
Westover Hills Multifamily Site

A 264-Unit Multifamily Development Site Surrounded by Employment in West San Antonio, TX



NEWMARK

Architectural Rendering

SITE OVERVIEW

Site Information

Land Size	12.83 Acres
Utilities	All utilities are to the site

Investment Highlights

- Site has an expired Site Development Permit for a 264-unit garden multifamily development
- Full set of Civil Plans from Pape Dawson
- Full set of Architectural Plans from Humphreys & Partners
- No Detention or Water Quality required



SITE PLAN



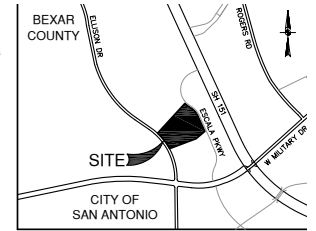
SURVEY MAP

NOTES:

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF NAD 83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
- 4) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 480200255G DATED SEPTEMBER 01, 2010 FOR BEXAR COUNTY, TEXAS AND UNCORRECTED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV. ZONE X (UNSHADED), DEFINED AS "OTHER AREAS" AREAS DETERMINED TO BE OUTSIDE 500-YEAR ANNUAL CHANCE FLOODPLAIN. THE SUBJECT PROPERTY IS ALSO EFFECTED BY THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS SHOWN ON SUBDIVISION PLAT OF WESTOVER HILLS 80 ACRES RECORDED IN VOL. 9683, PGS. 215-218 D.P.R., 1ST 4 PAGES & VOL. 9684, PG. 1 D.P.R., LAST PAGE. FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

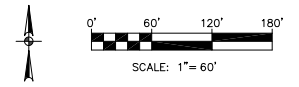
DEED/PLAT REFERENCE

- D.P. DEED RECORDS OF BEXAR COUNTY, TEXAS
- D.P. PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE



SYMBOL LEGEND

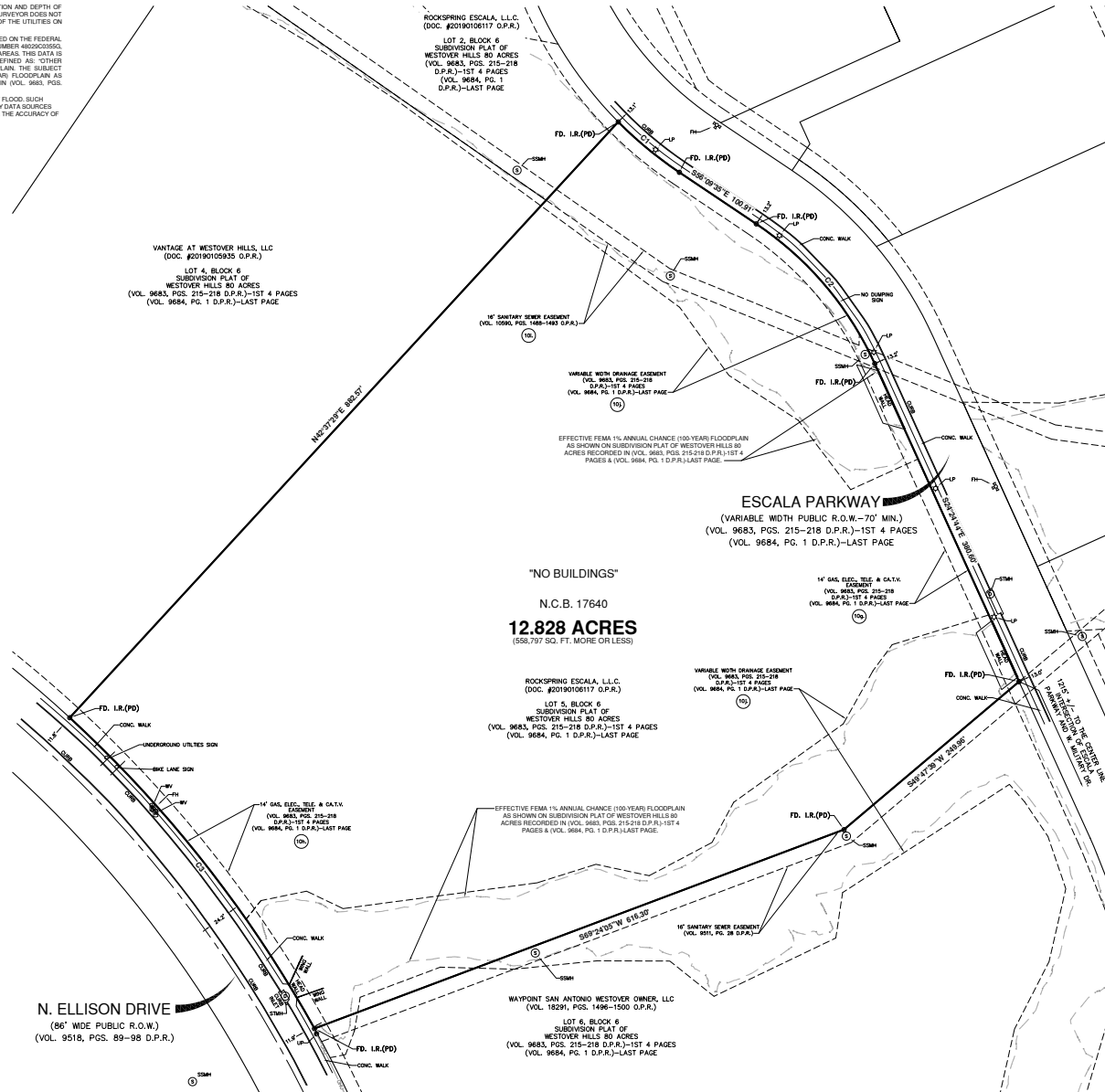
⊕	FI	FIRE HYDRANT
⊙	LP	LAMP POST
—		ADJUSTING/ANALOG/UTILITY SIGN WITH DESCRIPTION
⊙	SMH	SANITARY SEWER MANHOLE
⊙	SMH	STORM SEWER MANHOLE
—	UP	UTILITY POLE
⊕	WV	WATER VALVE
⊕		SET 1/2" I.R.(P)
⊕		FOUND

LINE LEGEND

—	OVERHEAD UTILITY
---	------------------

LEGEND

CATV	CABLE TELEVISION
CONC.	CONCRETE
ELEC.	ELECTRIC
FD	FENCED
HC	HANDICAP SPACE
IA	IRON ROD
IP	IRON PIPE
(PD)	PAPE-DAWSON CAP



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	435.00'	112°3'20"	S50°27'52"E	86.34'
C2	365.00'	31°44'51"	S40°17'09"E	202.25'
C3	1353.00'	18°20'10"	N09°12'24"W	431.18'



SOUTH TEXAS MEDICAL CENTER
 Spans 900 acres and includes 75 medically related institutions, 45+ clinics, 12 major hospitals, one higher education institution, and countless small practices, offices, and non-medical businesses

METHODIST HOSPITAL WESTOVER HILLS
 New campus featuring a new four-story, 180,000 SF hospital and a 125,000 SF medical office building; both structures were completed November 2024

MICROSOFT DATA CENTER EXPANSION
 Records show plans to build two additional data centers totaling 104,837 SF – one a full build-out and one a shell building, plus a metal building connector corridor, and equipment service yard

Alamo Ranch
 Target, Lowe's, Best Buy, Dick's, Ross, JCPenney, Marshalls, PetSmart, Michaels, OfficeMax, In-N-Out, Starbucks

Culebra Market
 H-E-B, Hobby Lobby, Party City, GNC LiveWell, Chase, Subway, Chilis

Ingram Park Mall
 Dillard's, Macy's, Aeropostale

Ingram Festival
 Barnes & Noble, Ross, Best Buy, Old Navy, Ulta, DSW, Michaels

The Village at Summit
 Sams Club, Walmart, Chilis, PetSmart, Cinemark

FUTURE MICROSOFT DATA CENTER
 Planned 245,000 SF data center estimated to cost \$215M. Known as "SAT15", construction is expected to be completed in 2026

WESTOVER HILLS
 One of the largest employment districts in San Antonio, with an employment base of ~210,000 jobs

VICINIA
 97-acre mixed-use, infill development with a pedestrian-oriented design to redefine how people live, work, and play; first development of its kind in San Antonio

BAPTIST HOSPITAL CAMPUS
 New clinical campus featuring a five-story, 300,000 SF hospital with an attached medical office building; opened August 2024

CHRISTUS Santa Rosa Hospital - Westover Hills

Hyatt Regency Hill Country Resort & Spa

WESTOVER HILLS MULTIFAMILY SITE

SeaWorld Adventure Parks

Walmart Supercenter

The Shops at Dove Creek
 Costco Wholesale, T.J. Maxx, Ross, PetSmart, Old Navy, Olive Garden, Michaels, Famous Footwear, MOD

San Antonio Marketplace
 Big Lots, GameStop, Pizza Hut, Discount Tire, McDonald's, Dollar Tree

Westover Marketplace
 Target, Lowe's, Ross, PetSmart, Starbucks, Chilis, Panera, Dunkin'

MARBACH RD

West Lakes
 H-E-B, Chick-fil-A, Firestone, Bank of America, CNN's, Red Lobster

Family Dollar, Walgreens, CVS

Wilford Hall Medical Center

Lackland Air Force Base

Gateway Hills Golf Course

The Westover Hills Multifamily Site is surrounded by an abundance of top employers, restaurants, retail and entertainment with easy access to highways 151, 1604 and 410.

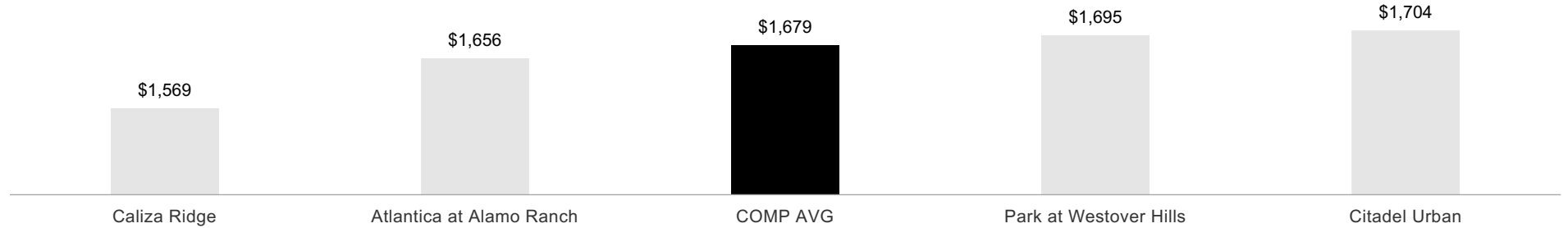
MARKET OVERVIEW

Rent Comparables Summary

	Property Name	Address	Year Built	# of Units	Avg SF	Eff Rent	Eff Rent PSF	Occupancy
1	Atlantica at Alamo Ranch	5415 Alamo Pkwy.	2025	375	932	1,656	\$1.78	71%*
2	Caliza Ridge	5219 Rogers Rd.	2025	335	865	1,569	\$1.81	90%
3	Citadel Urban	503 Richland Hills Dr.	2025	182	907	1,704	\$1.88	91%
4	Park at Westover Hills	4103 Rogers Rd.	2025	336	904	1,695	\$1.88	67%*
TOTALS/AVERAGES				286	897	1,679	\$1.87	92%

*Properties in lease-up excluded from occupancy average

EFFECTIVE RENT



EFFECTIVE RENT PSF



MARKET OVERVIEW

Rent Comparables Map

1

ATLANTICA AT ALAMO RANCH

Year Built	2025
Occupancy	71%
Eff. Rent	\$1,656
Eff. Rent PSF	\$1.78

2

CALIZA RIDGE

Year Built	2025
Occupancy	90%
Eff. Rent	\$1,569
Eff. Rent PSF	\$1.81

3

CITADEL URBAN

Year Built	2025
Occupancy	91%
Eff. Rent	\$1,704
Eff. Rent PSF	\$1.88

4

PARK AT WESTOVER HILLS

Year Built	2025
Occupancy	67%
Eff. Rent	\$1,695
Eff. Rent PSF	\$1.88



**WESTOVER HILLS
MULTIFAMILY SITE**

MARKET OVERVIEW

Area Highlights

- **Located within the Westover Hills area of San Antonio, one of the city's largest employment centers**
 - » Westover Hills boasts an employment base of roughly 210,000 jobs and is one of the largest employment districts in the city, along with the IH-10/Loop 1604 growth corridor
 - » Employers consist of data centers, U.S. government, call centers and hospitality including Microsoft, Wells Fargo, Citicorp, JP Morgan, Nationwide, Valero, NSA, SeaWorld, Texas Biomedical Research Institute, Southwest Research Institute, among others
- **Impressive employment base** of 177,978 jobs within a five-mile radius of the Site (U.S. Census Bureau, Mar '26)
- **Nearby employment / economic drivers:**
 - » **Microsoft continues to invest in San Antonio and is actively expanding its operations in the area** – several projects under construction or planned within minutes of the Site
 - » **Methodist Hospital Westover Hills** (2.3 mi away) – new campus featuring a new four-story, 180,000 SF hospital and a 125,000 SF medical office building; both structures were completed November 2024
 - » **Vicinia** (3.0 mi away) – planned 97-acre mixed-use infill development with a pedestrian-oriented design to redefine how people live, work, and play
 - » **Texas Biomedical Research Institute** (3.1 mi away) – home to 400 employees; spans 200 acres and is one of the world's leading independent biomedical research institutions
 - » **Southwest Research Institute (SwRI) HQ** (4.7 mi away) – 1,200-acre campus and home to 2,700 employees with over 2M SF of laboratory and office space
 - » **Lackland Air Force Base** (5.9 mi away) – estimated workforce of 37,000 (largest single employer in San Antonio) and one of four Joint Base San Antonio (JBSA) locations in the city; JBSA is the largest joint base in the U.S. Department of Defense
- » **South Texas Medical Center (STMC)** (8.3 mi away) – 75 medically related institutions and a workforce of nearly 96,980 jobs; both the University of Texas Health Science Center and Methodist Healthcare undergoing multi-million dollar expansions
- **Located near premier shopping and recreation destinations:**
 - » **The Shops at Dove Creek** (2.0 mi away) – 273,700 SF of retail space featuring Costco, Ross, TJ Maxx, HomeGoods, and Michaels
 - » **Westover Marketplace** (2.5 mi away) – over 600,000 SF of retail space featuring Target, Lowe's, PetSmart, and others
 - » **Santikos Casa Blanca** (2.6 mi away) – entertainment concept featuring a 16-screen movie theater with dining, bowling, and bar
 - » **Culebra Market** (2.7 mi away) – nearly 21,000 SF retail center with anchor tenants including H-E-B Grocery, Home Depot, and Hobby Lobby
 - » **Alamo Ranch** (3.9 mi away) – 900,000 SF and 60+ retail stores including Target, JCPenney, Dick's Sporting Goods, Best Buy, among others
 - » **Other recreational opportunities** – SeaWorld (next door), Hill Country Golf Club, Hyatt Regency Hill Country Resort and Spa, Leon Creek Greenway, Six Flags Fiesta Texas, La Cantera Hill Country Resort & Spa, among others
- San Antonio MSA in-migration of 47,297 between Jul '23 and Jul '24 (U.S. Census Bureau, Mar '25)
- Over the past five years, San Antonio's trailing 12-month employment growth has seen an annual average increase of 2.4% per year (USBLS, Apr '24)
- San Antonio ranked #8 "Best U.S. Real Estate Market for 2024" (ULI Emerging Trends in Real Estate, 2024)



WESTOVER MARKETPLACE



SOUTHWEST RESEARCH INSTITUTE



SOUTH TEXAS MEDICAL CENTER



MARKET OVERVIEW

Microsoft Expansions in West San Antonio

Microsoft continues to accelerate its investment across West San Antonio, reinforcing the Westover Hills and Texas Research Park corridor as one of the region's most significant cloud and hyperscale data center clusters.

Since 2022, Microsoft has delivered, initiated, or planned more than 2.8 million square feet of data center development in the western portion of Bexar County and neighboring Castroville, representing approximately \$2.16 billion in capital investment. This sustained expansion reflects long term confidence in West San Antonio's infrastructure capacity, available land, power delivery, and connectivity advantages.

The company's footprint stretches from the Wiseman Boulevard and Westover Link area into Texas Research Park, with additional large scale projects extending west toward FM 471 and the Medina County line. Several phases have delivered since 2022, while multiple new facilities are currently under construction with completions scheduled through 2026 and beyond.

The concentration of data centers in this corridor continues to strengthen West San Antonio's reputation as a mission critical technology market within Texas. With active construction, newly completed facilities, and future phases in the pipeline, Microsoft's presence remains a defining driver of industrial and technological growth in the area.

MICROSOFT'S INVESTMENT IN SAN ANTONIO



2.8M+
total square feet

\$2.1B+
total investment



Recent Expansion Announcements

Microsoft continues to invest in San Antonio and is actively expanding its operations in the area:

- **A planned 400,000 square foot, \$27 million data center on approximately 90 acres at Loop 1604 and Wiseman Boulevard** remains in the pipeline, signaling continued long term expansion in the Westover Hills corridor
- **Construction is scheduled to begin late 2026 on a \$400 million, 195,670 square foot data center in Castroville** (known as "SAT82"), with completion projected for 2028
- **Two 245,000 square foot data centers (known as "SAT93" and "SAT94") are currently under construction near the intersection of CR 381 and CR 385 in western Bexar County;** each facility represents a \$350 million investment with completion anticipated in 2027
- **Construction is underway on a 245,000 square foot, \$215.9 million data center (known as "SAT15")** at 3555 Westover Link, with delivery expected in mid-2026
- **Phases 2 and 3 of the SAT14 campus at Wiseman Boulevard are under construction and will add approximately 106,000 square feet combined,** with completion expected in March 2026, following delivery of Phase 1 in December 2022

MARKET OVERVIEW

Multiple medical facilities and expansions have been announced for West San Antonio, all within minutes of the Site.

The population growth and development of west San Antonio has created a tremendous need to continue expanding medical services in this area. This growth will have a positive effect on the surrounding and bordering areas, creating more jobs, providing millions in salaries and benefits for workers, and generating gross regional product and state and local government revenues.

“With more than 423,000 citizens in this patient service area, the population requiring care is larger than the city of Corpus Christi. With an estimated 9.3% increase in residents in west Bexar County, that’s 40,000 additional lives to service by 2026.”

– ALLEN HARRISON, PRESIDENT AND CEO OF METHODIST HEALTHCARE

1.0 mile from Westover Hills Multifamily Site



CHRISTUS Santa Rosa Hospital Expansion

- \$139M expansion of its existing Westover Hills campus
- The centerpiece of the expansion is a new four-story tower
- The 164,000 SF structure will house more than 100 new private patient beds and expand the hospital's capabilities in obstetric, neonatal and adult intensive care services
- Opened in 2025

Baptist Westover Hills Campus

- New \$250M 72-acre campus at SW Wiseman Road and Loop 1604
- Campus includes a five-story, 300,000 SF acute care hospital with an attached medical office building spanning 80,000 SF
- The hospital offers cardiac, emergency and women's services
- The campus opened in August 2024

1.5 miles from Westover Hills Multifamily Site

Methodist Hospital Westover Hills Campus

- New \$150M, 54-bed acute-care hospital
- Campus includes a four-story, 180,000 SF acute care hospital and a four-story, 125,000 SF medical office building
- The project is expected to create 280 new jobs and funnel more than \$24M in payroll into the area
- Opened November 2024

2.3 miles from Westover Hills Multifamily Site



MARKET OVERVIEW

Southwest Research Institute Headquarters

Southwest Research Institute (SwRI) is a premier independent, nonprofit research and development organization using multidisciplinary services to provide solutions to some of the world's most challenging scientific and engineering problems. Headquartered in San Antonio, Texas, the campus spans over 1,500 acres, providing more than 2.3 million square feet of laboratories, test facilities, workshops, and offices for 2,700+ employees.

In 2022, SwRI added a 74,000 square foot Space System Integration Facility to its San Antonio headquarters. This new facility can rapidly respond to customers needing to design, assemble and test spacecraft, particularly small satellites for emerging "new space" applications, including support for the commercial and U.S. Department of Defense arenas.

4.7 miles from Westover Hills Multifamily Site



3.0 miles from Westover Hills Multifamily Site

Vicinia Transit-Oriented Development – New Urbanism

Westover Hills is home to the 97-acre future site of Vicinia. Work has already begun for the planned mixed-use infill development and San Antonio's first neighborhood to be built on New Urbanism principles. Built around a town square, Vicinia will be the first project developed under San Antonio's Transit-Oriented Development (T.O.D.) zoning code that encourages density near transit facilities. Plans call for mass transit facilities within the development that will connect it to other nodes of the city.

Vicinia will be the first of its kind built in a suburban San Antonio area, creating a walkable, bikeable, and drivable neighborhood that offers a mix of housing for all incomes and ages, plus retail, office, and community facilities.



7K

acre base



80K

annual students



37K

employees



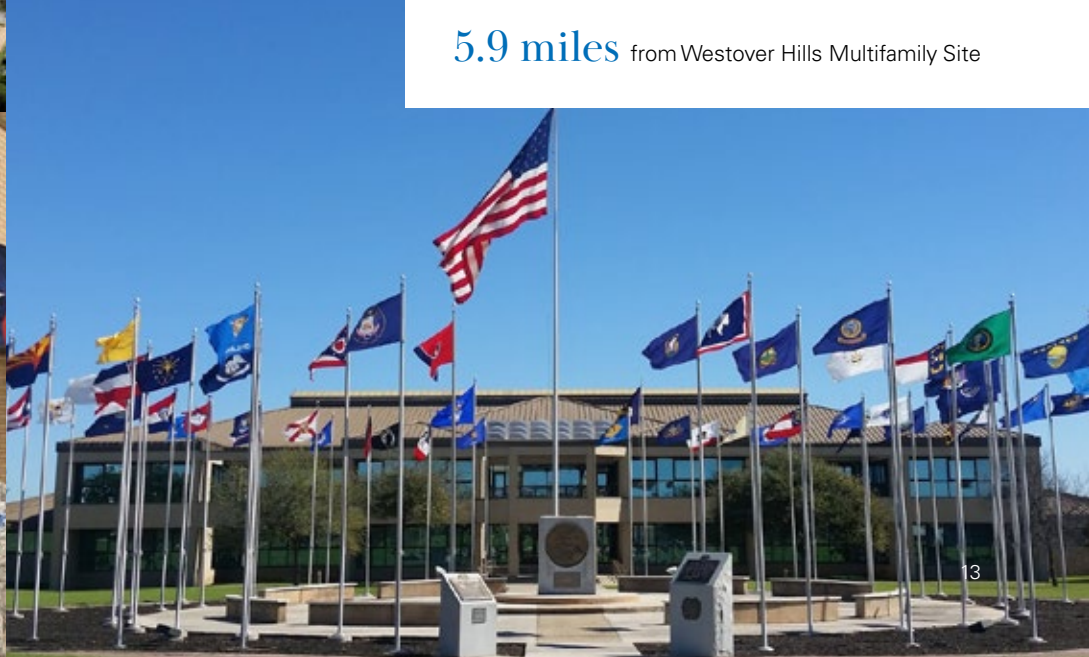
MARKET OVERVIEW

Lackland Air Force Base

Lackland Air Force Base (Lackland AFB) is a significant military installation spanning approximately 7,000 acres and serves as the primary training center for the United States Air Force's enlisted basic military training. This base trains up to 80,000 U.S. and foreign military students annually and has an estimated workforce of 37,000 – the largest single employer in San Antonio. JBSA is the largest joint base in the U.S. Department of Defense.

Lackland AFB is part of Joint Base San Antonio (JBSA), an amalgamation of several military installations in the San Antonio area, including Lackland, Randolph Air Force Base, and Fort Sam Houston. JBSA is the largest joint base in the U.S. Department of Defense and serves as a hub for a wide range of military operations including training, medical research, and logistical support. Lackland AFB and JBSA contribute significantly to the local economy and community, providing employment opportunities, supporting local businesses, and fostering a strong military presence in the region. The bases also offer various amenities and services to support the military personnel and their families, including housing, healthcare facilities, recreational activities, and educational opportunities.

5.9 miles from Westover Hills Multifamily Site

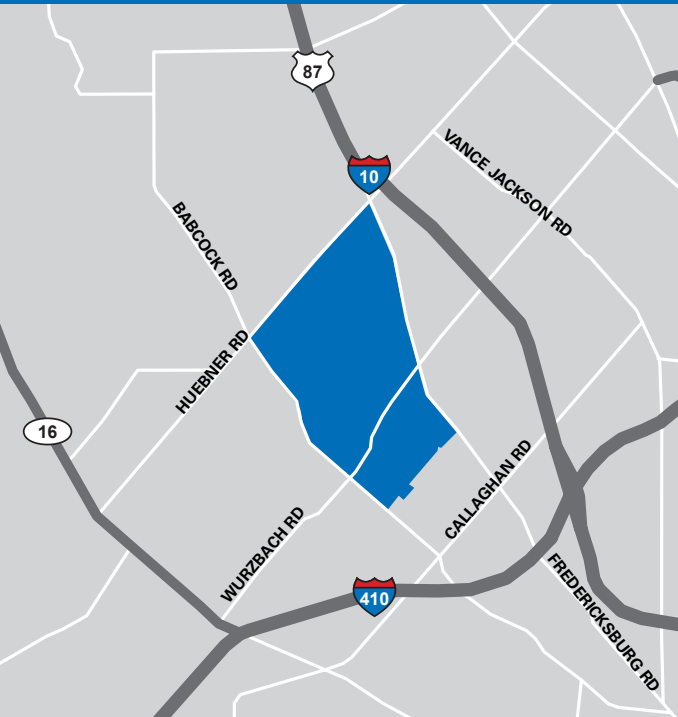
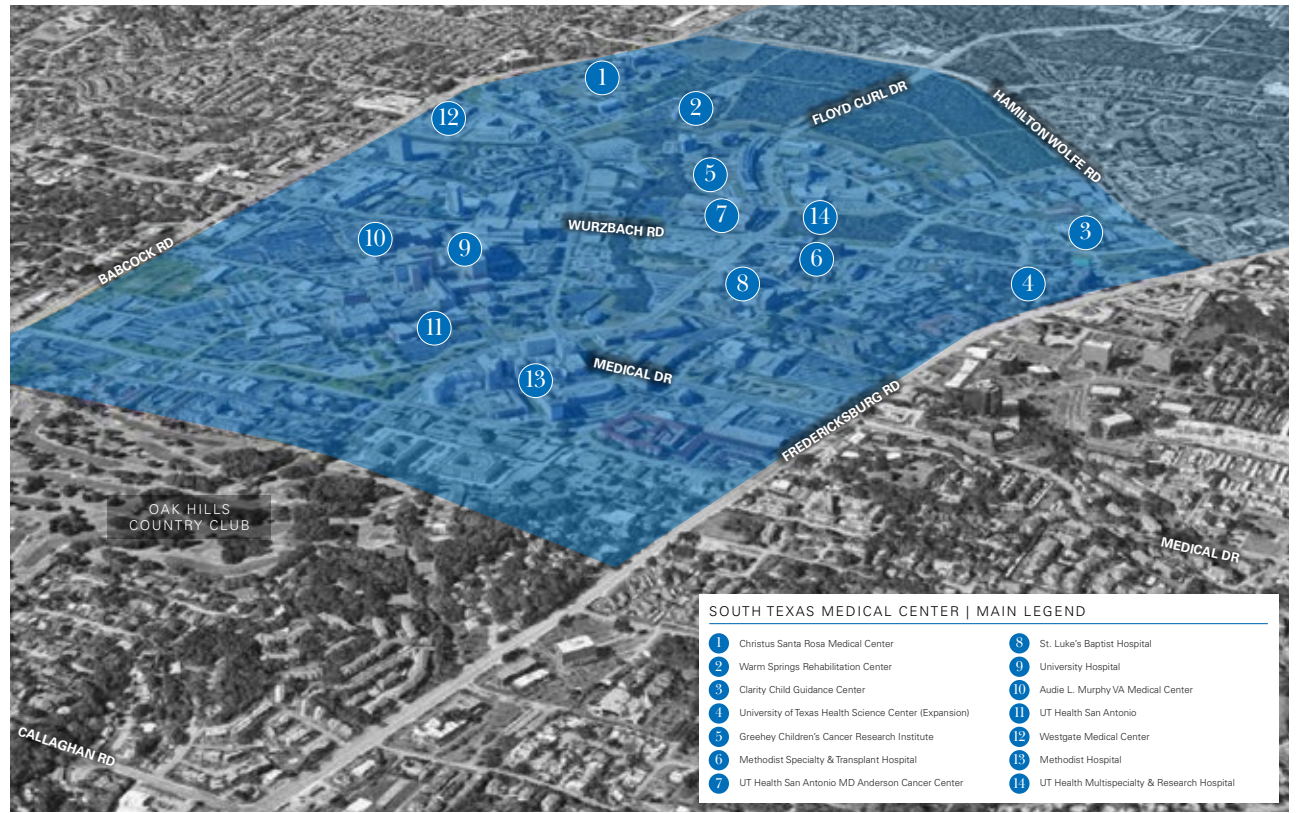


MARKET OVERVIEW

South Texas Medical Center

With nearly 96,980 jobs supported, the South Texas Medical Center (STMC) is one of the largest and most rapidly expanding employment hubs in San Antonio. The STMC is made up of 75 medically related institutions, more than 45 clinics, 12 major hospitals, one higher education institution, and countless small practices, offices, and non-medical businesses.

 **900+**
acres of medical development



STMC ECONOMIC CONTRIBUTIONS (DIRECT, INDIRECT, AND INDUCED) TO BEXAR COUNTY IN 2024

Source: STMC Economic Impact Study 2024, San Antonio Medical Foundation

~\$18B
total output or revenues

~97K+
jobs supported

\$6.2B
paid in wages and salaries

\$257M
contributed in annual revenues

8.3 miles from Westover Hills Multifamily Site

Westover Hills Multifamily Site

For more information:

Andrew Childers

Senior Managing Director

t 512-637-1269

andrew.childers@nmrk.com

Matt Michelson

Executive Managing Director

t 210-529-7266

matt.michelson@nmrk.com

Steven Boice

Director

t 512-637-1215

steven.boice@nmrk.com

2530 Walsh Tarlton Ln., Suite 200, Austin, TX 78746 t 512-342-8100

NEWMARK

This information has been derived from sources deemed reliable. However, it is subject to errors, omissions, price change and/or withdrawal, and no warranty is made as to the accuracy. Further, no warranties or representation shall be made by Newmark and/or its agents, representatives or affiliates regarding oral statements which have been made in the discussion of the above property. This presentation, prepared by Newmark was sent to the recipient under the assumption that s/ he is a buying principal. Any potential purchaser is advised that s/ he should either have the abstract covering the real estate which is the subject of the contract examined by an attorney of his/her selection, or be furnished a policy of title insurance. Do not contact the Property.

nmrk.com