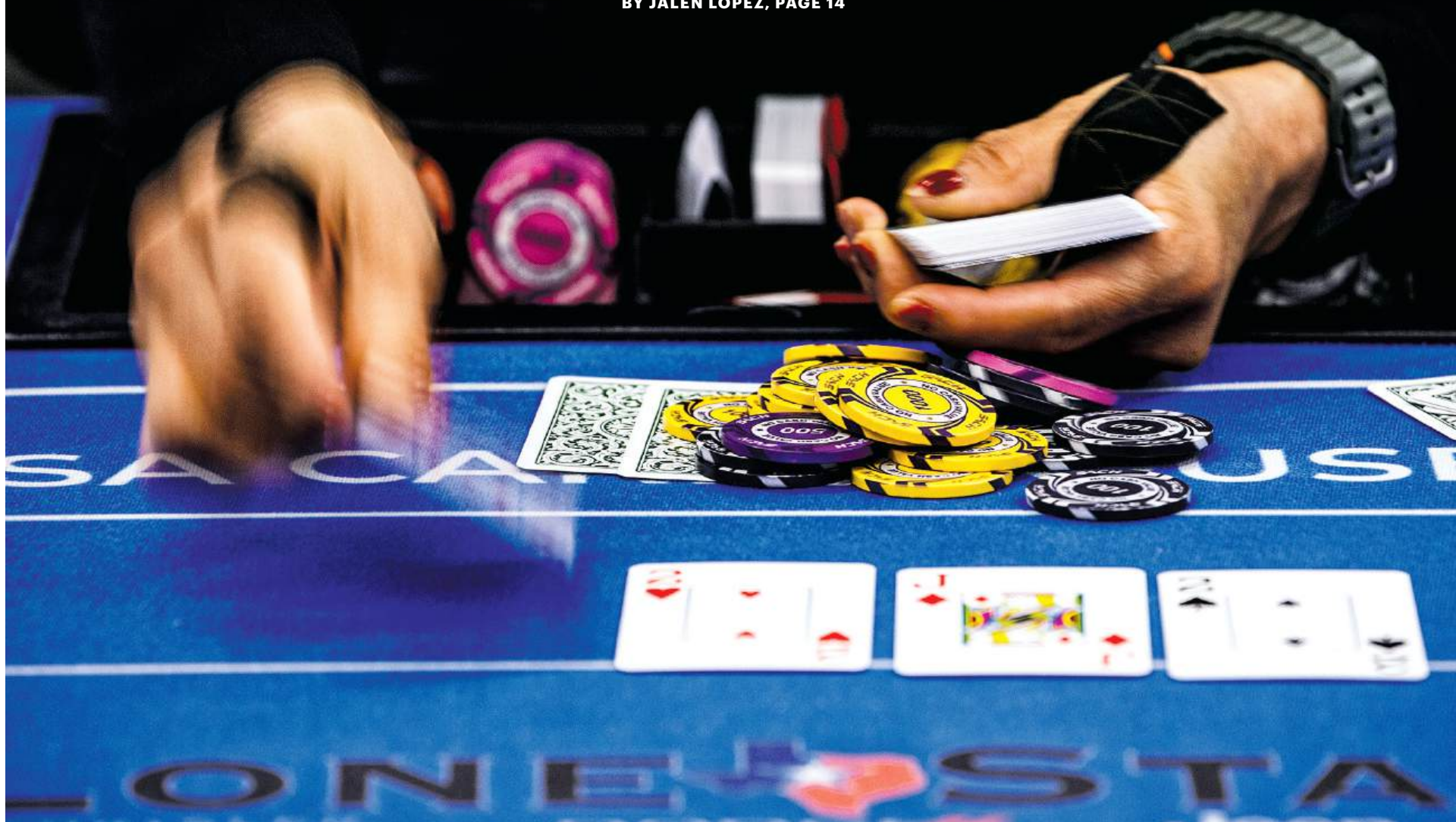


COVER STORY

## HOW IS THIS LEGAL?

Navigating the grey area of Texas gambling.

BY JALEN LOPEZ, PAGE 14



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GABE HERNANDEZ | SABJ

### T H E L I S T

Looking to plan a round of golf? Here are the toughest courses in town.

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### TARIFFS

#### Feds put food growers in limbo

Federal policy shifts will have a ripple effect on the region's produce growers.

JAMES MCCANDLESS, 11

### MULTIFAMILY

#### Luxury apartment get richer

Apartments saw the strongest quarter since 2021, but not all of the city shared in growth.

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**Editor's Picks**



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**CELEBRATING PUBLIC ART AT PEARL**

Chicano artist and painter Joe Lopez, center, signs autographs during the unveiling of his recent work labeled 'Agua y Comunidad' on April 10 at Springs Plaza at Pearl. The five-panel mural tells the story of water as the cornerstone of its identity at Pearl. The mural is now a permanent art addition.

**THREE THINGS TO KNOW**

**1**

Celadon Construction outbids competitors for a downtown affordable housing tower. The Chicago-based firm's \$4.35 million bid for the Robert E. Lee apartments surpassed Weston Urban and the Housing Trust's offers.

Read at  
[bizj.us/1qnits](http://bizj.us/1qnits)

**2**

University Technical Institute chooses San Antonio for its newest skilled trades campus. UTI will open a 50,000-square-foot school with programs starting in the spring of 2026. Initial courses will include aviation and welding.

Read at  
[bizj.us/1qnitv](http://bizj.us/1qnitv)

**3**

New survey shows climate change is impacting homebuying decisions. Redfin polled real estate agents and found 39% said it is a factor. More than 9% of respondents said their brokerages offer climate and weather risk training.

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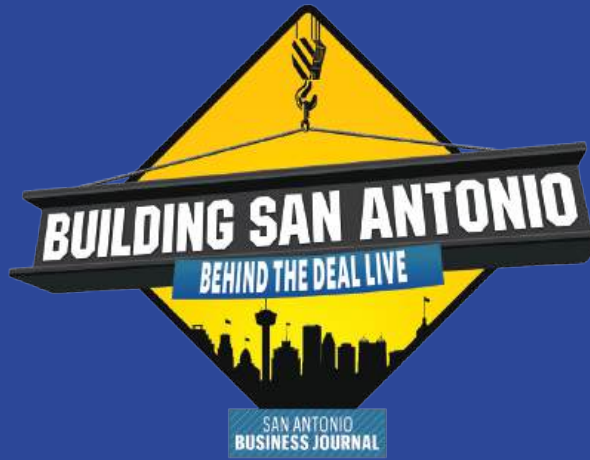
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**MODERATED BY:** Ed Arnold  
Editor, San Antonio Business Journal

# GO BEHIND THE DEAL: EXPLORE THE PEOPLE & PROJECTS SHAPING SAN ANTONIO

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# Texas needs a smarter way to regulate business

**If** you want a masterclass in contradictory policymaking, look no further than the Texas Legislature.

This session, lawmakers are attempting to “fix” problems in the hemp industry – problems largely of their own creation. After enthusiastically legalizing hemp in 2019, they left a regulatory void that’s since been filled with a booming market for products like THCA, delta-8 and CBD. Now, in response to political pressure and moral panic, they’re looking to roll it back.

The result? Billions of dollars in small business investment – retailers, processors, property owners and distributors who followed the rules as they were written – could evaporate overnight.

Meanwhile, Texas still pretends that gambling is illegal. Casinos? Off-limits. Online betting? Not here.

The Spurs are broadcast on the FanDuel Sports Network.



**ED ARNOLD**  
Editor-in-Chief

Step into any city and you’ll find poker clubs operating, slot-like “eight-liner” machines blinking away in gas stations and bingo halls running through the night with jackpots large enough to attract serious players.

If this sounds incoherent, that’s because it is.

The bigger issue isn’t whether hemp or gambling should be legal – it’s the state’s chronic inability to regulate with clarity and purpose. I’ve said it before here – business needs predictability. Entrepreneurs need to know the rules won’t change midstream. Investors need confidence that the market won’t be yanked out from under them because someone decided the optics had shifted.

Instead, we get policy by whiplash. Laws are passed in a rush, enforcement is scattershot, and when consequences emerge, the response is too often to over correct – usually in ways that punish the people who actually followed the law.



GABE HERNANDEZ | SABJ

The SA Card House on April 17

Texas loves to market itself as a business-friendly state. But being pro-business isn’t just about low taxes or light regulation. It’s about smart, consistent governance.

Our entrepreneurs deserve

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ASIAN OWNED BUSINESSES**  
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**CONTACT:** Liz English at  
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# Southern-style chain slates SA expansion

Bojangles expects to end 2025 with 24 new locations across SA, Houston and Dallas.

BY AMBER SERIO  
aserio@bizjournals.com

Bojangles is expanding in San Antonio with several new locations in the works.

The North Carolina-based fast-casual, Southern-style restaurant chain will begin construction on a 2,655-square-foot site at 3003 SW Military Drive on Sept. 22, aiming to complete the project by Feb. 23, according to a filing with the Texas Department of Licensing and Regulation.

The new location will open in March of 2026, Brooks Speirs, vice president of franchise sales at Bojangles, confirmed to the Business Journal.

This will be a company-owned site, Speirs said. The company plans to continue growing its corporate market in San Antonio but is open to taking on franchisees. "The San Antonio market is a corporate market that we're building, but we're



GABE HERNANDEZ | SABJ

North Carolina-based fast-casual eatery Bojangles is expanding in San Antonio.

open. Similar to what we do in Dallas and Houston where we are part of the territory but then we have franchisees. We're open to bringing a franchisee for San Antonio to help us build out," he said.

Building a traditional 2,800-square-

foot Bojangles restaurant costs between \$2.6 million and \$3.7 million, he said. This will be the second Bojangles in San Antonio after the first location opened its doors in the summer of 2023 at 8730 Potranco Road. A third location is also in

the works. Speirs said that Bojangles is working on a restaurant lease for a space on the Northwest side of San Antonio.

The average Bojangles hires around 90-100 employees, each with a manager as well as five additional shift leaders.

The franchise is also expanding in areas near San Antonio.

Foodster Fusion, LLC, a Houston-based franchisee, led by Arsh Momin, is currently constructing two travel centers – one in Seguin and the other in San Marcos. Both centers will include a restaurant space for Bojangles. The center in Seguin is set to open in October, while the San Marcos center will finish in November of 2026.

These expansion efforts come after the company announced plans to grow nationally about four years ago, according to Speirs. A part of this plan included adjusting the traditional menu to offer more hand-breaded chicken as the company expands into other markets, such as Texas. The locations operating under its new menu are averaging over \$2.3 million in sales, Speirs added.

Bojangles expects to end 2025 with 24 new locations across its San Antonio, Houston and Dallas markets.

## SPONSORED CONTENT

### A saucy newcomer brings new flavors and new life to baked beans

Canned baked beans as we know them today have been a staple in the American diet since the late 1800s, and today one in four households enjoys this classic side dish.\* Launched in 2023, Saucy Spoon baked beans have brought exciting new flavors to this century-old favorite.

#### SPICING UP THE MARKET WITH INNOVATIVE FLAVORS

Since its launch, Saucy Spoon has skyrocketed from a test-market newcomer to a real contender nationwide. The brand has become the second-largest baked bean brand\* in most parts of the U.S., capturing the attention of millions with its rapid growth and fun, bold flavors.

"We dedicated a lot of time talking to consumers about what flavors they were looking for in baked beans," said Jillian DeLawyer, senior director of marketing at Faribault Foods. "Consumers asked us to innovate with flavors that were interesting but not crazy."

Applewood Smoked Bacon is the brand's

top-selling item, followed by Jalapeño & Bourbon, Sweet Hickory and Spicy Roasted Chipotle. Consumer response to these new flavors has been impressive. Recent Nielsen data shows that over half of consumers are already repeat buyers, with the majority purchasing three or more times.

Saucy Spoon isn't just taking over the market; it's reviving and growing the once-sleepy bean category. Strong marketing efforts have attracted over half a million new households to the baked bean aisle, where consumers are rediscovering that beans are a delicious and affordable source of protein.

"The feedback from our retail partners has been terrific. They've valued the consumer research we invested in developing this brand, and now that Saucy Spoon is on shelves, they're witnessing an amazing response from consumers," said Mike McDevitt, director of branded sales at Faribault Foods.

#### CONTINUOUS INNOVATION

Saucy Spoon's next great offering to



PHOTO COURTESY COLLEEN GUENTHER

hit the market will be a new Korean Style BBQ flavor, featuring the sweet spice of gochujang, an increasingly popular flavor in both the grocery aisles and restaurants across the country. Major industry players like SPAM, Tyson and Trader Joe's have also rolled out Korean BBQ and gochujang flavored products.

To learn more about this saucy newcomer and explore its variety of delicious flavors, visit [saucyspoon.com](http://saucyspoon.com).

Faribault Foods is a trusted supplier of branded, store brand and co-manufactured products. Brands include Saucy Spoon® Baked Beans, S&W® Beans, SunVista®, Luck's®, Kuner's®, Mrs. Grimes® and ChilliMan®. The company has a strong store brand business in canned beans, pasta and chili, and contract manufacturing partnerships with top branded companies. [www.FaribaultFoods.com](http://www.FaribaultFoods.com)

\*According to Nielsen

# Amazon charts course for drone delivery

BY AMBER SERIO  
 aserio@bizjournals.com

Amazon wants to modify a portion of its 3.6-million-square-foot facility on San Antonio's East Side to build a drone delivery center, according to a change of zoning request filed with the City of San Antonio.

The zoning request indicates that Amazon is pursuing a "Specific Use Permit at SAT3" to modify a 9,400-square-foot space in the southeast corner of the property to construct a Prime Air Drone Delivery Center at 6806 Cal Turner Drive.

Prime Air is designed to deliver packages to customers' doorsteps in 60 minutes or less using a fleet of battery-powered drones designed, built and operated by Amazon.

"We're reviewing options and working with local officials to possibly bring Prime Air to San Antonio - which would support our efforts to provide fast delivery and great service to local customers. This process is in the early planning stages and additional steps remain. We'll share more when we can," Steve Kelly, an Amazon spokesperson told the Business Journal in a statement.

Once the facility's modifications are complete, the PADDC will contain launchpads for drone takeoff and landing as well as two modular units. According to the zoning request, the first modular unit will store and charge drone batteries, and the second will monitor drone flights and maintain the drones.

**BIG NUMBER**

## 9,400 sq. ft.

The size of the warehouse renovation Amazon is planning for launching a drone delivery service in San Antonio.



CARLOS JAVIER SANCHEZ | SABJ

Local consumers are gaining confidence but are still careful about personal finances and expectations.

# Consumer confidence remains steady

The data is a snapshot of the public's feelings about buying conditions.

BY JALEN LOPEZ & TY WEST  
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American City Business Journals, parent of the SABJ, has partnered with global decision intelligence company Morning Consult to launch the Metropolitan Consumer Sentiment Index. This new quarterly dataset tracks shifts in consumer confidence in San Antonio and 45 other metropolitan areas.

The dataset provides a snapshot of San Antonio consumers' feelings about their finances, business and buying conditions. The index also considers consumer 12-month and five-year expectations.

The new index shows how significant economic, political and

policy changes affect consumer confidence and decision-makers at the metro level.

"Helping business leaders make informed decisions is at the heart of ACBJ's mission," said American City Business Journals CEO Whitney Shaw.

"Whether they are pursuing a growth opportunity or trying to gauge how a new policy is affecting customers, this index will give our readers an edge."

The San Antonio-New Braunfels MSA scored 101.3 on the Metropolitan Consumer Sentiment Index in Q1 2025. A score of 100 or higher indicates consumers are more positive than negative about business conditions, buying conditions and personal finances. San Antonio's score increased from 100.2 in Q4 2024.

Over 33% of local respondents believe positive business conditions are on the horizon for the next 12 months, while 27% believe

**"Helping business leaders make informed decisions is at the heart of ACBJ's mission."**

American City Business Journals CEO Whitney Shaw

negative conditions are on the way. The five-year business condition expectations are more negative, with almost 44% of respondents believing there will be periods of widespread unemployment or depression.

Almost 39% of consumers stated that buying conditions are neither good nor bad, with over 26% indicating they're strictly bad.

Personal finances are at the top of consumers' minds, with 37% of respondents indicating their finances are worse than before. Almost 38% indicate they've stayed the same, with 21% indicating their finances are better now. Just under 44% of respondents believe their finances will improve in 12 months.

The San Antonio MCSI scored 100 or more for the first time in Q4 2024 since Q1 of 2020.

The MCSI is based on Morning Consult's survey engine, which conducts more than 5,000 daily interviews nationwide.

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ARCHITECTURE  
AND ENGINEERING

## Missions pick global firm for ballpark

San Antonio Missions' ownership, Designated Bidders LLC, has taken a major step toward the development of a new downtown baseball stadium.

The group has tapped international firm Populous as lead designer and architect for the roughly \$160 million center city ballpark, slated to open in spring 2028.

That decision comes a week after San Antonio's City Council approved an ordinance creating a stadium funding and ownership mechanism for the project through the establishment of the San Pedro Creek Development Authority.

"From the outset of this journey more than two years ago, our ownership group has been steadfast in its commitment to create a placemaking venue that keeps affiliated professional baseball in San Antonio, anchors an economic transformation to an important part of downtown and is a gathering place for generations of families in San Antonio and South Texas," Missions Board Chair and Designated Bidders investor Bruce Hill said.

"The new ballpark is the centerpiece of the project and Populous is uniquely equipped to bring our vision to life," Hill added. The Populous decision is a landmark moment for leaders who have worked for years to bring such a project to fruition.

Populous has designed over 75 major and minor league ballparks in the last three decades.

SPORTS BUSINESS

# NCAA ADDRESSES SA'S FINAL FOUR FUTURE



GABE HERNANDEZ | SABJ

## Alamodome improvements will be key to city's sports future

Only months after hosting the 2018 NCAA men's Final Four San Antonio was awarded the 2025 championship event.

Now, as Alamodome officials prepare to transform the makeshift basketball arena back into a football stadium for the UFL Brahmas, San Antonio is in for a much lon-

ger wait. The NCAA may not name its next round of Final Four host cities before summer 2026 and the first available slot isn't until 2032.

By then, the Alamodome will be 39 years old and facing much tougher competition.

For what it's worth, the Alamo City has left a strong impression on NCAA leadership with its 2025 performance. Officials noted they were especially pleased with the team and fan experiences the city provided.

But the NCAA has also indicated that it wants to see more significant

*San Antonio will have to wait to learn its future Final Four fate as bidding on the next round of available games may not begin until summer 2026.*

improvements to the Alamodome.

"It is important, simply because there's competition," NCAA Senior Vice President Dan Gavitt told me. "There aren't an unlimited number of cities and venues that can host the men's Final Four, but there are options. Keeping the venue competitive is important."

Upgrades to the downtown stadium are part of the city of San Antonio's proposed Project Marvel plan. While the scope and timing of such work is not yet clear key city officials have shared their vision with NCAA officials, including Gavitt.

"They apprised us of the of the master plan," Gavitt said. "We're anxious to see how it plays out."

Mayor Ron Nirenberg, who will term out in June, has made it clear that Alamodome improvements must be a priority.

City Manager Erik Walsh has also indicated he appreciates what's at stake as the economic impact on San Antonio from its most recent Final Four could exceed \$440 million, according to economist Steve Nivin.

"Part of the secret sauce of San Antonio are the relationships," Gavitt said. "We expect to continue to stay engaged and apprised of how things are developing."

Meanwhile, the list of potential Final Four cities is expanding. A new domed stadium in Nashville is slated to open in 2027.

How does San Antonio stay in the game? "The best thing you can do is put your best foot forward," Gavitt said.

ROOFING INDUSTRY

## National group acquires legacy SA company

A Phoenix-based firm with a significant national presence has struck a deal to acquire one of San Antonio's oldest companies.

Progressive Roofing has purchased Beldon Roofing Co. Financial terms of the deal were not disclosed, but the Alamo City business, established in 1946, will continue to operate with its longstanding name under the Progressive umbrella and

maintain its San Antonio presence.

Brad Beldon, who has served as CEO and chief culture officer for the company since 1988, will now move into a C-suite position with Progressive. As a result of the deal, the company will have 1,700 employees spread across 14 markets.

"We have been working since November on a merger with a larger company," Beldon said during an exclusive interview.

"We'll be one of the top 10 largest roofing companies in the country." Now a fourth-generation company, Beldon has expanded its operations and footprint over the years. That growth undoubtedly captured the Arizona company's attention.

Progressive Roofing launched in 1978 as a family operation based in Phoenix. It now has over 1,600 employees and nearly a dozen offices nationwide.

# Greater:SATX pursues \$15B in corporate wins

Opportunities currently in play could produce thousands of new jobs.

Despite escalating economic concerns compounded by shifting global tariff policies, greater:SATX is actively pursuing a lengthy list of major corporate projects, several involving potential international investors.

That push comes as the organization doubles down on a regional recruitment strategy launched in recent years and as San Antonio continues to draw more widespread attention.

San Antonio's lead economic development group is working on a current project pipeline its president and CEO, Jenna Saucedo-Herrera, confirmed could deliver as much as \$15 billion in capital expenditures and roughly 15,000 jobs to the area.

"The size and scale of these deals are just staggering," she said.

Some of those targets are domestic, and others are international, with the biggest opportunity markets including Canada, Germany, Japan, Mexico and the U.K.



GABE HERNANDEZ | SABJ

Greater:SATX is actively pursuing a lengthy list of major corporate projects.

Saucedo-Herrera said corporate targets have taken note of San Antonio's economic ascent, including significant job growth.

"We're seeing all of the momentum on full display when you look at our pipeline. We are outpacing what we expected," she said. "We're in our golden era right now."

"These are not leads. These are active deals that we are working through," Saucedo-Herrera stressed. "I will add that about 60% of our pipeline is foreign direct investment. These are global companies looking at investing in the market."

Greater:SATX, Opportunity Austin, and

other economic development groups in the area recently hosted the San Antonio-Austin Megaregional Collaborative. The spinoff from that inaugural investor meeting could draw additional interest to the area.

Some of that activity could be tied to companies like Toyota Texas and JCB. Both are expanding their San Antonio campuses.

"Manufacturing continues to be a significant area of opportunity," Saucedo-Herrera said. "Bioscience has increased drastically in the last year and cybersecurity and financial services continue to remain steady."

It's the economic stability San Antonio has displayed even in an uncertain national environment that could prove this city's ace in the hole. That could be especially true regarding companies looking to make commitments in the shorter term.

That said, greater:SATX officials note that San Antonio will need to continue to invest in infrastructure and identify more site-ready real estate to continue to attract companies.

"Amid much economic uncertainty, one thing is for certain," Saucedo-Herrera insists. "We are poised for a decade of prosperity."

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**FINANCIAL CENTER**

## Broadway Bank HQ renovations complete

Broadway Bank unveiled the public-facing section of its renovated main financial center earlier this month.

The nearly yearlong renovation is the first in a series of efforts to modernize Broadway's headquarters, consolidating its appearance with the bank's newer financial centers.

Originally unveiled in 1968 at 1177 NE Loop 410 on San Antonio's North Side, the newly renovated financial center features updated conference and office spaces. The renovations will facilitate better collaboration among bankers across its departments.

The renovations are also intended to improve its customers' experience, including with new technology. Other upgrades include quality-of-life improvements for employees, such as updated break areas and improvements to the HVAC systems.

"This project has been a delicate balance of honoring Broadway Bank's legacy while creating a space that meets the evolving needs of our customers and employees," said Karen Mawyer, head of corporate support and residential lending with Broadway, spearheading the bank's redesign.

Renovations are still slated for the east wing of Broadway's financial center, which began in March and plan to be unveiled in July.

**MULTIFAMILY**

# APARTMENT ABSORPTION RATE VARIES BY SECTOR



GABE HERNANDEZ | SABJ

*Downtown San Antonio attracts a higher rate of renters than most of the city's other submarkets.*

## Most absorption is happening downtown and in Midtown.

San Antonio's apartment market boasted its strongest quarter since 2021, but not all submarkets shared in the revelry.

During the first quarter of 2025,

San Antonio posted 2,231 absorptions in the apartment market, which is net move-ins minus move-outs, according to commercial real estate data giant CoStar.

While that hasn't outstripped the 2,500 deliveries CoStar recorded during the same quarter, it's the market's strongest showing since the third quarter of 2021, when it absorbed just under 3,100 units.

"2025 is poised to be one of the

highest absorption years in San Antonio's multifamily market, first because of the record numbers of new units we delivered, but also because there's healthy demand due to factors like strong population growth and the highest income growth among major Texas markets, and one of the highest rates of job growth," said Daniel Khalil, associate director of market analytics at CoStar, whose purview is San Antonio and South Texas.

Drilling down into the numbers, Khalil said most of the absorption is coming from submarkets like downtown and Midtown, which makes sense given that those areas have lower construction rates than the suburbs, so they're easier to fill.

"We're seeing faster lease-ups in San Antonio's urban areas. The suburbs are suffering," he said.

Across downtown and Midtown, the average lease-up time is around one or one-and-a-half years. Those areas are more attractive to people seeking more walkability and downtown-focused lifestyles.

"What's interesting is a luxury product like 300 Main is leasing up faster than many more affordable housing projects," he said.

Weston Urban's high-rise project in the heart of downtown, which opened last fall, is already more than 40% leased, according to CoStar.

In the suburbs, however, most new deliveries are taking place, lease-up is closer to two years in the suburbs. That's led to high rates of competition among landlords, including a ramp-up in concessions to increase renter interest.

"The difference in the mind of many apartment renters willing to commute in from the suburbs is 'what are you offering?' and 'what are your competitors offering?'" Khalil said.

Some high-growth areas are better able to handle the amount of construction they're experiencing. Over the past year, Comal County absorbed around 2,000 out of the 2,900 units delivered last year — over 15% of its total market share.

Other areas, including the Far West, North and Northwest sides are all between 15 and 20% vacant.

**"2025 is poised to be one of the highest absorption years in San Antonio's multifamily market."**

Daniel Khalil, associate director of market analytics at CoStar

**BIG NUMBER**

**2,231**

San Antonio apartment absorption during Q1 2025

## Border, Trade & Tariffs



**James McCandless**

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### GOVERNMENT & REGULATION

## Policy shift will impact produce imports

A federal policy shift will have a ripple effect on produce growers in the U.S. and Mexico.

The U.S. Department of Commerce announced on April 14 that it plans to withdraw from a 2019 suspension agreement that allowed tomatoes grown in Mexico to be imported at level pricing with U.S.-grown tomatoes. The government plans to exit the agreement on July 14.

After that date, any grower importing fresh tomatoes from Mexico will pay a 20.91% import duty, regardless of whether the company is American.

"This action will allow U.S. tomato growers to compete fairly in the marketplace," the International Trade Administration said in the announcement.

NatureSweet Chief Legal Officer Skip Hulett told the Business Journal the move puts the San Antonio firm, and many like it around the country, at a disadvantage. NatureSweet has a network of greenhouse operations in Mexico and the United States.

"Ending this agreement threatens the ability of companies like ours, which grow in both the U.S. and Mexico, to supply the marketplace with flavorful, vine-ripe specialty tomatoes people love," he said.

At press time, Mexican tomatoes are exempt under the USMCA and are not subject to an additional 25% tariff.

### MANUFACTURING

# SPICE MARKET NOT IMMUNE TO TARIFF COSTS



JAMES MCCANDLESS | SABJ

## Adams Extract sees no ready replacement for Chinese supply chains.

The American Spice Trade Association's annual meeting is usually a cordial affair. Producers of everything from black pepper to chicken seasoning mingle with international suppliers. The days are filled with crop reports, factory best

practices and presentations on the future of agriculture.

This year's meeting, in Savannah, Georgia, on April 8, took a different tone. Just a week after President Trump announced reciprocal tariffs against most countries, attendees were on edge as the policy went into effect.

"Everyone is watching their phones, watching the markets go back and forth, trying to scramble to get things in before the tariffs," Paul Nagy, director of procure-

*Adams Extract lines grocery store shelves in San Antonio.*

ment at Adams Extract, said in a recent interview with the Business Journal.

The Gonzales, Texas-based product line runs the gamut of the grocery store's baking aisle, and Nagy says prices are about to go up if the 125% tariff on Chinese goods remains in place longer than current supply.

"Most of the tariffs will be passed through eventually," he said. "There may be some amount we can hold back in the beginning because of our stock, but you'll see prices driving up because of the tariff and it'll be within the next month or so that you'll start to see that."

A lot of the spice industry's supply chain is international and unmovable, and Adams has its chain set up so that most of its stock is kept in the country of origin and orders are placed as needed. Forty percent of the world's pepper exports come from Vietnam. China exported about 2.6 billion pounds of onions and about 4.2 billion pounds of garlic in 2023, according to the World Bank, and much of it ended up in U.S. spice mixes. Madagascar is the world's top exporter of vanilla beans, which goes into baking extracts.

"We can't grow certain spices here, we can't have an infrastructure in the U.S. because of the climate and because of soil," Nagy said. "We could develop that over decades but it's something we can't really replace tomorrow and it's something we don't compete in."

### SUPPLY CHAIN

## Border cities may face budget crunch

Tariffs on goods crossing into the U.S. from Mexico could present a financial challenge to border communities.

Cities that collect bridge fees from commercial and private vehicles, as well as pedestrian crossings, are at risk of budget shortfalls if those crossings decline, a Business Journal analysis of annual financial reports across the region shows. Many border communities rely on those fees as

a significant share of revenue, and the City of Laredo is already taking steps to mitigate that risk.

As previously reported, Laredo officials are working on ways to find "efficiencies" in every municipal department.

Laredo City Manager Joseph Neeb said the city doesn't have a fixed amount of dollars it wants to save, but rather a goal to boost long-term sustainability.

"However, internal modeling anticipates increased operational costs due to inflation, labor pressures and potential grant reductions," Neeb wrote in an email. "The study emphasizes short-term 'quick wins' and mid-term reforms to help absorb these pressures without compromising our commitment to service quality."

A draft of the efficiency study is expected in the fall.

## Retail Real Estate



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## FRANCHISE GROWTH

### National chain opening near UTSA

Chick-fil-A is opening another San Antonio location.

The popular restaurant chain plans to open its newest restaurant at 5722 UTSA Boulevard.

Construction on the 5,376-square-foot restaurant is scheduled to begin on Jan. 5, with a planned completion date of June 11, 2026, according to a Texas Department of Licensing and Regulation filing. The estimated construction cost is \$4.5 million, per the filing. The design firm working on the project is Mayse & Associates Inc., based in Dallas.

“While we are still early in the process, Chick-fil-A is happy to share that we are actively pursuing a new location in San Antonio. We look forward to working through the approval process with the community and are excited by the prospect of joining this neighborhood. We hope to have the opportunity to serve new guests delicious food in an environment of genuine hospitality,” a Chick-fil-A spokesperson said in a statement.

The new location will join several others at Roadrunner Creek — a center leased by the Dallas-based commercial real estate brokerage firm CBRE.

## BIG NUMBER

# \$4.5M

The estimated cost of building a 5,376-square-foot Chick-fil-A.

## RESTAURANT DEVELOPMENT

# ICONIC SA RESTAURANT SEES OWNERSHIP CHANGE



GABE HERNANDEZ | SABJ

Kasey Vanacek is set to take over the ownership of her family business, Alamo Cafe.

### Alamo Cafe, established in 1981, has two locations in San Antonio.

A local franchise owner is stepping up to lead her family’s business.

Kasey Vanacek is the president of Alamo Cafe, the family-owned Tex-Mex restaurant founded by her father, Pat Hanlon, nearly 44 years ago. After several decades of business and growth, the San Antonio staple is opening the doors to a new chapter as the next generation assumes ownership.

Between working as a host throughout her adolescence and spending time in the corporate

office learning the ins and outs of running a business, Vanacek explained that she always knew she would carry on the family legacy and be involved in Alamo Cafe.

“I always knew in some way, shape, or form I wanted to be a part of the business. It killed me to think that he worked so hard for his legacy just to go away, and so my driving factor was really that I didn’t want this to go outside of our family,” she said.

Alamo Cafe was founded in 1981 by Hanlon and his business partner, Tom McCarthy. The pair worked during the 1970s under Wendy’s franchisees Buzz Ramon and Jesse Hellums, who aided in starting Alamo Cafe. The first location opened in June 1981 in the

**“I always knew in some way, shape, or form I wanted to be a part of the business.”**

Kasey Vanacek, president of Alamo Cafe

9000 block of San Pedro Avenue before moving to 14250 San Pedro Avenue. Vanacek said the move was made after the Hanlon family purchased the land and built the new space from the ground up in 1996.

Today, the business operates two locations – the San Pedro location and another at 10060 I-10 West, which opened in 1985. The restaurants employ around 250-300 employees, with the number increasing during peak seasons.

Vanacek explained the anticipated changeover and the process for her, her father and her two siblings Pat Jr. and Whitney Hanlon – who are also shareholders and play a role in the operations at Alamo Cafe.

She said she and her father will be working together closely until he steps down as majority owner sometime this summer. It’s a transition that’s years in the making.

After finishing college in 2009, Vanacek had her eyes on one of her favorite franchises – Houston-based salad bar chain Salata.

She brought the concept to her father and his business partner, and they signed a franchise agreement with Salata in 2013 that brought on Vanacek as the vice president of operations for the San Antonio and Austin markets. By 2016, McCarthy retired, and Vanacek took on Salata as a franchisee in a 50/50 agreement with her father.

Salata has since expanded nationwide, with its newest San Antonio addition slated to open in Cibolo at the beginning of May. Vanacek also shared that a lease agreement has been signed for the first New Braunfels location. Over the last decade, Vanacek has served as the franchise owner of both Texas markets, with her Director of Operations, Brad Weed, stepping in to help as she prioritizes her role at Alamo Cafe more.

Salata employs around 25 people per store, with Vanacek having an estimated 150 to 175 employees working under her market. She also said that the cost to start a new location is estimated to be around \$800,000, and the average revenue is usually between \$1.6 and \$2.3 million.

SPRING LEAGUE

# SA's UFL future depends on Brahmas' survival

**P**ayton Pardee strolled into the Audi Field tunnel before the San Antonio Brahmas' fourth straight road game, this one against an undefeated D.C. Defenders team, decked out in his finest western attire.

Intentional or not, it was a nod to Wade Phillips, who on April 16 took a leave of absence as Brahmas head coach, opening up an interim spot for Pardee.

San Antonio was teetering on the edge of a cliff, a loss away from an 0-4 start after advancing to the UFL championship game last season.

Another setback and the odds of the team drawing a respectable crowd for its home debut on April 27 in the Alamodome – in the heart of Fiesta – were slim.

San Antonio made just enough offensive plays and defensive stops



**W. SCOTT BAILEY**  
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when it mattered most to secure an upset.

"This team never let go of the rope," the Brahmas' interim leader and grandson of former Houston Oilers head coach Jack Pardee said after the win.

For now, it's just one win for the Brahmas, that will play six out of 10 games this season on the road due to Alamodome scheduling commitments. But it could be the start of a turnaround that San Antonio and the UFL need.

For the young league to succeed it's got to build support and stability in markets like San Antonio and St. Louis, cities shunned by the NFL and hungry for football.

UFL leadership has recognized San Antonio's importance.

"This league is committed to long-term sustainability," UFL



SAM HODDE | UFL

*Payton Pardee moved up to offensive coordinator and now interim head coach of the San Antonio Brahmas in the span of a few weeks.*

President Russ Brandon told me. "San Antonio is a pillar to that."

After the Brahmas' April 6 loss to St. Louis, offensive coordinator A.J. Smith resigned. Pardee stepped into the role and then helped fill in for Phillips who was ill during the team's April 13 game in Detroit.

On the road and up against tough odds in D.C. a week later, the Brahmas scored an upset.

It's just one win. But an 0-4 San Antonio start could have been a gut punch for a league that's banking on success in the Alamo City.

That the Brahmas found some grit in the midst of so much uncertainty is something Pardee and his squad can hang their hat on.

"This team has got a lot of resilience in it," he told his players in the locker room after the game. "This is just the beginning."



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# WILL TEXAS CONTINUE TO HOLD 'EM?

How gambling halls work in the Lone Star State

**I**s gambling illegal in Texas? That depends. By the numbers, it's a multi-billion dollar industry that operates in murky legal waters.

Gambling in Texas exists in a complex legal landscape, where businesses such as poker houses, charitable bingo, the state lottery, tribal casinos and "eight-liners" operate under various rules.

While these businesses contribute significantly to the economy, the ambiguous legality of gambling poses challenges for those striving to comply with state laws.

## Know when to hold 'em

Poker often comes to mind when one thinks of a casino or gambling: card players huddled around a table in a dimly lit room, hoping to win big. Despite poker being illegal in Texas, there are over ten poker houses in the San Antonio–New Braunfels metropolitan statistical area.

SA Card House, the approximately 11,375-square-foot social club housed in the former Luby's Cafeteria off 281 North at Bitters Road, has over 29,000 members and 180 employees. The 24-hour business charges a one-time \$20 lifetime membership fee, \$5 upon entry, and \$12 per hour to play at a table. Guests, in return, receive a \$1 comp for the hourly fee, which they can use at the on-site bar or restaurant.

"The house cannot earn anything through the pots, and as long as the

money stays on the table, it's not illegal, the money is being handled between the patrons." SA Card House co-owner Foster Hearn told the Business Journal.

"We've let everybody know in the law enforcement agency industry, if there's something they don't like, or something that's not right, to let us know, and we'll stop and ensure everything's right. So we've never had any issues with that."

When asked about regulating poker houses in Texas, Hearn suggested having better regulations to ensure all establishments follow the law.

"We want somebody that could come in and observe, look at books, see what's going on all the time, make sure everything's being paid correctly. I mean, we pay a ton of money in state sales tax a month; we have 64 cameras running at all times, full-time security, a gentleman on a golf cart out front coming and going. We're real big on watching all that and making sure it's a safe environment."

## B-I-N-G-O

Bingo halls, a business so commonplace that many forget they're technically gambling dens, are also plentiful across San Antonio.

A licensed business must operate bingo games, and the proceeds must go towards charitable purposes, prize payouts, local jurisdiction allocation, and state prize fees, according to the



**JALEN LOPEZ**

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*Poker clubs like the SA Poker House along U.S. 281 appear similar to casino poker games, but key differences keep them legal.*

GABE HERNANDEZ  
| SABJ



Charitable Bingo website. The Texas Lottery Commission oversees bingo halls, and they must follow strict rules and obtain a license from the commission.

Certain exemptions allow individuals or organizations to conduct a charitable bingo game without a license, including home games and games at assisted living facilities, retirement homes and hospitals.

Charitable bingo has a significant impact on the Texas economy. According to the Texas Charity Advocates Group, in 2024, charitable bingo generated \$199.7 million in adjusted gross receipts and \$28.7 million in charitable proceeds.

“If you’re operating a bingo hall or conduct bingo games on a regular basis, you have to be licensed. You have to follow the rules,” Texas Charity Advocates Executive Director Tom Stewart told the Business Journal. “You know, there’s a lot of regulation that goes into actually running a licensed charitable bingo game. So, yea, it’s a form of gambling, but at the end of the day, it’s competing with every form of entertainment out there.”

Stewart and the Texas Charity Advocates group support HB 4172 and its companion, SB 2218, proposed during the 89th legislative session. The bills are sponsored by Rep. Senfronia Thompson, District 141, Houston, and Sen. Judith Zaffirini, District 21, respectively. HB 4172 was introduced on March 10 and is pending in the House Licensing and Administrative Procedures Committee. SB 2218 was referred to the Senate State Affairs Committee on March 25. The bills would increase public awareness of charitable bingo and its purpose and raise the reserve account limit for charities from \$50,000 to \$100,000.

#### Scratch and win

The Texas Lottery is another example of legal gambling in Texas.

The Texas Lottery was established during the 72nd Texas Legislature in 1991 with the passage of the Texas Lottery Act, which created the Texas Lottery Commission to regulate and oversee the lottery. Net proceeds go to the Foundation School Fund to support public education in Texas and the Texas Veterans Commission Fund for Veterans’ Assistance, according to



CONTINUED ON PAGE 16



GABE HERNANDEZ | SABJ

Players can take home big pots from San Antonio's local poker houses.

CONTINUED FROM PAGE 15

the Texas Lottery.

In FY 2024, the Texas Lottery accumulated over \$8.3 billion in sales, according to the Texas Lottery Commission's financial information. Over \$5.6 billion went to prize expenses and a smaller amount in unclaimed prizes go to the state-owned Multicategorical Teaching Hospital Account.

The majority goes to the Foundation School Fund and the Texas Veterans Commission. The teaching account received just under \$440,000; the Foundation School Fund received over \$1.9 billion; and the Veterans Commission Fund received more than \$26 million.

The Texas Lottery Commission is under fire in the 89th legislative regular session. The commission's budget was reduced to zero in the roughly \$337 billion two-year budget plan approved by the Texas House. However, the House budget differs from the Senate's budget, and the two differing versions will be examined and updated in a conference committee.

#### Legal on a different patch of dirt

Each of the three federally recognized tribes in Texas operates a casino.

The Kickapoo Traditional Tribe operates the Kickapoo Lucky Eagle Casino in Eagle Pass. The Tigua tribe of the Ysleta del Sur Pueblo operates the Speaking Rock Entertainment Center in El Paso. The Alabama-Coushatta Tribe operates the Naskila Casino in Livingston.

These operate under tribal sovereignty, preventing states from interfering with their operations.

#### No cash prizes

Another type of gambling gaining popularity is "eight-liners," which operate similarly to slot machines. These machines have popped up in bars, gas stations and other establishments, but they cannot legally award cash prizes of more than \$5 in value. Businesses are within their legal rights to operate these machines, and any found awarding a cash prize more than \$5 can face significant fines.

Establishments operating an illegal machine can face charges for Gambling Promotion or Possession

of Gambling Paraphernalia, both of which are Class A misdemeanors with a possible fine of up to \$4,000. Both charges can also result in up to a year in jail.

A general business license is required to manufacture, own, buy, sell, or rent a "coin-operated amusement machine" in the State of Texas, per the Texas Comptroller. Businesses must pay an annual \$60 occupation tax permit that must be "securely attached to every coin-operated amusement machine available for customers to use."

It's clear that gambling is a thriving business in Texas, with numerous options for those looking for a thrill. Businesses, such as legal poker houses and charitable bingo halls, appear to operate above board and support local and state economies. The Texas Lottery funnels millions of dollars to various funds, and eight-liners offer a slot machine experience without breaking the law.

However, gambling being illegal creates a threat for these businesses, as they do what they can to operate in this confusing environment. ❧

## How Gambling Works in Texas



Gambling is illegal in Texas but there are several exceptions. Here is how each legal gambling activity works:

**POKER** Chapter 47.02b of The Texas Penal Code provides a defense for poker rooms in Texas through three stipulations: The games must take place in a private place, no person receives economic benefit other than personal winnings and risks of losing and chances of winning are the same for all participants outside of the advantage from skill or luck. Poker rooms operate as social clubs that do not take a percentage or rake from the pot, thus avoiding the stipulation of "economic benefit" and matching the "private place" description. Poker games also rely on skill and luck, with each person having the same odds, which are not present in other table games.

**BINGO** Charitable bingo is an exempt form of gambling, alongside state lotteries and charitable raffles, in Section 47 Article 3 of the Texas Constitution. Charitable bingo conductors must be licensed, authorized organizations by the Charitable Bingo Operations Division of the Texas Lottery Commission. Only specific organizations, including non-profits, religious societies, fraternal organizations and veteran organizations, can be licensed conductors. However, several exemptions do not require licensing, including bingo games for individuals over 60 years of age and home games with less than 15 people.

**STATE LOTTERY** The Texas Lottery was established during the 72nd Texas Legislature in 1991 with the passing of the Texas Lottery Act. The Texas Lottery Commission oversees and regulates the lottery, with net proceeds going towards charitable funds.

**CASINOS** Casinos are illegal under Texas law, but those on Native American land are not subject to state law. The three Texas casinos are operated by the three federally recognized tribes in the state, which operate under tribal sovereignty.

**EIGHT-LINERS** Eight-liner machines resemble slot machines, which are illegal in Texas. However, Tex. Penal Code 47.01(4)(B) allows these gambling devices to award non-cash prizes worth less than \$5. This section is often referred to as the "fuzzy animal law," as it allows the operation of amusement machines often found in restaurants and game rooms. Eight-liner machines use this grey area to operate machines similar to their slot machine counterparts.

**ANIMAL RACING** Horse and dog races are legal in Texas at racing tracks licensed and regulated by the Texas Racing Commission. The 69th Legislature enacted the Texas Racing Act, establishing the commission. Approved tracks follow a parimutuel betting system, meaning there are no fixed odds; payout odds are determined by the amount wagered on each horse or dog.

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**FOR MORE INFORMATION CONTACT:** Liz English at [lenglish@bizjournals.com](mailto:lenglish@bizjournals.com) | 210.477.0854

# San Antonio Toughest Golf Courses – Men’s Back Tee

RANKED BY SLOPE RATING

Course name (Tee name/color)	Facility name Phone Website	Address	Slope rating	Course rating	Bogey rating	Yardage	Par
<b>1</b> <b>Boot Ranch</b> (Tournament)	Boot Ranch 830-990-7656	1447 Boot Ranch Cir. Fredericksburg, TX 78624	152	75.9	104	7,155	72
<b>2</b> <b>The Clubs of Cordillera Ranch</b> (Bear)	The Clubs of Cordillera Ranch 830-336-4653 clubsofcordilleraranch.com	1092 Clubs Dr. Boerne, TX 78006	145	76.2	102.9	7,464	72
<b>3</b> <b>Oaks</b> (Tiburon - Black)	TPC San Antonio - AT&T Oaks 210-491-5800 tpc.com/sanantonio/att-oaks-course	23808 Resort Pkwy. San Antonio, TX 78261	142	76.1	102.5	7,435	72
<b>4</b> <b>Creeks/Valley</b> (Black)	The Club at Comanche Trace 830-895-8500	3074 Bandera Hwy. Kerrville, TX 78028	142	75.4	101.8	7,276	72
<b>5</b> <b>Oak Hills Country Club</b> (Tillinghast)	Oak Hills Country Club 210-349-5151 oakhillscc.com	5403 Fredericksburg Rd. San Antonio, TX 78229	142	74.3	100.6	6,886	71
<b>6</b> <b>Riverside Golf Course</b> (Black)	Alamo City Golf Trail 210-853-2267	2315 Ave. B San Antonio, TX 78217	141	72.6	98.8	6,747	72
<b>7</b> <b>Hills/Creeks</b> (Black)	The Club at Comanche Trace 830-895-8500	3074 Bandera Hwy. Kerrville, TX 78028	140	75.2	101.1	7,253	72
<b>8</b> <b>North</b> (Black)	The Club at Sonterra 210-491-9900	901 Sonterra Blvd. San Antonio, TX 78258	140	74.7	100.6	7,070	72
<b>9</b> <b>Live Oak</b> (Gold)	Fair Oaks Ranch Golf & Country Club 210-582-6720	7900 Fair Oaks Pkwy. Fair Oaks Ranch, TX 78015	139	74.6	100.4	7,007	72
<b>10</b> <b>Canyon Springs Golf Club</b> (Black)	Canyon Springs Golf Club 210-497-1770 canyonspringsgc.com	24405 Wilderness Oak San Antonio, TX 78258	139	74.1	99.8	7,077	72
<b>11</b> <b>Dominion Country Club</b> (Gold)	The Dominion Country Club 210-698-3364 the-dominion.com	1 Dominion Dr. San Antonio, TX 78257	139	73.7	99.5	6,937	72
<b>12</b> <b>Valley/Hills</b> (Black)	The Club at Comanche Trace 830-895-8500	3074 Bandera Hwy. Kerrville, TX 78028	138	74.4	99.9	7,059	72
<b>13</b> <b>Lakes/Oaks</b> (Black)	Hyatt Hill Country Golf Club 210-520-4040	9800 Hyatt Resort Dr. San Antonio, TX 78251	138	73.9	99.5	6,761	72
<b>14</b> <b>River Crossing Club</b> (Black)	River Crossing 830-904-4653 rivercrossingclub.com	500 River Way Spring Branch, TX 78070	137	73.3	98.6	6,778	72
<b>15</b> <b>Riverhill Country Club</b> (Black)	Riverhill Country Club 830-792-1143	100 Riverhill Club Ln. Kerrville, TX 78028	136	75.3	100.4	7,184	72
<b>16</b> <b>Cedar Creek Golf Course</b> (Blue)	Alamo City Golf Trail 210-853-2267	2315 Ave. B San Antonio, TX 78217	136	74.5	99.7	7,060	72
<b>17</b> <b>Blackjack Oak</b> (Gold)	Fair Oaks Ranch Golf & Country Club 210-582-6720	7900 Fair Oaks Pkwy. Fair Oaks Ranch, TX 78015	135	74.8	99.8	6,991	72
<b>18</b> <b>Briggs Ranch Golf Club</b> (Red)	Briggs Ranch Golf Club 210-670-9400 briggsgolf.com	2818 Rustler’s Trl. San Antonio, TX 78245	135	74.7	99.7	7,247	72
<b>19</b> <b>Olmos Basin Golf Course</b> (Black)	Alamo City Golf Trail 210-853-2267	2315 Ave. B San Antonio, TX 78217	135	73.9	99	7,038	72
<b>20</b> <b>Resort</b> (Black)	La Cantera Resort 210-558-4653	16641 La Cantera Pkwy. San Antonio, TX 78256	135	73.3	98.4	6,864	72

**ABOUT THE LIST:** Information on The List was pulled from the USGA’s Course Rating and Slope Database. In case of ties, banks are listed alphabetically.

**NOTES:** NA - not applicable, not available or not approved. Originally published April 25, 2025.

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# Golf resurgence has investors paying top dollar

Golf has never been more popular – and that’s driving up the cost of courses.

BY ANDY MEDICI & W. SCOTT BAILEY  
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Golf’s unprecedented growth in recent years has created a seller’s market for courses and facilities, and investors are paying top dollar to get in on the action.

The average sale price of golf courses tracked and cataloged by Leisure Investment Properties Group reached more than \$6.87 million last year, up 38% from an average of just under \$5 million in 2023. The last time the average price reached that level was 2007, shortly before the financial crisis and the Great Recession.

“The golf industry is experiencing a period of unprecedented growth, with increased participation, higher revenues and strong investor interest,” the report noted.



GABE HERNANDEZ | SABJ

Players golf on the 10th hole at Brackenridge Park Golf Course in San Antonio

The same growth applies to courses’ median sale price – up nearly 23% to more than \$3 million, compared to \$2.5 million in 2023.

The National Golf Foundation shows record golf participation, with 28.1 million Americans taking to a golf course in 2024 – the most since 2008. Golf is more diverse than it has been in years past, as well, with 28% of golfers being women and 25% Black, Asian or Hispanic, the highest

respective percentages recorded, according to the foundation.

In March of 2024, Juniper Golf Properties, an affiliate of New York-based Sculptor Capital Management, bought a pair of San Antonio golf properties – The Club at Sonterra and Silverhorn Golf Club.

C-Bons International Golf Group Management LLC, a Sugar Land-based company, was the seller. Terms of the deal were not disclosed.

Encore Leisure Group, a newly formed Texas company, says it has assumed management operations for the 17 private clubs and public golf courses previously owned by C-BONS International and operated by CBIGG Management, including eight properties sold in a recent transaction.

Dale Folmar, a former CBIGG Management executive and now CEO of Encore, said the plan is to “expand on what we’ve done previously with the entire CBIGG portfolio, and hopefully take these operations to an even higher level of experience for everyone involved.”

Club Benchmarking, a provider of private club-specific tools and services to assess business operations, surveyed clubs with golf about their plans for 2025. It found the median planned dues increase for the year was 5% – lower than the 9% seen in 2023 but still above the 3% of 2019 and other years prior to the pandemic.

Initiation fees are on the rise, as well, according to data gathered by Club Benchmarking – up to a median of \$50,000 last year compared to \$45,000 in 2023. In 2019, the median initiation fee was \$25,000.

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San Antonio Public Records is a weekly summary and limited display of public records and legal filings collected from courthouses, government offices and other federal, state and municipal online data portals covering Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson counties.

**SEE ALL THE DATA**

Listings for each category may vary from week to week because of information availability and space constraints. To see all of the public records from every category collected for the San Antonio area, visit [bit.ly/SABJRecords](http://bit.ly/SABJRecords). In addition, the scorecard at right tracks records for the entire calendar year to provide a global view of the key categories collected.

**THE SECTIONS**

San Antonio Public Records is a limited view of records collected weekly by American City Business Journals, parent company of *San Antonio Business Journal*.

**VARIABLES & LIMITATIONS**

Records by category and count will vary by week due to normal volatility in recording volume, information availability, filing schedules and access constraints regulated by each public-filing entity.

**QUESTIONS**

To learn more about the collection methods, coverage areas and usage restrictions related to American City Business Journals, please contact us at 877-593-4157.

**S A B J**  
**scorecard**

A weekly and year-to-date summary of public records collected by San Antonio Business Journal through April 18, 2025.

Bankruptcies ▼ 5 Current Week	Building Permits ■ NC Current Week
<b>1</b> Week Prior	<b>0</b> Week Prior
<b>6</b>	<b>0</b>
2025	2025
29	205
2024	2024
24	208

Federal Tax Liens ▲ 1 Current Week	Judgments ▲ 2 Current Week
<b>7</b> Week Prior	<b>11</b> Week Prior
<b>6</b>	<b>9</b>
2025	2025
174	214
2024	2024
145	211

Lawsuits ▲ 4 Current Week	Mechanic's Liens ▲ 10 Current Week
<b>103</b> Week Prior	<b>21</b> Week Prior
<b>99</b>	<b>11</b>
2025	2025
1,371	239
2024	2024
1,305	226

New Businesses ▲ 23 Current Week	State Tax Liens ▼ 7 Current Week
<b>138</b> Week Prior	<b>0</b> Week Prior
<b>115</b>	<b>7</b>
2025	2025
1,675	104
2024	2024
1,768	186

NOTE: RECORDS COLLECTED FROM JAN. 1 THROUGH THE CURRENT REPORTING PERIOD

**New Businesses**

A sampling of new businesses collected by American City Business Journals through April 18, 2025.

CORPORATION	ADDRESS	RECORDED DATE
Acai & Maca Inc.	4522 Fredericksburg Road #A69, Balcones Heights 78201	03/28/25
Shiplely Do-Nuts Store # FC8624	7875 Kitty Hawk Road #100, Converse 78109	03/27/25
Stoned Treasures	9831 Meadow Way, Converse 78109	03/26/25
JLMD	11813 Rainey Meadow Lane, Live Oak 78233	03/27/25
Tealicious Cafe	10730 Potranco Road #126, San Antonio 78251	03/28/25
Metro by T-Mobile	108 N. Rosillo, San Antonio 78207	03/24/25
Ro See Ro Do	10809 Westwood Loop #1415, San Antonio 78254	03/26/25
Potranco Veterinary	10839 Potranco Road, San Antonio 78251	03/25/25
Rejoicing in Faith	11210 Ballard Peak, San Antonio 78254	03/26/25
La Cafe	11840 Alamo Ranch, San Antonio 78253	03/25/25
Bio Primavera USA LLC	14206 Geysers Avenue, San Antonio 78253	03/27/25
Ellison Drive Animal Hospital	1424 S. Ellison Drive #100, San Antonio 78245	03/25/25
Blue Anole LLC	14315 Markham Lane, San Antonio 78247	03/28/25
Charlie's Philly Steaks	16503 Nacogdoches Road, San Antonio 78247	03/25/25
Shopverse Marketplace LLC	16735 La Cantera Pkwy. #3101, San Antonio 78256	03/28/25
Optimistic Lifestyle Co.	17038 Bulverde Road #1112, San Antonio 78247	03/28/25
Stratton Teka Tres LLC	203 8th St. #104, San Antonio 78215	03/28/25
Tex Mex Burgers	2231 Quintana Road, San Antonio 78211	03/28/25
Alvarez Universal Services	25562 Sandview, San Antonio 78264	03/28/25
Shangrila Goliad Inc.	2727 Goliad Road, San Antonio 78223	03/26/25
Ida's Novelties	2919 White Tail Drive, San Antonio 78228	03/26/25
Forever Young Coffee Snacks & More	3010 N. St. Marys St., San Antonio 78212	03/27/25
Muwan Trading LLC	302 Eucharis, San Antonio 78245	03/28/25
Venture Tails Co.	333 W. Cevallos #5202, San Antonio 78204	03/25/25
Metro by T-Mobile	3668 Culebra Road, San Antonio 78228	03/24/25
Kaman's Art Shoppes Inc.	3903 N. St. Marys St., San Antonio 78212	03/24/25
China Sun Restaurant	4107 Naco Perrin Blvd., San Antonio 78217	03/24/25
SRFCO 4 LLC	427 Lombrano St., San Antonio 78207	03/25/25
Cryptids and Clover	5242 Anzuetto, San Antonio 78261	03/25/25
Metro by T-Mobile	5437 Blanco Road, San Antonio 78216	03/24/25
Klaw Time	5525 Blanco Road #121, San Antonio 78216	03/26/25
Hecho En Merch	593 Rockhill Drive, San Antonio 78209	03/26/25
Luigi's Pizza	6030 Ingram Road, San Antonio 78238	03/26/25
Berk & Braun Creations	6752 Biscay Bay, San Antonio 78249	03/26/25
C&S United Holdings Inc.	7400 San Pedro Avenue #6510, San Antonio 78216	03/24/25
Taco Palenque Zarzamora	7839 I-H 35 S., San Antonio 78224	03/26/25
Big John's Geek Customs	8301 Lake Vista #521, San Antonio 78227	03/28/25

SOURCE: ICE MORTGAGE TECHNOLOGY

# Mortgages

The map below offers a geographic breakdown of some of the largest residential mortgage transactions filed during San Antonio's current collection period. Details on specific locations, parties, dollar values and the nature of each project, when available, can be found in the adjacent table.

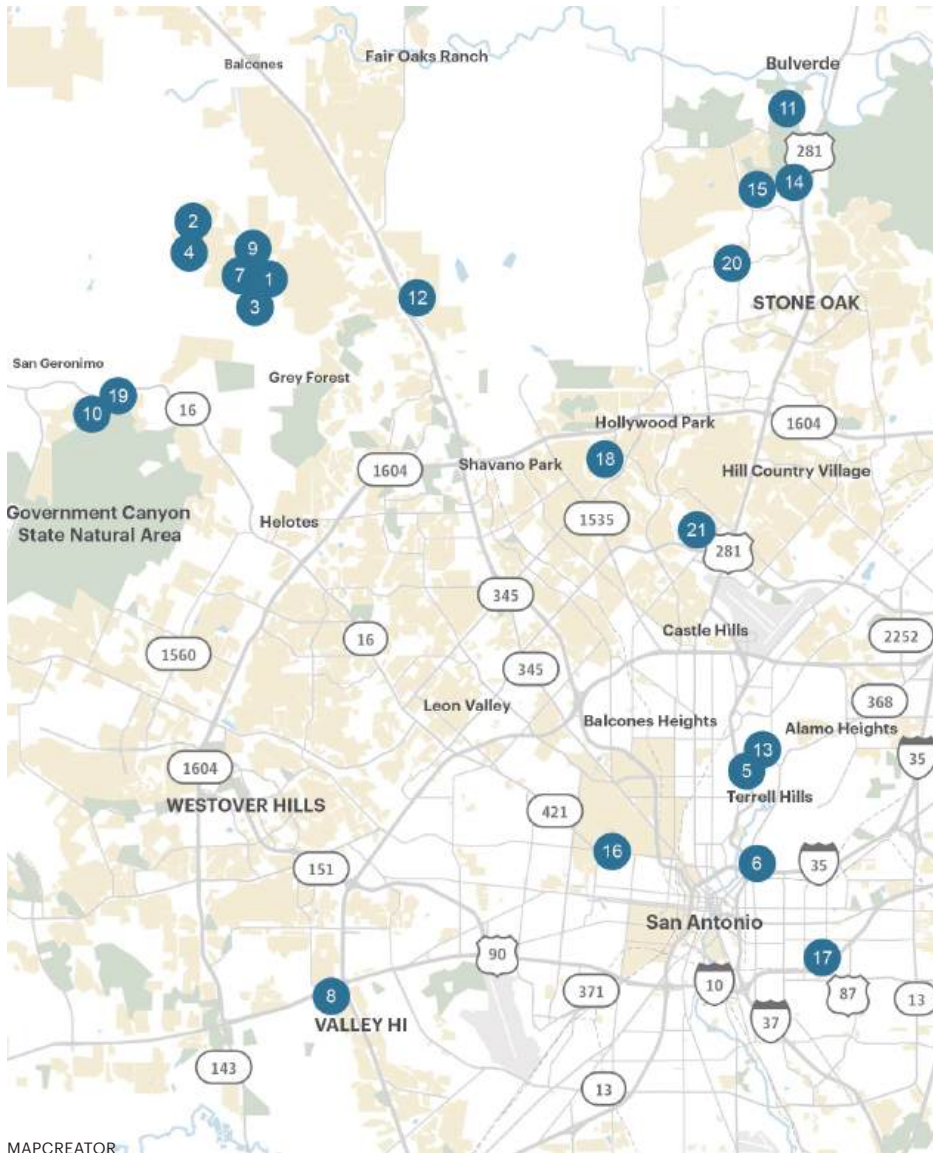
Current Week	Prior Week	Current Year	Prior Year
276	436	4,304	4,456

Annual records totals collected from Jan. 1 through the current reporting period

**BIG NUMBER**

**\$3.8M**

The number one residential mortgage in the region.



MAPCREATOR

## Residential Mortgages

A ranking of the largest residential mortgages, ranked by dollar value, filed and collected by ACBJ through April 18, 2025.

MAPPED	LENDER	BORROWER	PROPERTY ADDRESS	VALUE
1	Randolph-Brooks Federal Credit Union	Bertha Telles and Rolando Venegas	23215 Linwood Ridge, San Antonio 78255	\$3,811,500
2	Rocket Mortgage LLC	Leah Brown and John Acker	11426 Anaqua Springs, Boerne 78006	\$1,735,650
3	United Wholesale Mortgage LLC	Samuel Jones II and Valerie Garibay Jones	22702 Linwood Ridge, San Antonio 78255	\$1,411,545
4	Village Capital and Investment LLC	Anthony and Ashlee D. Stevenson	24411 Bohannon Spring, San Antonio 78255	\$1,406,594
5	Morgan Stanley Private Bank	John Andrew Holzmann and Afton Miller	330 Argo Avenue, Alamo Heights 78209	\$1,093,600
6	First United Bank and Trust Co.	Steven Gremel Schauer aka Steven G. Schauer and Kristine Elizabeth Schauer	215 E. Carson St., San Antonio 78208	\$1,015,000
7	Lone Star Capital Bank	Thomas E. Williford and Michelle Patterson Williford	23411 Collin Canyon, San Antonio 78255	\$1,010,000
8	CMG Mortgage Inc. dba CMG Home Loans	Brian Hill	8506 Via Verona, San Antonio 78227	\$975,000
9	United Wholesale Mortgage LLC	Gene D. Meredith and Sam-Hyang Meredith	10006 Basilone Ridge, San Antonio 78255	\$945,410
10	Rocket Mortgage LLC	Mark and Elva Shipp	13209 Cepeda, Helotes 78023	\$940,375
11	Cornerstone Home Lending	Michael L. Allstott and Crissy Renae Allstott	28720 Lindal Well, San Antonio 78260	\$883,689
12	Zillow Home Loans LLC	Haydee and Ulises Munoz	25 Stratton Lane, San Antonio 78257	\$796,000
13	Cornerstone Home Lending	James Padgitt Morris and Sally W. Morris	306 Corona Avenue, San Antonio 78209	\$795,000
14	SFMC LP dba Service First Mortgage Co.	Carl Muniz and Lydia Muniz	2123 Kerridale Drive, San Antonio 78260	\$790,550
15	Premia Mortgage LLC	Isaac and Teresa Vanmeter	2207 Estate View Drive, San Antonio 78260	\$775,000
16	Debbie Mendoza	Stanton C. Packard	1521 Culebra Road, San Antonio 78201	\$770,000
17	Jefferson Bank	Lina Maria and Justin Newell Triesch	2 Enchanted Wood, San Antonio 78248	\$750,000
18	United Wholesale Mortgage LLC	Isaac Alexander Corley and Ashley Anne Corley	12710 Bluff Spurs Trail, Helotes 78023	\$736,250
19	Guild Mortgage Co. LLC	Chad Edward Holloway and Kayce Champion Holloway	23919 Spring Scent, San Antonio 78258	\$725,000
20	Pilgrim Mortgage LLC	Lauren Lee Rebecca Vellegas Trustee and Gregory William Hanson Trustee	13807 S. Port Bluff, San Antonio 78216	\$712,500

S A B J

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Yvonne "Bonnie" Garcia, founder of San Antonio-based multicultural marketing agency MarketVision, is one of nine inductees into the Southwest Advertising Hall of Fame for 2025 and only honoree this year from San Antonio.

"People have said I've been blazing trails all my life since I left the Southside of San Antonio where I grew up, through the halls of Corporate America, to owning and running a successful marketing agency for 27 years," Garcia said. "I'm honored and thrilled that my path has led me to a spot in the Southwest Advertising Hall of Fame."

The nominees will be inducted in the Southwest Hall of Fame on April 11 in Arlington, Texas, during the American Advertising Federation's (AAF) annual conference. The Southwest Advertising Hall of Fame was created



by the Tenth District of the American Advertising Federation to honor individuals from the region who have distinguished themselves in their careers, who have contributed to the betterment of advertising and its reputation.

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