



# 211 CROSSING

HIGHWAY 211 & POTRANCO RD. | SAN ANTONIO, TX 78253

PROFESSIONAL OFFICE PARK  
STAND ALONE OFFICE BUILDINGS  
**FOR LEASE OR SALE**



Broke Ground: **July 2025**  
Expected Completion: **April 2026**

**STREAM**<sup>®</sup>

For more information,  
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**211**  
**CROSSING**  
SAN ANTONIO, TEXAS 78253

PROFESSIONAL OFFICE PARK  
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**6**  
STAND ALONE  
PROFESSIONAL  
OFFICE  
BUILDINGS



BUILDINGS  
RANGING  
FROM  
**5,000-**  
**6,500 SF**



**4.62/1,000**  
PARKING

\*Conceptual renderings, actual design may change

**211 Crossing is a Class A** professional office park in Far West, San Antonio, Texas. Following the expansion of Highway 211, the area began a rapid transformation. The area's population is expected to grow more than 5.3 times faster than the expected growth rate of San Antonio.

New residents are attracted to its **location, ample new housing, strong schools within Medina Valley ISD, and the plethora of nearby retailers.**

## Q1 Construction Update



**162**  
PARKING  
SPACES  
TOTAL



**MONUMENT  
SIGNAGE**  
AVAILABLE



**OFFICE/  
RETAIL  
PAD SITES**  
AVAILABLE

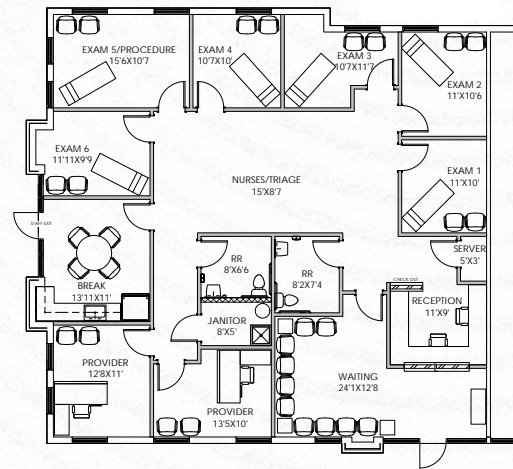
# SITE PLAN

- 6 BUILDINGS
- 35,000 SF TOTAL

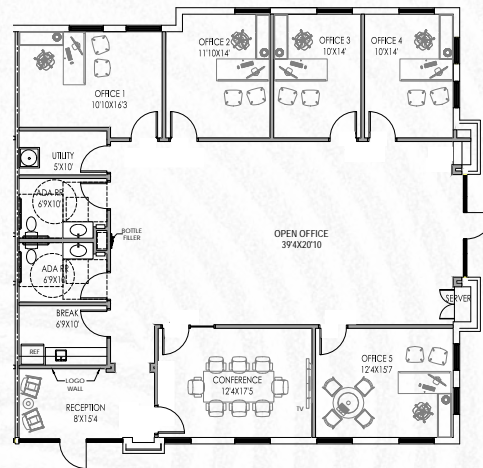


# BUILDING 4 SPEC SUITES

**MEDICAL OPTION**  
2,500 SF  
BUILDING 4  
SPEC SUITE 7

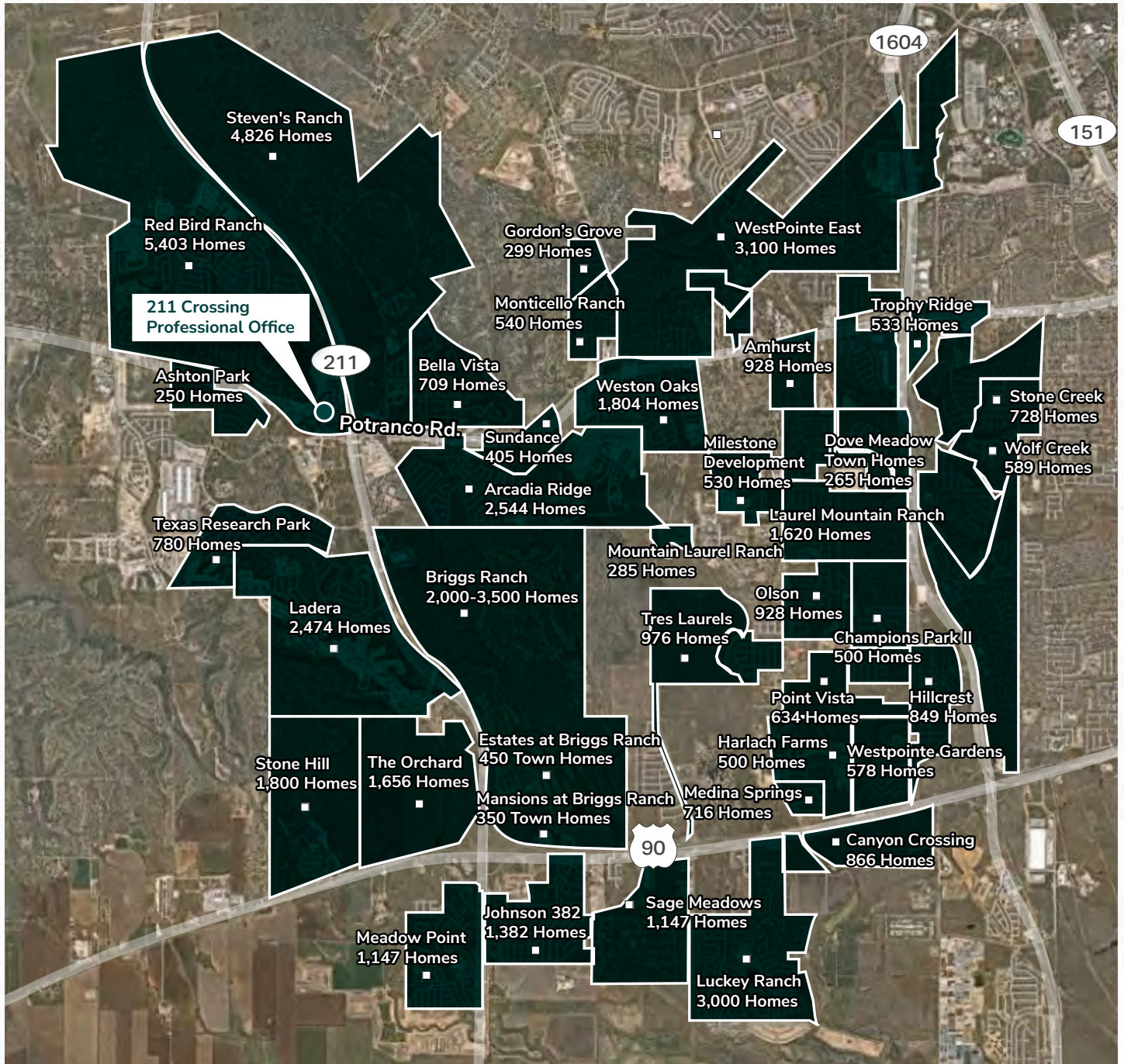


**OFFICE OPTION**  
2,500 SF  
BUILDING 4  
SPEC SUITE 8





# NEW HOUSING DEVELOPMENTS



# AREA DEMOGRAPHICS

(WITHIN 3 MILES)



**37,819**

Current  
Population



**5.3x**

Faster  
expected  
growth  
rate than  
San Antonio



**\$125,155**

Average  
Household  
Income



**73%**

White  
Collar  
Employment



PROFESSIONAL OFFICE PARK  
STAND ALONE OFFICES  
**FOR LEASE OR SALE**

# TOTAL SPENDING

	Total Spending	Compared to San Antonio
Healthcare	<b>\$98,259,837</b>	<b>+36%</b>
Travel	<b>\$29,956,222</b>	<b>+34%</b>
Apparel and Services	<b>\$29,106,464</b>	<b>+30%</b>
Personal Care Products	<b>\$13,059,038</b>	<b>+34%</b>



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