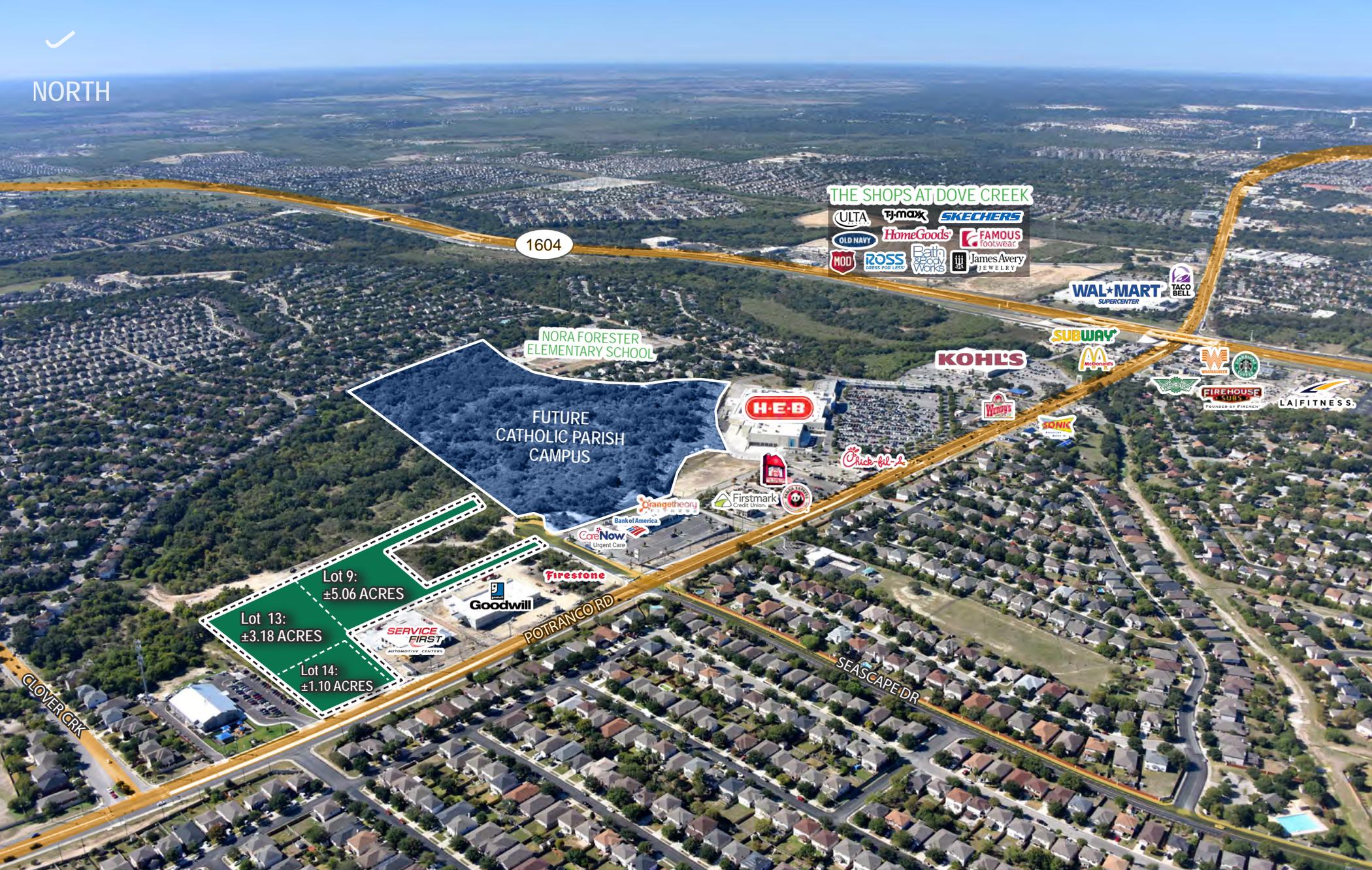


NORTH



POTRANCO COMMONS

±1.10 to ±9.34 ACRES | PLATTED LOTS FOR SALE

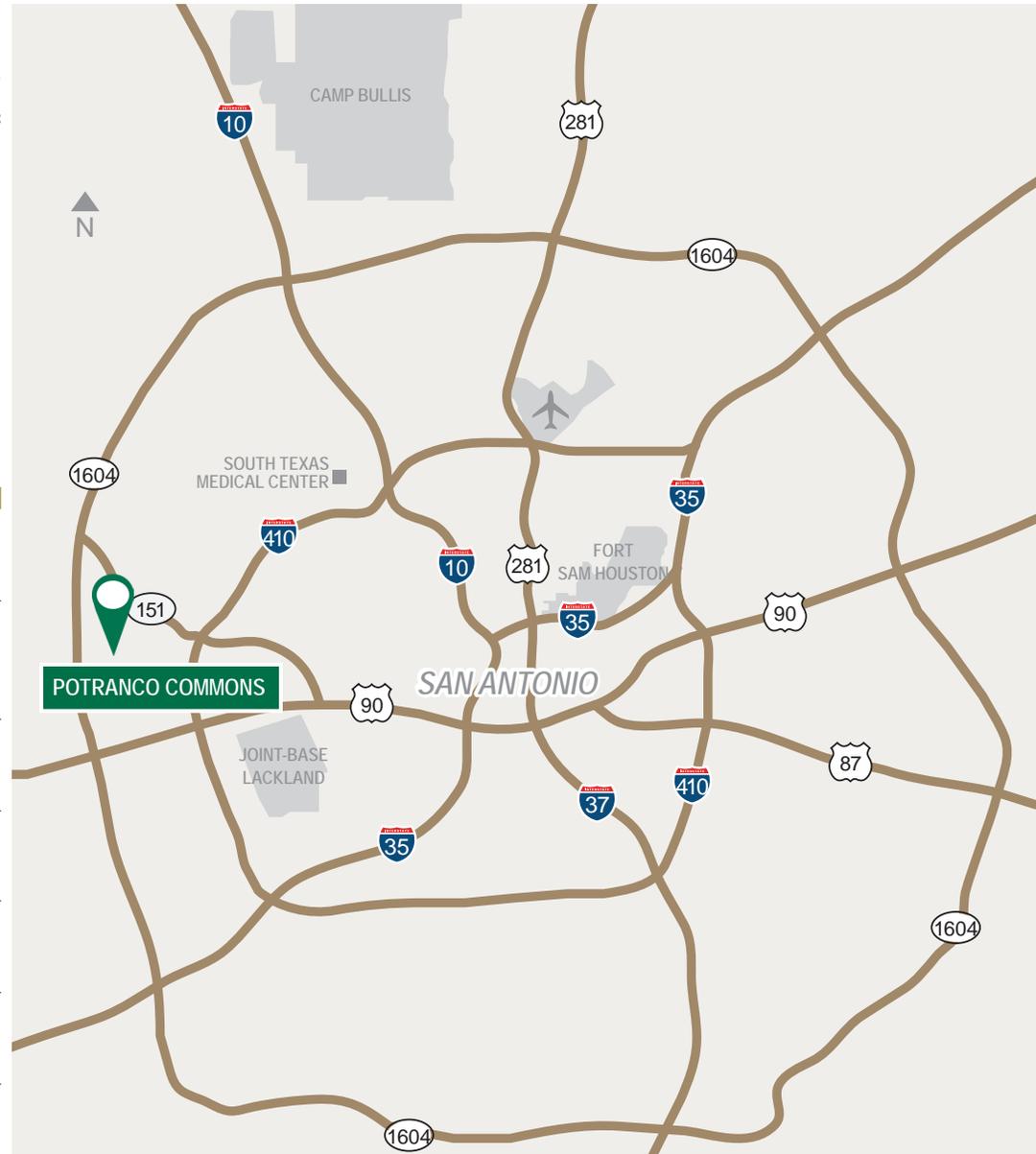
10322 POTRANCO RD, SAN ANTONIO, TEXAS 78245

POTRANCO COMMONS / SITE OVERVIEW

Platted commercial lots with great access located just inside Loop 1604 along Protranco Rd. On the back side of Potranco Commons, the Catholic Church recently made a rare purchase of ±45 acres for a new parish. Their campus will include a sanctuary, a rectory, meeting hall, school and a sports complex. This is the first parish the church has built in the last 17 years and they chose this location because of the tremendous population growth.

Address	10322 Potranco Rd San Antonio, Texas 78251
Available	Lot 9: ±5.06 acres Lot 13: ±3.18 acres Lot 14: ±1.10 acres
Zoning	C-2 (Commercial)
Traffic Count	±30,500 vpd (Source: CoStar 2019)
Asking Price	Available upon request
Utilities	Available to site*

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.



1.3.20



CORBIN BARKER
210.477.0827 direct
cbarker@endurasa.com

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

POTRANCO COMMONS / AERIAL VIEW



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POTRANCO COMMONS / DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Projection	19,430	115,488	256,662
2019 Estimate	18,439	108,193	239,434
2010 Census	17,032	91,079	195,070
Growth 2019-2024	5.37%	6.74%	7.20%
Growth 2010-2019	8.26%	18.79%	22.74%
HOUSEHOLDS			
2024 Projection	6,006	37,762	984,671
2019 Estimate	5,718	35,405	79,124
2010 Census	5,340	29,607	64,489
Growth 2019 - 2024	5.04%	6.66%	7.01%
Growth 2010 - 2019	7.08%	19.58%	22.69%
Owner Occupied	4,612	22,880	51,163
Renter Occupied	1,106	12,526	27,961
HOUSEHOLD INCOME			
2019 Avg Household Income	\$90,227	\$79,834	\$75,806
2019 Med Household Income	\$77,021	\$69,322	\$62,942

RADIUS	NO. OF BUSINESSES			NO. OF EMPLOYEES		
	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	271	1,756	4,144	3,470	22,728	53,963
Retail	30	201	580	916	4,262	10,420
Wholesale	2	20	73	10	102	550
Hospitality & Food Service	39	169	439	786	4,299	9,980
Real Estate, Renting, Leasing	13	107	265	54	440	1,475
Finance & Insurance	32	129	337	170	1,995	2,935
Information	3	26	57	31	161	325
Scientific & Technology Services	18	70	200	65	389	4,608
Management of Companies	1	2	4	3	6	12
Health Care & Social Assistance	46	581	1,001	177	2,883	5,477
Education Services	13	53	111	821	3,175	5,327
Public Administration & Sales	1	4	14	4	29	920
Arts, Entertainment, Recreation	7	29	73	44	3,013	3,310
Utilities	0	0	0	0	0	0
Admin Support & Waste Management	12	58	113	90	271	631
Construction	15	104	262	48	359	1,225
Manufacturing	2	23	70	10	180	3,769
Agriculture, Mining, Fishing	1	3	10	2	5	18
Other Services	36	177	535	239	1,159	2,981

Source: CoStar



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Major hospital campus planned for Westover Hills

Nov 7, 2019, 6:35pm CST

Methodist Healthcare has begun preliminary work on a major clinical campus in Westover Hills that will include a full-service hospital and a multistory medical office building housing an ambulatory surgery center.

Confirmation of those plans comes little more than a month after the San Antonio based health care system opened a smaller emergency facility in the same Far West Side area.

"We are ... working through the design, scope of services and the size of the hospital," Methodist Healthcare CEO Allen Harrison told me.

The planned facility has tentatively been branded Methodist Hospital Westover Hills.



METHODIST HEALTHCARE
Conceptual rendering of Methodist Healthcare's new hospital and medical office building planned for Westover Hills.

Meanwhile, the office building will likely span roughly 100,000 square feet. Methodist officials are working to finalize its development agreement.

The health care system anticipates allocating the first floor for an ambulatory surgery center, which will be a joint venture between Methodist Healthcare and surgeon investors, Harrison said.

The office portion of the project is expected to take about 24 months to complete. It's not clear when construction will begin on that phase. Westover Hills and nearby Alamo Ranch are high-growth areas. Harrison said that sector of the city is projected to have more than 650,000 residents in the next five years.

Methodist officials have not disclosed the projected cost for the two projects, as plans for the structures are not completed. For context, about a year ago, Methodist announced plans to invest roughly \$46 million to expand its Northeast Methodist Hospital. The planned Westover Hills campus will likely be far more expansive.

"Over the course of the life of our system, we have invested about one and a half billion dollars in capital projects," Harrison said. "This will represent a sizable increase to that number."

As work progresses on the new hospital and offices, Methodist will look at options for its current emergency medical facility in Westover Hills.

"We will look to the next two or three years to better understand how that facility is meeting the needs of the community and what we might want to retain or what we might want to change as we open a full-service hospital," Harrison said. "We will finalize those plans as we get closer."

SOURCE: 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.

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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Buyer/Tenant/Seller/Landlord Initials

Date