

SIGNALIZED INTERSECTION
Completion Est. Q4 2026

REDBIRD RANCH
±2,000 Acres
7,500+ Homes

VIERA
±540 Acres
1,200 Homes

POTRANCO ELEMENTARY SCHOOL

±9,608 VPD

LOMA ALTA MIDDLE SCHOOL

MEDINA VALLEY HIGH SCHOOL

TEXAS RESEARCH PARK

MICROSOFT

±4.96 ACRES | SAN ANTONIO, TX

Viera Parkway & Potranco Rd

Investment Highlights

This 4.96-acre commercial development site in Medina County offers unparalleled development flexibility outside city limits (OCL), featuring immediate onsite water infrastructure and a strategic location directly in the path of rapid suburban growth.



UNZONED COUNTY JURISDICTION

Located in unincorporated OCL (Outside City Limits) territory with no restrictive municipal land-use zoning or height limits.



RAPID SPEED-TO-MARKET

Entirely bypasses the multimonth municipal public hearing and city council rezoning process.



SURROUNDED BY 7,800+ ROOFTOPS

Directly captures massive retail demand from adjacent mega-developments like Redbird Ranch and Viera.



CAPTIVE AFFLUENT BASE

Serves high-earning, established rural-suburban neighborhoods like Green Glen Acres alongside incoming production housing.



Site Details

ADDRESS

16373 FM 1957, San Antonio, TX

SIZE

±4.96 Acres

LAT., LONG.

29.432, -98.8211

ZONING

OCL – Outside City Limits

PARCEL

11598

UTILITIES

W and WW to Site—Sufficient EDU's Allocated for Commercial Development. Site Serviced by Yancey Water Supply and BVRT Utilities

TAX RATE

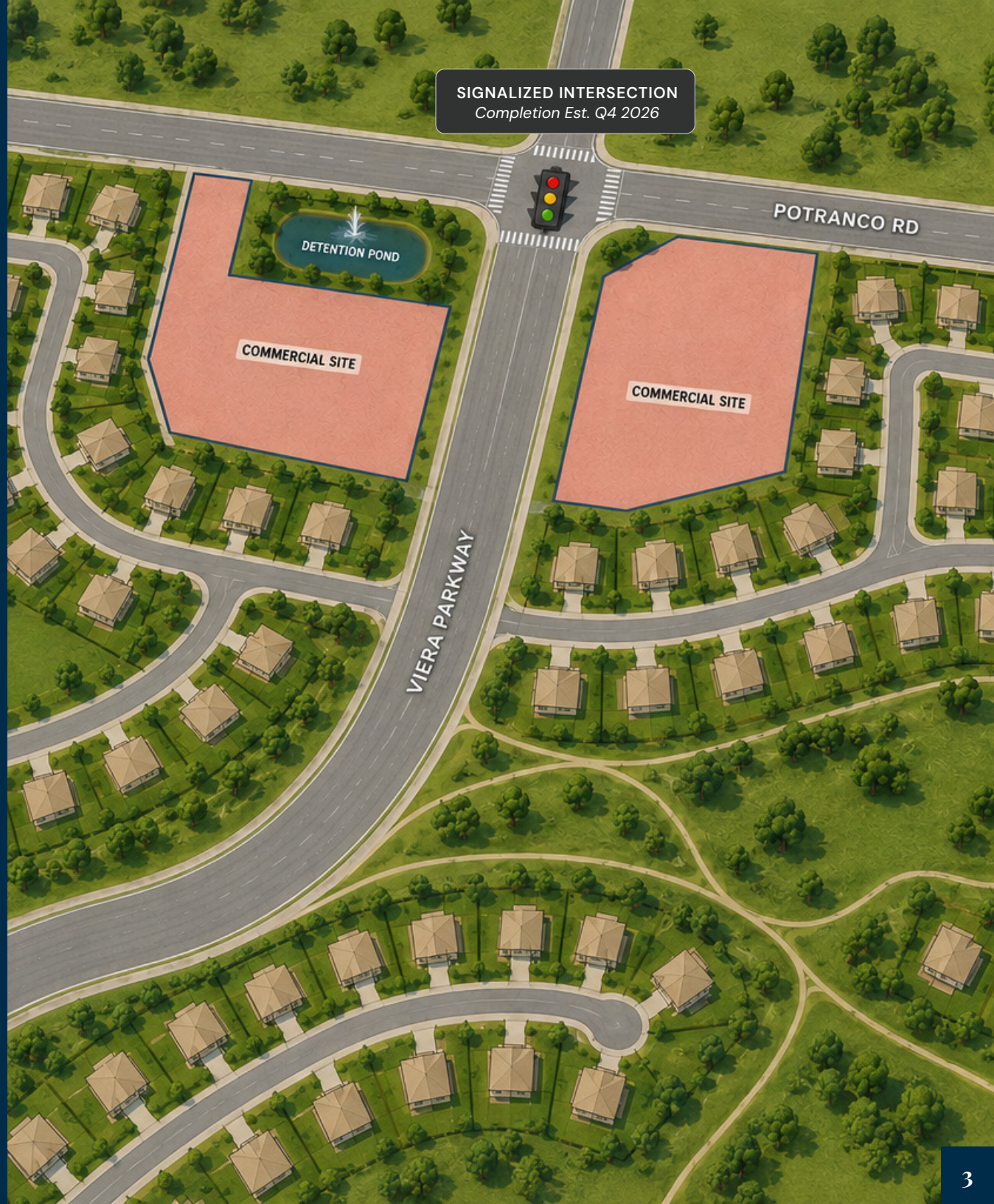
1.83% (MMD Tax Rate of \$0.75)

SCHOOLS

Medina Valley ISD

LEGAL

A1452 J. GARNER SURVEY 97; ACRES 24.939



Site Plan



Market Momentum

RECENT ACTIVITY IN MEDINA COUNTY, TX



RESIDENTIAL

- ▷ Redbird Ranch: 2,000 Acres; 6,800 SF Homes; 700+ Apartment Units
- ▷ Viera: 540 Acres; 1,200 Upscale SF Homes
- ▷ Stevens Ranch: 2,400 Acres; 4,800 SF + MF Planned Homes
- ▷ Haby Hill: 116 Acres; 400 SF Homes Planned

COMMERCIAL

- ▷ New 127,000 sqft H-E-B
- ▷ Stevens Pointe Retail Center: Multitenant Retail Adjacent to the New H-E-B
- ▷ Redbird Ranch: 175-Acre Commercial Frontage
- ▷ New Costco Pipeline Anticipated

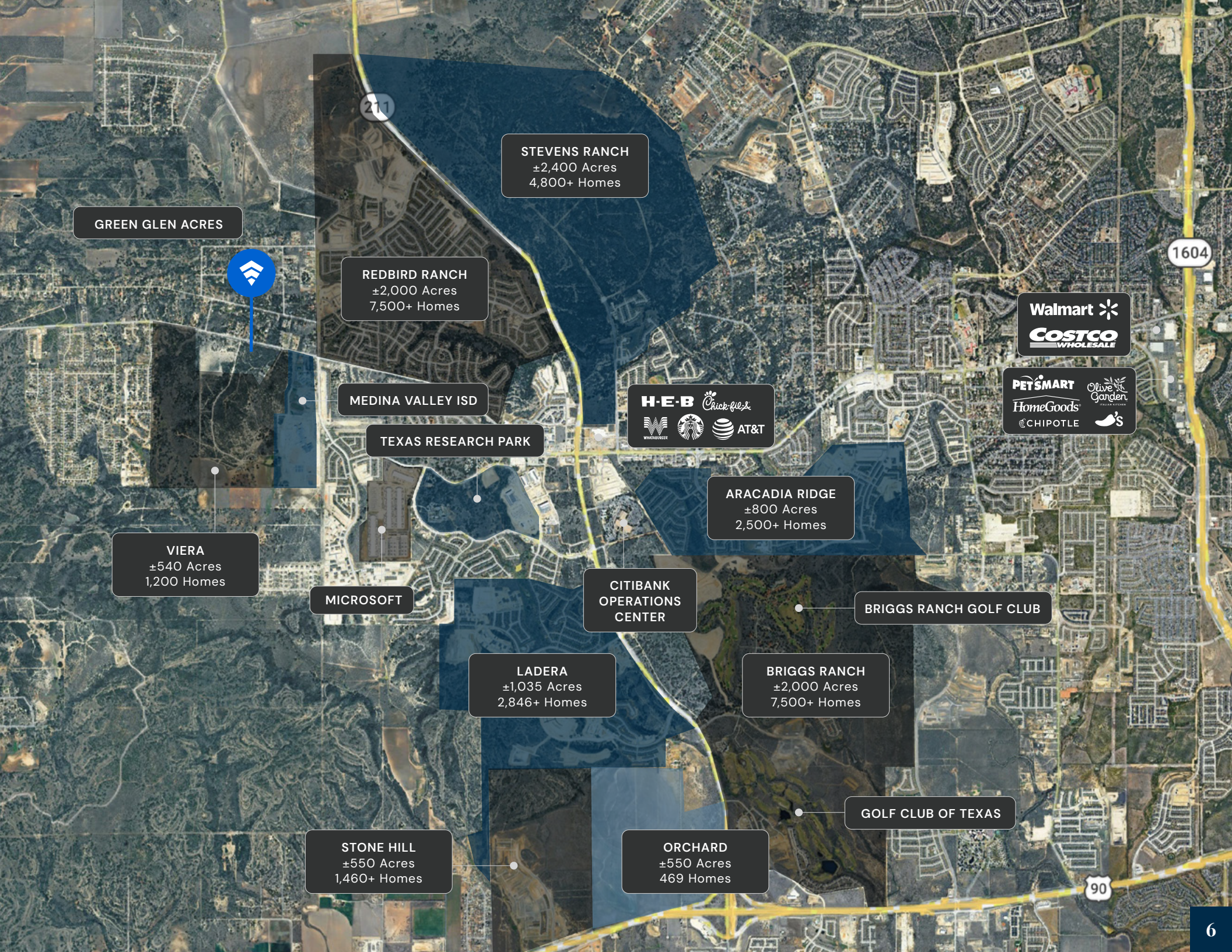
EMPLOYMENT

- ▷ Microsoft: \$1B Tech Campus (*Minutes from Site*)
- ▷ Westover Hills Corporate & Finance Corridor: Wells Fargo, Capital Group, Nationwide, Northwest Vista College (*11-13 Miles Away*)
- ▷ Christus Santa Rosa Hospital in Westover Hills (*10 Miles Away*)
- ▷ Joint Base San Antonio–Lackland (Lackland AFB) (*16 Miles Away*)

INFRASTRUCTURE

- ▷ State Hwy 211 Expy Project: Expanding to Four Lanes; Future Underpass at Potranco Rd Intersection
- ▷ Potranco Rd Mobility Upgrades: Raising Concrete Safety Medians & Optimized Turning Lanes
- ▷ US 90 & Loop 1604 Express Lanes: New US 90/SH-211 Turnaround Bridge, Ramp System & Expanding Loop 1604 to Four Lanes

Fueled by thousands of new master-planned rooftops and billions in institutional capital—including hyperscale technology campuses & brand-new public school infrastructure—the Potranco corridor has solidified as the region's premier westward commercial growth engine.



211

STEVENS RANCH
±2,400 Acres
4,800+ Homes

GREEN GLEN ACRES



REDBIRD RANCH
±2,000 Acres
7,500+ Homes

1604

Walmart
COSTCO
WHOLESALE

MEDINA VALLEY ISD

H-E-B Chick-fil-A
Starbucks AT&T

PETSMART Olive Garden
HomeGoods CHIPOTLE S

TEXAS RESEARCH PARK

ARACADIA RIDGE
±800 Acres
2,500+ Homes

VIERA
±540 Acres
1,200 Homes

MICROSOFT

CITIBANK
OPERATIONS
CENTER

BRIGGS RANCH GOLF CLUB

LADERA
±1,035 Acres
2,846+ Homes

BRIGGS RANCH
±2,000 Acres
7,500+ Homes

GOLF CLUB OF TEXAS

STONE HILL
±550 Acres
1,460+ Homes

ORCHARD
±550 Acres
469 Homes

90

Discover San Antonio



RIVER WALK



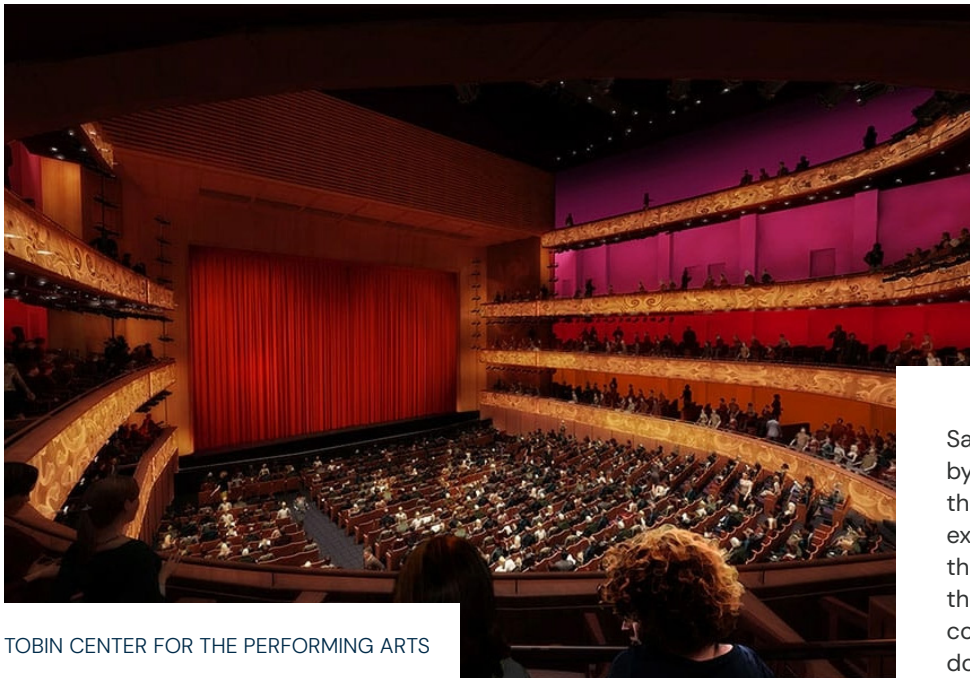
THE ALAMO



GUADALUPE CULTURAL ARTS CENTER



LACKLAND AIR FORCE BASE



TOBIN CENTER FOR THE PERFORMING ARTS

San Antonio is the nation's seventh-largest city, with a population of over 1.5 million driven by strong military, healthcare, and technology sectors. Due to its competitive cost of living, the metro attracts thousands of new residents monthly, fueling aggressive outward suburban expansion along the Far West Side corridor. As city boundaries push west along Potranco Road, this explosive growth is spilling directly into eastern Medina County. This momentum has turned the immediate submarket into a premier hyper-growth node where massive master-planned communities, corporate tech campuses, and national retail anchors are rapidly establishing a dominant regional footprint.

Why San Antonio

Central Texas excels with a strong economy, rapid job growth, top-tier universities, and a thriving tech and cultural scene.

Combined with its central location, outdoor lifestyle, and steady population growth, it's one of the most dynamic and attractive regions in the country.



37M+
ANNUAL VISITORS

35
MEDIAN AGE

1.6M+
POPULATION

1.5%
POPULATION
GROWTH

#6
LARGEST U.S. CITY

Top 10
U.S. MARKET FOR PROJECTED
2026 RETAIL SALES GROWTH

\$23.4B
VISITOR SPENDING

Information About Brokerage Services

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.

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;
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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT		BUYER, SELLER, LANDLORD OR TENANT	

Disclaimer

Prospective purchasers are hereby advised the Owners (“Owner”) of the Property are soliciting offers through Dosch Marshall Real Estate (“DMRE”), which may be accepted or rejected by the Owners at the Owners’ sole discretion.

Any solicitation of an offer for the Properties offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owners will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

The Owners shall have no obligation to accept any offer from any prospective purchaser. The Owners reserve the right to withdraw the Properties from consideration at any time prior to final execution of a Purchase Agreement.

This Offering document is furnished to prospective purchasers for the purpose of determining whether to invest in the Properties offered hereby. The information contained herein, or any other related information provided by the Owners, may not be reproduced, redistributed or used in whole or in part without the prior written consent of the Owners.

No person has been authorized to give any information or make any representation or warranty, either expressed or implied and, if given or made, such information or representation must not be relied upon.

While the Owners and DMRE have no reason to believe that the information provided herein or in subsequent information updates delivered to potential purchasers hereunder contains any material inaccuracies, neither the Owners nor DMRE nor any of the Owners’ or DMRE’s respective subsidiaries, affiliates, companies, or the officers, directors, employees, agents and representatives of any such entities, etc., make any representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information

provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Properties or any other matters set forth herein.

Any obligations to prospective purchasers that the Owners may have with respect to the Properties are limited to those expressly set forth in a fully executed Purchase Agreement between the parties. Prospective purchaser’s sole and exclusive rights against the Owners, with respect to this prospective transaction, the Properties, or information provided herein or subsequently, shall be limited to those remedies expressly provided in an executed Purchase Agreement, which shall not survive the closing. Further, in no event shall prospective purchasers have any claims against the Owners, DMRE, or any of their respective affiliates for any damages, liability, or causes of action relating to the Purchase Agreement.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder’s fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing.

Acquisition of properties such as the these offered hereunder involves a high degree of risk and are suitable only for persons and entities of substantial financial means.

Let's Connect



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TEXAS LAND GUYS

The Art of Real Estate Dealmaking

WITH TIM AND TOM DOSCH

