

±21.52 ACRES - FOR SALE

SEQ OF STATE HWY 151 & INGRAM RD, SAN ANTONIO, TX 78245

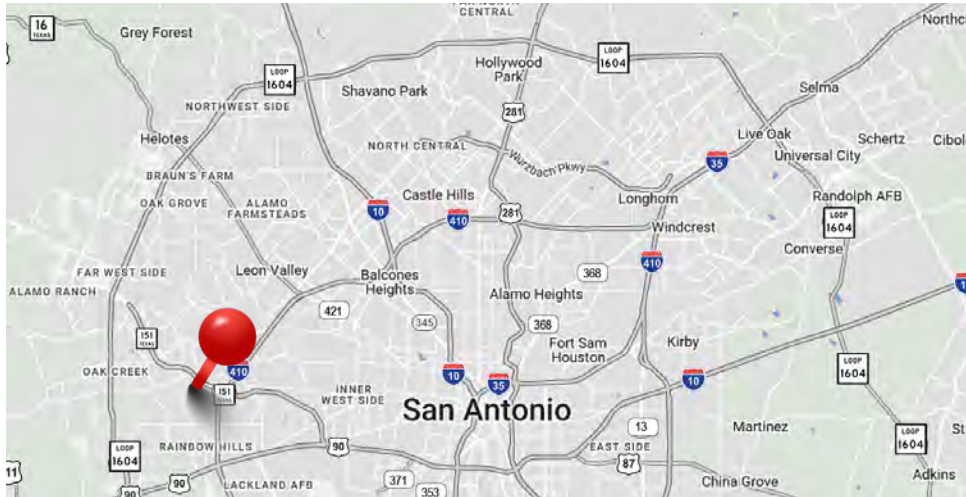


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Location:	SEQ of State Hwy 151 & Ingram Rd
Size:	±21.52 acres
Zoning:	MPCD - Master Planned Community Development
Frontage:	±600 feet on Ingram Rd
Topography:	Flat with slight slope to the East
Access:	Access to the site from Ingram Rd & State Hwy 151 frontage Rd
Utilities*:	Available to site
Traffic Counts:	113,612 vpd (Source: Costar)
Pricing:	Call for pricing

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.



ZONING AND ENTITLEMENTS:

- Located within a Master Planned Community Development (MPCD)
- Up to 27 multifamily units per acre allowed
- Most other uses fall under C-3 - the highest level of commercial zoning in San Antonio
- No on-site detention required
- No Edwards Aquifer Recharge Zone limitations

AREA HIGHLIGHTS:

Monterrey Village is strategically located on the southern boundary of the Westover Hills submarket. This area has become the hub for corporate campus and data center users in San Antonio. The west side of San Antonio also continues to be the fastest growing corridor from a commercial and single-family standpoint. Reasons for this continued trend include availability of utilities and technology infrastructure, lower development costs, moderately priced land and no applicable Edwards Aquifer Recharge Zone restrictions.

AREA EMPLOYERS:

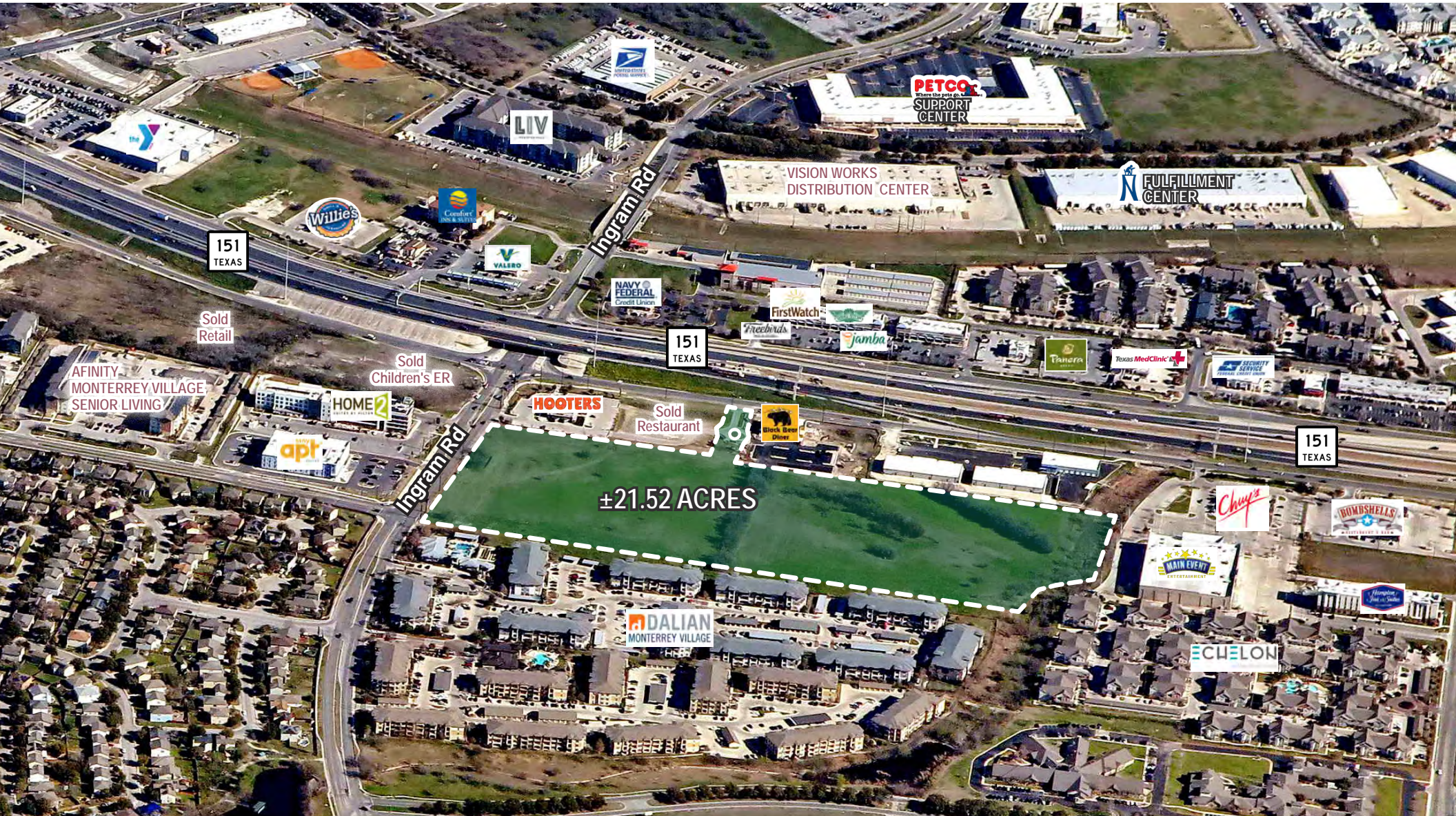
Large corporate campuses and data center users in this submarket include: Nationwide, National Security Agency (NSA), Petco, Wells Fargo, Northwest Vista College, CitiBank, Southwest Research Institute, Hyatt Hill Country Resort, SeaWorld San Antonio, Christus Santa Rosa Hospital, Frost Bank, JPMorgan Chase, Kohl's, The Hartford, The Capital Group, Microsoft and Lowe's.

4.24.26

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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MAJOR EMPLOYERS

- ① Wells Fargo Operations Center
- ② Northwest Vista College
- ③ JPMorgan Chase
- ④ Kohl's Operations Center
- ⑤ The Hartford Contact Center
- ⑥ Capital Group
- ⑦ Hallmark University
- ⑧ Frost Bank
- ⑨ GM Financial Service Center
- ⑩ Spectrum Customer Center
- ⑪ Mays Family YMCA at Potranco
- ⑫ Fred Loya Insurance
- ⑬ Petco Support Center
- ⑭ Vision Works
- ⑮ Texas Biomedical Research Institute

DATA CENTERS

- ⑯ Microsoft Data Center
- ⑰ Microsoft Data Center
- ⑱ Microsoft Data Center
- ⑲ Valero Energy
- ⑳ Stream Data Denter
- ㉑ Cyrus One

HOSPITALS

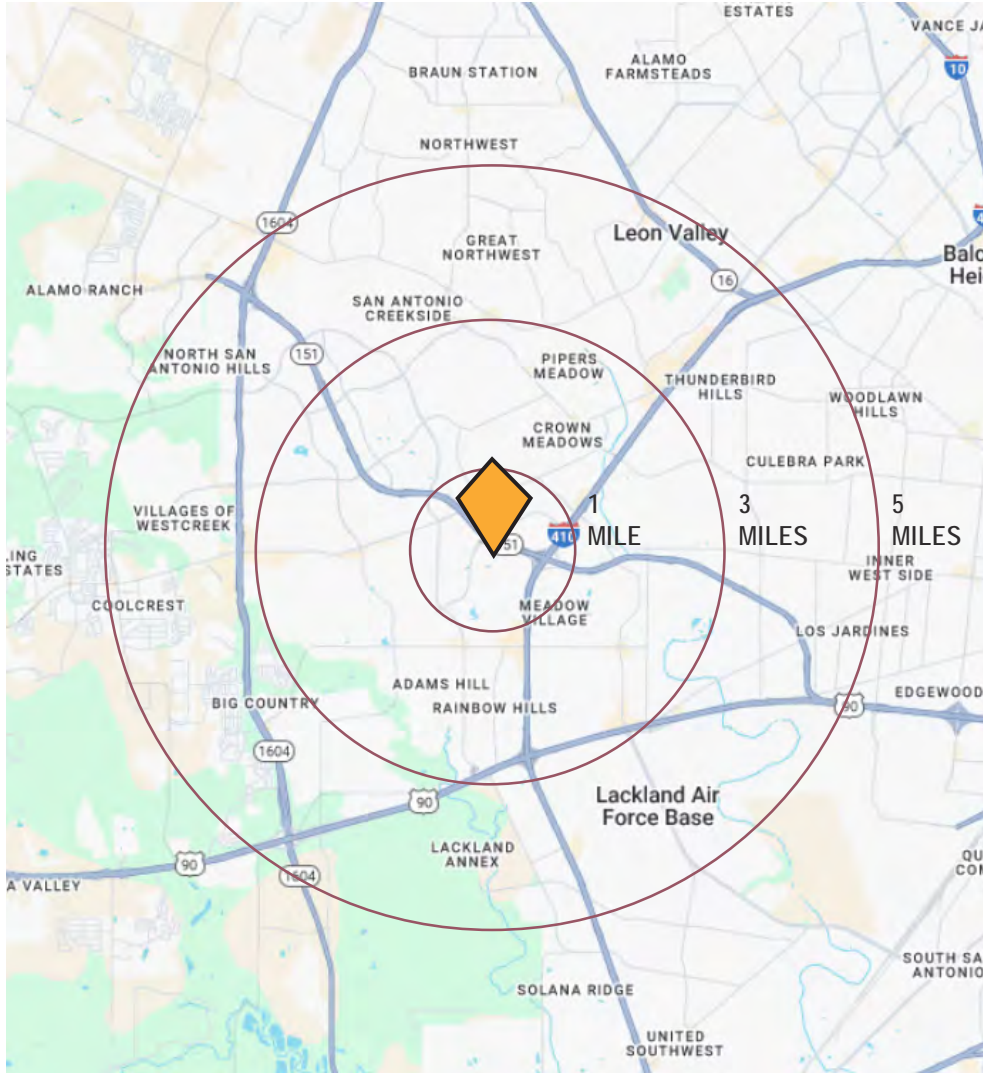
- ㉒ Methodist Westover Hills
- ㉓ Baptist Neighborhood Hospital
- ㉔ Christus Santa Rosa
- ㉕ VA Clinic

ENTERTAINMENT

- ㉖ Seaworld
- ㉗ Hyatt Hill Country Resort
- ㉘ Main Event

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Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Total Population:	16,692	127,105	312,979
2030 Population Projection:	17,719	132,846	329,736
Annual Growth 2025-2030:	1.2%	0.9%	1.1%
Median Age:	32.3	34.2	33.4
Households			
Total Households:	6,497	45,078	103,631
Annual Growth 2025-2030:	1.3%	0.9%	1.5%
Median Household Income:	\$64,338	\$69,041	\$70,911
Average Household Size:	2.5	2.8	2.9
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$249,402	\$233,534	\$239,836
Median Year Built:	2007	1996	1994
Daytime Employment			
Total Businesses:	472	3,233	8,966
Total Employees:	4,331	32,562	74,274
Vehicle Traffic			
SH 151 @ Potranco Rd:	113,612 vpd		
SH 151 @ Ingram Rd:	82,966 vpd		
Ingram Rd @ Vista West Dr:	15,392 vpd		

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METHODIST HOSPITAL - WESTOVER HILLS

Methodist Hospital Westover Hills is a new \$200 million, full-service, acute-care hospital in San Antonio, Texas that celebrated its grand opening in November 2024. It is part of Methodist Healthcare System, which is owned by HCA Healthcare and Methodist Healthcare Ministries of South Texas, and is located in the rapidly growing Westover Hills area. The 54-bed acute-care hospital will offer a range of specialty services in addition to a dedicated 15 bed Emergency Department with adult and pediatric emergency services. Other specialties include cardiovascular care, women's services, general surgery, and according to [sahealth.com](https://www.sahealth.com).



Key points about Methodist Hospital Westover Hills

- **Location:**

5106 W 1604 N, San Antonio, 78251

- **Services:**

Offers a wide range of acute care services, including an emergency department, women's services, and more.

- **Community Focus:**

Designed to serve the growing Westover Hills area and surrounding communities.

- **Future Growth:**

Methodist Healthcare is investing in expansions at several of its campuses, including Westover Hills.

- **Economic Impact:**

The hospital estimated to initially bring 350 new jobs to the area. The ultimate investment and job count could grow.

Source: AI generated from various articles

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BAPTIST HOSPITAL - WESTOVER HILLS

Westover Hills Baptist Hospital in San Antonio is a new, \$300 million, full-service medical campus that opened in late July 2024. The hospital, located on the city's far West Side, includes a 92-bed acute care hospital, a large emergency department, six operating rooms, and a dedicated women's services floor. It is part of Baptist Health System, which is owned by Tenet Health, and is designed to address a critical need for healthcare in the growing area.



Here's a more detailed look:

- **Location:**
Westover Hills Baptist Hospital is situated at the intersection of Wiseman Blvd and Loop 1604, serving the West side of San Antonio.
- **Facilities:**
The four-story, 350,000-square foot general acute care hospital is located on 72 acres. The campus includes the 92-bed acute care hospital, a medical office building-84,000 sf and potential for future expansion with more medical and retail facilities.
- **Services:**
The hospital offers a range of services including emergency care, general surgery, urology, gynecology, orthopedics, and women's health.
- **Community Impact:**
Baptist Health System sees the hospital as a critical investment in the community, aiming to address a gap in care in a rapidly growing area.
- **Economic Impact:**
The hospital is estimated to have created 700 construction jobs and over 500 permanent jobs at opening.

Source: AI generated from various articles

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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. **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.

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