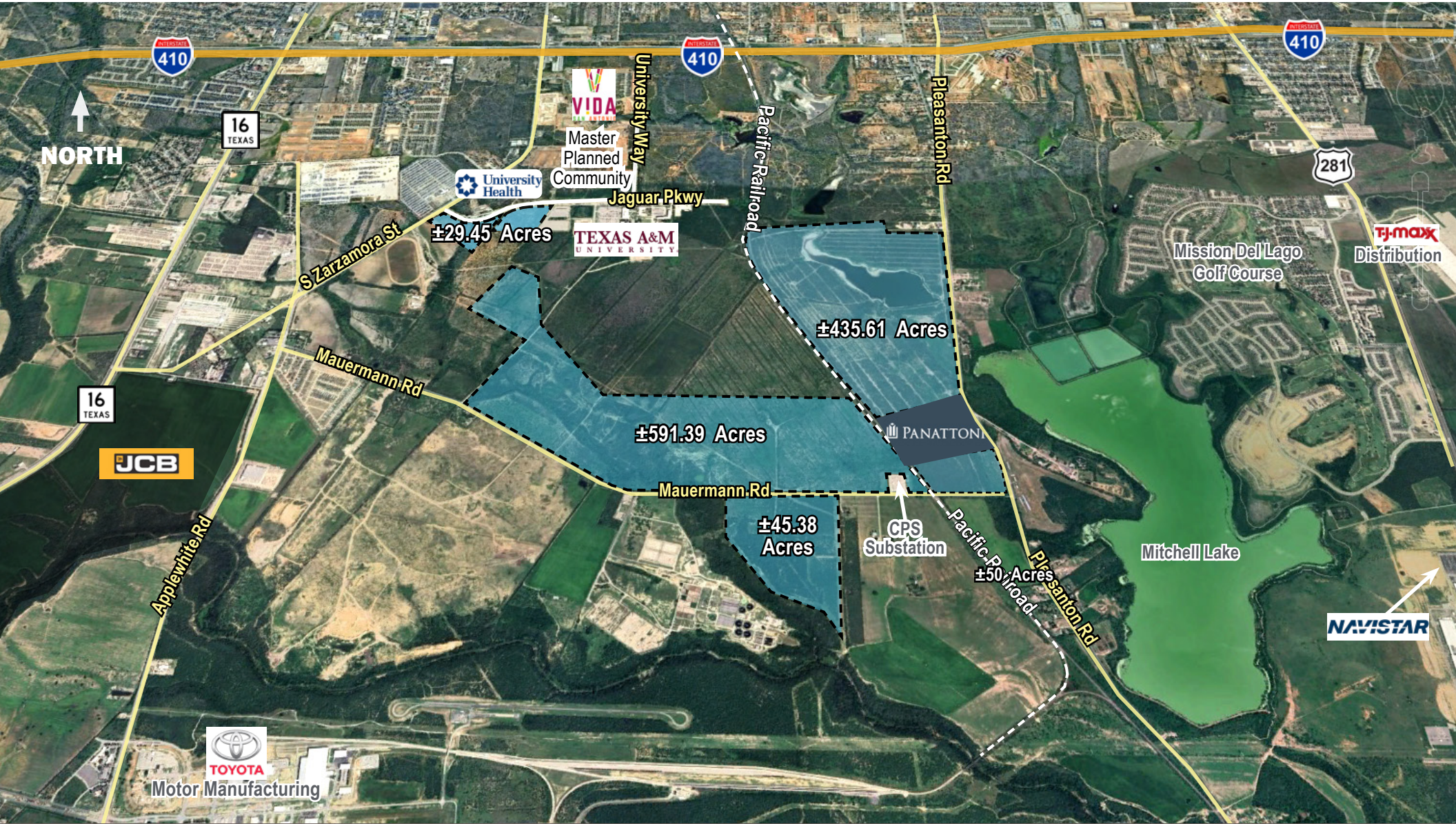


For  
Sale

# VERANO SOUTH / MASTER PLANNED DEVELOPMENT

S Zarzamora St, Mauermann Rd, Pleasanton Rd, & Jaguar Pkwy, San Antonio, TX 78224

±1,100 Acres



For  
Sale

## VERANO SOUTH / MASTER PLANNED DEVELOPMENT

S Zarzamora St, Mauermann Rd, Pleasanton Rd, & Jaguar Pkwy, San Antonio, TX 78224

±1,100 Acres

### LOCATION:

Located just off Loop 410 East at Zarzamora Rd  
San Antonio, TX 78224

Adjacent to: Texas A&M University San Antonio  
Vida Master Planned Community  
New University Health System Hospital

### FLOOD PLAIN:

Portions of the property are in the FEMA 100 Year  
Flood Plain

### ACRES:

±29.45 Acres - Medical Office  
±45.38 Acres - Industrial  
±435.62 Acres - Residential/Industrial/Commercial  
±590.87 Acres - Industrial/Medical/Commercial  
±1,100 Total Acres (divisible)

### ASKING PRICE:

Contact Broker

### USES:

Industrial / Residential / Medical / Commercial

### UTILITIES\*:

Electric: On site CPS Substation  
Gas: Texas Pipeline 1 Natural Gas  
Water/Sewer: San Antonio Water System

\* Prospective buyers should retain an independent engineer to verify the location, accessibility & capacity of all utilities.

*The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

*Click Here for Property Tour*



### PROPERTY HIGHLIGHTS:

- Master-planned development (MDP #010-08 Verano South)
- Significant Planned Municipal Improvements
- Tax Increment Reinvestment Zone (TIRZ)
- Reimbursement for qualified improvements
- Designated Opportunity Zone; Tax advantages
- Tracts can be sold separately
- Residential acreage with a private lake
- Potential Industrial rail access & dedicated spur

### AREA ACTIVITY:

**Texas A&M University San Antonio:** 700 acre campus with over \$500 million in Campus Development invested to date. Over 7,600 students registered in the fall of 2023.

**Vida Master Planned Community:** Over 600-acre mixed use development site. Which includes single family, apartments, townhomes, medical, shops and restaurants.

**University Health Palo Alto:** Broke ground on the 68-acre site. Expected to open in 2026-2027 with 166 beds and is designed to expand to 286 beds.

**Toyota Motor Manufacturing, Texas:** A 2,000-acre site with ±9,400 employees.

**TJX Distribution Center (TJ Maxx):** A 1.7 million square foot distribution center near Hwy 281, employing over 1,000 people.

**JCB (Construction Equipment Manufacturing):** A \$30 billion, 720,000 manufacturing facility situated on 400 acre in South San Antonio slated to bring 1,500 new jobs.



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
www.endurasa.com

**HAYLEY RUGGLES**  
210.426.3677 direct  
210.710.4722 mobile  
hruggles@endurasa.com

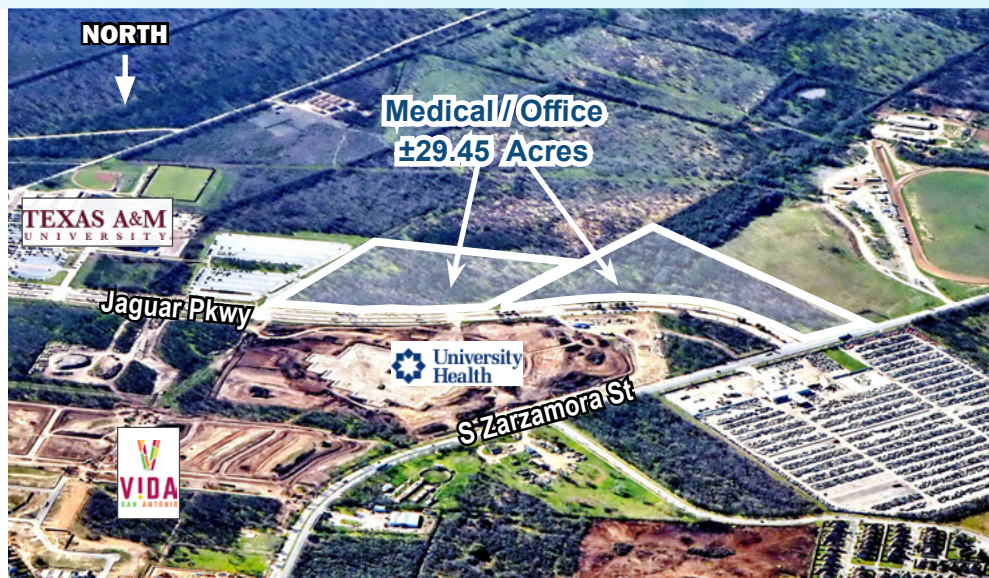
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210.477.0827 direct  
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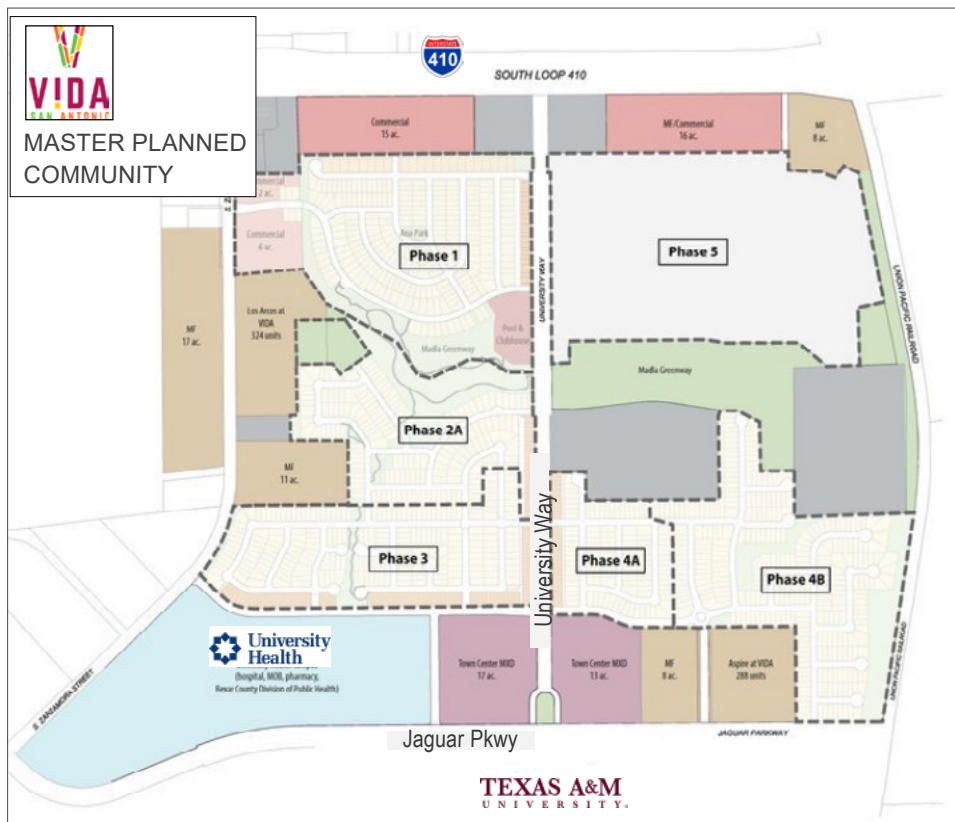
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±1,100 Acres

### AREA ACTIVITY



**Texas A&M University-San Antonio (A&M-SA)** is a contemporary university reflective of the diverse community it serves. Founded as the first upper-division institution of higher education in South San Antonio, A&M-SA today is a comprehensive four-year university offering affordable, high quality education and is the fastest growing campus in the Texas A&M system.

New Braunfels-based SouthStar Communities announced its first home builders at the 600-acre **VIDA Community** adjacent to Texas A&M University-San Antonio on the Southside. Construction began on Phase 1 in February 2021 with the successful sale of over 240 new homes. Paving has commenced on Phase 2 for 160 more lots. Full build-out of VIDA is anticipated to be completed in 10-12 years. In addition to the diverse choice of housing, VIDA is planned for a dynamic town center featuring shops, restaurants and services immediately adjacent to the Texas A&M University campus and community. It will be connected by The Zocalo-a planned pedestrian plaza that will host events, festivals and be a central gathering space.

In addition, several new multi-family projects are also underway at VIDA. A project called Los Arcos with 324 units is well under way with planned occupancy scheduled for mid-2024. The San Antonio Housing Trust also recently purchased ±21 acres from VIDA to construct 125 Townhomes.



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### AREA ACTIVITY

**University Health Palo Alto Hospital** has broken ground in January 2024 on 68 acres. It will include a 24/7 emergency department and labor & delivery unit, radiology, laboratory, pharmacy, a neonatal intensive care unit/nursery, and inpatient units for both adults and children. The hospital will open in 2026-2027 with 166 beds and is designed to expand to 286 beds as this area continues to grow. To make it even more convenient for patients, a connected 100,000-square-foot medical building will offer appointments for a wide range of medical and surgical specialists, with Bexar County Division of Public Health already committed to leasing space.

**JCB** is set to build a new factory in South San Antonio, the 72,000 square foot facility will be on a 400-acre site, which will create 1,500 new jobs over the next five years. The construction will begin early 2025, the facility will manufacture machines largely for customers in North America, the world's biggest market for construction equipment.

**Toyota Motor Manufacturing Texas** is on a ±2,000-acre site with ±9,400 employees & began operations in 2006. The ±2,000,000 SF assembly plant produces Tundras and Sequoias and represents an investment by Toyota of over \$1.2 Billion. The plant expects to produce approximately 200,000 units annually.

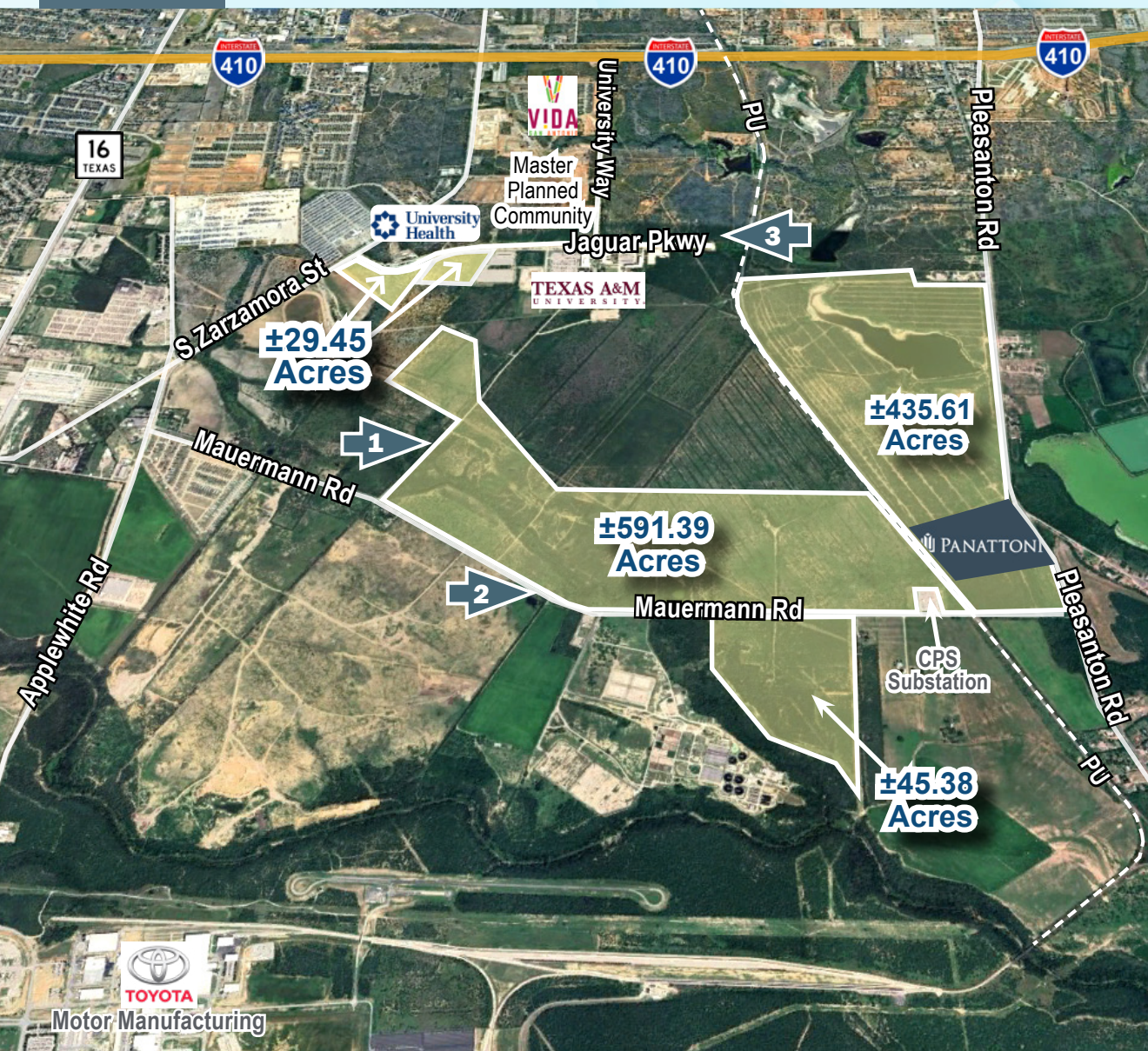


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## PLANNED MUNICIPAL IMPROVEMENTS

- 1** TAMU and Verano are currently working with the city of San Antonio to dedicate and construct a Loop road and access road connecting Jaguar Parkway and Mauermann Road.
- 2** Mauermann Road is on the TXDOT planning schedule to be expanded into an east/west connector designated as the Kelly Parkway.
- 3** The extension of Jaguar Parkway to connect to Pleasanton Road is included as a component of the SA Tomorrow Plan.



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                       |             |                        |               |
|-----------------------------------------------------------------------|-------------|------------------------|---------------|
| Endura Advisory Group GP, LLC                                         | 581037      | jlundblad@endurasa.com | (210)366-2222 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                  | Phone         |
| James G. Lundblad                                                     | 337803      | jlundblad@endurasa.com | (210)366-2222 |
| Designated Broker of Firm                                             | License No. | Email                  | Phone         |
| James G. Lundblad                                                     | 337803      | jlundblad@endurasa.com | (210)366-2222 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                  | Phone         |
| Corbin Barker                                                         | 491799      | cbarker@endurasa.com   | (210)366-2222 |
| Sales Agent/Associate's Name                                          | License No. | Email                  | Phone         |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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| Hayley Ruggles                                                        | 654513      | hruggles@endurasa.com  | (210)366-2222 |
| Sales Agent/Associate's Name                                          | License No. | Email                  | Phone         |

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