

# WEST & SWOPE RANCHES



RED BIRD RANCH  
5,400 ± LOTS

POTRANCO RUN  
500 ± LOTS



HUNTERS RANCH  
ESTATES

LADERA  
A Division of PulteGroup

**BIG SOUS CREEK RANCH**  
**164 ± ACRES**  
**\*SUBJECT PROPERTY**

## BIG SOUS CREEK RANCH

Medina County, Texas | 164 ± ACRES

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# THE RANCH

Situated in eastern Medina County, less than a mile from the Bexar County Line, the 164+/- acre Big Sous Creek Ranch offers great development potential and lies in an area experiencing tremendous growth and development. The Microsoft Data Center is located approximately .54 from the eastern boundary, UT Health Science Texas Research, CyrusOne and the recently proposed 123+/- acre CloudHQ data Center are within close proximity as well as HEB, QT, Whataburger and many other major retailers.

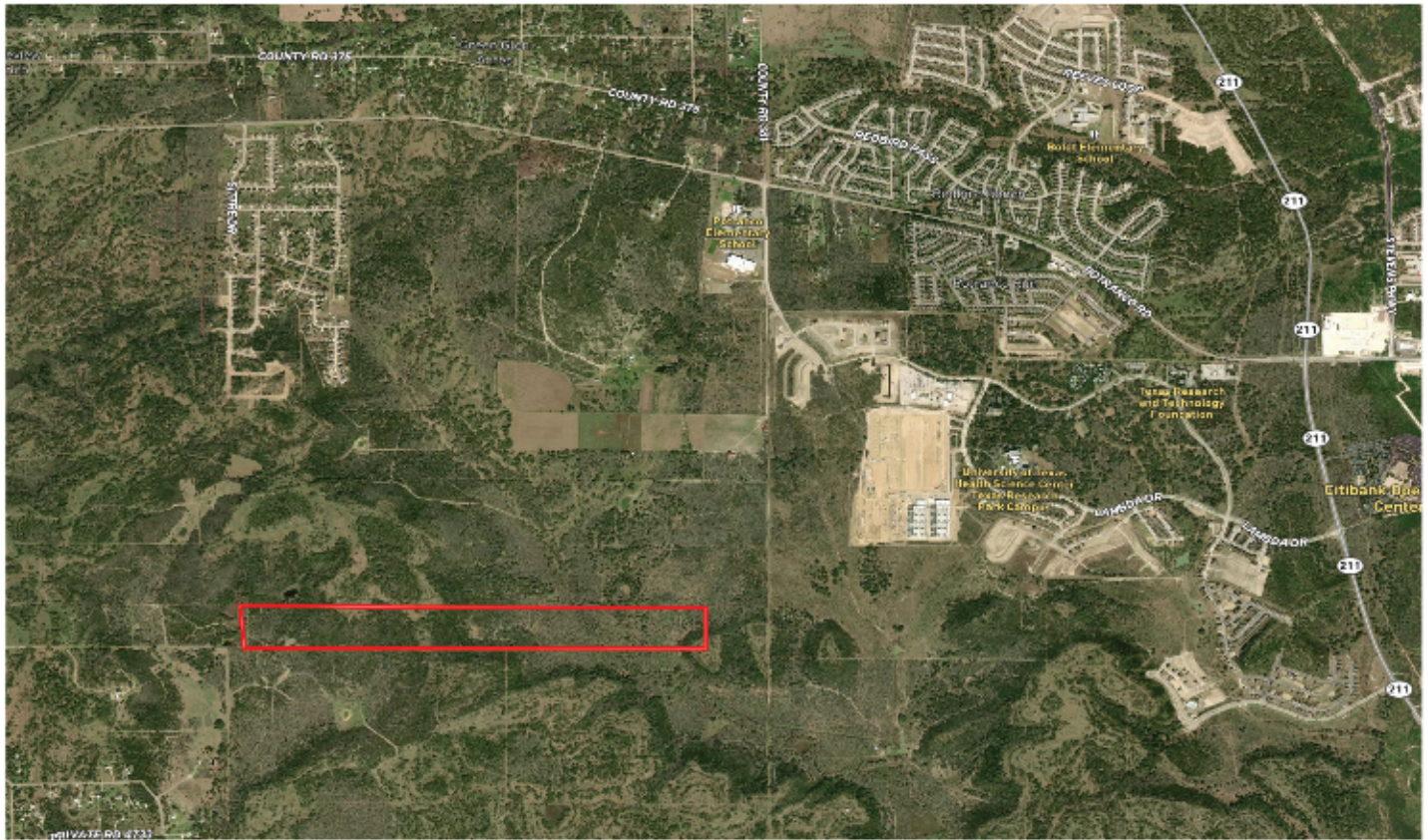
Hunters Ranch Estates borders the property on the NE portion of the property along with other large single-family developments within close proximity, including, Ladera, KB Home- Hidden Canyons and Hunters Ranch by Castle Rock Communities. Single Family Builders in the area include, Perry, Chesmar, David Weekly, Kindred and Liberty Homes.



## HIGHLIGHTS

- LOCATION, LOCATION, LOCATION
- HIGH VISIBILITY IN MAJOR GROWTH AREAS
- MAJOR RETAILERS, HOTELS, NATIONAL HOME BUILDERS IN THE IMMEDIATE AREA
- HIGH GROWTH MARKET PROJECTIONS





## WILDLIFE

Wildlife includes, Whitetail deer, hogs, dove and other native wildlife.

## TERRAIN

The property offers a mix of level topography to hilltop views of the surrounding area, with elevations ranging from 950-1000' ASL. Big Sous Creek traverses the eastern part of the ranch with a small portion that lies within the FEMA 100 yr Floodplain.

## WATER

There is a small pond in the middle of the property that holds water during wet months. Big Sous Creek Traverses the property to the east.

## DISCLAIMER

To view West and Swope Ranches, LLC property listings, appointments must be scheduled with the listing agent. Participating Brokers and Agents must be identified during the initial contact and must be present during the first showing to qualify for full compensation.

Broker does not make any representations, warranties, or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and/or terms without notice.

## LOCATION

Approximately 2.27+/- mi from intersection of Potranco/ HWY 211, Approximately 2.95+/- mi east of FM 471, Approximately 3+/- mi north of HWY 90.

## UTILITIES

Buyer to verify utilities.

## TAXES

The Ranch is currently Ag-Exempt.



# WEST & SWOPE

RANCHES

“A LEGACY OF LAND”

## CONTACT

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