

FOR SALE/FOR LEASE

# Potranco Trails

Potranco Rd at SH 211 | San Antonio, TX

abiso real estate



## Overview

AVAILABLE

Pad Sites  
Retail Space

PRICE

Contact Broker

## 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
Population	24,858	76,277	391,331
Total Households	7,955	24,517	126,832

## Traffic Counts

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

Year: 2018 | Source: TxDot



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SRSRE.COM

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



FULL  
MOVEMENT  
ACCESS

NOT A PART

Owned  
4.252 Ac

Shops at Stevens Ranch

Potranco  
Apartments  
Phase 2

Potranco  
Apartments  
Phase 1

Bella Vista  
709 Homes

Weingarten Retail  
Future Development

TWIN LIQUORS FINE WINE & SPIRITS

Total Men's PRIMARY CARE

The UPS Store

SportClips HAIRCUTS

peachwave

SMILEPOINT DENTAL

supercuts.

ANYTIME FITNESS

TACO BELL

BURGER KING

SLUSH DELUXE

Edi Malt's

QT

UNDER CONTRACT

LOT 1 BUCKS AVAILABLE

LOT 2 BUCKS AVAILABLE

LOT 3 BUCKS AVAILABLE

LOT 4 BUCKS AVAILABLE

LOT 5 BUCKS AVAILABLE

LOT 6 BUCKS AVAILABLE

LOT 7 BUCKS AVAILABLE

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LOT 46 BUCKS AVAILABLE

LOT 47 BUCKS AVAILABLE

LOT 48 BUCKS AVAILABLE

LOT 49 BUCKS AVAILABLE

LOT 50 BUCKS AVAILABLE

PAD 3 0.939 AC. 40,883 SF

PAD 4 0.849 AC. 37,000 SF

PAD 5 1.126 AC. 49,042 SF

PAD 6 1.186 AC. 51,648 SF

PAD 2 1.358 AC. 59,148 SF

PAD 1 1.099 AC. 56,283 SF

RETAIL 8,902 SF

RETAIL 8,902 SF

RING ROAD 1.454 AC. 63,332 SF

FUTURE MULTI-FAMILY DEVELOPMENT 33.588 AC. 1,463,100 SF

50' Fill Easement

50' Overlap Easement

Variable Width Ingress/Egress Easement

McDonald's

Great Clips

6.221 Ac Restricted Use Parcel (Shaded)

Potranco Apartments Phase 1

TRTF  
Texas Research & Technology Foundation  
+/- 1,000 Employees

211 TEXAS

TxDOT Right of Way  
Future Road Expansion

Citibank  
Operations Center  
+/- 2,600 Employees

ARCADIA RIDGE  
2,544 Homes



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



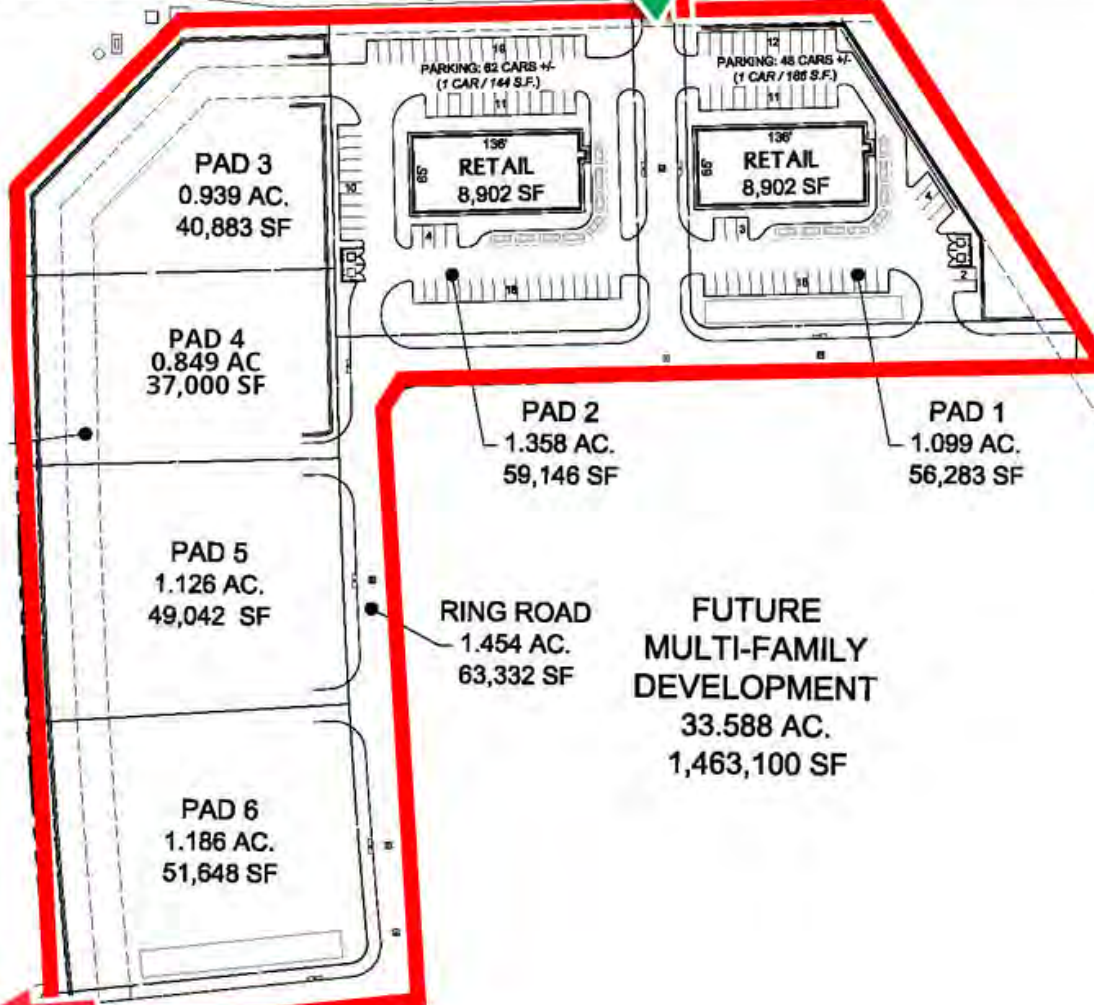
SH-211 FUTURE EXTENSION

STEVENS RANCH PARKWAY

POTRANCO ROAD

TEXAS RESEARCH PKWY (SH-211)

FULL MOVEMENT ACCESS



RING ROAD 1.454 AC. 63,332 SF  
FUTURE MULTI-FAMILY DEVELOPMENT 33.588 AC. 1,463,100 SF

PAD 3 0.939 AC. 40,883 SF

PAD 4 0.849 AC. 37,000 SF

PAD 5 1.126 AC. 49,042 SF

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PAD 2 1.358 AC. 59,146 SF

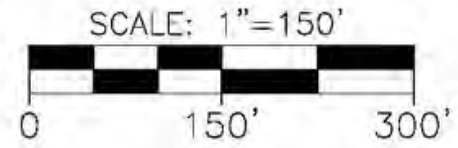
PAD 1 1.099 AC. 56,283 SF

RETAIL 8,902 SF

RETAIL 8,902 SF

PARKING: 82 CARS +/- (1 CAR / 144 S.F.)

PARKING: 48 CARS +/- (1 CAR / 188 S.F.)



# Potranco Trails

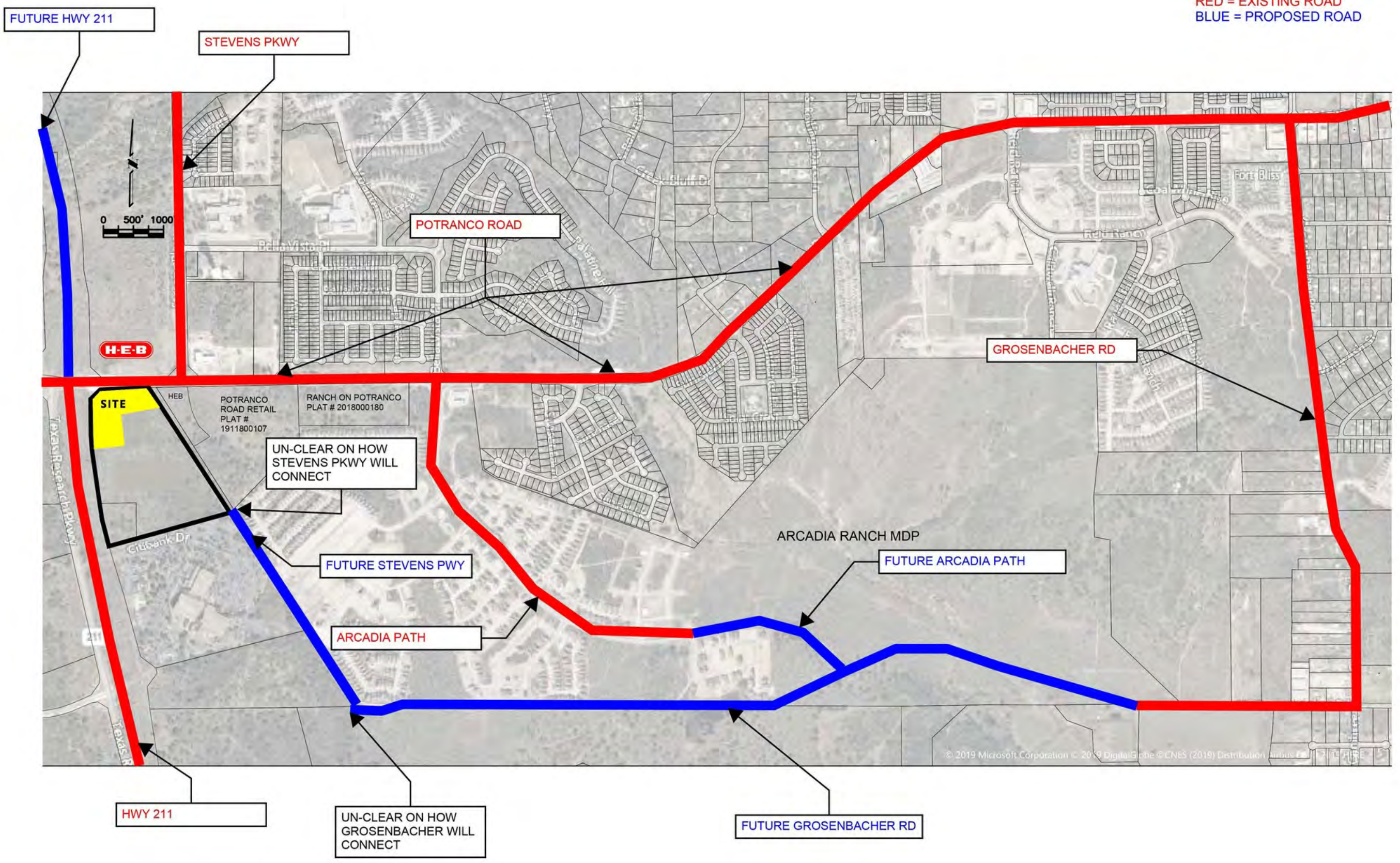
Potranco Rd at SH 211 | San Antonio, TX



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



RED = EXISTING ROAD  
BLUE = PROPOSED ROAD



	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
2020 Population	24,858	76,277	391,331
2025 Population	28,773	90,041	435,810
2000-2010 Annual Rate	16.20%	10.72%	4.83%
2010-2020 Annual Rate	7.99%	6.93%	3.26%
2020-2025 Annual Rate	2.97%	3.37%	2.18%
2020 Male Population	48.3%	48.7%	49.4%
2020 Female Population	51.7%	51.3%	50.6%
2020 Median Age	36.0	35.3	32.7

In the identified area, the current year population is 391,331. In 2010, the Census count in the area was 281,804. The rate of change since 2010 was 3.26% annually. The five-year projection for the population in the area is 435,810 representing a change of 2.18% annually from 2020 to 2025. Currently, the population is 49.4% male and 50.6% female.

#### Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2020 White Alone	73.7%	70.6%	69.6%
2020 Black Alone	8.9%	9.8%	8.6%
2020 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2020 Asian Alone	3.7%	3.5%	3.0%
2020 Pacific Islander Alone	0.3%	0.2%	0.2%
2020 Other Race	7.9%	10.3%	13.2%
2020 Two or More Races	4.7%	4.8%	4.6%
2020 Hispanic Origin (Any Race)	48.6%	51.6%	61.8%

Persons of Hispanic origin represent 61.8% of the population in the identified area compared to 18.8% 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 65.1 for the U.S. as a whole.

#### Households

2020 Wealth Index	100	99	77
2000 Households	896	4,722	55,984
2010 Households	3,534	12,382	91,100
2020 Total Households	7,955	24,517	126,832
2025 Total Households	9,184	28,713	141,108
2000-2010 Annual Rate	14.71%	10.12%	4.99%
2010-2020 Annual Rate	8.24%	6.89%	3.28%
2020-2025 Annual Rate	2.91%	3.21%	2.16%
2020 Average Household Size	3.12	3.10	3.03

The household count in this area has changed from 91,100 in 2010 to 126,832 in the current year, a change of 3.28% annually. The five-year projection of households is 141,108, a change of 2.16% annually from the current year total. Average household size is currently 3.03, compared to 3.01 in the year 2010. The number of families in the current year is 95,984 in the specified area.

	3 miles	5 miles	10 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.1%	11.9%	11.9%
<b>Median Household Income</b>			
2020 Median Household Income	\$86,513	\$81,916	\$66,126
2025 Median Household Income	\$91,591	\$85,243	\$71,301
2020-2025 Annual Rate	1.15%	0.80%	1.52%
<b>Average Household Income</b>			
2020 Average Household Income	\$98,374	\$95,724	\$81,400
2025 Average Household Income	\$106,973	\$103,005	\$89,506
2020-2025 Annual Rate	1.69%	1.48%	1.92%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$32,632	\$30,967	\$26,537
2025 Per Capita Income	\$35,402	\$33,080	\$29,112
2020-2025 Annual Rate	1.64%	1.33%	1.87%

**Households by Income**

Current median household income is \$66,126 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$71,301 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$81,400 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$89,506 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,537 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,112 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	149	162	160
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
2020 Total Housing Units	7,993	24,686	129,920
2020 Owner Occupied Housing Units	6,644	20,841	89,595
2020 Renter Occupied Housing Units	1,311	3,676	37,237
2020 Vacant Housing Units	38	169	3,088
2025 Total Housing Units	9,235	28,922	144,252
2025 Owner Occupied Housing Units	7,847	24,893	100,906
2025 Renter Occupied Housing Units	1,337	3,820	40,202
2025 Vacant Housing Units	51	209	3,144

Currently, 69.0% of the 129,920 housing units in the area are owner occupied; 28.7%, renter occupied; and 2.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% 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 14.18%. Median home value in the area is \$188,680, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.07% annually to \$209,081.

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

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date