



15.41 +/- ACRE MULTIFAMILY DEVELOPMENT SITE

WT Montgomery Road & Hwy 90 | San Antonio, Texas 78252

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer developers and investors the opportunity to purchase a 15.41+/- acre multifamily development Site located at the southeast quadrant of WT Montgomery Road and Highway 90 in San Antonio, TX (the "Site"). The Site is part of a larger mixed-use development which will consist of single-family homes, retail and commercial pads, and a self storage facility. The Site is accessible via WT Montgomery Road and US Highway 90 and is close to major employers including Amazon, the Lackland Air Force Base, and Toyota. The Site has a Utility Service Agreement in place that currently allows for up to 400 units of multifamily to be developed. This Site is located outside the San Antonio city limits and per ownership, a variety of uses including commercial could also be developed. This exceptionally well-located Site is a great opportunity to acquire a multifamily tract within a mixed-use development at an attractive **price of \$8.00 per square foot (\$13,427 per unit)**.

A 2.25% co-broker fee is available to a Broker that sources a Principal that VREA has not previously contacted in any format or sent information to regarding this opportunity. The third-party broker must be identified upon initial conversation with listing broker.

INVESTMENT OVERVIEW ⁽¹⁾

Property	15.412 +/- Acres
Location	W.T Montgomery Rd & Hwy 90 San Antonio, TX 78252 (29.37088, -98.73697)
Access	Available via WT Montgomery Road and US Highway 90
Utilities	Water and Sewer to the Site
Zoning	OCL – Outside City Limits
Appraisal District Property ID	1365704, 200955, 200954, 200989, (Bexar County)
School District	Medina Valley ISD (A- Rating per Niche.com)

⁽¹⁾ Purchaser to confirm all information during due diligence

PRICING

Asking Price ⁽²⁾	\$5,370,774
Asking Price Per Square Foot	\$8.00
Asking Price Per Unit ⁽³⁾	\$13,427

⁽²⁾ Total price based upon 15.412+/- acres.

⁽³⁾ Price per unit based on 400 units.

TAX INFORMATION

Taxing Entity	Tax Rate
Bexar County Road and Flood	0.023668
San Antonio River Authority	0.017870
Alamo Community College	0.149150
University Health	0.276235
Bexar County	0.276331
Bexar County Emergency District #5	0.100000
Medina Valley ISD	1.326790
Total Tax Rate	2.170044

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 8,304
3-MILE | 47,586
5-MILE | 128,274

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 5.06%
3-MILE | 5.27%
5-MILE | 3.61%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$84,371
3-MILE | \$79,909
5-MILE | \$88,290

MEDIAN HOME VALUE



1-MILE | \$272,801
3-MILE | \$272,423
5-MILE | \$274,142



15.41+/- ACRES
SAN ANTONIO, TEXAS

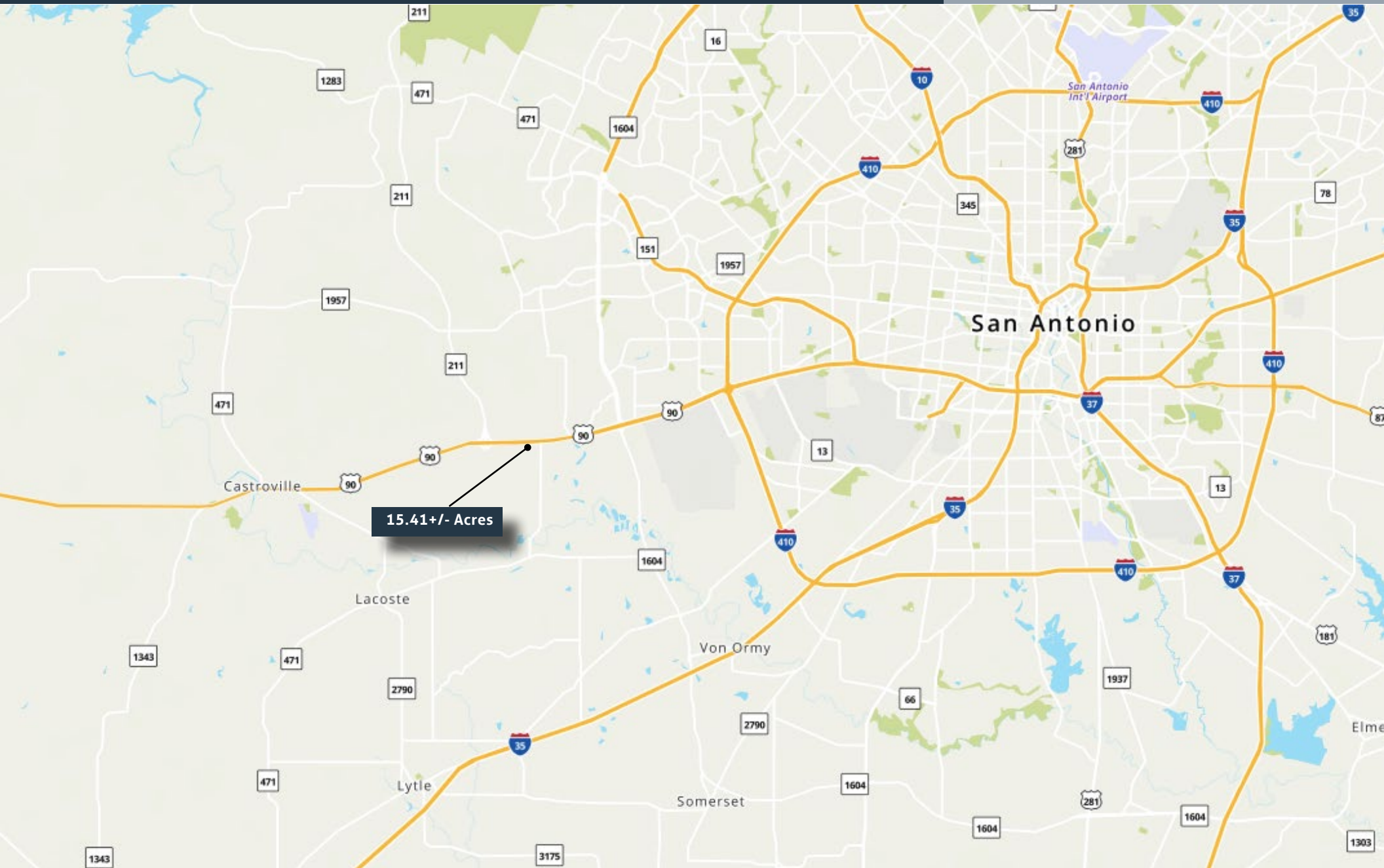


15.41+/- ACRES
SAN ANTONIO, TEXAS



15.41+/- Acres

15.41+/- ACRES
SAN ANTONIO, TEXAS



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is strategically located along WT Montgomery Road and US Highway 90 offering rapid access to the rest of the San Antonio-New Braunfels Metropolitan Statistical Area (MSA).
- Lackland Airforce Base is located approximately 7 miles east of the Site and serves over 46,500 people. The SAT4 Amazon fulfillment center is located less than 2.5 miles east and employs approximately 2,500 people.
- The Site is served by the highly acclaimed Medina Valley Independent School District (MVISD), which boasts an A-ranking per Niche.com. The attendance zone includes top-tier schools such as Luckey Ranch Elementary School, Medina Valley Middle, and Medina Valley High, making the location ideal for families and future residential development.
- The Site is part of a larger 90+/- acre mixed use development which includes 18 commercial/retail pads, a future single-family subdivision, and a self storage facility.



Zoning

- The property is outside the San Antonio city limits, allowing for a variety of potential uses as there is no known zoning in place.
- There is currently a Utility Service Agreement in place which would allow for up to 400 units of multifamily to be developed per ownership.
- *Purchasers are advised to perform their own due diligence regarding zoning regulations and potential unit counts.*



Population and Demographics

- The San Antonio MSAs population reached 2,763,000 by the end of 2024, a 7.55% increase from 2020, as reported by the U.S. Census Bureau. This growth reflects the city's rising prominence as a vibrant metropolitan center.
- Within a 5-mile radius of the Site, the median household income averages \$88,290, according to Esri. This affluence highlights the area's strong consumer base and potential demand for quality housing.
- As one of the fastest-growing cities in the United States, San Antonio benefits from a culturally rich and economically diverse population, supporting sustained investment and continual demand for new development.



Downtown San Antonio



San Antonio

SAN ANTONIO HIGHLIGHTS

- The San Antonio-New Braunfels MSA had an estimated 2022 Gross Metropolitan Product (GMP) of \$163 billion with the city's largest industry, Healthcare, generating an estimated \$42 billion in economic activity each year.
- A report by the Kenan Institute of Private Enterprises predicts the San Antonio-New Braunfels MSA's economy will be among the 15 fastest growing in the nation next year. San Antonio's gross domestic product is projected to grow 1.7 percent this year, the 11th-highest expected urban economic growth rate in the nation.
- According to the U.S. Census Bureau, between 2020 and 2023 the population of San Antonio grew from 2,568,526 to 2,703,999 a 5.27% increase, and between 2020 and 2022 median household income grew from \$60,477 to \$65,839, an 8.86% increase. San Antonio had the 4th-largest numeric population increase in the United States with a population increase of 23,945 from 2023-2024.
- According to the latest market statistics from Texas Realtors, the median home price in the San Antonio in May 2025 was \$249,900.

The Site is located within the San Antonio-New Braunfels Metropolitan Statistical Area. The San Antonio-New Braunfels MSA encompasses eight counties within Central Texas and the Site is located within Bexar County. The San Antonio-New Braunfels MSA has a population of 2.65 million making it the 3rd-largest metropolitan area in Texas and the 24th-largest in the U.S.



GROSS METROPOLITAN PRODUCT

\$163 Billion



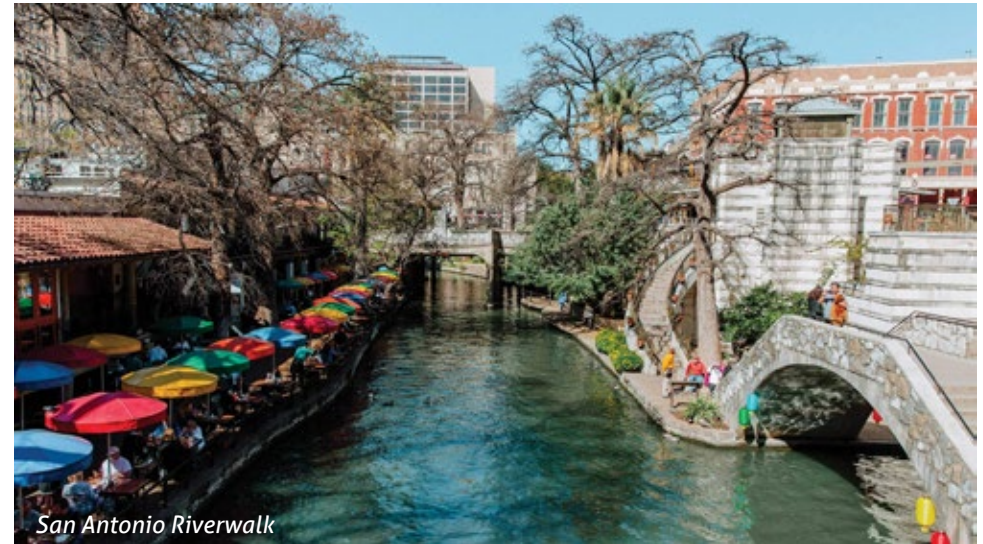
SAN ANTONIO POPULATION GROWTH

5.27% (2020-2023)



SAN ANTONIO ESTIMATED POPULATION

2.7 Million



ECONOMIC OVERVIEW

San Antonio, the largest city in Central Texas, serves as a dynamic economic and cultural hub for the region. The San Antonio-New Braunfels Metropolitan Statistical Area (MSA) boasts a thriving labor force of over 2,703,999 million individuals, supporting its status as a center for innovation, commerce, and healthcare excellence. The region is renowned for its robust medical infrastructure, featuring numerous world-class hospitals and medical centers, including Baptist Medical Center, the largest hospital in Texas. This positions San Antonio as a leader in healthcare services, attracting talent and patients from across the state and beyond. The Greater San Antonio area is also a significant business powerhouse, hosting over 400 corporate headquarters and major operational centers for global enterprises. Among the notable companies headquartered in the city are Valero Energy, a Fortune 500 energy company; USAA, a leading provider of financial services to military families; H-E-B, one of the largest privately held supermarket chains in the U.S.; and Visionworks, a prominent eyewear retailer. In addition to its thriving business and healthcare sectors, San Antonio benefits from its strategic location at the crossroads of key Texas markets, extensive transportation infrastructure, and a vibrant, diverse economy. These factors continue to attract investment, foster innovation, and enhance its reputation as a premier destination for businesses and residents alike.



SAN ANTONIO MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Joint Base San Antonio (JBSA)	67,350
H-E-B	20,000
USAA	18,300
Methodist Healthcare	11,000
Valero Energy Corporation	9,908
Vision Works	8,000
Toyota Motor Manufacturing	3,800
Accenture	2,000



AREA OVERVIEW

San Antonio, the second-most populous city in Texas and the seventh largest in the United States, is one of the fastest-growing cities in the country. Known for its rich cultural heritage and vibrant economy, the "Greater San Antonio" area boasts a total estimated population of 2,703,999, with a consistent annual growth rate reflects the city's increasing appeal. The city offers an attractive and affordable housing market, with a median home price of \$280,000 as of October 2024. This affordability, combined with San Antonio's high quality of life, diverse employment opportunities, and excellent infrastructure, makes it a prime destination for families, professionals, and retirees alike. Additionally, the city's strategic location in Central Texas enhances its accessibility to major markets, further driving economic and population growth.

EDUCATION

The Site is located within the Medina Valley Independent School District (MVISD), one of the most highly regarded school districts in Texas. MVISD is recognized for its commitment to academic excellence, sporting an overall grade of A- on Niche.com. The district serves over 8,700 students, offering diverse educational programs and a strong support system for student success. The specific schools serving the site include Lucky Ranch Elementary School (0.41 miles south), Castorville Middle School and Medina Valley High School (6.3 miles southwest). These schools are known for their exceptional academic performance, dedicated faculty, and comprehensive extracurricular programs, making the area particularly attractive to families. In addition to its K-12 offerings, San Antonio is home to several renowned higher education institutions, including the University of Texas at San Antonio (UTSA), Trinity University, and St. Mary's University. These institutions contribute to the city's educated workforce and foster a culture of innovation and lifelong learning, further enhancing the region's appeal.



University of Texas at San Antonio



Medina Valley High School

TRANSPORTATION



Air: The San Antonio International Airport located 20 miles northeast of the Site offers both domestic and international flights for both public and private use. In 2024, the San Antonio international Airport served over approximately 11 million passengers.



Highway: The Site is in the western region of San Antonio with convenient access to many of the city's major thoroughfares. The Site has frontage along US Highway 90 which provides rapid access to downtown San Antonio. The Anderson Loop is also located approximately 2 miles east of the site, which encircles the San Antonio-New Braunfels MSA allowing for access to most of the Greater San Antonio area.



Public Transit: Alamo Regional Transit (ART) is managed by the Alamo Area Council of Governments (AACOG). ART's next-day pickup service offers transportation to various destinations such as medical appointments, work, school, shopping, and beyond. Fares begin at \$2 for trips within town limits and can go up to a maximum of \$12 for destinations outside the county.



MARKET & EFFECTIVE RENT COMPARISON							
Property	Year Built	No. of Units	Avg SF	Market Rent	Market Rent/SF	Effective Rent	Effective Rent/SF
Eleven West Apartments	2022	264	819	\$1,382	\$1.69	\$1,368	\$1.67
YardHomes at Juniper Point	2024	248	910	\$1,744	\$1.92	\$1,649	\$1.81
Citadel Urban	2024	181	888	\$1,595	\$1.80	\$1,503	\$1.69
Park at Westover Hills	2024	372	904	\$1,744	\$1.93	\$1,475	\$1.63
Melissa Ranch	2022	314	849	\$1,382	\$1.63	\$1,368	\$1.61
Total/Average:	2023	276	874	\$1,569	\$1.79	\$1,472	\$1.68

ELEVEN WEST APARTMENTS



12136 W US Highway 90
San Antonio, TX 78245

Year Built: 2022
Number of Units: 264
Rentable Square Feet: 158,448
Average Unit Size: 819 SF
Physical Occupancy: 87.5%

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Rent/SF	Effective Rent	Rent/SF
1 BR / 1 BA	16	668	\$1,100	\$1.65	\$1,089	\$1.63
1 BR / 1 BA	48	753	\$1,390	\$1.85	\$1,376	\$1.83
2 BR / 2 BA	54	967	\$1,549	\$1.60	\$1,534	\$1.59
2 BR / 2 BA	20	1,060	\$1,615	\$1.52	\$1,599	\$1.51
2 BR / 2 BA	10	1,091	\$1,604	\$1.47	\$1,588	\$1.46
2 BR / 2 BA	24	1,137	\$1,635	\$1.44	\$1,619	\$1.42
Total / Averages:	264	819	\$1,382	\$1.69	\$1,368	\$1.67

YARDHOMES AT JUNIPER POINTE



2084 Alamo Pkwy
San Antonio, TX 78253

Year Built: 2024
Number of Units: 248
Rentable Square Feet: 225,644
Average Unit Size: 910 SF
Physical Occupancy: 59.7%

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Rent/SF	Effective Rent	Rent/SF
1 BR / 1 BA	105	635	\$1,454	\$2.29	\$1,375	\$2.17
2 BR / 2 BA	66	971	\$1,820	\$1.87	\$1,721	\$1.77
2 BR / 2.5 BA	48	1,146	\$1,999	\$1.74	\$1,890	\$1.65
3 BR / 2 BA	29	1,375	\$2,196	\$1.60	\$2,077	\$1.51
Total / Averages:	280	910	\$1,744	\$1.92	\$1,649	\$1.81

*Currently in lease-up.

CITADEL URBAN



503 Richland Hills Dr
San Antonio, TX 78245

Year Built: 2024
Number of Units: 181
Rentable Square Feet: 336,348
Average Unit Size: 888 SF
Physical Occupancy: 61.9%

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Rent/SF	Effective Rent	Rent/SF
STUDIO / 1 BA	17	729	\$1,370	\$1.88	\$1,291	\$1.77
1 BR / 1 BA	16	673	\$1,235	\$1.84	\$1,164	\$1.73
1 BR / 1 BA	48	731	\$1,435	\$1.96	\$1,352	\$1.85
1 BR / 1 BA	17	813	\$1,515	\$1.86	\$1,428	\$1.76
1 BR / 1 BA	5	857	\$1,535	\$1.79	\$1,446	\$1.69
1 BR / 1 BA	20	912	\$1,630	\$1.79	\$1,536	\$1.68
2 BR / 2 BA	11	996	\$1,760	\$1.77	\$1,658	\$1.67
2 BR / 2 BA	22	1,103	\$1,850	\$1.68	\$1,743	\$1.58
2 BR / 2 BA	19	1,161	\$1,940	\$1.67	\$1,828	\$1.57
3 BR / 2 BA	5	1,480	\$2,340	\$1.58	\$2,205	\$1.49
3 BR / 2 BA	1	1,542	\$2,180	\$1.41	\$2,054	\$1.33
Total / Averages:	181	888	\$1,595	\$1.80	\$1,503	\$1.69

Currently in lease-up.

PARK AT WESTOVER HILLS



4103 Rogers Rd
San Antonio, TX 78251

Year Built: 2024
Number of Units: 372
Rentable Square Feet: 336,348
Average Unit Size: 904 SF
Physical Occupancy: 16.1%

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Rent/SF	Effective Rent	Rent/SF
STUDIO / 1 BA	36	595	\$1,415	\$2.38	\$1,197	\$2.01
1 BR / 1 BA	168	746	\$1,555	\$2.08	\$1,315	\$1.76
1 BR / 1 BA	36	822	\$1,792	\$2.18	\$1,516	\$1.84
2 BR / 2 BA	42	1,059	\$1,915	\$1.81	\$1,620	\$1.53
2 BR / 2 BA	72	1,229	\$2,022	\$1.65	\$1,710	\$1.39
2 BR / 2 BA	6	1,693	\$2,995	\$1.77	\$2,533	\$1.50
3 BR / 3 BA	12	1,407	\$2,351	\$1.67	\$1,991	\$1.42
Total / Averages:	372	904	\$1,744	\$1.93	\$1,475	\$1.63

Currently in lease-up.

MELISSA RANCH



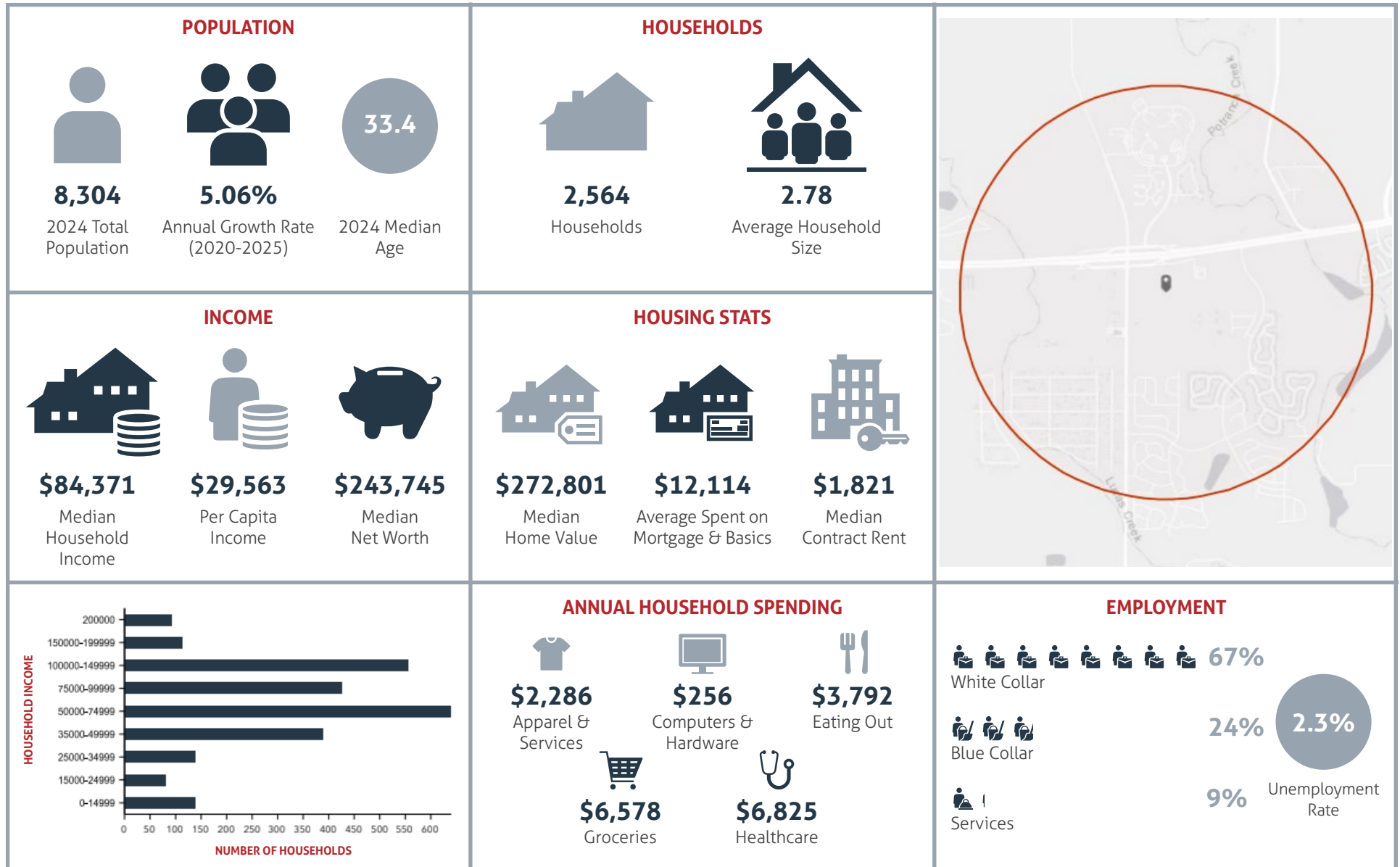
4500 Pue Rd
San Antonio, TX 78245

Year Built: 2022
Number of Units: 314
Rentable Square Feet: 275,000
Average Unit Size: 849 SF
Physical Occupancy: 81.8%

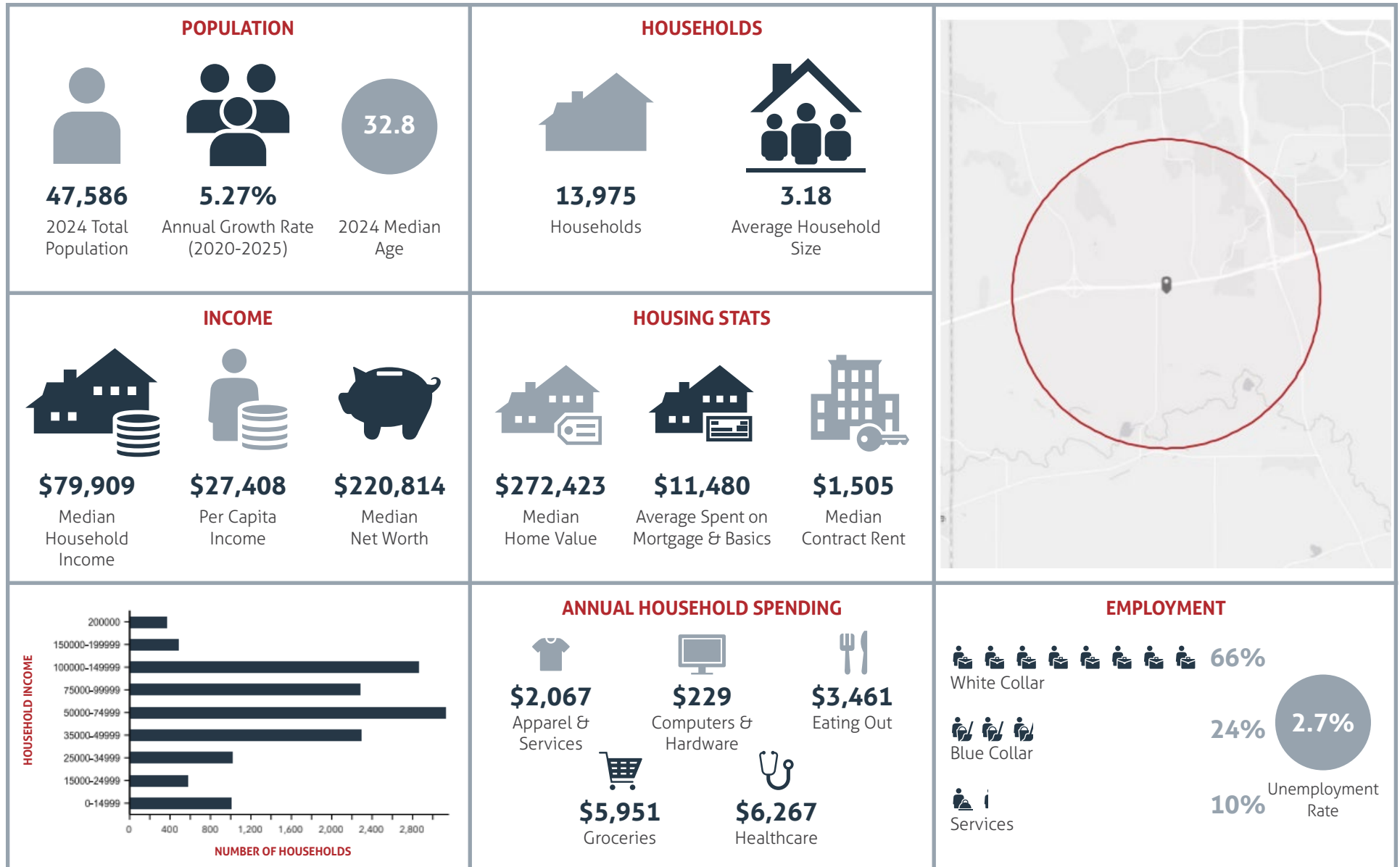
Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
STUDIO / 1 BA	27	565	\$1,123	\$1.99	\$1,112	\$1.97
1 BR / 1 BA	66	647	\$1,208	\$1.87	\$1,196	\$1.85
1 BR / 1 BA	45	715	\$1,245	\$1.74	\$1,233	\$1.72
1 BR / 1 BA	48	811	\$1,333	\$1.64	\$1,320	\$1.63
1 BR / 1.5 BA	16	1,050	\$1,720	\$1.64	\$1,703	\$1.63
2 BR / 2 BA	66	995	\$1,424	\$1.43	\$1,410	\$1.42
2 BR / 2 BA	30	1,110	\$1,640	\$1.48	\$1,624	\$1.46
2 BR / 2.5 BA	8	1,409	\$1,999	\$1.42	\$1,979	\$1.40
3 BR / 2 BA	8	1,313	\$2,149	\$1.64	\$2,128	\$1.62
Total / Averages:	314	849	\$1,382	\$1.63	\$1,368	\$1.61

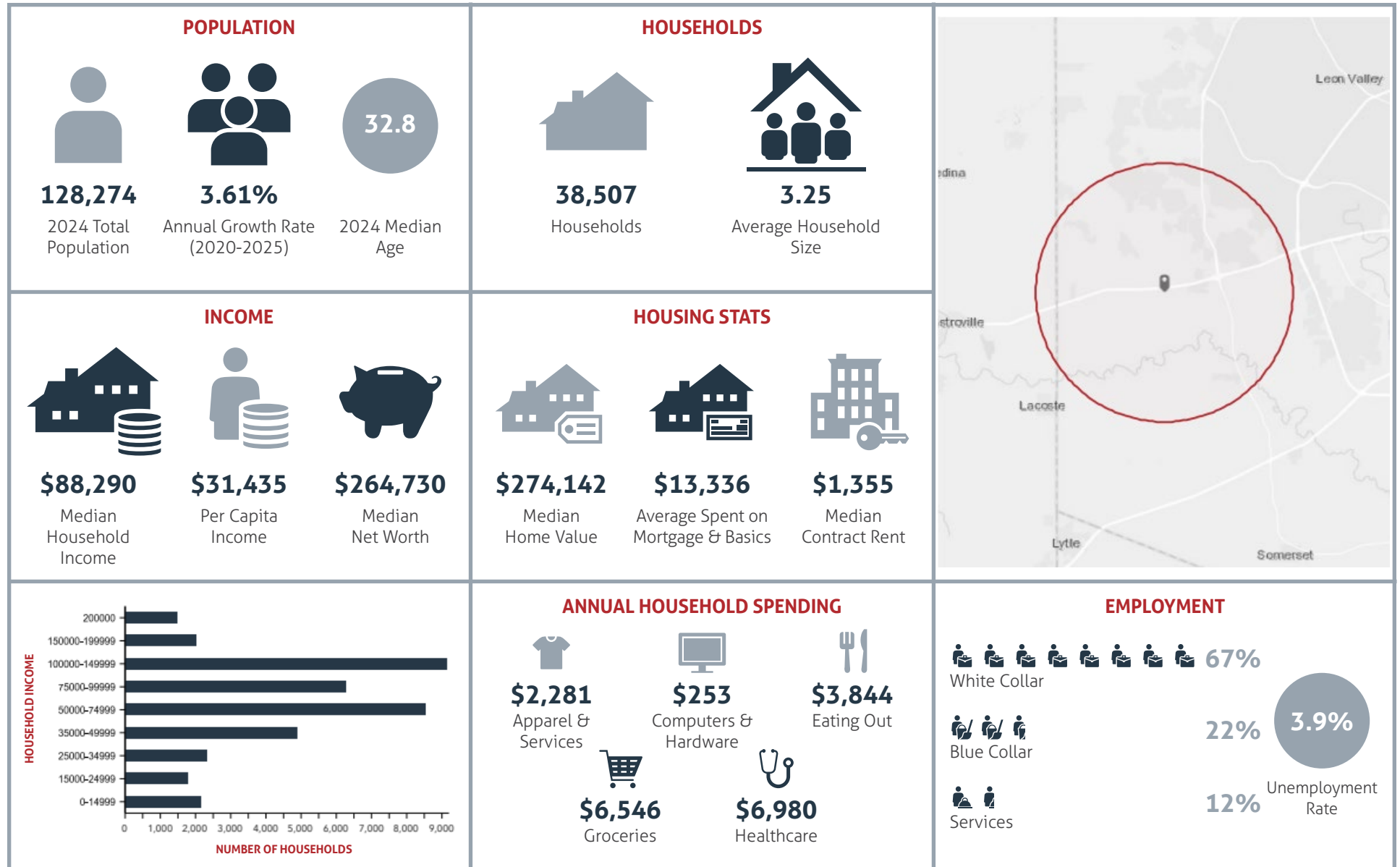
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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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