, about five miles west of Loop 1604, in order to build a \$1 billion, 1 million-square-foot data center. Construction is slated to be completed in the early 2020s. The corporation's first data center in San Antonio, a 427,000 square-foot facility in Westover Hills, was completed in 2005.

When the Texas Research Park facility is complete, Microsoft's data centers will include about 2 million square feet of space, according to the Bexar Appraisal District and news reports. The district assessed the properties, and Microsoft's equipment in the CyrusOne centers, at a total of \$844 million this year.

The far West Side's cheap and plentiful electricity, thanks to the numerous substations that CPS Energy has there, makes it a desirable location for data centers, said Marty Wender, a developer who was instrumental in building Westover Hills. The area has become a "hub for data centers," with 10 facilities, he said.

San Antonio's low probability of natural disasters such as hurricanes and ice storms makes it well-suited for data centers, Wender said. The city of San Antonio and the state of Texas have also offered incentives for Microsoft to build some of its facilities.

The city of San Antonio profits from the data centers by selling power to them, Wender said. Nearly 30 percent of the city's fiscal year 2018 budget, or \$352.5 million, is expected to come from CPS Energy, according to the city's website.

"The city of San Antonio is in the electrical selling business and we profit from that," Wender said. "It's a huge asset to the city of San Antonio to be selling such large amounts of electricity for these data centers."

The data centers have few workers relative to their size — Microsoft's \$1 billion center in Texas Research Park is expected to employ about 150 people when it's finished. But Wender said that the centers create work for contractors and other local workers.

H-E-B BUYS 26 ACRES IN BOOMING BEXAR COUNTY CORRIDOR

MY SA

H-E-B has purchased 26 acres in a region of western Bexar County that developers see as one of San Antonio's next big boom areas.

The local supermarket chain purchased two lots on the northeast corner of Texas 211 and Potranco Road in March, according to Bexar County deed records. Company spokeswoman Dya Campos said H-E-B has "no immediate plans" for the property. Campos would not say how much the company paid for the property.

H-E-B brought the two lots from subsidiaries of Houston-based Weingarten Realty Investors. The subsidiaries still own about 141 acres that touch Potranco Road. Bexar County appraisal district records show that the 167 acres altogether had a land market value of \$10.7 million.

The land purchase comes at a time of robust residential growth in the stretch between Potranco and U.S. 90 in western Bexar County, just outside city limits. Developers are moving forward with a dozen master-planned communities designed to house 80,000 residents in more than 27,000 homes, according to the housing research firm Metrostudy. The area's population grew 76 percent from 2005 to 2015 to almost 11,000 people, according to U.S. Census Bureau data. Investors believe good school districts, plentiful land and a lack of environmental regulations will turn the tract of western Bexar County into the San Antonio area's next growth region.

H-E-B has made several real estate moves within the past few months. In February, the company purchased more than 24 acres near a planned retail development at the intersection of Loop 410 and Roosevelt Avenue on the city's South Side.

In January, H-E-B bought a 6-acre lot with two two-story office buildings in Austin to consolidate its regional corporate presence. The company sold two lots totaling 29 acres on the North Side to developers in November.

H-E-B plans to open two new San Antonio stores this year — one near the intersection of Alamo Ranch Parkway and Alamo Parkway on the city's far West Side and another near the intersection of Loop 1604 and Bulverde Road on the Northeast Side.

MCCOMBS HAS PLANS FOR MULTIPLE MASTER-PLANNED COMMUNITIES ON WEST SIDE

SAN ANTONIO BUSINESS JOURNAL

While McCombs Enterprises plans for the future of San Antonio's East Side, the company is also staying busy planning the future of the West Side.

McCombs Enterprises Executive Vice President of Real Estate Development Harry Adams says the company has plans for two master-planned communities and a few other mixed-use projects on that side of town.

McCombs is planning on developing a 135 acre plot of land west of West Loop 1604 North and just north of Military Drive West. Purchased in 2005, the land sat untouched for a decade until two years ago when the Texas Department of Transportation finalized improvements to West Loop 1604 North between Texas State Highway 151 and Potranco Road.



WEINGARTEN REALTY BREAKS GROUND ON FAR WEST SIDE RETAIL DEVELOPMENT

SAN ANTONIO BUSINESS JOURNAL

The retail portion of Stevens Ranch, a 2,400-acre master-planned community on San Antonio's Far West Side, finally broke ground after being in the works for well over a decade.

Work is underway on a 25-acre retail plot at the corner of Potranco Road and Stevens Parkway across from a 26-acre plot owned by H-E-B. The retail site will feature a nearly 20,000-square-foot retail shell along with five pad sites of about an acre each and a massive 18.3 acre pad site.

The first phase of the project, being developed by Houston-based REIT Weingarten Realty, will be the 20,000-square-foot retail shell, which broke ground in February. Supercuts, Smilepoint Dental Group and Quarry Nails have already signed leases.

Weingarten is developing and leasing the property. The retail shell, along with some initial pad sites, which are both for sale and for lease, are expected to be delivered by this fall. According to a document submitted to the Texas Department of Licensing and Regulation, the retail shell will cost an estimated \$3 million.

The project team currently consists of general contractor Fulcrum Construction, architect Luna Middleman Architects, civil engineer Pape Dawson Engineers and landscape architect Rialto Studio. Along with the 25 acres of planned retail, Weingarten is also advertising 94 acres of land just north of the land owned by H-E-B. According to Weingarten's Regional Director of Development John Anderson, there has been interest in the land from a few different users.

Since Stevens Ranch was first reported on over a decade ago, Weingarten has always stated that the project would be a long-term play, dependent on how fast the area grew. Now, Anderson says this is the right time.

"There has been tremendous housing and population growth in this west San Antonio submarket over the past couple of years," wrote Anderson in an email. "The population now justifies new retail development, and with the expansion of Potranco (Road) and the pending extension of (Texas Highway 211), we decided the time was right to kick off phase one of this retail development."

Anderson says the retail development presents opportunities for many kinds of tenants to prosper, as the area grows in need of additional retail options.

"Stevens Ranch will offer a great mix of national, regional, and local retailers serving the west San Antonio submarket and we have a few remaining opportunities for retail and pad sites available. The ... masterplanned community offers a great opportunity for many different uses that will benefit from this regional location and the intersection of Highway 211 and Potranco (Road) where there is currently a retail void. The area already has several major employers from Citibank, the Texas Research Park and Microsoft's data center, and is in close proximity to Lackland Air Force Base. These major employers coupled with the increasing housing and population growth in the area increase the demand for nearby retailers and restaurants in this underserved community," wrote Anderson.

Weingarten is also planning to eventually develop into a retail center in another side of town. On San Antonio's Far North Side, at the corner of U.S. Highway 281 and Wilderness Oaks may eventually lie The Shoppes at Wilderness Oaks. While Weingarten says the project is still in its planning stages, a conceptual site map on the company's website says the shopping center could feature a 20,000-square-foot retail shell along with five pad sites, which range from 36,710 square feet to 49,504 square feet

COLORADO HOMEBUILDER ADDING FOUR NEW COMMUNITIES IN SAN ANTONIO AREA

SAN ANTONIO BUSINESS JOURNAL

Colorado-based Century Communities Inc., one of the nation's largest homebuilders, is expanding its footprint in South Texas with four new communities, with one each in Seguin, New Braunfels, Converse and Far West San Antonio.

The company, which has eight communities in the San Antonio area, has begun work on three of the new single-family communities outside San Antonio.

The first, Millican Grove, will deliver 387 new homes in Converse, just off Interstate 10 near North Graytown Road, with prices starting at about \$170,000. Century Communities will handle all aspects of the project, from land development to home building. Homes will range in size from 1,200 to 2,400 square feet with various configurations.

Farther out on I-10, 500 units are planned in a community called Hiddenbrooke. The neighborhood will feature nearly 6 acres of green space, including trails, playgrounds, grilling areas and a soccer field, according to the community's site map. The development, right off Texas Highway 46, will be built in four phases and feature homes ranging from 1,205 to 2,409 square feet.

Century's third new community — Solms Preserve — is on TX-46 a few minutes south of I-35 on Farm-to-Market Road 725 outside San Antonio. Solms Preserve will deliver 84 single-family homes with prices starting at about \$170,000. Like Millican Grove, homes will range in size from 1,200 to 2,400 square feet. Solms Preserve will also offer residents walking trails and a play area for children.

The fourth community on the Far West Side is Century Communities' largest community in South Texas to date. The gated, master-planned community along Texas Highway 211 and West Groesenbacher Road is called Ladera. Century Communities will deliver 20 homes during the first phase of construction, with hundreds more expected.

Available floor plans will range from 1,869 to 2,760 square feet with prices starting at about \$250,000. In total, the community will stretch across 1,100 acres and include an extension of the Lucas Creek Greenway near a future Medina Valley Independent School District Elementary School. Along TX-211, the community's site map also has set aside land for future commercial and multifamily development.

"We are excited about our continued expansion in San Antonio," Jason Battistoni, San Antonio division president of Century Communities, said in a statement. "We are thrilled to add these ... communities to our offerings."

PLASTICS MANUFACTURER MOVING HQ FROM CALIFORNIA TO SA

SAN ANTONIO BUSINESS JOURNAL

A Japanese plastics manufacturer is moving its U.S. headquarters from California to San Antonio, local officials announced Wednesday.

Nissei America Inc. is moving its U.S. corporate headquarters from Anaheim to its San Antonio factory at Brooks, where it makes plastic molding machines.

San Antonio is perfectly located to not only reach the growing market in Mexico but also to ship products to South American and Europe via the Port of Houston, Hozumi Yoda, president of Nissei's Japanese parent company, said in a statement.

"In addition, the region has one of the largest concentrations of employment in the manufacturing and plastic industry in the U.S.," he said. "San Antonio has a great potential to prosper and it is a very attractive environment for the future growth of Nissei America Inc."

The move will bring more jobs to the area, though just how many is not known, local officials said.

"Our community's strategic focus on adding quality manufacturing jobs and educating our workforce to take those great jobs initially brought Nissei to San Antonio," Bexar County Judge Nelson Wolff said in a statement.

Nissei opened its 115,000 square-foot San Antonio factory three years ago — its third production facility outside Japan. The company invested \$21 million in the facility.

This is the second time this year a company has announced that it is moving its headquarters to Brooks. Cuisine Solutions said in May that it is moving its corporate staff from Virginia to its South Side factory.

H-E-B TO OPEN NEW STORE ON THE FAR WEST SIDE

MY SA

H-E-B is planning to open a store on the far West Side — a fast-growing slice of Bexar County.

The \$15.4 million, 111,553-square-foot store and parking lot will be built at 14325 Potranco Rd., according to a filing with the Texas Department of Licensing and Regulation.

Spokesperson Julie Bedingfield confirmed the San Antonio-based retailer is adding a store in the area and said it expects to break ground early next year. Construction is anticipated to wrap up in June, the TDLR filing indicates.

H-E-B bought 26 acres at the northeast corner of Texas 211 and Potranco Road in 2017 from subsidiaries of Houston-based Weingarten Realty. Weingarten is working on a 2,400-acre master-planned community at the intersection called Stevens Ranch, and site plans show an H-E-B store.

John Anderson, the firm's regional director of development, said in 2017 that Weingarten was trying to finalize a deal with a grocery chain to build on the land but declined to name the retailer. Anderson didn't immediately respond to inquiries early Tuesday.

H-E-B is also planning to construct two retail buildings and a parking lot at Potranco Road and Texas 211 as well as a gas station and car wash, other TDLR filings indicate.

Bedingfield said the retailer will be leasing retail space but didn't elaborate, noting more details would be available in the coming months.

Activity on the far West Side slowed in the wake of the housing crisis, but investors are expecting the area to become San Antonio's next hot spot. They point to its attractive school districts, new housing, ample land, lack of environmental regulations that limit development on the far North Side and upgrades expanding and extending the local highways.

TX 211 & POTRANCO RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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DESIGNATED BROKER OF FIRM
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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.

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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date