



Opportunity Zones 2.0

2026

Supplemental Nomination Information

Submitting Jurisdiction: City of San Antonio



CITY OF SAN ANTONIO

The Honorable Greg Abbott
Governor of Texas
P.O. Box 12428
Austin, Texas 78711-2428

June 23, 2026

Dear Governor Abbott:

On behalf of the City of San Antonio, I am pleased to submit our Opportunity Zone nominations for your consideration.

The Opportunity Zone program remains an important economic development tool that helps attract private investment, create jobs, and expand economic opportunity in communities across Texas. These designations provide a pathway to leverage private capital in areas where strategic investment can strengthen local economies, support business growth, and improve quality of life for residents.

San Antonio's recommended census tracts were identified through a comprehensive, data-driven analysis focused on areas with strong potential for catalytic investment and long-term economic impact. The City respectfully submits 73 census tracts for nomination, including key employment and growth centers such as Downtown San Antonio, the East Side, Brooks, Port San Antonio, and the South Texas Medical Center.

These areas are experiencing significant momentum through public and private investment, redevelopment initiatives, infrastructure improvements, and workforce development efforts. Opportunity Zone designation will help accelerate that progress by encouraging additional private-sector investment in projects that support job creation, housing development, entrepreneurship, innovation, and commercial revitalization. Just as importantly, these investments can help connect residents to greater economic opportunities while strengthening the long-term competitiveness of our region.

San Antonio continues to build on its strengths in advanced manufacturing, aerospace, cybersecurity, healthcare, bioscience, logistics, and emerging technologies. As one of the

fastest-growing cities in the nation, we recognize the importance of ensuring that growth is both sustainable and broadly beneficial. Opportunity Zones can play a meaningful role in helping communities attract investment, modernize infrastructure, and support the industries that will drive Texas' future economy.

We appreciate your leadership and commitment to policies that promote economic growth and opportunity throughout our state. The City of San Antonio looks forward to continuing to work with state leaders, investors, and community partners to maximize the impact of these designations and advance shared economic development goals.

Thank you for your consideration of San Antonio's nominations and for your continued support of Texas communities.

Sincerely,



Erik Walsh
City Manager
City of San Antonio

CITY OF SAN ANTONIO

Opportunity Zones 2.0 – Overview and Prioritization Methodology

Submitting Jurisdiction: City of San Antonio

County: Bexar

Metro: San Antonio–New Braunfels

Nominated Tracts: 73 tracts across 9 Geographic Clusters

1. San Antonio - Overview

San Antonio is a vibrant city with a thriving economy, deep cultural heritage, and communities that are compassionate, inclusive, and proudly diverse. It is the seventh largest city in the United States and one of the strongest fiscally managed cities in the country, nurturing entrepreneurship, encouraging investment, and funding infrastructure. The City fosters partnership and growth opportunities in aerospace, bioscience, arts, green technologies, healthcare, and information technology. San Antonio's famed River Walk and Alamo are the top tourist attractions in Texas, and its historic missions are a designated World Heritage Site – the first and only in Texas. Proudly called Military City, USA®, San Antonio is home to one of the largest populations of active-duty military and veterans, as well as mission-critical commands, including military medicine, cybersecurity, pilot training, and basic training.

2. Methodology Explanation

The City of San Antonio developed a robust methodology to evaluate and rank all 146 eligible census tracts in Bexar County. The methodology was structured around the state's four evaluation criteria (statutory compliance, local support, project viability, and geographic balance), with primary emphasis on local support and project viability. Every variable in the index was mapped to one of these criteria so that each tract's score reflects the same standards the state applies. With respect to geographic balance, only one of

the qualified tracts in Bexar County is classified as rural, a factor the index accounts for directly.

To measure these criteria, the City drew on a combination of internal data and public and private sources (including CoStar, the U.S. Census / American Community Survey, ArcGIS, and Data Axle) to evaluate variables organized into four pillars focusing on local support and project viability. The four pillars are complementary by design. **Drivers** asks whether momentum already exists. **Investment** asks whether capital is flowing. **Place** asks whether the physical fundamentals can support development. **People** keeps the program anchored to community need. The strongest nominations are the tracts where all four converge.

Drivers — Objectives or Projects That Spur Economic Activity

The City prioritized tracts where growth was already in motion or clearly imminent, because Opportunity Zone capital performs best when it accelerates existing momentum rather than attempting to create it from nothing. Tracts rose in the ranking when catalytic projects and connective infrastructure intersected within or beside them, signaling that a designation would amplify activity already taking shape. The City weighed:

- **Critical projects** — major developments underway or planned in or adjacent to the tract.
- **Transit connectivity** — proximity to the VIA Green Line and Silver Line corridors.
- **Airport adjacency** — nearness to the San Antonio International Airport, a powerful anchor for trade, logistics, and jobs.
- **Opportunity Zone proximity** — tracts current or adjacent to an existing Opportunity Zone, allowing investment to build on established momentum.
- **Business density** — the number of businesses already operating, reflecting an active commercial base.

Investment — Public and Private Spending

The City tracked the flow of committed capital, both public and private, into and around each tract. Where dollars are already in motion, a designation can stretch them further

and crowd in additional private investment, so tracts with demonstrable financial commitment were favored. The City weighed:

- **Active incentive agreements** — evidence of committed public–private partnership.
- **Commercial real estate activity** — a signal of market confidence and absorption.
- **Bond projects** — public investment already directed into the area.
- **Affordable housing investments** — pairing economic growth with community stability.
- **TIRZ location** — tracts within a Tax Increment Reinvestment Zone, where a dedicated financing mechanism is already at work.

Place — Geographic Attributes

The City examined the physical and locational fundamentals that determine whether investment can actually take root. Even with strong momentum and committed capital, a tract needs the land, infrastructure, and anchor institutions to support real development, so these attributes shaped which tracts were judged ready to absorb investment. The City weighed:

- **Regional centers and nodes** — concentrations of activity and access.
- **Hospitals** — major health institutions serving as employment and service anchors.
- **Colleges and universities** — sources of talent that drive ancillary development.
- **Available land** — parcels suitable for new development or redevelopment.
- **Existing infrastructure** — systems capable of supporting growth.
- **Property values** — indicators of both opportunity and market trajectory.

People — Community Demographics

The City used demographic data to keep every nomination anchored to the program's core purpose — directing investment to communities that stand to benefit most. This pillar ensured the slate reflected genuine community need alongside development potential, so

that designation advances meaningful outcomes rather than simply chasing the easiest deals. The City weighed:

- **Median household income** — a core measure of economic need.
- **Poverty and population** — the scale and concentration of need.
- **Public transit usage** — a marker of access and mobility demand.
- **Gross median rents** — a signal of affordability and displacement pressure.

Evaluating and Assigning Values to Variables

Once the variables were selected, each was assigned a maximum weight of 2 to 10 points based on its relative importance, creating five weighting levels. The 10-point variables were critical projects, the VIA Green and Silver Line projects, active incentive agreements, Westside Creek Restoration, and hospitals. The 8-point variables were current Opportunity Zones, adjacency to the International Airport, median household income, poverty rate, and regional centers. The 6-point variables were the 2025 number of businesses, population change, colleges and universities, regional economic nodes, mega-site lands (over 50 acres), and property values. The 4-point variables were adjacency to a previous Opportunity Zone, TIRZ location, bond projects, commercial real estate activity, gross median rents, business outreach, and rural designation. Finally, the 2-point variables were public transit usage and available land for sale or lease.

Variable	Source	Type of Measure	EDT Criterion	Economic Development Criterion	Max Points
Majority Within City	ArcGIS	Binary	—	Basic Qualification	
Critical Projects	COSA	Binary	C3: Project Viability	Driver	10
VIA Green & Silver Line	COSA	Binary	C3: Project Viability	Driver	10
Current Opportunity Zone	ArcGIS	Binary	C1: Statutory Compliance	Driver	8
Adjacent to Prev OP Zone	ArcGIS	Binary	C1: Statutory Compliance (adjacent)	Driver	4
Adjacent to International Airport	ArcGIS	Linear	C3: Project Viability	Driver	8
(2025) Number of Businesses	Data Axle	Linear	C3: Project Viability	Driver	6
Active Incentive Agreement	COSA	Binary	C2: Local Support	Investment	10

Variable	Source	Type of Measure	EDT Criterion	Economic Development Criterion	Max Points
TIRZ	COSA	Binary	C2: Local Support	Investment	4
Bond Projects	COSA	Linear	C2: Local Support (absence rewarded)	Investment	4
Number of Commercial Real-Estate Activity (April 2026)	Costar	Linear	C3: Project Viability	Investment	4
Median Household Income (ACS)	ACS	Linear	C1: Statutory Compliance	People	8
Poverty (ACS)	ACS	Linear	C1: Statutory Compliance	People	8
Population Change	ACS	Linear	C4: Geographic Balance / Vitality	People	6
Gross Median Rents	ACS	Linear	C3: Project Viability	People	4
Business Outreach	COSA	Linear	C3: Project Viability (anchor)	People	4
Public Transit Usage	ACS	Linear	C3: Project Viability	People	2
Westside Creek Restoration	COSA	Binary	C3: Project Viability	Place	10
Hospitals	ArcGIS	Binary	C3: Project Viability	Place	10
Regional Centers	COSA	Binary	C2: Local Support	Place	8
Colleges and Universities	COSA	Binary	C3: Project Viability (workforce)	Place	6
Rural Designation	Treasury	Binary	C4: Geographic Balance / Vitality	Place	4
Regional Economic Node	COSA	Linear	C3: Project Viability	Place	6
Mega Site Lands (50+ Acres)	Costar	Linear	C3: Project Viability	Place	6
Property Values	COSA	Linear	C3: Project Viability	Place	6
Available Land for Sale or Lease	Costar	Linear	C3: Project Viability	Place	2

Applying Variables to Census Tracts

Once the point weights were set, each variable was measured within every census tract. Binary variables (yes/no) awarded a tract either the full point value or zero. Most variables were measured linearly, distributing points in proportion to the tract's value relative to the range observed across all tracts and rounding to the nearest whole number. Where a variable's data were heavily skewed, a logarithmic scale was applied before scoring, again rounded to the nearest whole number. Each tract's points were then summed into a single composite score, against a theoretical maximum of 158

points. This ceiling is theoretical, since no single tract or region is perfect, and in practice scores ranged from 17 to 97.

Evaluating the Results and Finalizing the Nominations Lists

Tracts were then sorted into ranked tiers by composite score. After this initial ranking, the City engaged additional stakeholders to capture local knowledge not reflected in the available data. That outreach surfaced additional information which, once scored, added points to certain tracts to qualify for nomination. The finalized nomination list totaled 73 tracts.

Lastly, the nominated tracts were grouped by **geographic proximity**, organizing the 73 tracts into 9 clusters distributed across the city. Clustering allows each nomination to be analyzed and explained not only on the basis of its individual score, but also within the context of the City's broader strategic goals. This frames the nominations around coherent geographic areas that advance the City's initiatives for growth, prosperity, and long-term economic vitality for its residents and business.

3. Ranking & Clustering Data

All 73 evaluated census tracts, ranked by combined scoring and grouped into recommendation tiers, with their cluster region.

Tier 1 — Score of 60 or greater			
Count	Census Tract	Score	Cluster Region
1	Census Tract 1101	97	Downtown
2	Census Tract 1106	92	Westside
3	Census Tract 1922	76	Brooks
4	Census Tract 1703	75	Westside
5	Census Tract 1308	71	Eastside
6	Census Tract 1103	70	Downtown
7	Census Tract 1702	69	Westside
8	Census Tract 1709	67	Westside
9	Census Tract 1701.02	66	Westside

10	Census Tract 1105	65	Westside
11	Census Tract 1814.02	64	Medical Center
12	Census Tract 1413	63	Brooks
13	Census Tract 1818.20	63	UT San Antonio
14	Census Tract 1110	62	Downtown
15	Census Tract 1716.02	61	Port of San Antonio / Wolff Stadium
16	Census Tract 1704.02	61	Westside
17	Census Tract 9801	60	Port of San Antonio / Wolff Stadium
18	Census Tract 1601	60	Westside

Tier 2 — Score of 50-59

Count	Census Tract	Score	Cluster Region
19	Census Tract 1411.01	59	Brooks
20	Census Tract 1819.01	59	UT San Antonio
21	Census Tract 1402	57	Downtown
22	Census Tract 1306	57	Eastside
23	Census Tract 1909.01	57	North & San Antonio Int.
24	Census Tract 1501	55	Downtown
25	Census Tract 1913.04	55	North & San Antonio Int.
26	Census Tract 1818.14	55	UT San Antonio
27	Census Tract 1305	54	Eastside
28	Census Tract 1403	53	Brooks
29	Census Tract 1503	53	Brooks
30	Census Tract 1304.02	53	Eastside
31	Census Tract 1704.01	53	Westside
32	Census Tract 1708	53	Westside
33	Census Tract 1512	52	Southside
34	Census Tract 1818.23	51	UT San Antonio
35	Census Tract 1701.01	51	Westside
36	Census Tract 1920	50	Downtown
37	Census Tract 1210	50	North & San Antonio Int.

Tier 3 — Score of 41-49

Count	Census Tract	Score	Cluster Region
38	Census Tract 1607.02	49	Port of San Antonio / Wolff Stadium

	Census Tract 1810.04	48	Medical Center
	Census Tract 1107	47	Downtown
	Census Tract 1509	47	Brooks
	Census Tract 1616	47	Port of San Antonio / Wolff Stadium
	Census Tract 1807.01	47	Medical Center
	Census Tract 1810.03	47	Medical Center
	Census Tract 1613.02	46	Southside
	Census Tract 1310	45	Eastside
	Census Tract 1411.02	45	Brooks
	Census Tract 1605.01	45	Westside
	Census Tract 1309	44	Eastside
	Census Tract 1408	44	Brooks
	Census Tract 1705	44	Westside
	Census Tract 1906.03	44	North & San Antonio Int.
	Census Tract 1212.04	44	North & San Antonio Int.
	Census Tract 1513.01	43	Southside
	Census Tract 1521	43	Southside
	Census Tract 1605.02	43	Westside
	Census Tract 1910.04	43	North & San Antonio Int.
	Census Tract 1214.03	43	North & San Antonio Int.
	Census Tract 1414.03	43	Brooks
	Census Tract 1515	42	Brooks
	Census Tract 1603	42	Port of San Antonio / Wolff Stadium
	Census Tract 1610	42	Southside
	Census Tract 1611	42	Southside
	Census Tract 1712	42	Westside
	Census Tract 1718.02	42	Port of San Antonio / Wolff Stadium
	Census Tract 1813.03	42	Medical Center
	Census Tract 1816.02	42	Port of San Antonio / Wolff Stadium
	Census Tract 1508	42	Brooks
	Census Tract 1807.02	42	Medical Center
	Census Tract 1810.05	41	Medical Center
	Census Tract 1609.02	41	Port of San Antonio / Wolff Stadium
	Census Tract 1212.05	41	North & San Antonio Int.
	Census Tract 1609.01	41	Port of San Antonio / Wolff Stadium

4. Geographic Clusters - Overview

	<i>Location</i>	<i># of Tracts</i>
CLUSTER A	Downtown	7
CLUSTER B	Eastside	6
CLUSTER C	Brooks	11
CLUSTER D	North & San Antonio International	8
CLUSTER E	Port of San Antonio	9
CLUSTER F	Southside	6
CLUSTER G	UT San Antonio	4
CLUSTER H	Medical Center	7
CLUSTER I	Westside	15

CLUSTER A: Downtown

Tracts: 1101, 1103, 1107, 1110, 1402, 1501, 1920

Qualifications:

Median Family Income

Range: \$47,470 - \$86,055

Average: \$64,251

Poverty Rate

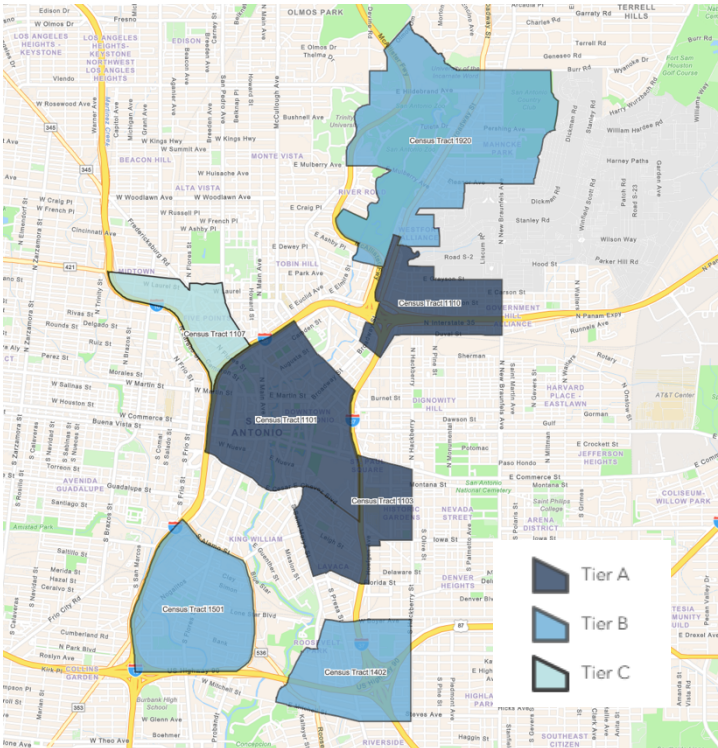
Range: 12% - 39%

Average: 25%

Proposed Construction

Anchor Initiatives: **Sports & Entertainment District,**
Missions Stadium, UT San Antonio

Estimated Construction: 5M Sq. Ft.



Key Landmarks & Businesses:

Frost Bank, River Walk, Market Square, Trinity University, San Antonio Zoo, H-E-B, The Alamo, Alamodome, Hemisfair Park, The Pearl, St. Paul Square

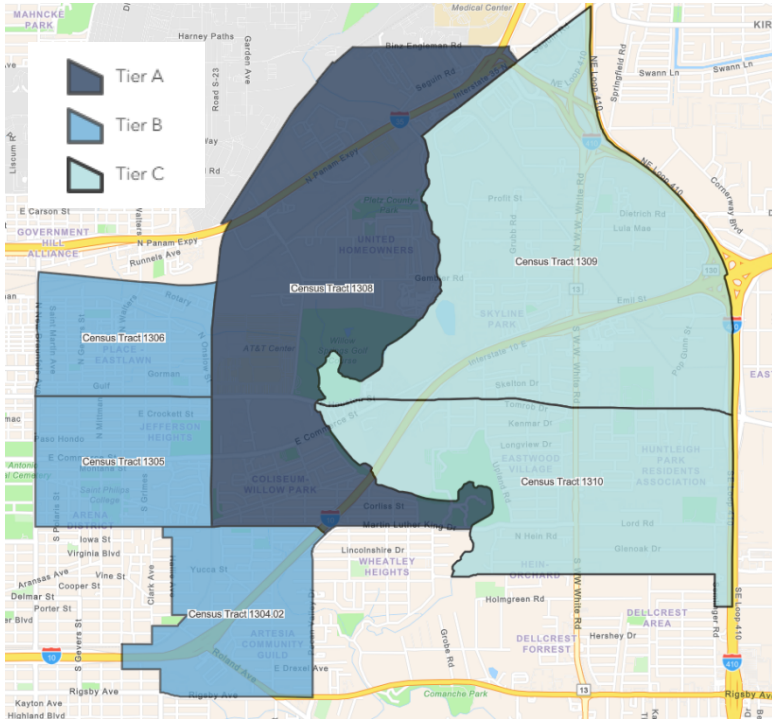
Goal & Long-term Plan:

Downtown San Antonio is set for its most ambitious transformation in a generation following voter approval of Proposition B with roughly 52% support, paving the way for the Sports & Entertainment District, a \$1.3 billion redevelopment bringing a new Spurs arena and entertainment district downtown, plus an expanded convention center, convention hotel tower, upgraded Alamodome, and new retail and residential space, with the Spurs committing at least \$500 million and promising roughly \$1.4 billion in private development. The urban core holds the city's largest concentration of near term planned development, reinforced by the intersection of VIA's Green and Silver Lines, the Alamo Plan elevating Alamo Plaza into a world class tourism hub, UT San Antonio's expanding downtown campus, and the new Missions baseball stadium rising near San Pedro Creek.

CLUSTER B: Eastside

Tracts: 1304.02, 1305, 1306, 1308, 1309, 1310

Qualifications:



Median Family Income

Range: \$30,608 - \$61,449

Average: \$39,559

Poverty Rate

Range: 27% – 66 %

Average: 40%

Proposed Construction

Anchor Initiatives: **San Antonio Rodeo and Frost Bank Center**

Estimated Construction: Over 536,000 Sq. Ft.

Key Landmarks & Businesses:

Freeman Coliseum, Henry B. Gonzalez Convention Center, Frost Bank Center, St. Paul Square, Carver Community Cultural Center, St Philips College

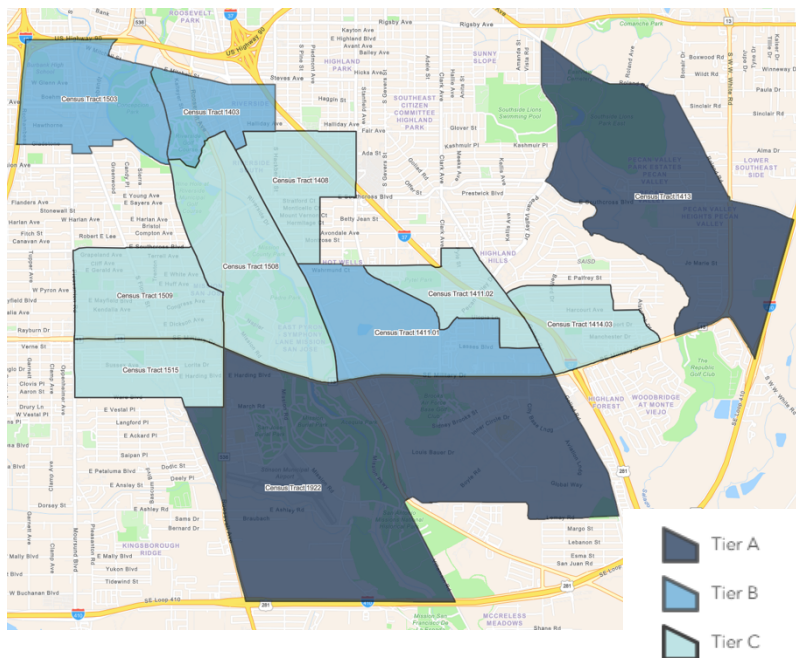
Goal & Long-term Plan:

The Eastside region on the East Side is positioned for reinvestment following voter approval of Proposition A, will authorizes improvements to the Frost Bank Center and Freeman Coliseum, creating a coliseum complex designed to keep the area vibrant if the Spurs relocate downtown, with venue tax revenues funding renovations to support the Stock Show and Rodeo and year-round events. The VIA Rapid Silver Line will add 18 stations with dedicated bus lanes and fast, frequent service, putting the East Side on a direct rapid transit spine into downtown. City Council also approved up to \$2 million to design a multigenerational community center and park with affordable housing at Eisenhower Road and Midcrown Drive.

CLUSTER C: Brooks

Tracts: 1403, 1408, 1411.01, 1411.02, 1413, 1414.03, 1503, 1508, 1509, 1515, 1922

Qualifications:



Median Family Income

Range: \$20,954 - \$68,293

Average: \$ 49,295

Poverty Rate

Range: 18% – 58%

Average: 28%

Proposed Construction

Anchor Initiative: **Brooks City Base**

Estimated Construction: 1.4M Sq. Ft.

Key Landmarks & Businesses:

Brooks City Base, Stinson Airport, World Heritage Missions, Hot Wells Hotel Ruins

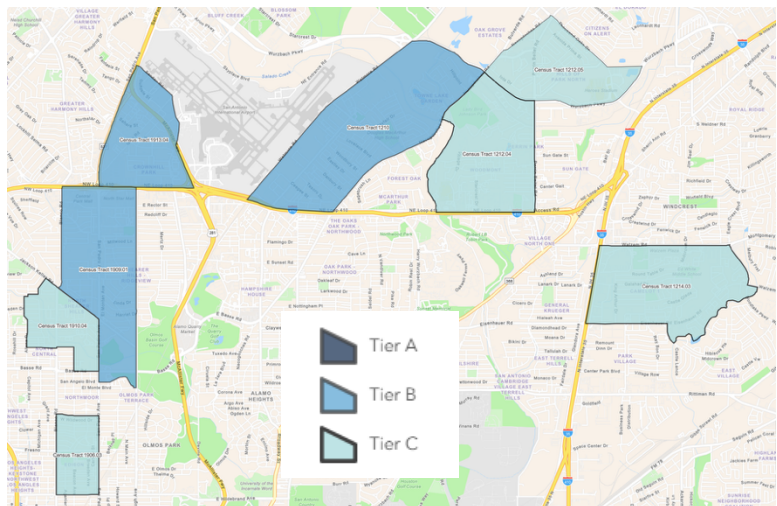
Goal & Long-term Plan:

The Brooks region on San Antonio's Southside is positioned for ongoing growth, anchored by the continued City Base expansion, where more than 300 acres of available land, Opportunity Zone incentives, streamlined development authority, and a TIRZ are attracting major employers and mixed-use investment. The area's identity is strengthened by proximity to the World Heritage designated San Antonio Missions and historic Hot Wells site, while eight designated mega sites and nearby Stinson Municipal Airport provide the infrastructure backbone for large scale industrial, aviation, and commercial recruitment. The Goliad Road Revitalization Plan will reshape a key corridor with improved walkability, housing, and small business activity, while the planned South Texas Arboretum adds a signature green destination, positioning Brooks as a complete district for living, working, and playing in South San Antonio.

CLUSTER D: North & San Antonio International

Tracts: 1210, 1212.04, 1212.05, 1214.03, 1906.03, 1909.01, 1910.04, 1913.04

Qualifications:



Median Family Income

Range: \$42,012 - \$81,378

Average: \$ 59,717

Poverty Rate

Range: 14% – 32%

Average: 25%

Proposed Construction

Anchor Initiative: **Longhorn Quarry Development**

Estimated Construction: 1.2M Sq. Ft.

Key Landmarks & Businesses:

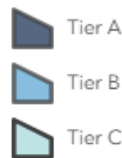
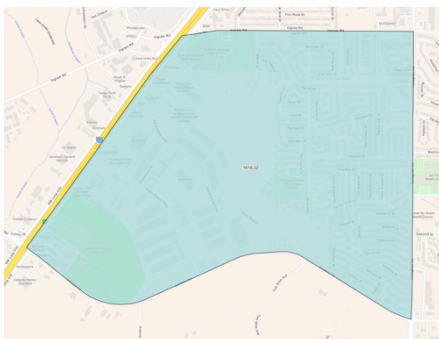
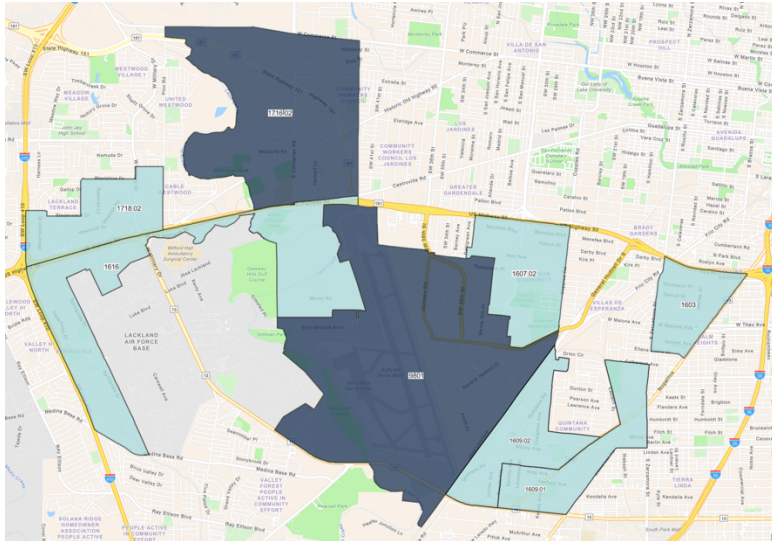
San Antonio International Airport, Heroes Stadium, Morgan's Wonderland, Toyota Field

Goal & Long-term Plan:

The San Antonio International Airport region on the North Side is undergoing its most significant transformation in decades, led by a multibillion-dollar expansion. Terminal C is on schedule to open in 2028 with 18 new gates and 850,000 square feet, including an indoor courtyard, lounges, expanded concessions, and a modern federal inspection station, alongside a Terminal A extension. VIA's Green Line will link the airport through downtown to the Missions area, strengthening the district as a regional mobility hub, while available land along surrounding corridors supports continued commercial and hospitality growth. Nearby, Morgan's Wonderland is adding the \$25 million, 93 room Morgan's Hotel, the world's first ultra-accommodating hotel, plus an inclusive fitness center, accessible water slides, and a planned Boring Company tunnel system.

CLUSTER E: Port of San Antonio

Tracts: 1603, 1607.02, 1609.01, 1609.02, 1616, 1716.02, 1718.02, 1816.02, 9801



Qualifications:

Median Family Income

Range: \$29,647 - \$61,112

Average: \$ 48,683

Poverty Rate

Range: 11% - 39%

Average: 29%

Proposed Construction

Anchor Initiative: **Port of San Antonio**

Estimated Construction: Over 762,000 Sq. Ft.

Key Landmarks & Businesses:

Port San Antonio, Boeing, Tech Port, Nelson Wolff Stadium

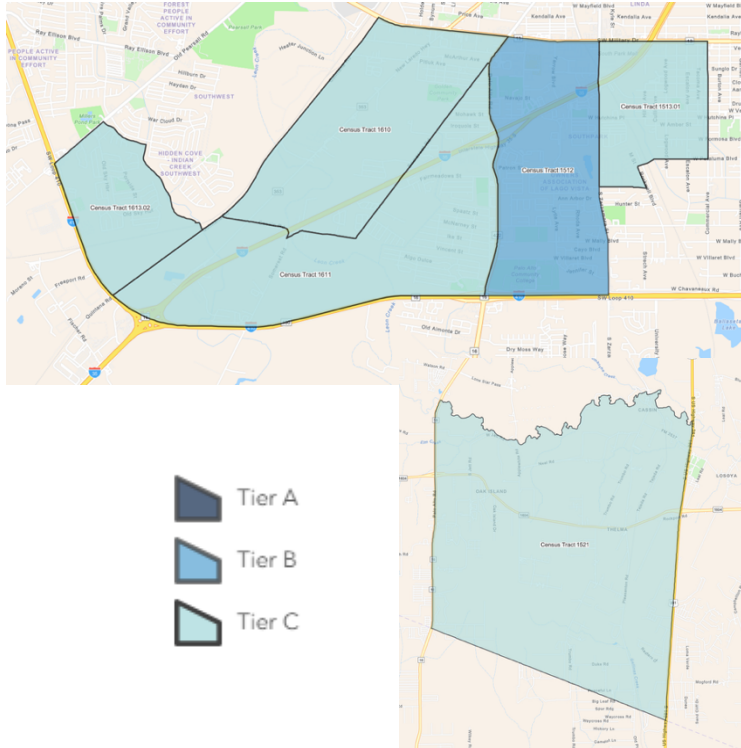
Goal & Long-term Plan:

The Port San Antonio region on the Southwest Side has emerged as one of the nation's premier technology and defense hubs, driven by continued expansion of the Port's 1,900-acre Tech Port campus. Tenants have added over 9,000 new jobs in recent years, bringing the campus total to 19,000, with operations spanning aerospace, cybersecurity, defense, advanced manufacturing, industrial robotics, and space exploration. Together the tenants generate \$20 billion in annual economic activity in the region and across the state of Texas. The flagship Innovation Tower is expected to break ground in 2026 and open by 2028. Momentum is spreading into the surrounding district, including plans to redevelop the area around Nelson W. Wolff Municipal Stadium into an active, mixed-use destination. Together, these efforts position the region as a complete innovation district where workforce, entertainment, and industry converge, anchoring long term Southwest Side growth.

CLUSTER F: Southside

Tracts: 1512, 1513.01, 1521, 1610, 1611, 1613.02

Qualifications:



Median Family Income

Range: \$50,877 - \$63,118

Average: \$ 56,795

Poverty Rate

Range: 18% - 31%

Average: 24%

Proposed Construction

Anchor Initiative: **Industrial Sector Buildout**

Estimated Construction: 3.5M Sq. Ft.

Key Landmarks & Businesses:

Palo Alto Community College

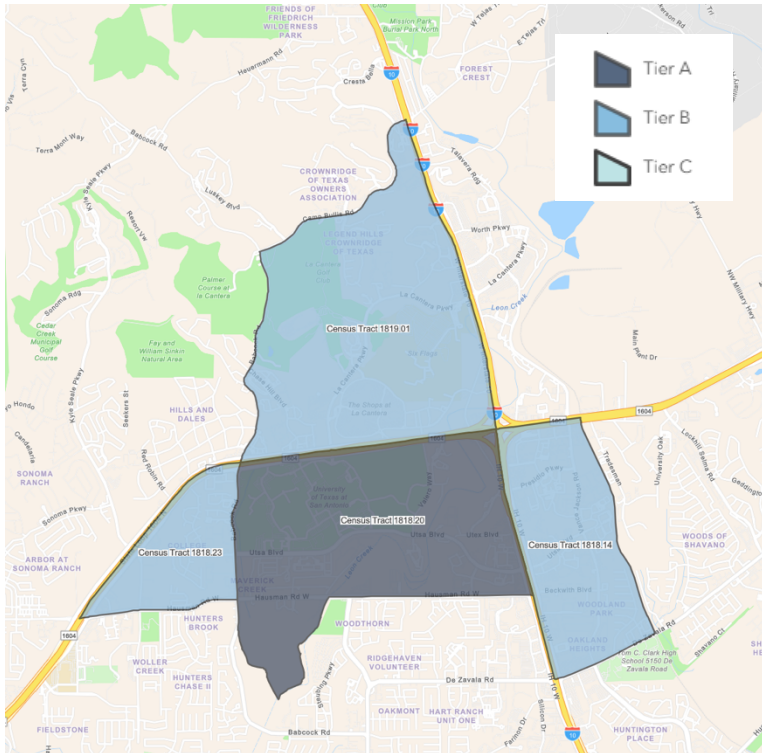
Goal & Long-term Plan:

The Southside region is poised to become San Antonio's next frontier for large scale growth, anchored by abundant usable land, including more than 100 contiguous acres ready for development, with a major industrial project already underway. Mobility investment will unlock this potential: the proposed South Texas Parkway, an estimated \$1.5 billion state roadway from I-35 to I-37, would provide a crucial new east west route through an area with few mobility options, serving a corridor energized by the Toyota plant and Texas A&M San Antonio. The City has classified the connector as a freeway corridor and allocated funding to advance it. Tract 1521 sits near the Toyota and JCB plants, primed for expansion as suppliers, logistics operators, and advanced manufacturers cluster around these anchors.

CLUSTER G: UT San Antonio

Tracts: 1818.14, 1818.20, 1818.23, 1819.01

Qualifications:



Median Family Income

Range: \$74,455 - \$110,815

Average: \$ 93,181

Poverty Rate

Range: 21% - 40%

Average: 27%

Proposed Construction

Anchor Initiative: **UT San Antonio Expansion**

Estimated Construction: 1.6M Sq. Ft.

Key Landmarks & Businesses:

University of Texas at San Antonio, La Cantera, The Rock at La Cantera

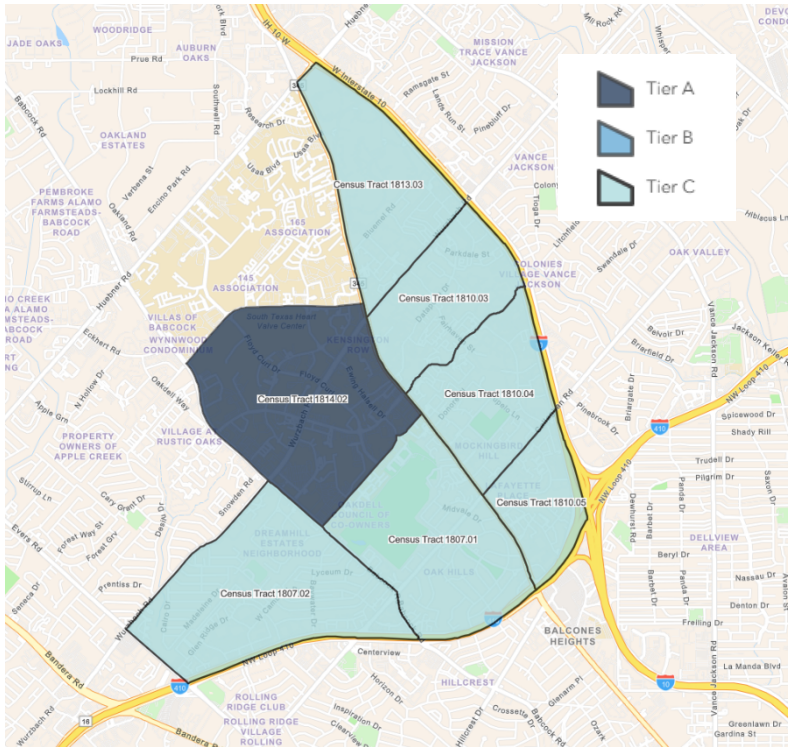
Goal & Long-term Plan:

The University of Texas at San Antonio region in Northwest San Antonio is being reshaped by the merger of UTSA and UT Health San Antonio, creating the third largest public research university in Texas, combining two R1 institutions with roughly 40,000 students, 17,000 employees, more than \$486 million in annual research expenditures, and a \$1.3 billion endowment. Continued campus expansion anchors the area as a hub for research, talent, and biosciences, while ongoing investment at Six Flags Fiesta Texas strengthens its tourism draw. Two anchor projects are taking shape on the adjacent La Cantera tract. Town Center at La Cantera, a \$750 million to \$1 billion mixed-use district along the IH-10/Loop 1604 corridor, will bring roughly 2,000 homes at build-out, alongside offices, hotels, retail and parkland, with groundbreaking possible as early as 2027. The Rock at La Cantera, home to the Spurs' Victory Capital Performance Center, is advancing toward \$510.8 million in investment and roughly 1,758 jobs at full build-out, with UT Health San Antonio anchoring a 60,000 SF medical office for sports medicine and imaging, alongside a research institute and 22-acre public park.

CLUSTER H: Medical Center

Tracts: 1807.01, 1807.02, 1810.03, 1810.04, 1810.05, 1813.03, 1814.02

Qualifications:



Median Family Income

Range: \$42,985 - \$101,836

Average: \$ 59,174

Poverty Rate

Range: 24% - 31%

Average: 27%

Proposed Construction

Anchor Initiative: **Health Center Growth**

Estimated Construction: Over 1M Sq. Ft.

Key Landmarks & Businesses:

USAA, UT Health Center, University Hospital, Audie L. Murphy Memorial Veterans' Hospital, Methodist Ambulatory Surgery Center

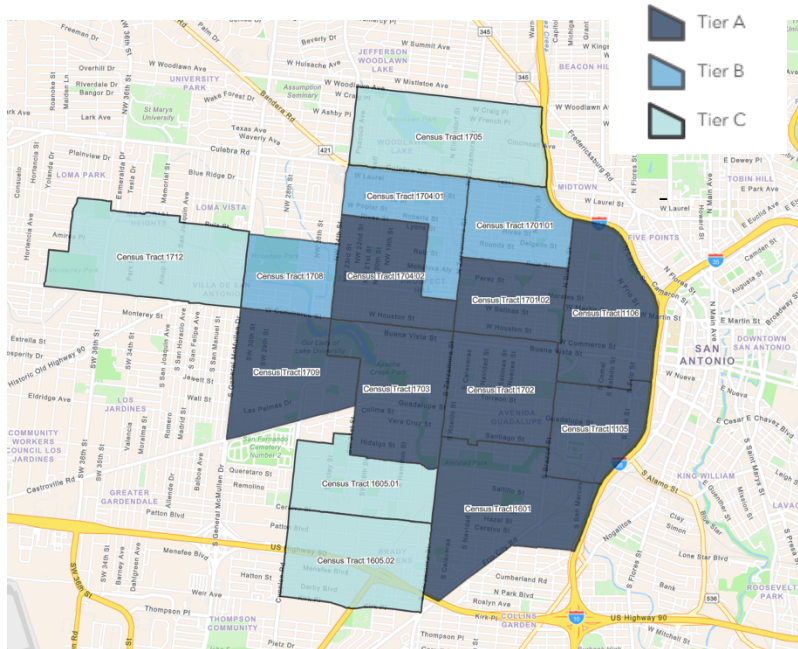
Goal & Long-term Plan:

The South Texas Medical Center region is entering a new era of growth, propelled by the integration of UTSA and UT Health San Antonio into UT San Antonio, the third largest public research university in Texas, alongside the newly opened UT Health Multispecialty and Research Hospital and sustained capital investment by University Health. This momentum is spilling into surrounding areas, where land near the hospitals presents significant opportunity for medical office, residential, hospitality, and retail growth. Methodist Healthcare Ministries plans a 250 room, dual branded Hilton Garden Inn and Home2 Suites reserving at least 15% of rooms at discounted rates for low-income families traveling for care. The first phase of Ministry Park, a 16-acre mixed use development, could break ground in August, positioning the Medical Center as a complete district for living, working, and healing.

CLUSTER I: Westside

Tracts: 1105, 1106, 1601, 1605.01, 1605.02, 1701.01, 1702.02, 1702, 1703, 1704.01, 1704.02, 1705, 1708, 1709, 1712

Qualifications:



Median Family Income

Range: \$19,870 - \$63,209

Average: \$39,860

Poverty Rate

Range: 21% - 72%

Average: 39.3%

Proposed Construction

Anchor Initiatives:

Cattleman Square Redevelopment
Westside Creek Restoration Project

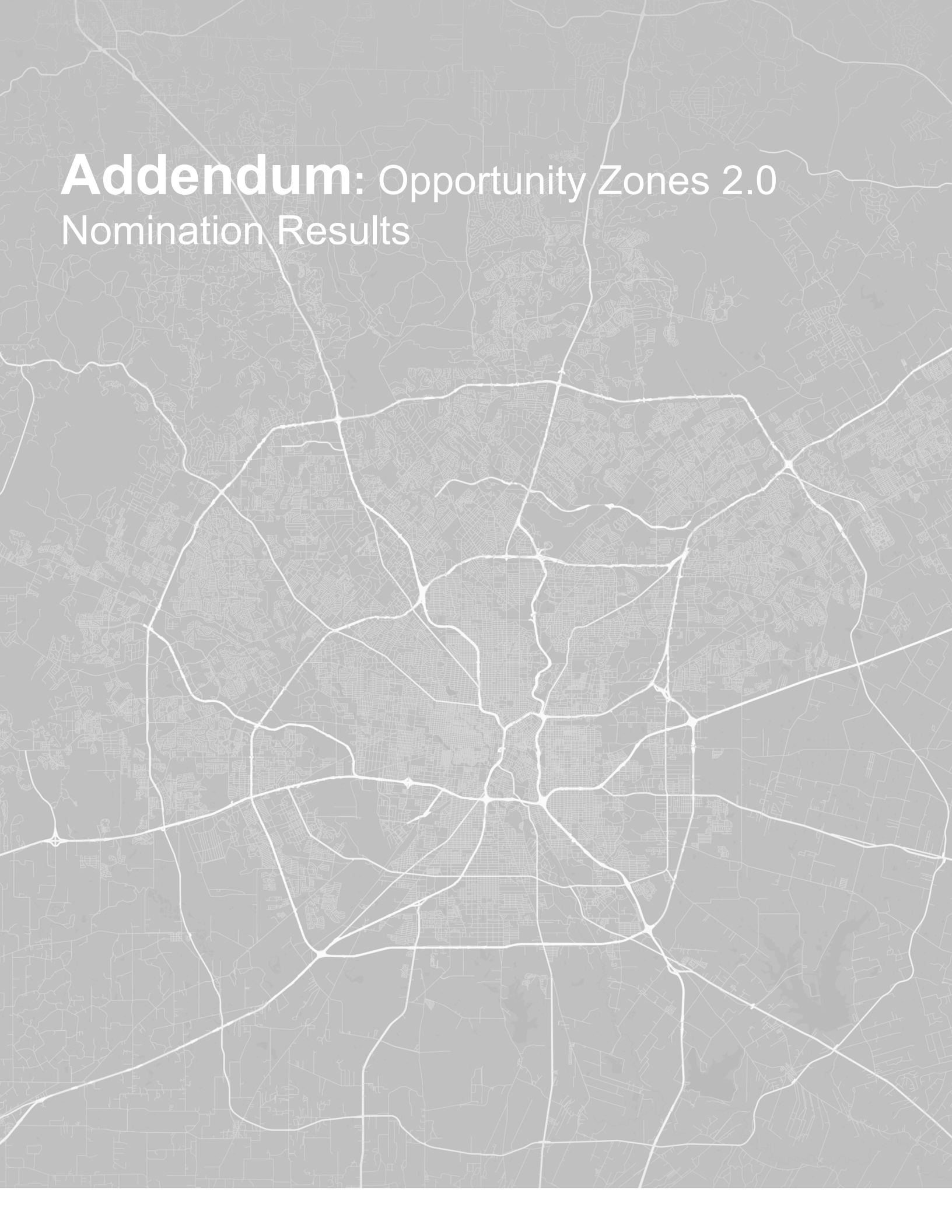
Estimated Construction: Over 100,000 Sq. Ft.

Key Landmarks & Businesses:

Cattleman Square, University of Texas at San Antonio – Downtown Campus

Goal & Long-term Plan:

Anchored by the long-planned revitalization of Cattleman Square, the historic district just west of downtown where transit oriented, mixed-use redevelopment around VIA's Centro Plaza will extend downtown's momentum across the tracks. The Westside Creeks Restoration Project, led by the San Antonio River Authority, will restore 11 miles of channelized creek ways along the Alazán, Apache, Martinez, and San Pedro creeks, improving water quality, creating public gathering places, and connecting neighborhoods. The 7.3 mile, \$322 million VIA Rapid Silver Line will add 18 new or modified stations, putting the Westside on a fast, frequent link to downtown jobs. With the San Antonio Housing Trust advancing new residential sites, the Westside is among the city's best positioned districts for near term growth.



Addendum: Opportunity Zones 2.0 Nomination Results

1.1 Results — Based on the information the Texas Economic Development and Tourism Office released on Friday, September 4, 2026, the following census tracts were selected within Bexar County.

All selected tracts are highlighted in green.

Count	Census Tract	Cluster Region
1	Census Tract 1101	Downtown
2	Census Tract 1106	Westside
3	Census Tract 1922	Brooks
4	Census Tract 1703	Westside
5	Census Tract 1308	Eastside
6	Census Tract 1103	Downtown
7	Census Tract 1702	Westside
8	Census Tract 1709	Westside
9	Census Tract 1701.02	Westside
10	Census Tract 1105	Westside
11	Census Tract 1814.02	Medical Center
12	Census Tract 1413	Brooks
13	Census Tract 1818.20	UT San Antonio
14	Census Tract 1110	Downtown
15	Census Tract 1716.02	Port of San Antonio / Wolff Stadium
16	Census Tract 1704.02	Westside
17	Census Tract 9801	Port of San Antonio / Wolff Stadium
18	Census Tract 1601	Westside
19	Census Tract 1411.01	Brooks
20	Census Tract 1819.01	UT San Antonio
21	Census Tract 1402	Downtown
22	Census Tract 1306	Eastside
23	Census Tract 1909.01	North & San Antonio Int.
24	Census Tract 1501	Downtown
25	Census Tract 1913.04	North & San Antonio Int.
26	Census Tract 1818.14	UT San Antonio
27	Census Tract 1305	Eastside
28	Census Tract 1403	Brooks

	Census Tract 1503	Brooks
30	Census Tract 1304.02	Eastside
31	Census Tract 1704.01	Westside
32	Census Tract 1708	Westside
33	Census Tract 1512	Southside
34	Census Tract 1818.23	UT San Antonio
35	Census Tract 1701.01	Westside
36	Census Tract 1920	Downtown
	Census Tract 1210	North & San Antonio Int.
38	Census Tract 1607.02	Port of San Antonio / Wolff Stadium
39	Census Tract 1810.04	Medical Center
	Census Tract 1107	Downtown
41	Census Tract 1509	Brooks
	Census Tract 1616	Port of San Antonio / Wolff Stadium
43	Census Tract 1807.01	Medical Center
44	Census Tract 1810.03	Medical Center
45	Census Tract 1613.02	Southside
46	Census Tract 1310	Eastside
	Census Tract 1411.02	Brooks
48	Census Tract 1605.01	Westside
	Census Tract 1309	Eastside
50	Census Tract 1408	Brooks
51	Census Tract 1705	Westside
52	Census Tract 1906.03	North & San Antonio Int.
	Census Tract 1212.04	North & San Antonio Int.
54	Census Tract 1513.01	Southside
55	Census Tract 1521	Southside
56	Census Tract 1605.02	Westside
57	Census Tract 1910.04	North & San Antonio Int.
	Census Tract 1214.03	North & San Antonio Int.
	Census Tract 1414.03	Brooks
	Census Tract 1515	Brooks
61	Census Tract 1603	Port of San Antonio / Wolff Stadium
62	Census Tract 1610	Southside
63	Census Tract 1611	Southside

