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Lead Pack: San Antonio, TX

Top 7 commercial and multifamily projects filed or permitted Oct 27, 2026 to Nov 3, 2026, ranked by declared value. Built from official public permit records.

7	$21.5M	5	7
projects	declared value	at application stage	with a named firm, person or owner

1. Address not published — $5,500,000

Applied Oct 29, 2026 · Commercial project application · 41,230 sq ft · San Antonio

Commercial project application, 41,230 sq ft (the City has not published the address yet).

Named on the record Adrian Sandoval

> **Why it matters:** 41,000 sq ft at application stage is early enough that the GC and subcontractors are likely not set. Look up the record number in the City's Accela portal for the site and the applicant's firm.

Source: City of San Antonio DSD, Applications Submitted, record #COM-PRJ-APP26-39801957 · look it up

2. 139 Gembler Rd 78219 — $5,500,000

Issued Oct 27, 2026 · Comm Sitework Permit · 70,675 sq ft · San Antonio

Site work for the Crown Logistics Subdivision (sitework permit).

Named on the record Caitlin Flaherty
Owner Crown Enterprises Inc (parcel owner, Bexar County records)

> **Why it matters:** Sitework for a new logistics subdivision on the East Side. Buildings usually follow on the new lots, so this is an early signal for the vertical work as well as for utility and paving subcontractors.

Source: City of San Antonio DSD, Permits Issued, record #COM-SIT-PMT26-40100282 · look it up

3. 7303 Old Corpus Christi Rd 78223 — $4,980,000

Applied Oct 28, 2026 · Commercial project application · 78,750 sq ft · San Antonio

Commercial project application, 78,750 sq ft, on a 3.2-acre parcel in the south-side industrial corridor.

Named on the record Todd Mills
Owner Invest 5S LLC (parcel owner, Bexar County records)

> **Why it matters:** The biggest building in San Antonio's filings this week, and it's still at application stage, before plans are approved, so the bid list is still open.

Source: City of San Antonio DSD, Applications Submitted, record #COM-PRJ-APP26-39801954 · look it up

4. 801 Fredericksburg Rd 78201 — $2,855,000

Applied Oct 30, 2026 · Commercial project application · 13,425 sq ft · San Antonio

Commercial project application, 13,425 sq ft, on Fredericksburg Rd near Deco District.

Named on the record	Alfred Mojica
Owner	Jazz Talk LLC (parcel owner, Bexar County records)

Why it matters: $2.9M for 13,000 sq ft on a small lot points to a new mid-size commercial building. It's at application stage, so contact the applicant or owner before a GC is set.

Source: City of San Antonio DSD, Applications Submitted, record #COM-PRJ-APP26-39801968 · look it up

5. 6907 Lancer Blvd 78219 — $1,155,304

Applied Oct 30, 2026 · Commercial project application · San Antonio

Commercial project application at Becknell's Foster Ridge Building 1 (a 258,000 sq ft industrial building).

Named on the record	Jeffrey L Blanton
Owner	Texas A&M University System (Becknell - Foster Ridge Bldg 1) (parcel owner, Bexar County records)

Why it matters: $1.2M inside a big-box industrial building is usually a tenant improvement: office build-out, racking, electrical and HVAC. Good for interiors and electrical subcontractors.

Source: City of San Antonio DSD, Applications Submitted, record #COM-PRJ-APP26-39801963 · look it up

6. 2045 S Foster Rd 78220 — $1,000,000

Applied Oct 27, 2026 · Commercial project application · San Antonio

Commercial project application, $1.0M, at the H-E-B dry goods distribution campus.

Named on the record	Moses Perez
Owner	H-E-B Grocery Company LP, H-E-B dry goods facility campus (parcel owner, Bexar County records)

Why it matters: H-E-B's distribution campus sees repeat projects, so getting onto H-E-B's facilities vendor list pays off over time. Applicant is at application stage.

Source: City of San Antonio DSD, Applications Submitted, record #COM-PRJ-APP26-39801945 · look it up

7. 1118 E Elmira St 78212 — $557,375

Issued Oct 30, 2026 · Comm Finish Out Permit · 4,258 sq ft · San Antonio

Commercial finish-out, Unit 150, 4,258 sq ft (ground-floor space near the Pearl).

Designer / applicant	Integrated Studio LLC
Owner	Quincy Residential LLC (Cooper'S Row (Nc Phase 2)) (parcel owner, Bexar County records)

Why it matters: Ground-floor finish-out near the Pearl with an issued permit. The designer is on the record, so ask them who's building it. Good for millwork, storefront and MEP subcontractors.

Source: City of San Antonio DSD, Permits Issued, record #COM-IFO-PMT26-40500133 · look it up

Every project comes from a public record; the record number lets you check it with the agency. A filing is a signal, not proof a project is funded or open for bids. Values are the applicant's declared construction value. "Owner" is the parcel owner in county records where we could match it. Records with values over $10M are hand-checked before release.

Sources: City of San Antonio DSD (Accela) · SA open data

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