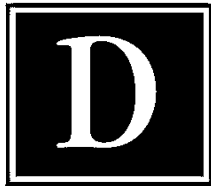


**25.806 Acres**  
**SE Corner Hwy 211 & Hwy 90**  
**13442 W US Hwy 90**  
**San Antonio, Texas**



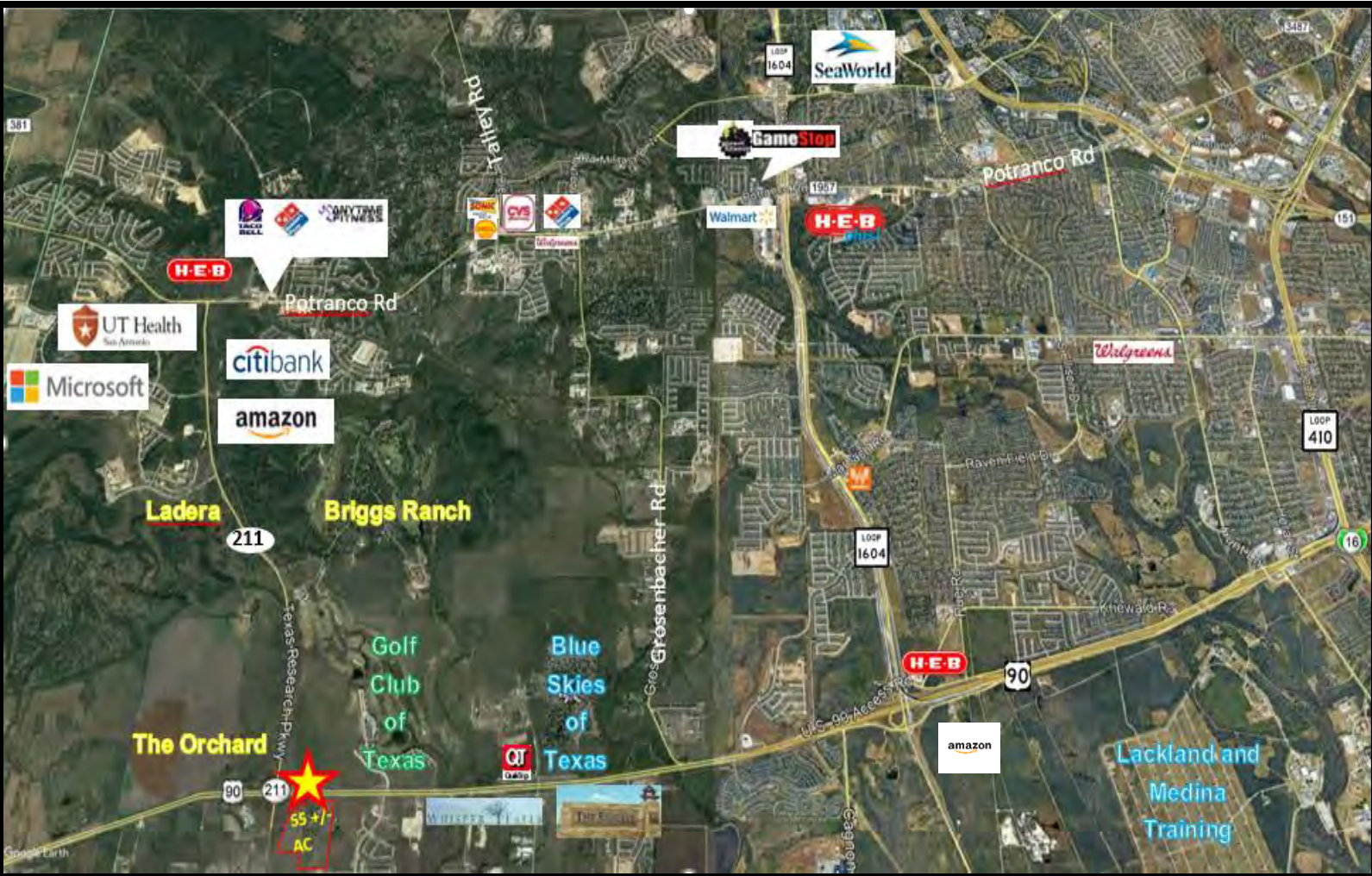
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## 25.806 Acres Highway 90 & SH 211



## SOUTHEAST CORNER OF US HIGHWAY 90 AND SH 211

- 25.806 acres available
- MAJOR WESTSIDE INTERSECTION - TRAFFIC COUNT 44,000+ VPD (Traffic count greater than Potranco and 1604 which is 19,361+ VPD)
- An area of significant job growth with over 55,000 jobs in major corporations such as Citi Corp, Texas Research Park, Blue Skies of Texas, Lackland AFB, and Kelly USA,
- Medina Valley Independent School District
- No City Taxes – San Antonio ETJ
- Buildings do not Convey
- Pricing upon request

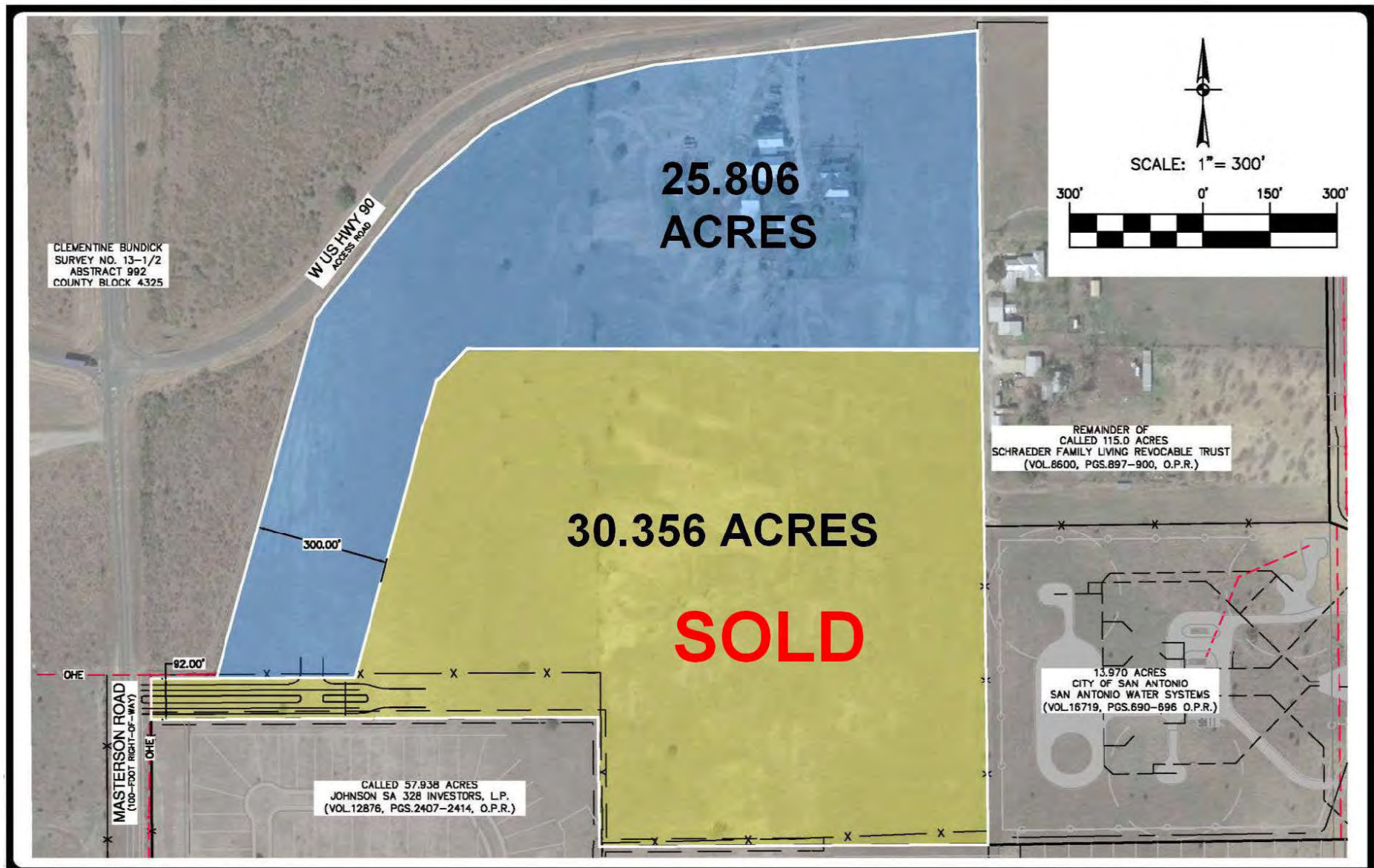


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# 25.806 Acres Highway 90 and SH 211



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## 25.806 Acres Highway 90 & SH 211



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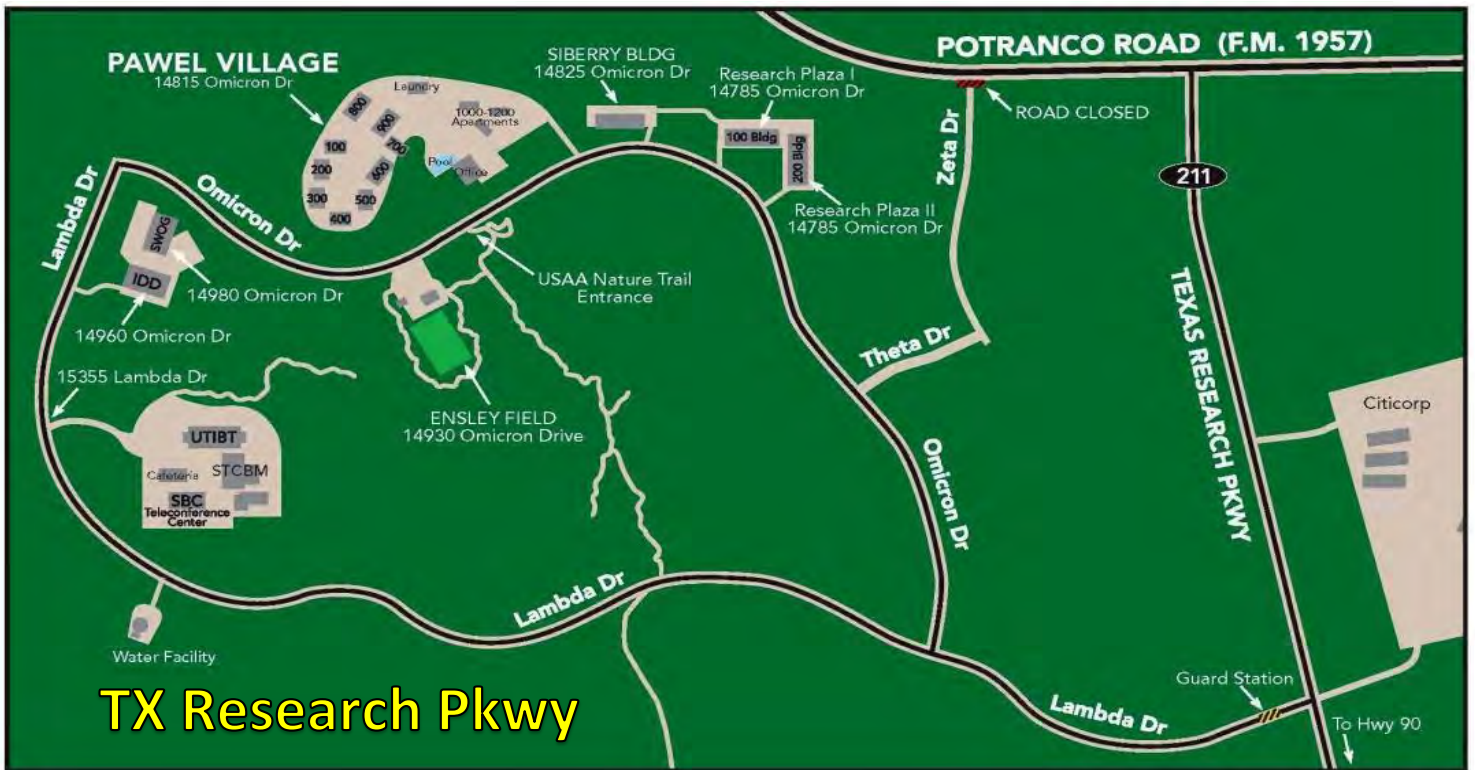


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POSTED IN **BUSINESS & DEVELOPMENT**

# San Antonio housing market likely to stay hot for months

by **Waylon Cunningham** May 5, 2022



New housing construction takes place across from street from the San Antonio Housing Authority (SAHA) headquarters. Credit: Scott Ball / San Antonio Report

The Federal Reserve issued its sharpest increase in interest rates in two decades on Wednesday, part of its aggressive campaign to curb inflation.

In years past, these interest rate hikes may have slammed the brakes on a runaway housing market, but soaring home prices in San Antonio and across the country may take months or even longer to taper out because of a more fundamental dynamic.

“We’ve just run out of homes to sell,” said Adam Perdue, a research economist with the Texas A&M Real Estate Research Center. He and other experts expect home prices to slow their furious ascent — but not fall — as demand winds down and supply catches up.

Exactly when that rebalancing happens is anyone’s guess, Perdue said, because these kind of market conditions are unprecedented. “I can’t tell you if that dynamic works itself out in two weeks, two months or two years.

He and other observers expect price appreciation to slow at least somewhat by the end of the year, and flatten sometime next year, thanks in part to the interest rate hikes.

In the meantime, the local San Antonio market remains red-hot. In March, the San Antonio Board of Realtors reported the median home price in the San Antonio-New Braunfels metropolitan area had risen to \$326,500, a 22% jump from the year before.

The volume of sales appears to be slowing, though results are still mixed. The volume of Bexar County home sales fell 3.2% from March 2021, the biggest drop in months. However the San Antonio-New Braunfels and statewide sales volume grew by a percentage point or less over March 2021.

Inventory remains at around 1.1 months of supply statewide — the number of months it would take to sell all properties currently for sale at the average monthly sales pace — as they have since the beginning of the year. The amount is far below the roughly six months worth of inventory normally held.

April numbers released in the coming weeks could show a more dramatic picture, though the entirety of the year’s projected interest rate hikes have already been locked into mortgage rates for weeks. The average 30-year fixed mortgage rate has risen from 3.11% to 5.1% over the last two months.

Nationally, new home sales were down 12.6 percent in March compared with March 2021, according to the Census Bureau. Existing homes sales were down by 4.5%, and pending sales dropped 8.2%, according to the National Association of Realtors.

“The reason sales are shrinking is because there’s nothing to sell,” said Maynard “Doc” Stephens, a real estate agent with Keller Williams. “People are afraid to sell because, where would they go?” Would-be sellers would also be buyers, and as buyers they would have to contend with other bidders, many of whom put forward cash offers well above the listing price of a property.

But while the supply is unlikely to rise dramatically any time soon, the cheap financing partly driving the ongoing boom will soon be coming to an end.

The Federal Reserve is on an aggressive campaign to curb soaring inflation by raising interest rates — driving higher rates on everything from credit cards to mortgages. The first increase came last month, and Wednesday delivered another half-point increase. Many more are expected through the end of the year as the rate lands around 2.25-2.50%.

Until last month, the Fed held the interest rate at nearly zero, where it had hovered for two years. That historically low rate had made borrowing dirt cheap, and was intended to encourage spending and investments to help lift the economy out of pandemic-induced recession.

It also helped usher in a housing boom, as first-time buyers and corporate investors alike took advantage of cheap financing and rushed the market, often resulting in bidding wars that carried sale prices far above their listing price.

The new demand slammed a housing market already marked by anemic supply. Production of new single-family homes plummeted in the 2000s and remains at about half that of the preceding four decades. Construction

continues to be constricted by pandemic-era material shortages and supply chain delays.

“When rates fell so much, people bought big and new houses,” said Perdue. “And then we ran out of big and new houses. People are now buying smaller and older houses.”

Moody’s Analytics studied the housing markets of nearly 400 metropolitan areas in the country, and found 96% to be “overvalued.” Homes in the San Antonio-New Braunfels area were found to be around 25% overvalued.

But those waiting for housing prices to fall from inflated highs may be in for a rude surprise. Moody’s expects only the highest-inflated markets — like Boise, Idaho, where home prices are 73% above what fundamentals support — to see price decreases. Everywhere else, the demand is too high and the supply too short for prices to drop

# H-E-B opening Far West Side store in fall, anchoring master-planned community (slideshow)

Sep 2, 2020, 4:53pm CDT Updated: Sep 2, 2020, 8:07pm CDT

San Antonio-based H-E-B LP plans to open its next San Antonio store this fall, bringing the first anchor retail tenant to a 2,400-acre, master-planned community on the Far West Side.

H-E-B is targeting to open the store at 14325 Potranco Road in October, the company confirmed to the Business Journal, though it declined to share additional details.



GABE HERNANDEZ | SABJ

The company acquired its 23-acre property at Stevens Parkway and Potranco Road at Stevens Ranch in 2017, according to Bexar County records. It is also building a gas station and car wash. Signage on site shows Spawglass is the general contractor for the H-E-B property.

On the other side of Stevens Parkway, Houston-based Weingarten Realty recently completed a nearly 20,000-square-foot retail building. Most spaces are leased and opened for business, with tenants including Anytime Fitness and Domino's Pizza. Fulcrum Construction built the retail space designed by Luna Middleman Architects.

Stand-alone Taco Bell and Burger King restaurants, owned by others, are being built east of the completed retail building, as well as a 11,000-square-foot retail building being developed by Weingarten, expected for completion by January. U.S. Builders is the general contractor for the project designed by CDA Architects. Both firms are based in Houston.

"The types of tenants we see are basic goods and services, dry cleaners, salons and ice cream shops," said Gerald Crump, senior vice president and director of the central region for Weingarten. "Most tenants we're looking at for the next phase are basic goods and services versus true retail."

The former owner of the H-E-B property is Cumberland Potranco Joint Venture of Houston, which continues to own the Weingarten-developed properties.

H-E-B will lease its own retail space on its property, according to Weingarten, though the extent of the space is unclear.

Weingarten could bring more anchor tenants to its property in a 19-acre area north of Weingarten's buildings, said Crump, who added that the redevelopment of State Highway 211 breaking ground in the fourth quarter makes the area ripe for development.

In addition to the retail properties, the 2,400-acre development includes single-family home communities, public schools and more than 90 acres of additional land being marketed by Drake Commercial.

## BUSINESS

# Boeing to add 500 San Antonio jobs to rehab Hornet fighter

Randy Diamond Aug. 27, 2019 Updated: Aug. 27, 2019 7:45 a.m.



Newly built Boeing 737 Max aircraft are seen in an aerial image Saturday, June 29, 2019 at Boeing's Kelly Field maintenance facility in San Antonio. Boeing will add 500 jobs at its facility at Port San Antonio over the next several years.

Photo: William Luther, Staff photographer

Boeing will add 500 jobs at its facility at Port San Antonio over the next several years as it begins to modernize the Navy's Super Hornet fighter jets, company officials announced Monday.

The aerospace company employs 900 workers at its San Antonio maintenance operation.

"This means a lot for San Antonio," said Sen. John Cornyn, who attended a ribbon-cutting ceremony Monday at Port San Antonio, the former Kelly Air Force Base. "These are good jobs that will pay well."

Cornyn, Mayor Ron Nirenberg and Boeing officials cut a ribbon on a Super Hornet jet that is being rehabbed at the facility.

Cornyn said he grew up in San Antonio and remembers when Kelly AFB was closed in 2001. "There was a collective groan," he said, "and a lot of despair over what would happen to the great jobs that were created at Kelly."

Just how well the new jobs will pay, Boeing won't say. Jay Galloway, Boeing's San Antonio site leader, said Boeing will need a variety of workers — from engineers to mechanics — and will be looking for employees in San Antonio as well as conducting a national search.

Boeing's initial \$164 million contract with the Navy is for one year, but contract extensions could continue for more than a decade. Boeing could earn more than \$1.5 billion for the work at its San Antonio maintenance facility.

Galloway said Boeing expects to rehab up to 32 of the fighter jets a year, extending their life from 6,000 flight hours to 10,000 hours. The jets can carry air-to-air and air-to-surface missiles.

Another eight Super Hornet jets would be rehabbed each year at the company's facility in St. Louis, where the jets are manufactured. Boeing received a \$4 billion contract from the Navy in March to build new Super Hornet jets at the St. Louis facility.

Galloway said in the second phase, which won't begin for several years, Boeing would add advanced communications and weapon systems as well as improve the plane's fuel mileage systems.

The Navy has 550 Super Hornet jets in its fleet.

"Many of the (jets) exceed their 6,000 (hour) mark but are still flying," said Navy Lt. Commander John Thiessen, who is in charge of the Hornet program. He said the fighter jet was introduced in the Navy fleet in the early 2000s.

Thiessen said the rehab could extend the life of the fighter jets for more than a decade because the average Super Hornet fighter jet logs around 250 hours a year.

Galloway said the rehab will fix a number of issues on the plane.

"There are structural issues, corrosion, normal wear and tear," he said. "We're going to strengthen all the structures."

Each plane will be at the San Antonio facility for 10 months to a year, he said.

Boeing's military division is a bright spot for the company. In July, Boeing reported a second-quarter loss of almost \$3 billion as the company continued to feel the impact of the

grounding of its 737 Max aircraft after two deadly crashes. The Max isn't expected back in service until late this year or early next year at the earliest.

Boeing's military arm, known as Space & Security group, reported net revenue of \$6.6 billion for the second quarter, up 8 percent from the same quarter a year earlier.

Galloway said work actually began last month at the San Antonio facility on the first fighter jet, even though the ceremony was Monday. He said six jets should be rehabbed in the next federal fiscal year, which start Oct.1. The ramp-up to 32 planes a year will take several years.

He said the San Antonio facility could see more than 400 fighter jets rehabbed over the next decade. San Antonio was chosen over St. Louis for most of the rehab work, he said, because "they have very limited capacity" in St. Louis.

Boeing opened its San Antonio facility in 1998 and leases 1.6 million square feet of buildings and hangar space. The facility has been best known for its work modifying the C-17 GlobeMaster III cargo plane.

*Randy Diamond covers energy and manufacturing in the San Antonio and Bexar County area. Read his stories and more local coverage on our [free site](http://mySA.com), [mySA.com](http://mySA.com), and on our [subscriber site](http://ExpressNews.com), [ExpressNews.com](http://ExpressNews.com). / [randy.diamond@express-news.net](mailto:randy.diamond@express-news.net)*



## 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