



STEVENS RANCH

Potranco Rd at SH 211, San Antonio, TX

Stevens Ranch is a 2,400-acre master-planned community in a prime area of West San Antonio with easy access to Loop 1604, US 90 and I-10. This master-planned community is strategically located at the NEC of State Highway 211 & Potranco Rd. The west side of San Antonio is experiencing dramatic growth in population, employment, and transportation. Stevens Ranch is also located near the new employment hub based around the Citi Bank campus, Texas Research Park, a high tech & research company incubator campus, and a Microsoft data center. In one of the fastest-growing submarkets of San Antonio, Stevens Ranch dramatically outpaces the metro's 19% population growth rate. Within one mile of the property, absolute population growth from 2010 to 2019 is 126%, and population growth from 2019 to 2024 is projected to be 44%. [CLICK HERE](#) for land and pad sites available.

**WEINGARTEN
REALTY®**

PROPERTY SIZE 21,314 SQ. FT.

LAT/LONG 29.42309 N, -98.77649 W

TRAFFIC COUNTS POTRANCO RD & SH 211 - 27,794

CONTACT

John Wise

Senior Leasing Director
p 713.866.6983
jwise@weingarten.com

Anthony Blunsen

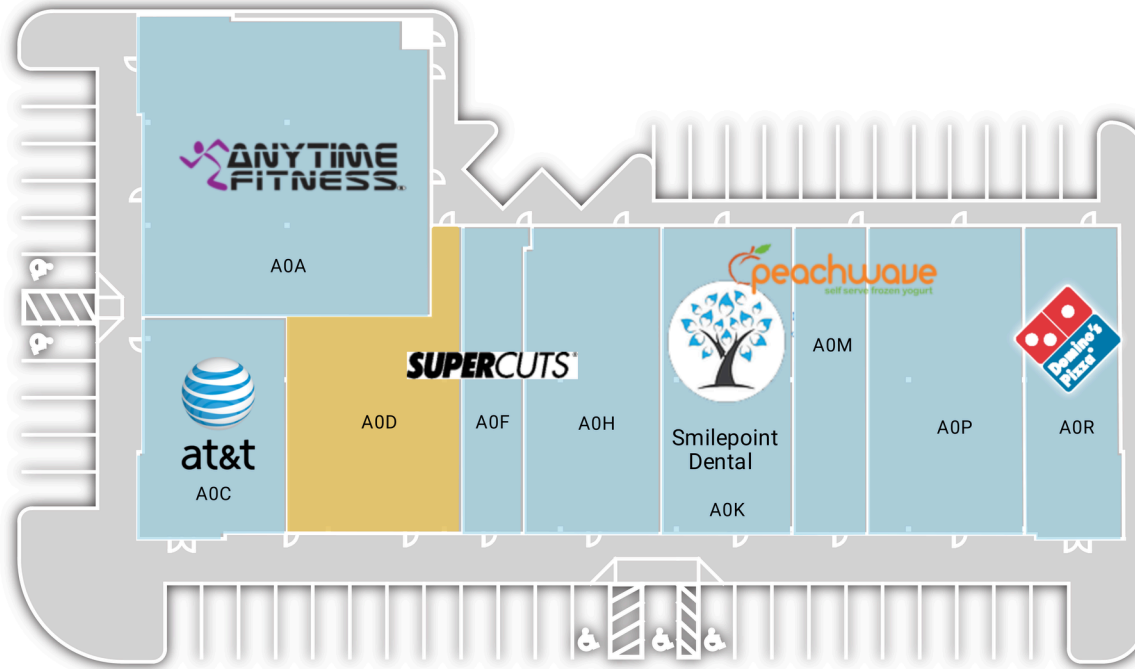
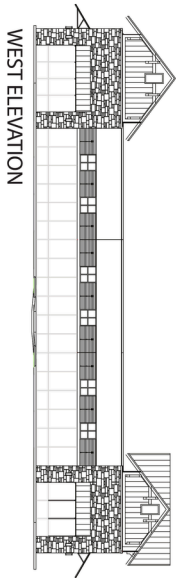
Property Manager
p 713.866.6879
ablunsen@weingarten.com



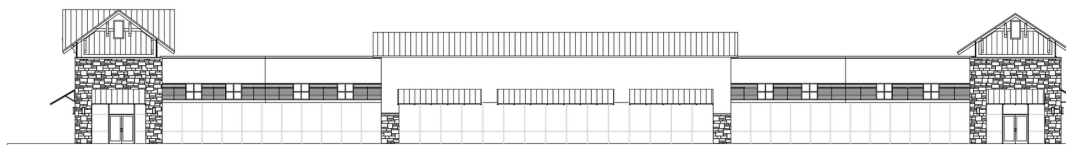
TENANTS LIST

A0A	Anytime Fitness	5,000 SF
A0C	AT&T	1,870 SF
A0D	Available	2,454 SF
A0F	Available	1,125 SF
A0H	Bella Vista Nails and Spa	2,500 SF
A0K	Smilepoint Dental	2,400 SF
A0M	Peachwave	1,350 SF
A0P	Little Spurs Pediatric Urgent Care	2,862 SF
A0R	Domino's Pizza	1,750 SF
B0A	Don's and Ben's Liquor	3,000 SF
B0K	Available	8,300 SF
ROE	Available	47,902 SF
X1B	Available	0 SF
1	HEB Grocer	0 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.



FLOOR PLAN



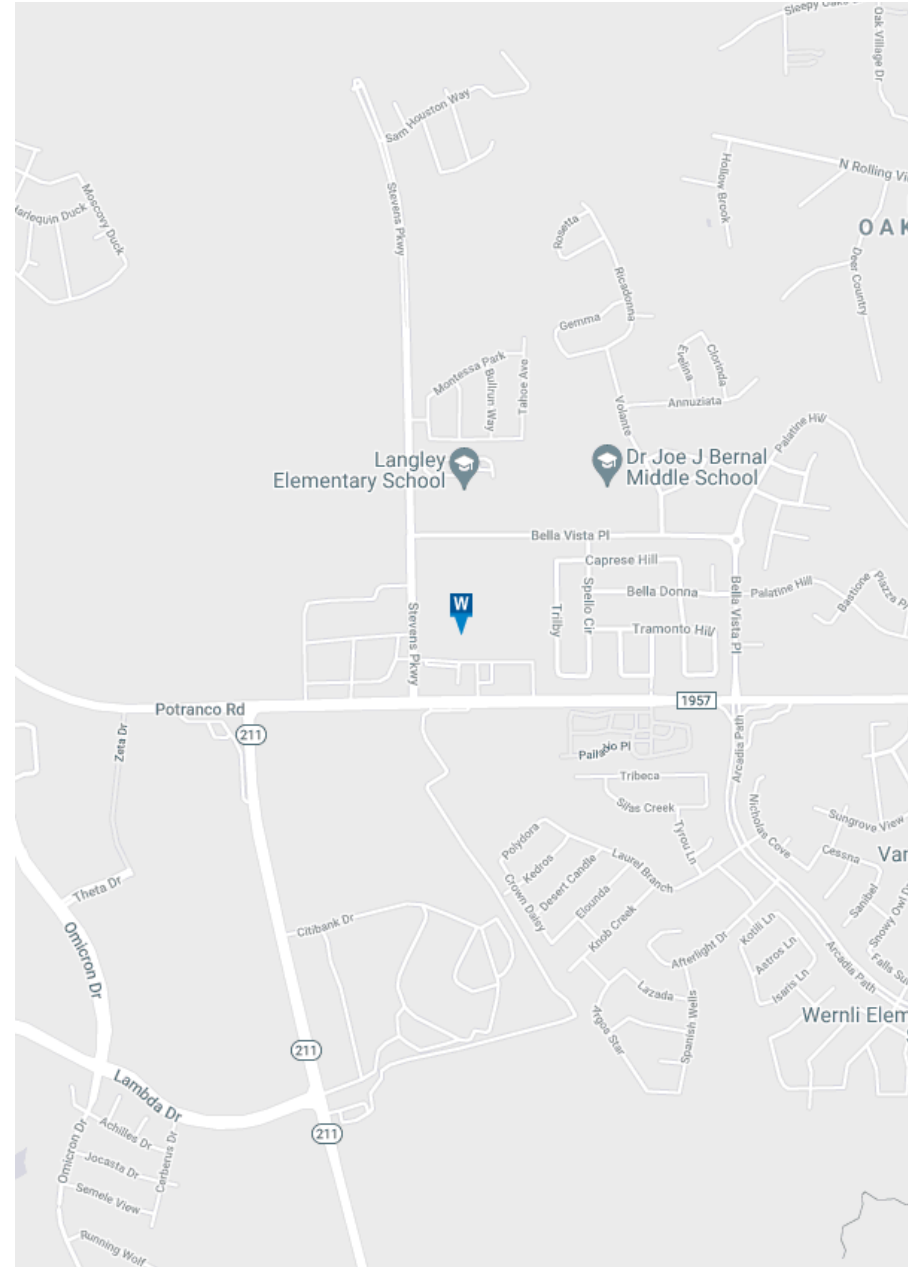
SOUTH ELEVATION

TENANTS LIST

A0A	Anytime Fitness	5,000 SF
A0C	AT&T	1,870 SF
A0D	Available	2,454 SF
A0F	Supercuts	1,125 SF
A0H	Bella Vista Nails and Spa	2,500 SF
A0K	Smilepoint Dental	2,400 SF
A0M	Peachwave	1,350 SF
A0P	Little Spurs Pediatric Urgent Care	2,862 SF
A0R	Domino's Pizza	1,750 SF

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	3,008	11,468	25,463	74,916
Average Household Income	\$105,665	\$105,450	\$103,528	\$97,914
Population Trends				
2000 Population	299	1,052	2,847	15,469
2010 Population	1,238	4,671	12,448	39,096
2020 Population	3,008	11,468	25,463	74,916
2025 Population	4,246	16,144	34,984	99,865
Absolute Growth 2010 to 2020'	143.02%	145.52%	104.55%	91.62%
Projected Growth 2020 to 2025'	41.15%	40.77%	37.39%	33.3%
Race & Ethnicity				
% White	41.85%	42.47%	39.19%	35.65%
% Black	8.31%	8.52%	9.44%	8.96%
% Asian	2.51%	2.46%	2.62%	2.55%
% Other	3.89%	3.83%	3.3%	2.97%
% Hispanic	43.44%	42.72%	45.45%	49.87%
Income & Education				
Median Household Income	89,378	87,712	87,439	83,565
Average Household Income	\$105,665	\$105,450	\$103,528	\$97,914
% College Graduates	53.9%	53.63%	52.34%	48.18%
Age				
Median Age	33.5	33.1	32.6	33.6
% Age < 18	31.11%	31.47%	30.18%	28.84%
% Age 65 +	9.51%	9.24%	8.8%	10.13%
Households & Housing				
Households	1,001	3,818	8,334	24,503
Average Household Size	3	3	3.05	3.04
Median Housing Value	\$261,088	\$254,001	\$246,255	\$235,623
% Owner Occupied Housing	67.02%	66.68%	67.45%	67.4%
% Renter Occupied Housing	28.03%	28%	27.95%	28.36%
% Vacant Housing	4.95%	5.32%	4.6%	4.24%
Workplace & Workers				
Number of Businesses	48	77	146	449
% White Collar	73.55%	73.01%	69.3%	67.58%
% Blue Collar	26.45%	26.99%	30.7%	32.42%



John Wise
www.weingarten.com

jwise@weingarten.com
713.866.6983

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 on 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 listening 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.

Weingarten Realty Investors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9006271

License No.

Email

713-866-6000

Phone

Patrick Manchi

Designated Broker of Firm

338804

License No.

pmanchi@weingarten.com

Email

713-866-6907

Phone

Patrick Manchi

Licensed Supervisor of Sales Agent/ Associate

338804

License No.

pmanchi@weingarten.com

Email

713-866-6907

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date