

FOR SALE/FOR LEASE

# Potranco Trails

Potranco Rd at SH 211 | San Antonio, TX

abiso real estate



## Overview

<b>AVAILABLE</b>	Pad Sites Retail Space
<b>PRICE</b>	Contact Broker



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## Description

- Prime area of west San Antonio with direct access to Loop 1604, US 90 and Hwy 211
- Located at the SEC of State Hwy 211 & Potranco Rd, across from new HEB
- The west site of San Antonio is experiencing rapid growth in population, employment and transportation
- State Hwy 211 extension is currently under construction, with an August 2022 completion

## Nearby Retailers



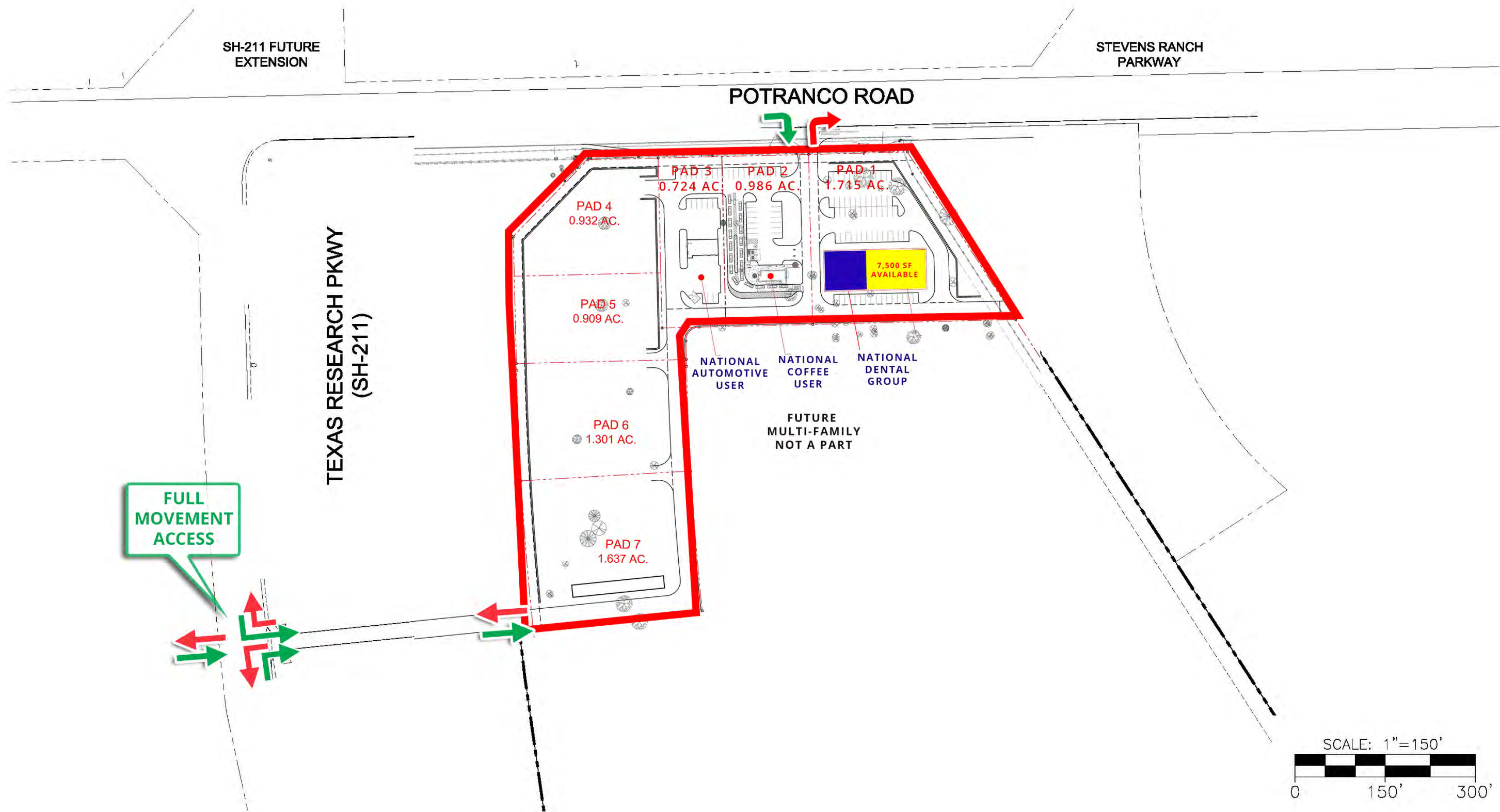
## Demographics

	3 MILES	5 MILES	10 MILES
2021 Population	27,192	81,350	403,099
Total Households	8,760	26,213	131,110

## Traffic Counts

211 Texas	13,782 AADT VPD
Farm Road 1957	14,012 AADT VPD

Year: 2019 | Source: TxDot





**\*Hwy 211 Extension**  
 211 Extension  
 Currently Under  
 Construction  
 August 2022 Completion

Redbird Ranch  
Dr Horton Homes  
5,403 Homes

211 Extension  
Currently Under  
Construction  
August 2022 Completion

FUTURE  
COMMERCIAL  
+/- 42.31 Acres

211 Extension

Potranco Rd

Stevens Pkwy

TWIN LIQUORS FINE WINE & SPIRITS

TotalMen's PRIMARY CARE

The UPS Store

SportClips HAIRCUTS

Weingarten Retail  
Future Development

peachwave

AT&T

SMILEPOINT DENTAL

supercuts.

ANYTIME FITNESS

Bella Vista  
709 Homes



PAD 3 0.724 AC

PAD 4 0.932 AC

PAD 5 0.909 AC

PAD 6 1.301 AC

PAD 7 1.637 AC

Owned 4.252 Ac

H-E-B

7,500 SF AVAILABLE

NATIONAL AUTOMOTIVE USER

NATIONAL COFFEE USER

NATIONAL DENTAL GROUP

FUTURE MULTI-FAMILY NOT A PART

50' Fill Easement

Shops at Stevens Ranch

McDonald's

Great Clips

Mexican

LOT 2 2,217 SQ FT

LOT 3 2,217 SQ FT

LOT 4 2,200 ACRES (87,134 SQ FT)

Potranco  
Apartments  
Phase 1

Potranco  
Apartments  
Phase 2

6.221 Ac Restricted  
Use Parcel  
(Shaded)

FULL  
MOVEMENT  
ACCESS

SITE

211  
TEXAS

TxDOT Right of Way  
Future Road Expansion

TRIF

Texas Research & Technology Foundation

+/- 1,000  
Employees

citibank

Operations Center

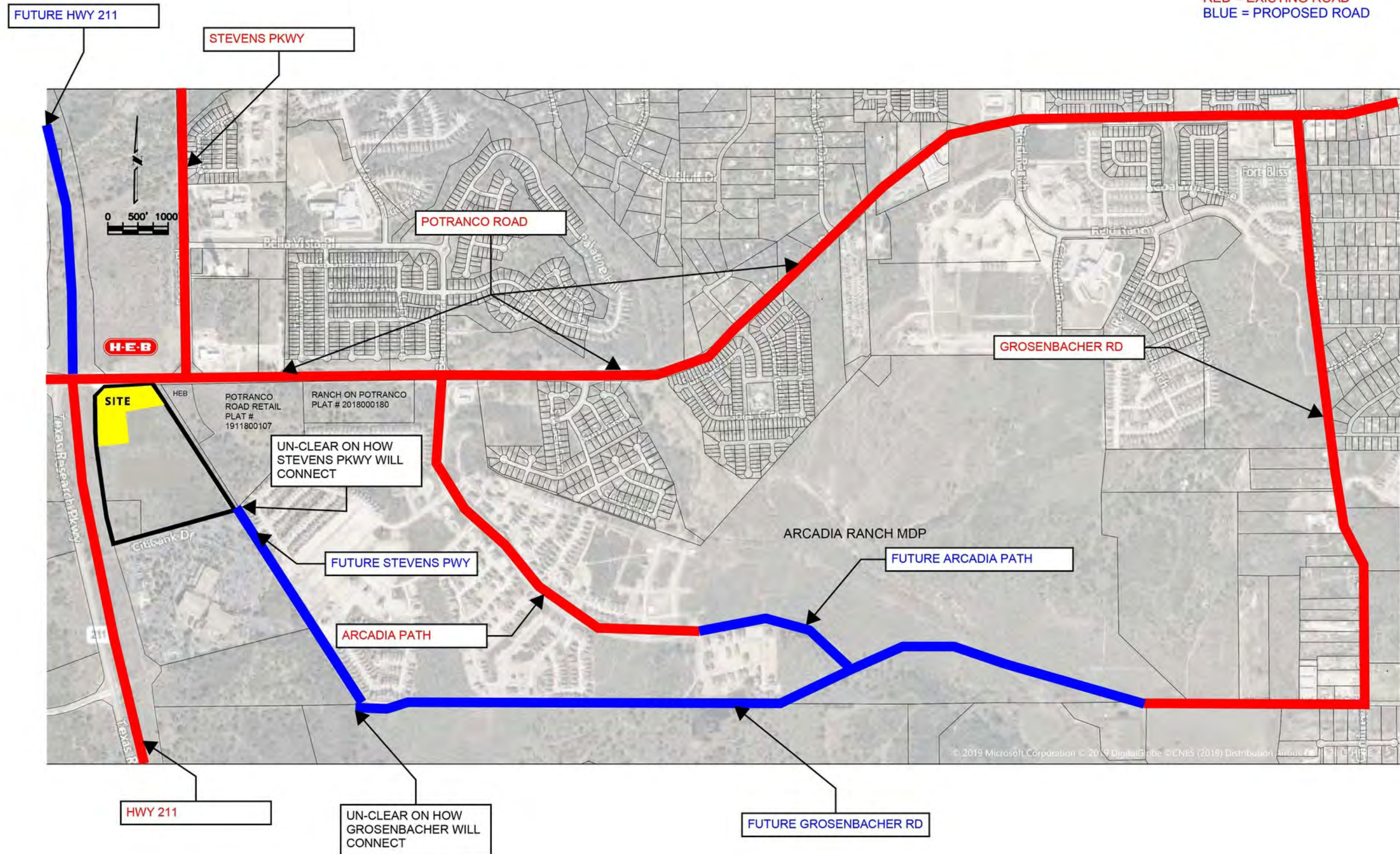
+/- 2,600 Employees

ARCADIA RIDGE

2,544 Homes



RED = EXISTING ROAD  
BLUE = PROPOSED ROAD



# Potranco Trails

Potranco Rd at SH 211 | San Antonio, TX



EXISTING SH 211 / FM 1957 INTERSECTION DETAIL AFTER FM 1957 EXPANSION PROJECT CSJ: 2104-02-027



	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	2,519	13,862	175,906
2010 Population	11,301	38,389	281,804
2021 Population	27,192	81,350	403,099
2026 Population	30,813	94,988	447,792
2000-2010 Annual Rate	16.20%	10.72%	4.83%
2010-2021 Annual Rate	8.12%	6.90%	3.23%
2021-2026 Annual Rate	2.53%	3.15%	2.13%
2021 Male Population	48.1%	48.6%	49.4%
2021 Female Population	51.9%	51.4%	50.6%
2021 Median Age	36.6	35.7	33.1

In the identified area, the current year population is 403,099. In 2010, the Census count in the area was 281,804. The rate of change since 2010 was 3.23% annually. The five-year projection for the population in the area is 447,792 representing a change of 2.13% annually from 2021 to 2026. Currently, the population is 49.4% male and 50.6% female.

#### Median Age

The median age in this area is 36.6, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2021 White Alone	73.5%	70.4%	69.6%
2021 Black Alone	8.9%	9.8%	8.6%
2021 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2021 Asian Alone	3.7%	3.5%	3.0%
2021 Pacific Islander Alone	0.3%	0.2%	0.2%
2021 Other Race	8.1%	10.5%	13.2%
2021 Two or More Races	4.7%	4.8%	4.6%
2021 Hispanic Origin (Any Race)	48.8%	52.1%	61.9%

Persons of Hispanic origin represent 61.9% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.0 in the identified area, compared to 65.4 for the U.S. as a whole.

#### Households

2021 Wealth Index	107	105	80
2000 Households	896	4,722	55,984
2010 Households	3,534	12,382	91,100
2021 Total Households	8,760	26,213	131,110
2026 Total Households	9,914	30,458	145,644
2000-2010 Annual Rate	14.71%	10.12%	4.99%
2010-2021 Annual Rate	8.40%	6.89%	3.29%
2021-2026 Annual Rate	2.51%	3.05%	2.12%
2021 Average Household Size	3.09	3.09	3.02

The household count in this area has changed from 91,100 in 2010 to 131,110 in the current year, a change of 3.29% annually. The five-year projection of households is 145,644, a change of 2.12% annually from the current year total. Average household size is currently 3.02, compared to 3.01 in the year 2010. The number of families in the current year is 99,190 in the specified area.

	3 miles	5 miles	10 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	13.6%	12.4%	12.7%
<b>Median Household Income</b>			
2021 Median Household Income	\$92,296	\$86,644	\$69,720
2026 Median Household Income	\$102,170	\$94,117	\$76,625
2021-2026 Annual Rate	2.05%	1.67%	1.91%
<b>Average Household Income</b>			
2021 Average Household Income	\$105,582	\$102,074	\$85,263
2026 Average Household Income	\$116,933	\$112,085	\$95,364
2021-2026 Annual Rate	2.06%	1.89%	2.26%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$35,349	\$33,086	\$27,902
2026 Per Capita Income	\$39,135	\$36,177	\$31,164
2021-2026 Annual Rate	2.06%	1.80%	2.24%

**Households by Income**

Current median household income is \$69,720 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$76,625 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$85,263 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$95,364 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$27,902 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,164 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	144	156	150
2000 Total Housing Units	947	4,965	58,656
2000 Owner Occupied Housing Units	710	3,799	39,130
2000 Renter Occupied Housing Units	186	922	16,854
2000 Vacant Housing Units	51	244	2,672
2010 Total Housing Units	3,696	12,917	96,410
2010 Owner Occupied Housing Units	2,909	9,885	63,883
2010 Renter Occupied Housing Units	625	2,497	27,217
2010 Vacant Housing Units	162	535	5,310
2021 Total Housing Units	9,043	27,108	136,340
2021 Owner Occupied Housing Units	7,541	22,663	94,707
2021 Renter Occupied Housing Units	1,219	3,550	36,403
2021 Vacant Housing Units	283	895	5,230
2026 Total Housing Units	10,117	31,074	150,323
2026 Owner Occupied Housing Units	8,667	26,699	107,198
2026 Renter Occupied Housing Units	1,247	3,759	38,446
2026 Vacant Housing Units	203	616	4,679

Currently, 69.5% of the 136,340 housing units in the area are owner occupied; 26.7%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 96,410 housing units in the area - 66.3% owner occupied, 28.2% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 16.65%. Median home value in the area is \$211,614, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 5.23% annually to \$272,986.

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 or 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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Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date