



## Discover San Antonio's one-of-a-kind living, sports and entertainment destination

COMMERCIAL OPPORTUNITIES | 210.526.6889

— ACRES FOR SALE IN SAN ANTONIO —

### Discover a new chapter in the rich history of Longhorn Quarry

A new neighborhood and public space bordering San Antonio's downtown core that celebrates the historic site it sits on. Destined to become the newest destination entertainment, shopping and meeting place in San Antonio. A mixed-use hub incorporating community-focused retail, culture and public gathering spaces. Longhorn Quarry is committed to creating a lasting community legacy, rooted in its industrial past and focused on achieving a more sustainable future.

## A destination for both local residents and visitors to San Antonio



#### A revitalized historic site

All of the landmarks of Longhorn Quarry are to be transformed into a destination marketplace that tells the story of the land's past and paves the way for the future.



#### Community-focused merchants

The Longhorn Quarry goal is to promote the retail opportunity to community-minded businesses who share the Quarry's values and want to become mainstays as the community is formed.



#### A mixed-use community

Longhorn Quarry is a master planned community designed to transform this area of the city into a vibrant hub by combining living space, business, leisure and culture.

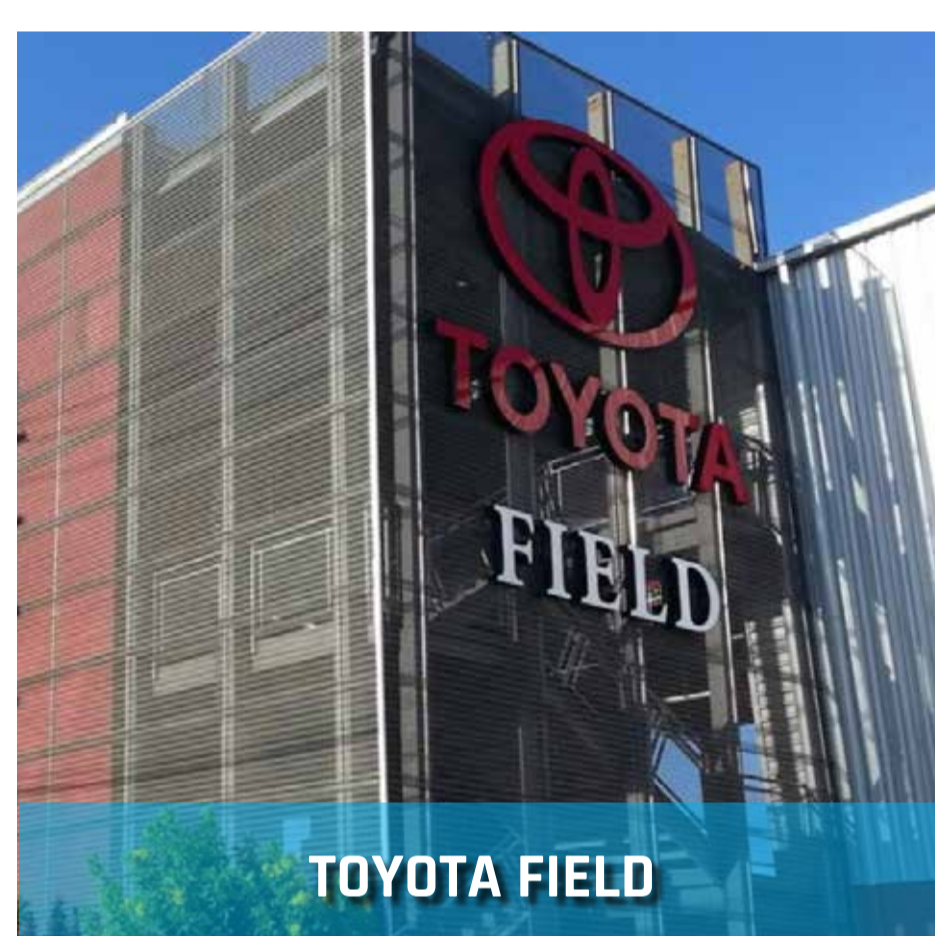
## FOUR UNIQUE SECTORS



— COMMERCIAL REAL ESTATE IN SAN ANTONIO —

### A premier sports and entertainment venue

San Antonians and out-of-town visitors alike enjoy a variety of sports and entertainment at the Longhorn Quarry. **Morgan's Wonderland** opened in 2010 as the world's first theme park designed with special-needs individuals in mind and built for everyone's enjoyment. **Toyota Field** opened in 2013 as a soccer stadium with a capacity built to seat from 8,000 (and potentially expand to 18,000) for soccer matches, concerts and festivals. The **STAR Soccer Complex** is adjacent to it and features 14 fields for adult and youth leagues. **Heroes Stadium** is an 11,000 seat North East Independent School District football stadium.



### A variety of businesses thrive in the Longhorn Quarry area

In addition to the sports and entertainment venues, other entities in the Longhorn Quarry include educational and healthcare facilities and convenience stores.



### The Upton: A beautiful new apartment complex in the heart of it all

The Upton at Longhorn Quarry was planned in consideration of the active lifestyle that the Uptown area in San Antonio has to offer, yet gives residents the relaxing and luxurious amenities they desire such as a digital café, resort-style pool and state-of-the-art fitness center. The architecture of the project is modern with clean lines, accented with stonework and earth tones on the building exteriors.

[VISIT THE UPTON WEBSITE](#)



— COMMERCIAL LAND FOR SALE IN SAN ANTONIO —

### We're looking for local-focused businesses to join our community

Longhorn Quarry offers numerous opportunities for new multi-family, retail, entertainment, lodging, sports or other commercial enterprises. Our vision for a sustainable urban lifestyle is well-defined and already underway. Space is going quickly, so contact Daryl Lange at 210.526.6889 regarding leasing opportunities today.

[000 acres residential](#) | [500 acres commercial](#) | [000 prime hilltop acres](#)

[EMAIL](#)

**Bitterblue, Inc.**  
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### About Bitterblue, Inc.

With decades of commercial real estate development experience, Bitterblue, Inc. is the ideal partner for your project, specializing in mixed-use development for commercial properties. The Powell Companies, in partnership with Bitterblue, Inc., has served San Antonio business owners, developers, investors and brokers since 1946. The firm has been brokering and developing commercial realty longer than any other development company in San Antonio.

— ACRES FOR SALE IN SAN ANTONIO —

### Count on personalized service

Your business is unique and Bitterblue, Inc. will ensure that the commercial space you acquire is best suited to your needs. In addition, we invite you to take advantage of the resources Bitterblue can provide you to navigate the complicated process of developing your commercial property in San Antonio. Bitterblue, Inc. does more than just sell you property—we are with you every step of the way, helping you to develop the property from beginning to end with personalized service and attention.



— COMMERCIAL AND RETAIL SPACE SAN ANTONIO —

### More than 70 years of the experience you need

For more than 70 years, Bitterblue has played an integral role in shaping San Antonio's landscape and in protecting historically important landmarks. With decades of combined experience in commercial real estate in San Antonio, our staff has the skill and expertise to take you through the process of securing commercial land for sale in San Antonio. Not only can we find the perfect property for you, we'll also help you develop all aspects of the property, from landscaping to construction to management.



— SAN ANTONIO COMMERCIAL REAL ESTATE BROKERS —

### Bitterblue is experienced in quarry adaptive reuse

Many popular San Antonio destinations and landmarks were once limestone quarries, including the San Antonio Zoo, Six Flags Fiesta Texas, The Shops at La Cantera, The Rim shopping center and Trinity University. Bitterblue was involved in the development of former quarry sites such as the Alamo Quarry Market and nearby Lincoln Heights communities. The following are recent quarry developments.



#### LINCOLN HEIGHTS-ALAMO CEMENT PLANT DEVELOPMENT

450 acres at US 281, Basse and Broadway

Commercial, retail, officer, multi-family, single-family, hotels and recreational uses



#### GREEN MOUNTAIN CEMENT PLANT AND QUARRY

3500 acres north of Loop 1604 and east of Green Mountain Road

Commercial, retail, industrial, multi-family and single-family



#### LONGHORN QUARRY AND PLANT REDEVELOPMENT

480 acres between IH-35 and Perrin-Beitel Rd. on Wurzbach Parkway

NEISD's Heroes Stadium, Morgan's Wonderland, STAR Soccer Complex, commercial, retail, office, multi-family, recreational uses



#### BARLITE CONCRETE BATCH PLANT SITE REDEVELOPMENT

150 acres between IH-35 and Southwest Military

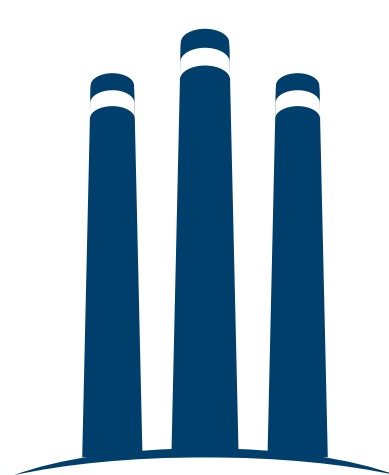
Commercial, retail, office, multi-family, restaurants, auto dealerships

If you are interested in purchasing acreage at the Longhorn Quarry, forming a joint venture or building to suit your needs, please contact Daryl Lange, 210.526.6889 or daryl@bitterblue.com

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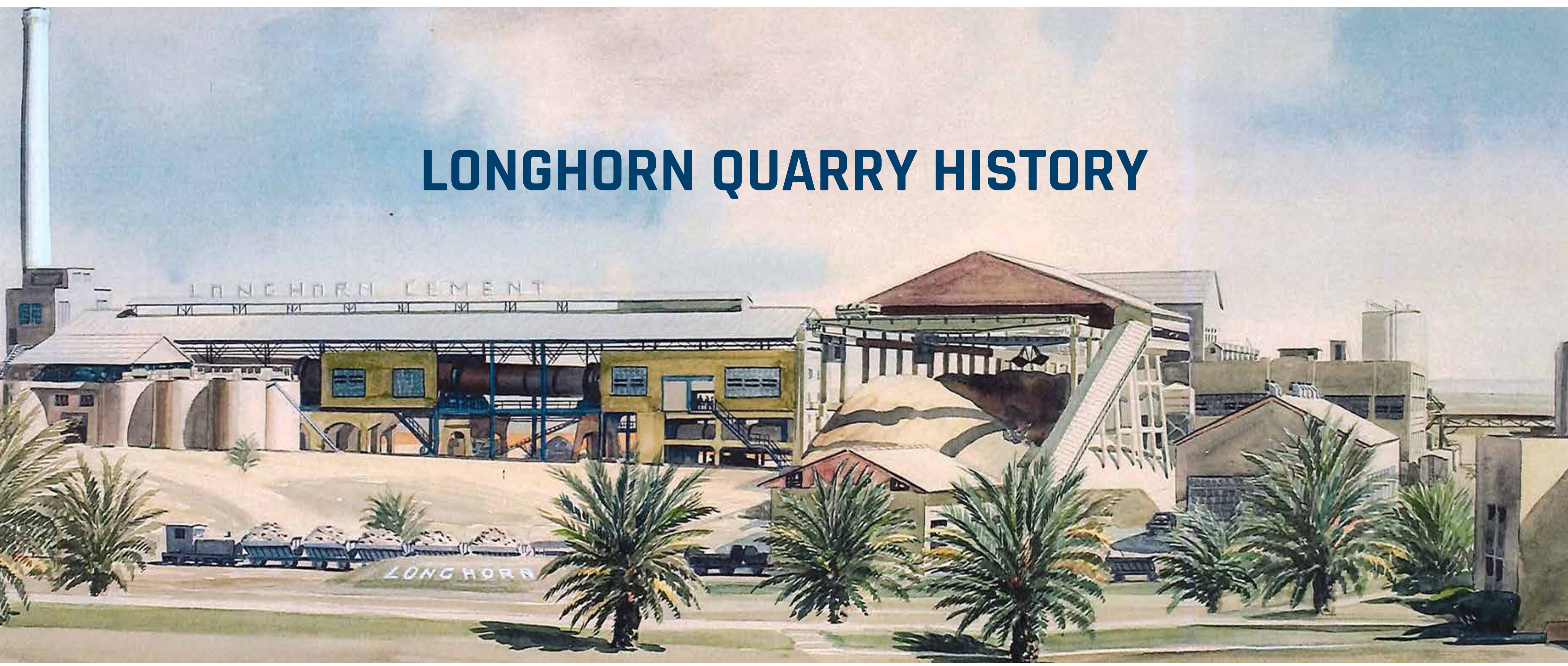


**LONGHORN**  
QUARRY

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## LONGHORN QUARRY HISTORY



— COMMERCIAL LAND FOR SALE IN SAN ANTONIO —

### The historical Longhorn Quarry opened in 1929

One of four rock quarries operating in San Antonio, Longhorn Quarry was founded in 1929 with a cement plant to extract limestone, the raw material used in making Portland Cement. The quarry was at its peak during WWII because cement was an important commodity during the war. The plant's employees lived in Longhorn Village, a community near the quarry that included a church, school, playgrounds, parks and a lighted baseball field.

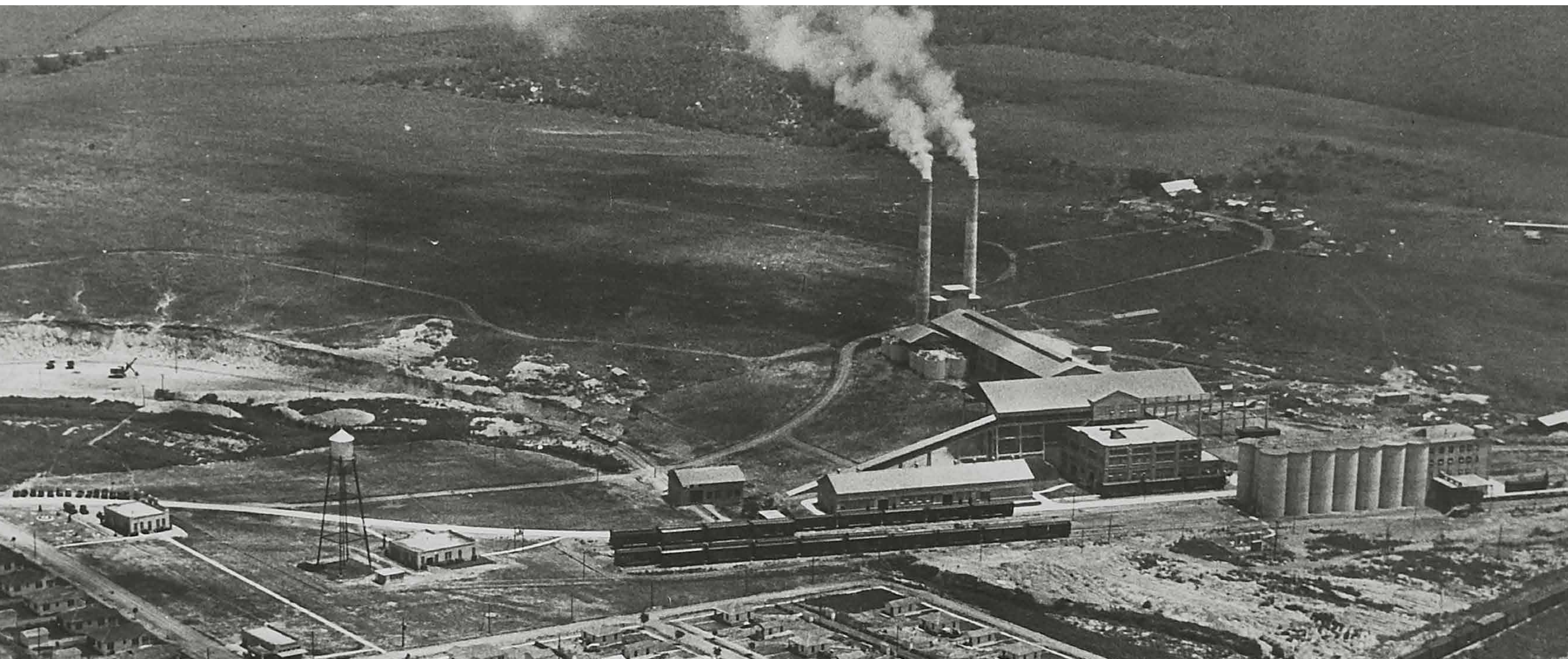
### About Portland Cement

The name "Portland" Cement refers to stone that was quarried from the Isle of Portland on the channel coast of England. Portland Cement is an artificial cement originally developed and patented by a British inventor. It is the most commonly used cement in the world and is a fine powder consisting of 90 percent ground clinker, which is mainly burned limestone.



### The Longhorn Quarry Trains

The Longhorn Quarry trains traveled on tracks from the rock quarry to the cement plant, delivering quarried limestone to the primary crusher and then to the raw material grinding mills. Additionally, trains brought coal to the quarry to heat three rotary cement kilns used in the process of creating Portland Cement. The quarry's manufacturing operations ended in 1987.



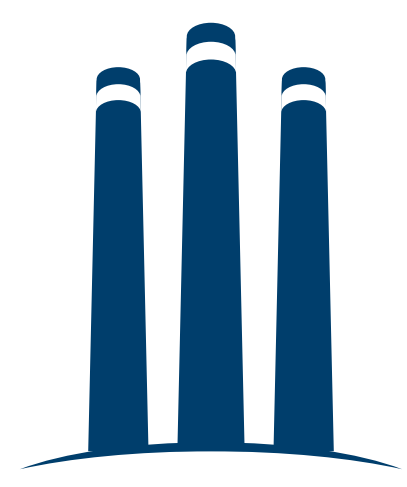
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## LONGHORN QUARRY TODAY



— NORTHEAST SAN ANTONIO COMMERCIAL REAL ESTATE —

### Longhorn Quarry: Premier location for sports, entertainment and more

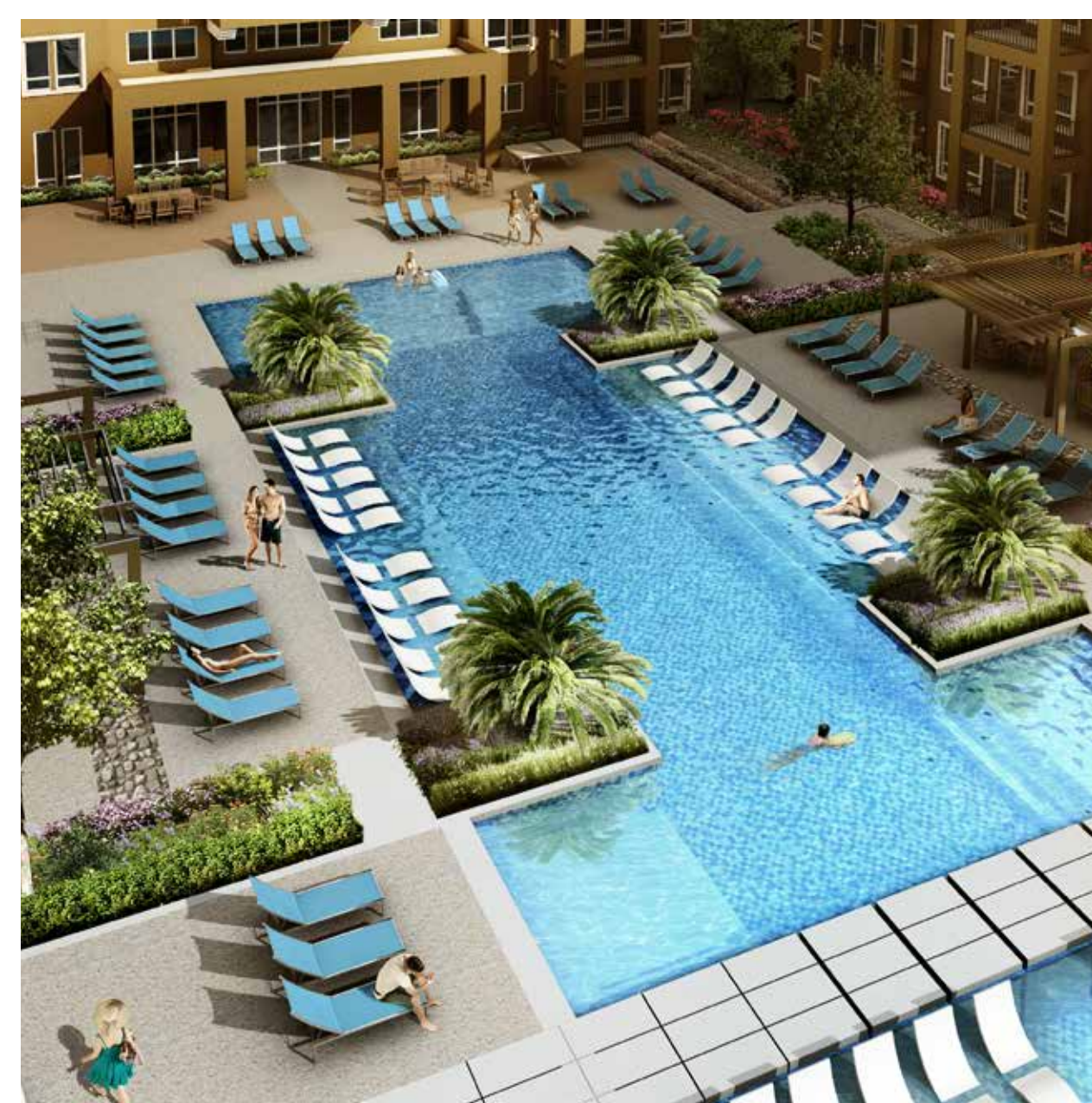
Evolving from an abandoned quarry and cement plant site, the Longhorn Quarry today is a successful adaptive reuse venue for a collection of sports, entertainment, retail, healthcare, education and commercial enterprises. With an easy to access location at I-35 and Wurzbach Parkway, the complex is positioned to draw customers from San Antonio to Austin.

[VIEW MASTER REDEVELOPMENT PLAN](#)

— ACRES FOR SALE IN SAN ANTONIO —

### Longhorn Quarry features green spaces

Amenities in the Longhorn Quarry complex include green spaces like the newly-approved Longhorn Beitel Creek Trail and Park System which will have a multi-use trail, pocket parks, a wetland and access to the Salado Creek Greenway and Lady Bird Johnson Park. The Salado Creek Greenway is part of a multi-use trail system encircling the city. Lady Bird Johnson Park is a large city-owned park featuring a pool, skate park, community center and softball fields.



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