

Apollo Meadows Submarket Overview

82,000+

JBSA military personnel, civilians, and contractors

\$55B

JBSA Annual Economic Impact in Texas

2.81M

San Antonio MSA Population (2025)

\$90K

Median HHI (ZIP 78245)

Apollo Meadows is strategically located in San Antonio's fast-growing Far West corridor, a primary residential expansion zone.

The site offers direct access to major employers like JBSA and Port San Antonio, supporting a stable, qualified renter base. Positioned near US 90, Loop 1604, and SH 211, the project benefits from ongoing TxDOT infrastructure investment and school district growth, which serve as key drivers of regional housing demand.



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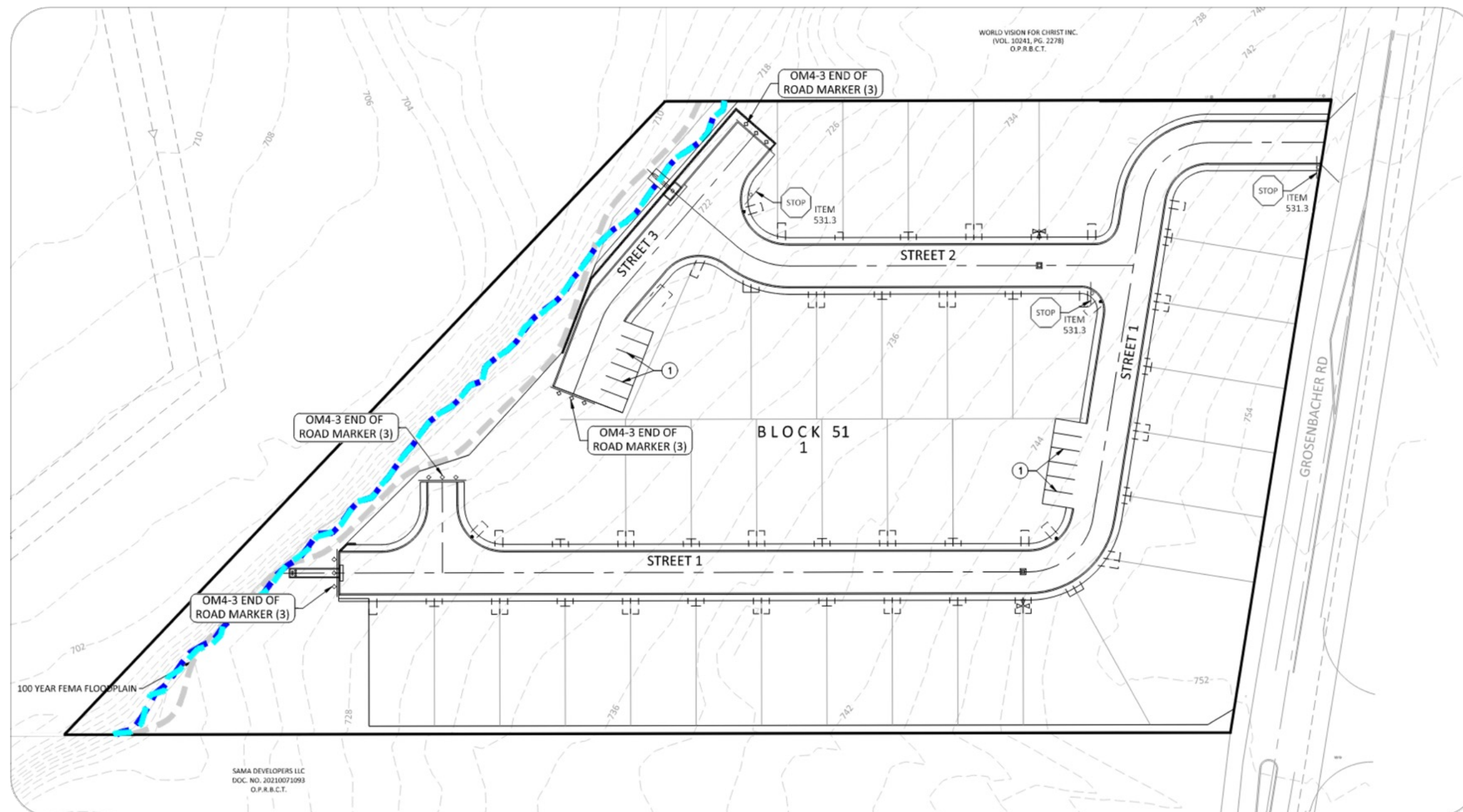
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Real Estate Investment firm

www.cpicapital.com

August Biniaz
Chief Investment Officer

Project Site: Apollo Meadows



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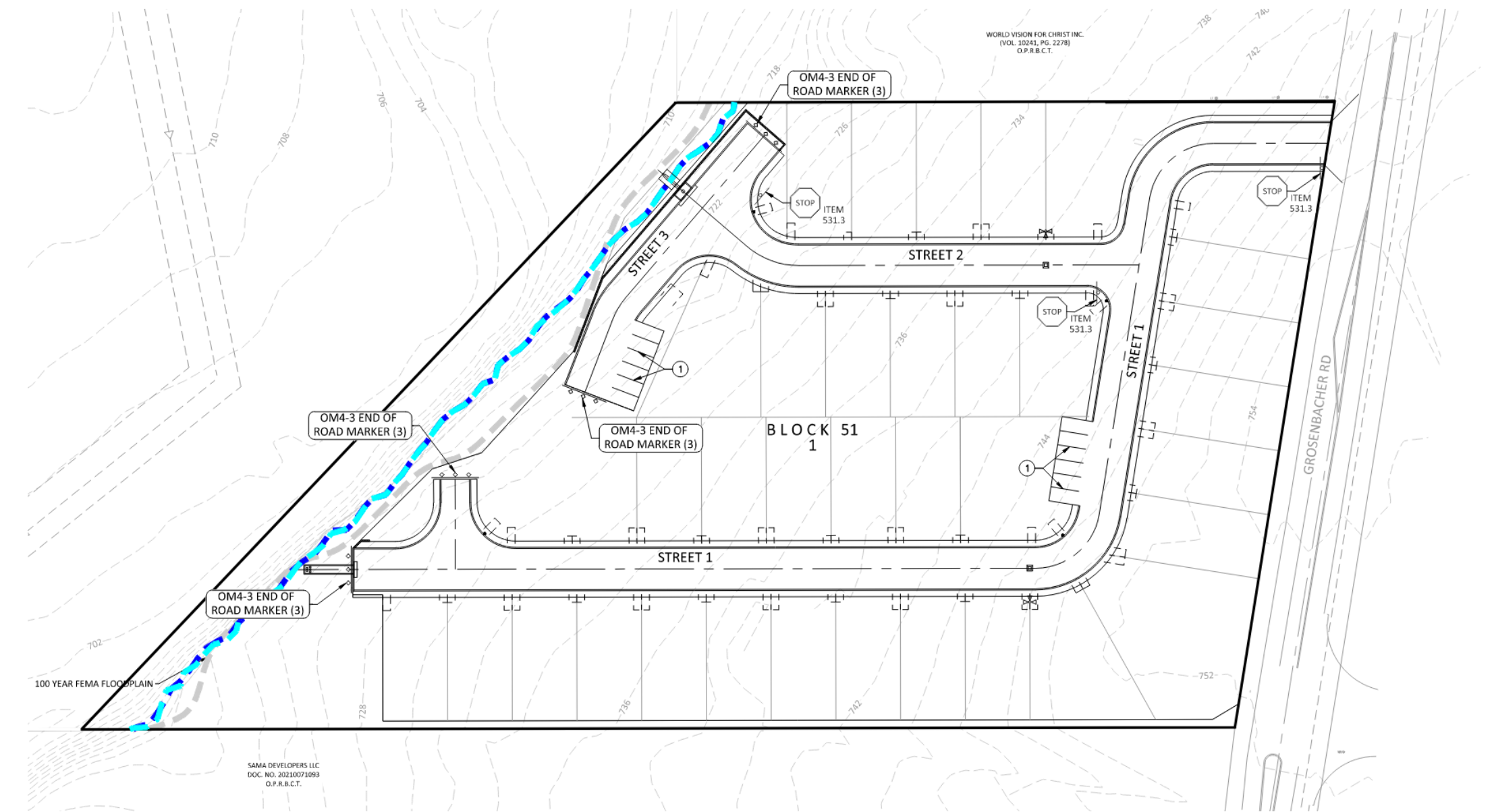
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Property Specifications

Apollo Meadows | Build-to-rent Development

Address	4745 Grosenbacher Rd, San Antonio, TX 78245
Property Name	Apollo Meadows
Number of Units	37 duplex lots (74 units total)
Finished Unit Size	1,250 SF per unit; 3-Bed 2.5-bath, 1-car garage
Year of Construction	2026 – 2027
Land Area	~4.45 acres
Exterior Walls	Hardie Siding
Foundation	Concrete slab
Framing	Wood Frame
Wiring/ Plumbing/ HVAC	Copper/ PEX Piping and PVC Drainage/ Individual Split Units
Project Amenities	None
Unit Amenities & Features	LVP flooring, Stainless-steel appliances, Contemporary paint scheme, private patio and yard, 1-Car Garage



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Unit Exterior and Interior Details

Each Unit Includes:

- ✓ Hardie plank concrete siding → lower insurance rates
- ✓ Concrete slab foundation engineered specifically for each lot
- ✓ 30-year composition shingles
- ✓ Quality weather-resistant exterior paint
- ✓ 1-car garage with EV charger
- ✓ Garage door openers
- ✓ Fully-landscaped front & back yards, with tree coverage on select units
- ✓ Private backyard for each unit
- ✓ 3 bed, 2.5 bath layout
- ✓ Colonial wood trim on baseboards & door casings
- ✓ Contrasting wall & trim colors
- ✓ Custom Monterrey Drag wall and ceiling texture



3 Bedroom Units



2.5 bath

Unit Interior Details

Each Unit Includes:

- ✓ Luxury vinyl plank flooring downstairs, carpet upstairs
- ✓ Faux wood 1" blinds
- ✓ Sleek granite countertops in the kitchen and bathrooms
- ✓ Stainless steel appliances (all kitchen appliances included)
- ✓ Technology package (keyless door entry, smart thermostat, hub panel)
- ✓ Cable TV outlets
- ✓ Smoke detectors
- ✓ Ground fault interrupter breakers
- ✓ Solid core garage entry door
- ✓ Deadbolt locks on front and rear exterior doors
- ✓ Privacy locks in master bedroom, bathrooms, and powder room
- ✓ Noise insulation



All kitchen appliances



Technology package