

POTRANCO ROAD DEVELOPMENT SOUTH

OFFERING MEMORANDUM

493.592 ACRES | MEDINA COUNTY, TEXAS



Potranco
ELEMENTARY SCHOOL

CV
CREEK VIEW
HIGH SCHOOL

Microsoft

LOMA ALTA
MIDDLE SCHOOL

*SUBJECT PROPERTY

POTRANCO ROAD DEVELOPMENT SOUTH

493.59± ACRES | MEDINA COUNTY



WEST & SWOPE
RANCHES

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BROKER/OWNER
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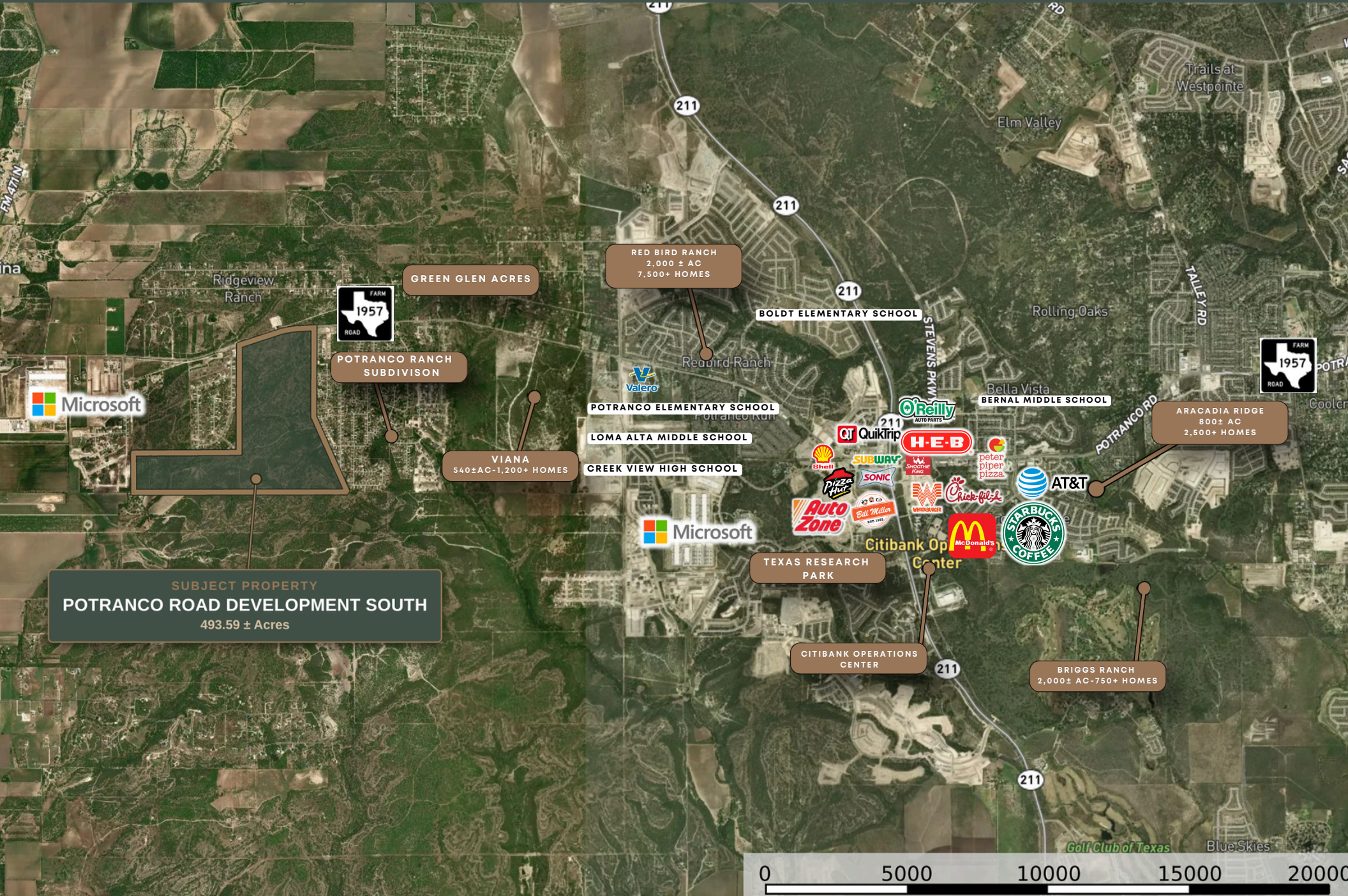
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PERRY DONOP
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PDONOP@WESTANDSWOPERANCHES.COM

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MEDINA COUNTY, TEXAS



School District

Medina Valley Independent School District

Current Zoning

- No zoning

Frontage

- 493.59± acres has approximately 0.52 miles of frontage along Potranco Road.

Highlights

- 493± acres with approximately 0.52± miles of Potranco Road frontage
- Prime development opportunity in one of San Antonio's fastest-growing corridors
- Ideal for a master-planned community, residential development, corporate campus, data center, or mixed-use project
- Minutes from Highway 211, major employers, shopping, dining, and expanding residential communities
- Located outside city limits with agricultural exemption currently in place
- Additional 27± acres available across Potranco Road

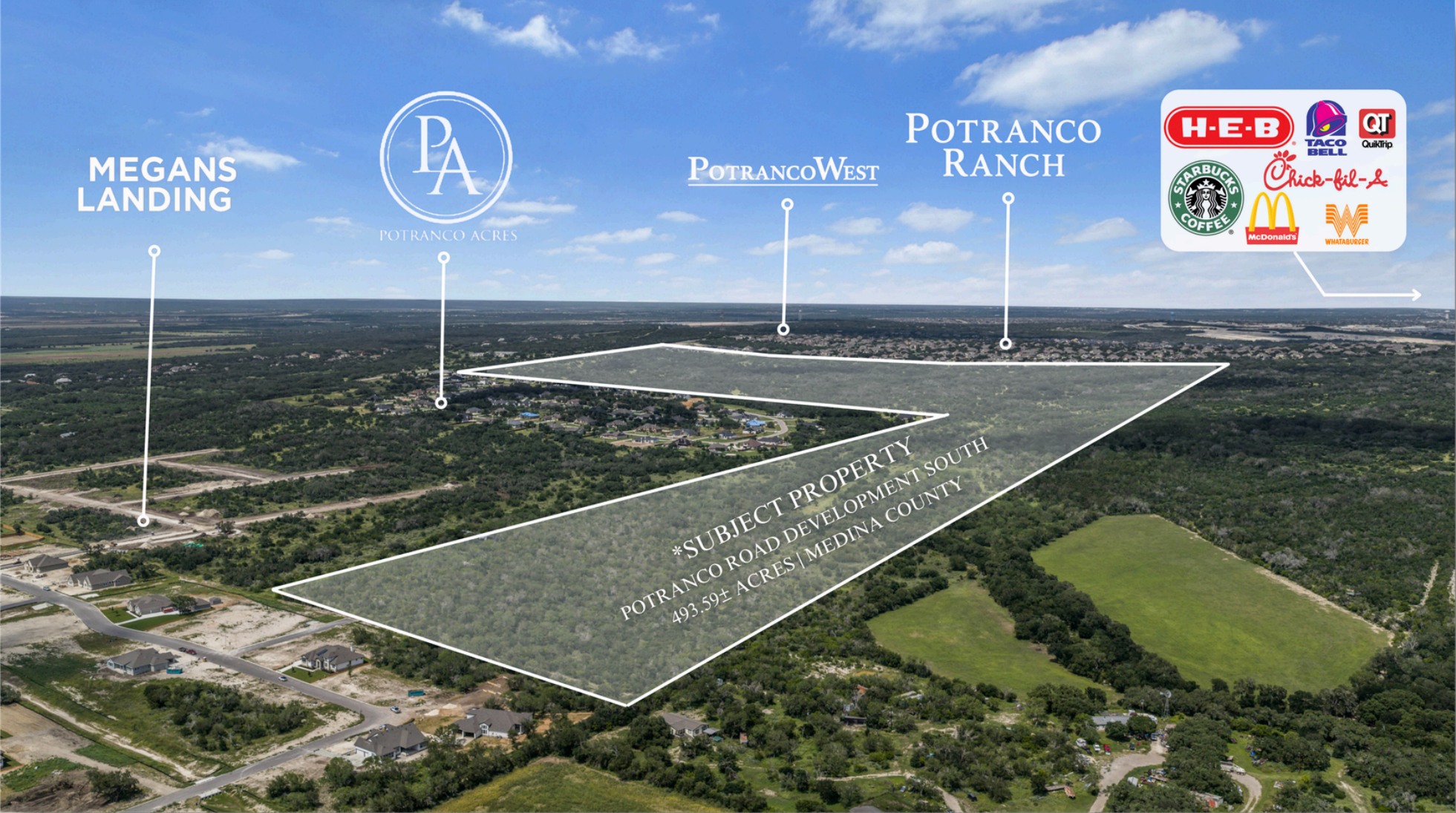
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POTRANCO ROAD
CORRIDOR GROWTH



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ENGINEERING REPORT

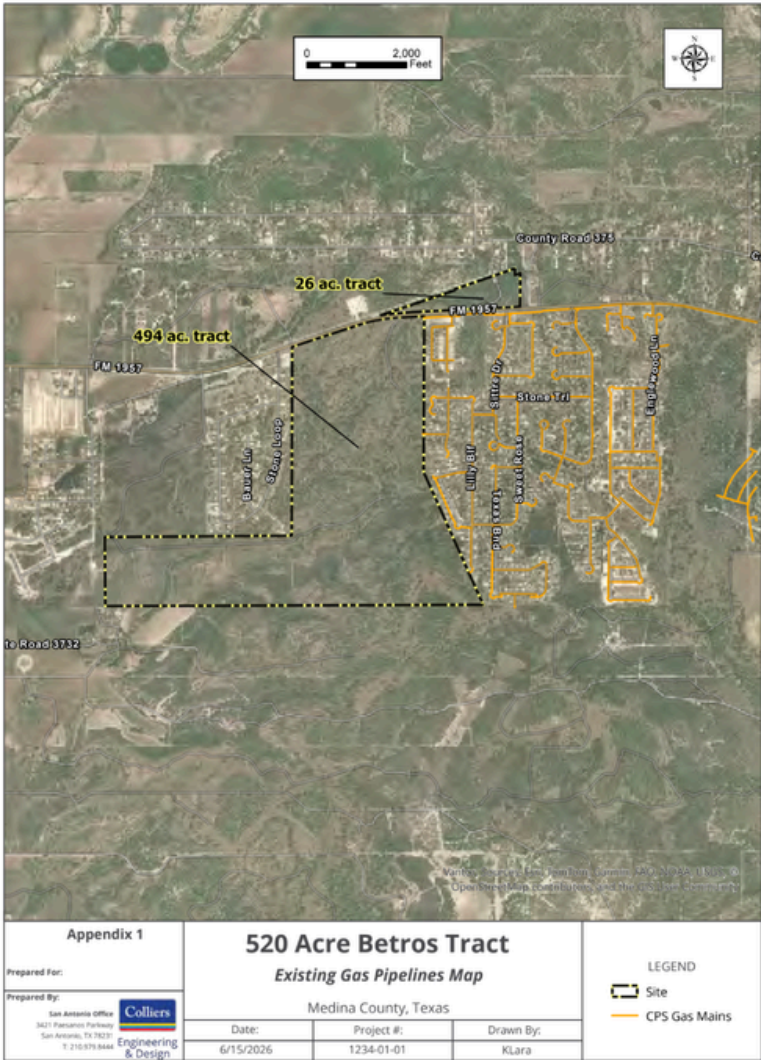


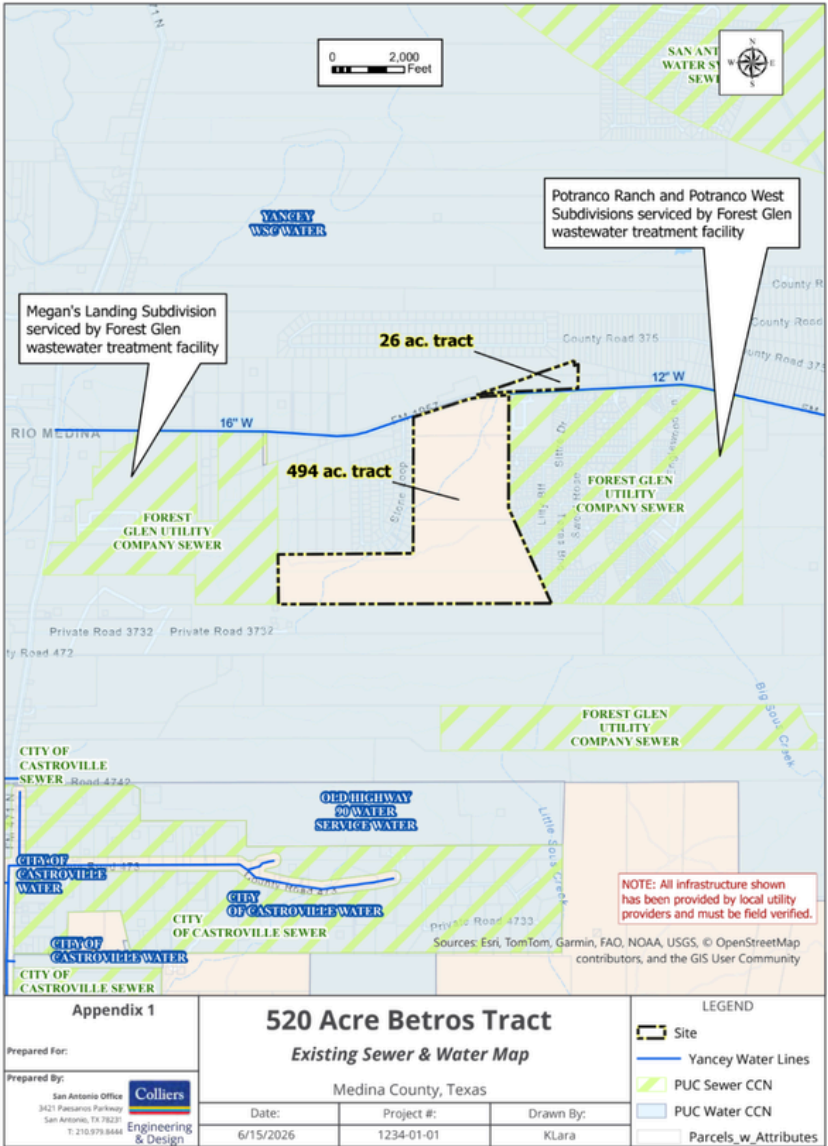
EXECUTIVE SUMMARY

Colliers Engineering & Design has completed a preliminary engineering study for an approximate 494-acre tract and 26-acre tract, for a total of 520 acres located east of the intersection of F.M. 471 and Potranco Road. In greater detail, the following summary outlines the items needed to be addressed before and/or during the design process. These items are as follows:

- ❖ The 520-acre tract is currently not platted and will need to be platted for the proposed development through Medina County, and recorded with Medina County.
- ❖ The 520-acre tract is within the unincorporated area of Medina County.
- ❖ Utility coordination with:
 - Yancey Water Supply Corporation (Water)
 - Forest Glen Utility (Sewer)
 - CPS Energy (Electric, Gas)
 - AT&T Communications
 - Charter Cable
- ❖ The 26-acre tract is within the water CCN of Yancey Water Supply Corporation. The 494-acre tract is not within a water CCN.
- ❖ The 26-acre tract and the 494-acre tract are not within a sanitary sewer CCN.
- ❖ There are two wastewater treatment facilities, within Forest Glen Utility Sewer CCN, currently servicing the Potranco Ranch, Potranco West, and Megan's Landing subdivisions.
- ❖ There is an existing 12-inch and a 16-inch water main running along F.M. 1957.
- ❖ There is an existing 8-inch gas line running along F.M. 1957 providing services to the adjacent Potranco West subdivision, located to the east of the property.
- ❖ Site is located within the Medina River watershed limits.
- ❖ As indicated by FEMA Map No. 48325C0400D, effective date May 15, 2020, a portion of the 494-acre tract is located within the 100-YR floodplain, towards the southwest property corner.
- ❖ A Traffic Impact Analysis and report will be required for this development.

PRELIMINARY ENGINEERING REPORT | June 16, 2026





The Potranco Road corridor continues to emerge as one of San Antonio's fastest-growing submarkets, driven by rapid residential expansion, new retail, and accelerating commercial investment.

“We’re seeing tremendous growth across our community, especially along the far West Side corridors.”

— Ron Nirenberg, Mayor of San Antonio

“Improvements along SH 211 and surrounding corridors are being driven by rapid population growth and increased demand in the area.”

— Texas Department of Transportation

“The West Side of San Antonio is experiencing unprecedented growth, driven by new housing, infrastructure investment, and expanding commercial development.”

— City of San Antonio

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OFFER INSTRUCTIONS

VIEWING OPPORTUNITIES:

Upon Request

Scheduling Required

FOR QUESTIONS OR OFFER SUBMISSION:

Louie Swope

Texas Real Estate Broker #638074

West and Swope Ranches #9007406

8620 N New Braunfels Avenue, Suite 115, San Antonio, Texas 78217

Cell: (512) 940-0543

lswope@westandswope ranches.com

Please submit all signed sealed bids accompanied by proof of funds by Wednesday- August 11th, 2026. Seller plans to respond to adequate offers for a second round of bids. If seller does not accept any bids the property will then go to the public market.

PREFERRED TITLE COMPANY

Title Company/Closer:

Escrow Agent: Jamie D'Spain

Guaranty Title Company of Boerne

910 N Main St, Boerne, Texas

Phone: (830) 816-2577

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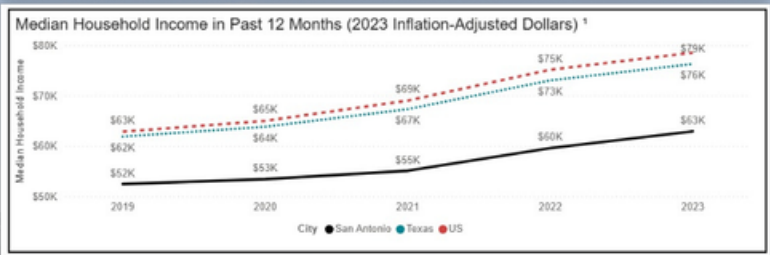
	2024 TXDot AADT Count	2023 TXDot AADT Count
FM 1957 (163H109) Potranco Rd East of 471	3,413	3,219
FM 1957(15E20A) Potranco Rd before 211	9,608	9,064

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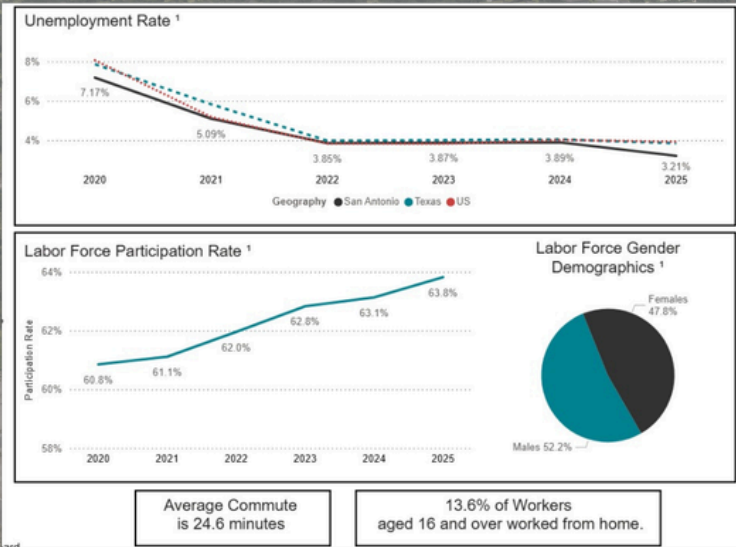
GROWTH INDICATORS FOR
THE CITY OF SAN ANTONIO



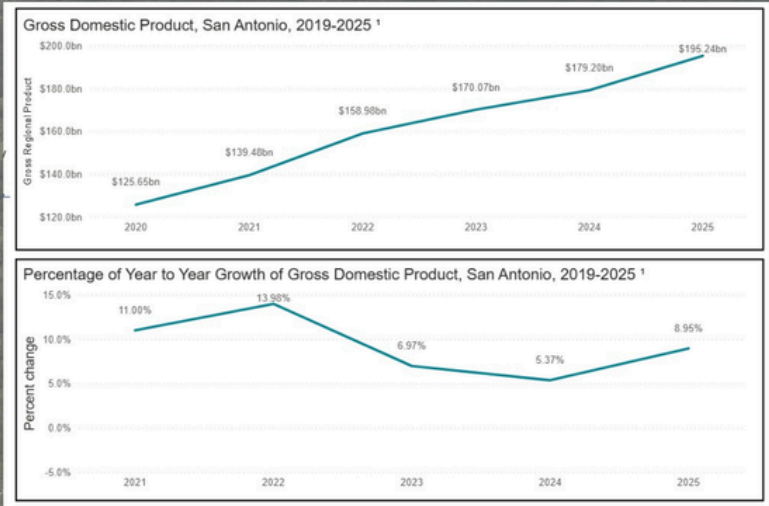
MEDIAN HOUSEHOLD INCOME



LABOR FORCE STATISTICS



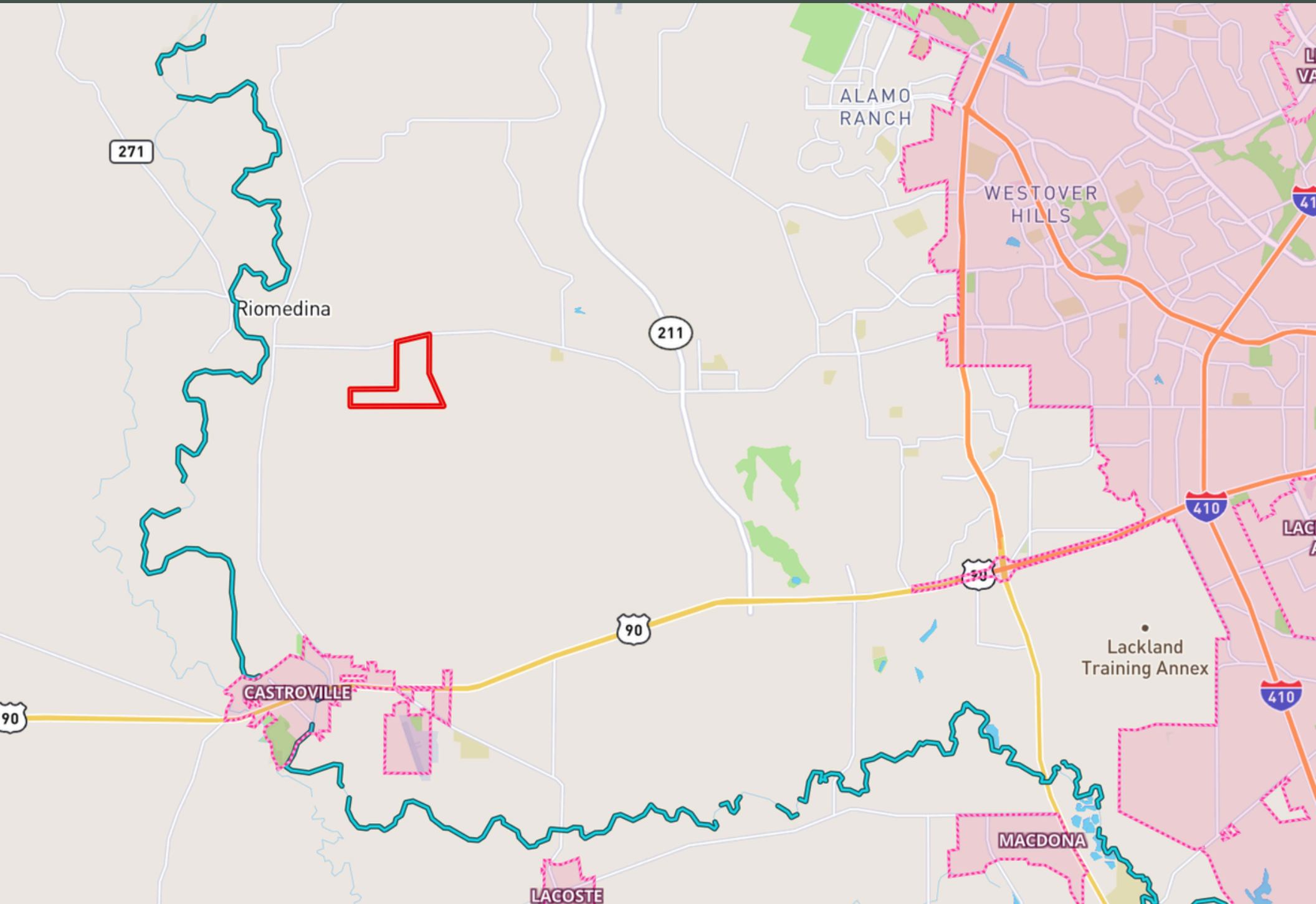
SAN ANTONIO GROSS DOMESTIC PRODUCT



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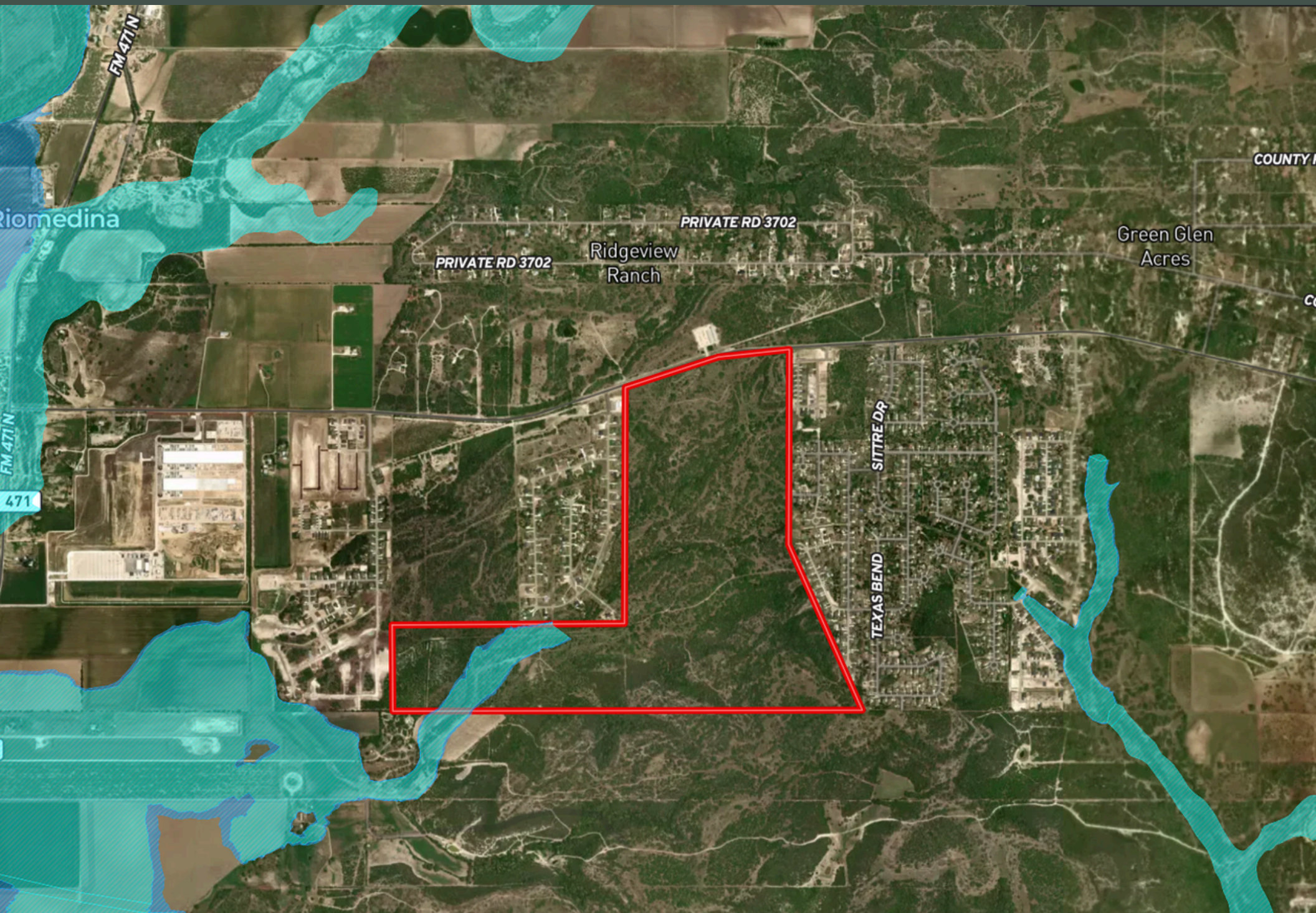
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CITY LIMITS MAP



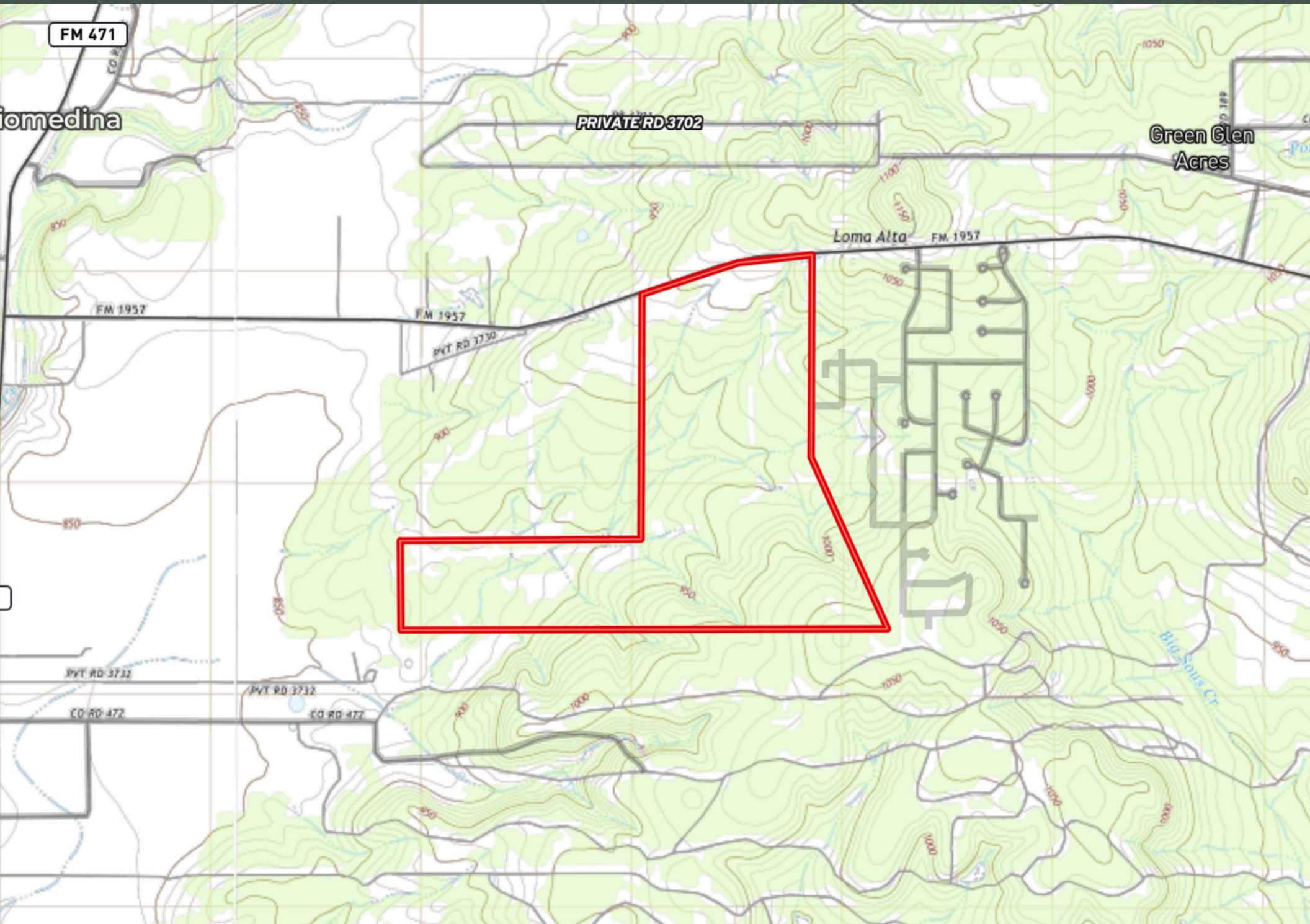
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FLOODPLAIN MAP



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TOPOGRAPHY MAP





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

West and Swope Ranches, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9007406

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Louie Swope

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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