

For
Sale

VERANO SOUTH ~ Master Planned Development

Residential Parcel / ± 275 Gross Acres / San Antonio, Texas 78224
 ± 143 Net Acres



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

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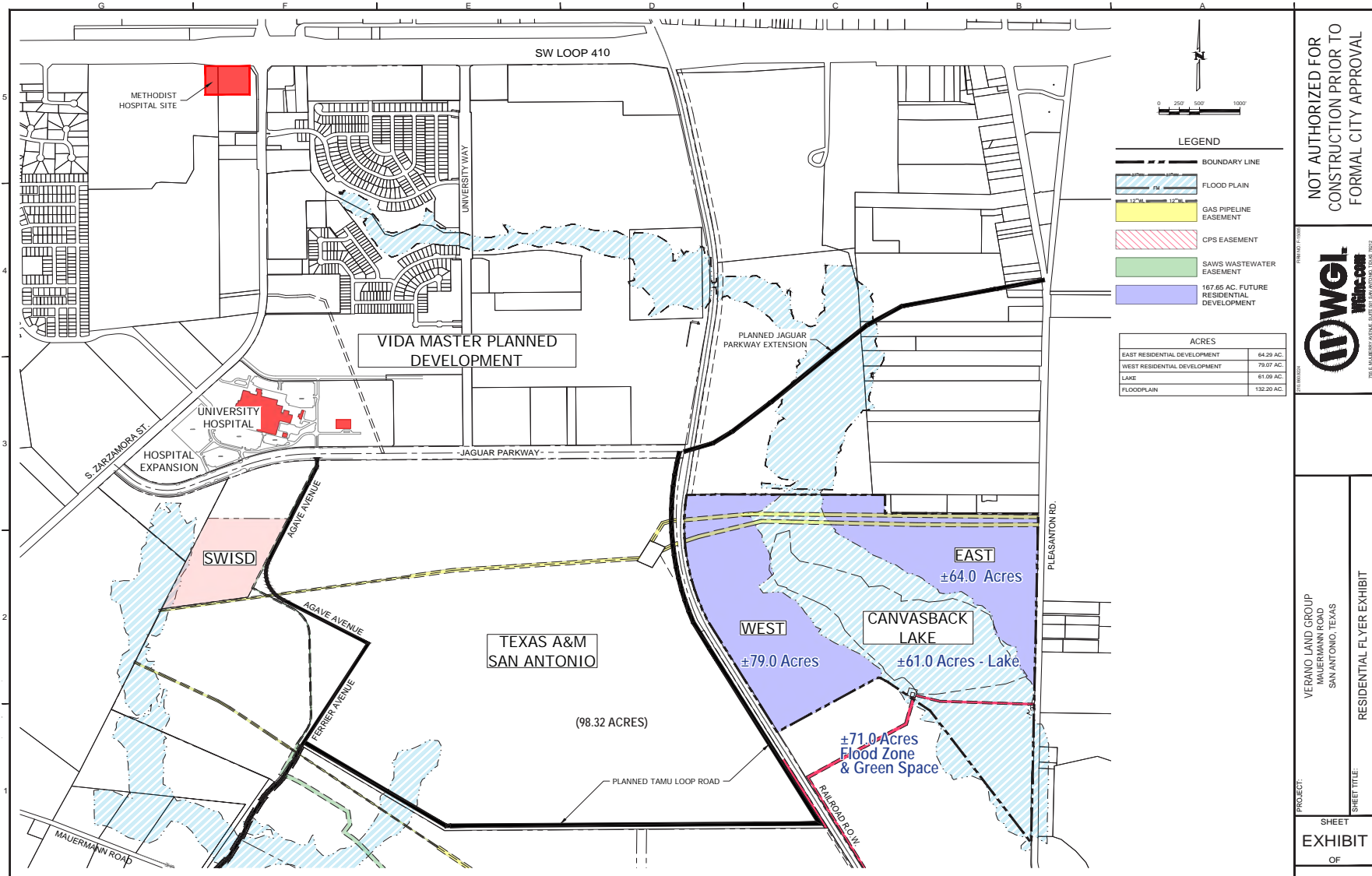
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AREA EXHIBIT



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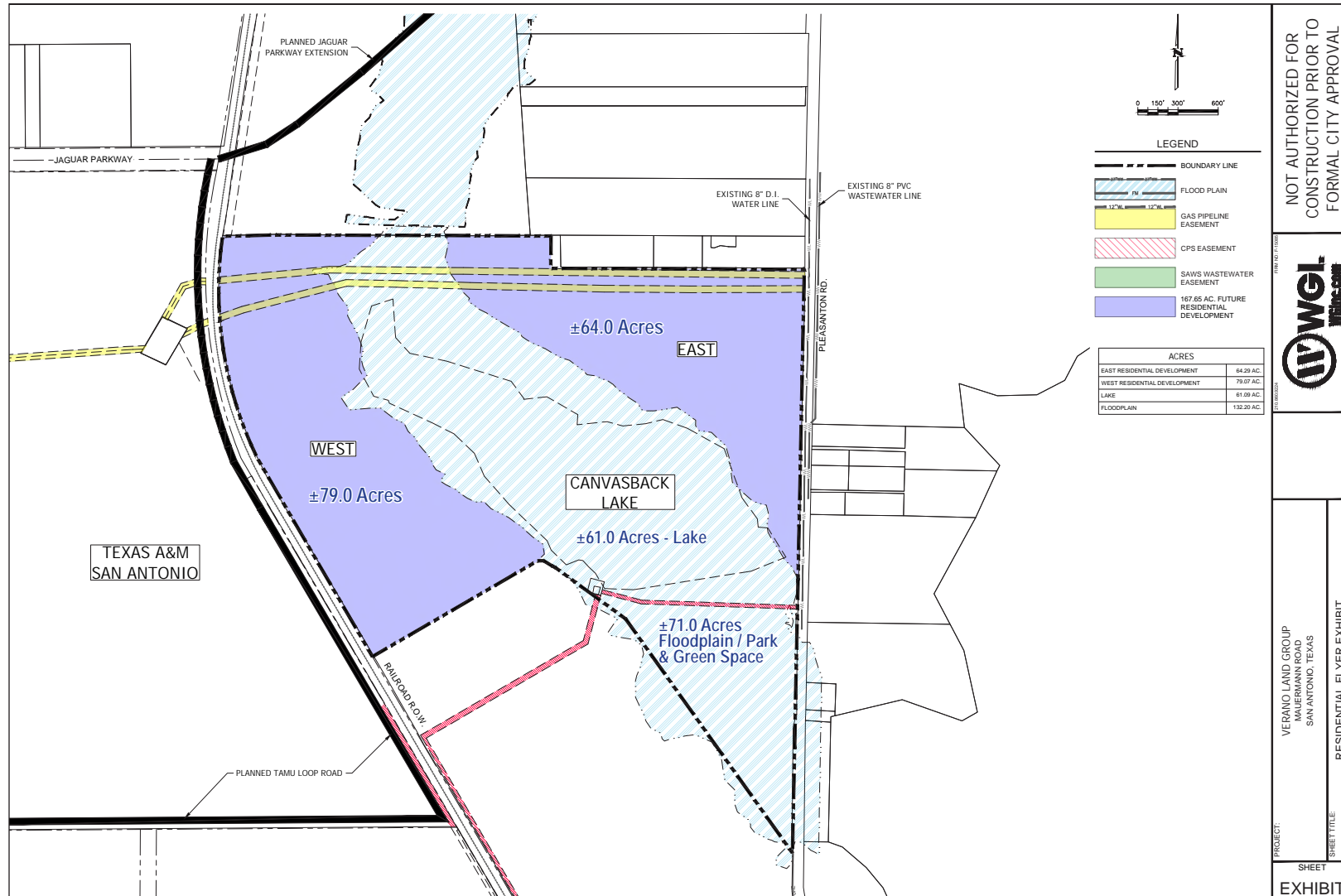
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SITE EXHIBIT



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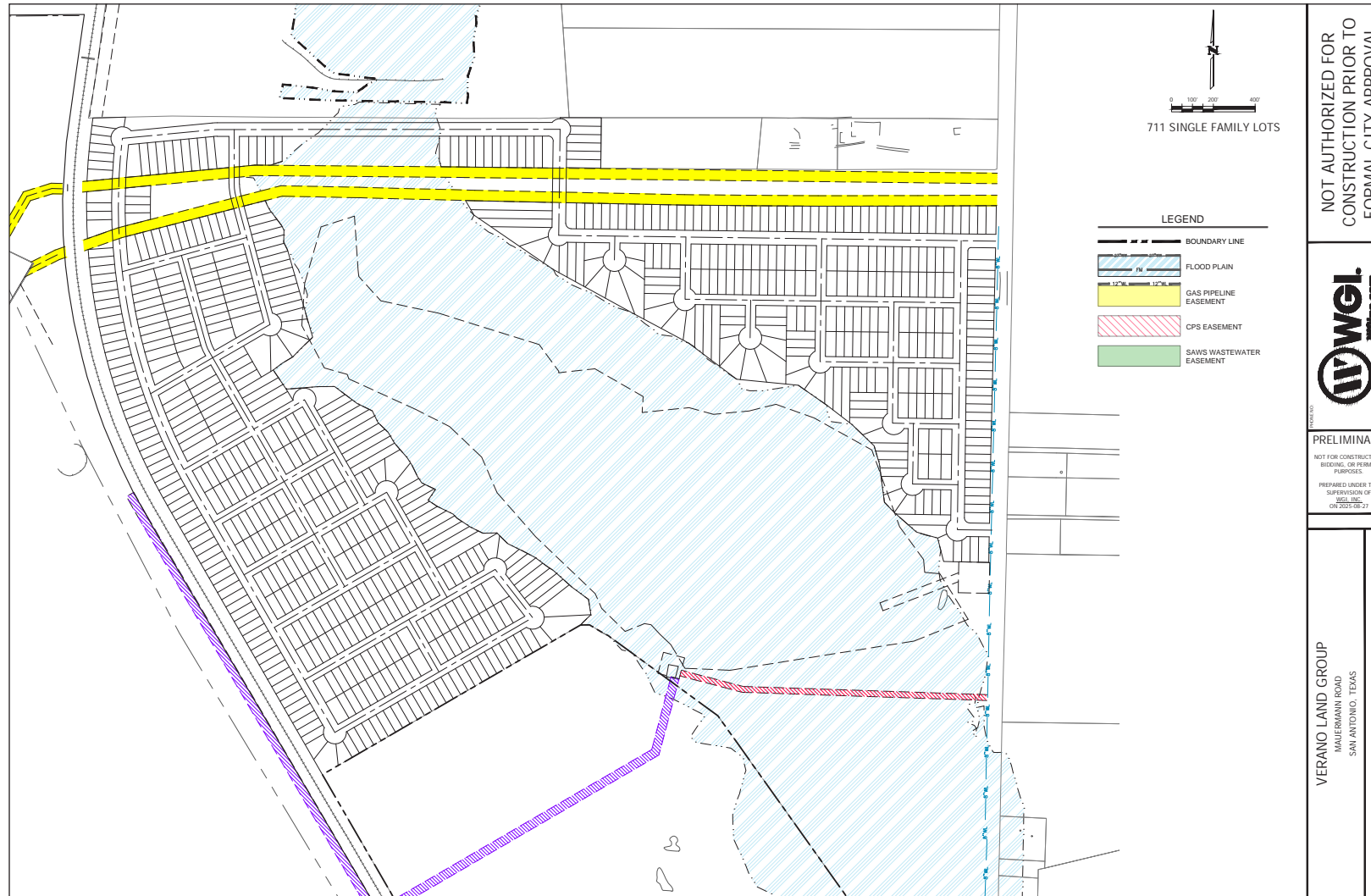
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POTENTIAL
LOT EXAMPLE



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OVERVIEW

LOCATION: Pleasanton Road, San Antonio, Texas 78224
(approximately 1.15 miles south of Loop 410)

Adjacent to: Vida Master Planned Community
Texas A&M University San Antonio
New University Health System Hospital
Toyota Motor Manufacturing
JCB
Navistar

FLOOD PLAIN: Portions of the property are in the FEMA 100 Year Flood Plain

ACRES: ± 275 Gross Acres - Residential
 ± 64.0 Acres (East Parcel)
 ± 79.0 Acres (West Parcel)
 ± 61.0 Acres (Canvasback Lake)
 ± 71.0 Acres (Floodplain / Park & Green Space)

ASKING PRICE: Contact Broker

USES: Residential

UTILITIES*: Electric: City Public Service (CPS)
Water/Sewer: San Antonio Water System (SAWS)

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

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Click Here for Property Tour



PROPERTY HIGHLIGHTS:

- Significant Planned Municipal Improvements
- Tax Increment Reinvestment Zone (TIRZ)
- Reimbursement for qualified improvements
- Designated Opportunity Zone; Tax advantages
- Tracts can be sold separately

AREA ACTIVITY:

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

Texas A&M University San Antonio: 700 acre campus with over \$500 million in Campus Development invested to date. Over 8,000 students registered in the fall of 2025.

University Health Palo Alto: New 70-acre Hospital Complex under construction. Expected to open in 2026-2027 with 166 beds and is designed to expand to 286 beds.

Toyota Motor Manufacturing: A 2,000-acre site with $\pm 9,400$ employees. In addition, Toyota is planning to construct a new facility and expand the existing plant, adding more than 500,000 square feet to their footprint. This expansion is said to be a \$530 million investment by Toyota.



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SITE
INFORMATION

PROPERTY SITE LOCATION:

The site proposed for this Residential Development opportunity is comprised of two development parcels totaling 143 net acres, surrounding Canvasback Lake and the associated floodplain/green space. The Project is located along Pleasanton Road with efficient access to nearby Loop 410 and quick connections to Interstate 35 and Highway 281. The site is further projected to benefit from the proposed extension of Jaguar Parkway shown in the SA Tomorrow plans. This extension would bridge the railroad tracks and provide the Project with direct access to the A&M campus, VIDA and the University Hospital. Positioned for success, with a built-in natural amenity, the site offers over 711 potential home sites surrounding a private lake and land for expansive parks and green space.

The Project is favorably located near the San Antonio campus of Texas A&M University, the fastest growing campus in the A&M University system. In addition, the successful master planned community, VIDA, offers a variety of residential and commercial options, including the new, 70-acre University Palo Alto Hospital, bringing access to local medical services and substantial new employment. Other large employers in the immediate area include Toyota, JCB and Navistar.

UTILITIES:

Verano South offers an abundance of utilities that can accommodate a variety of uses. Water and sanitary sewer are provided by the San Antonio Water System (SAWS). Water and sewer are available at the site and plans showing the proposed connection are detailed on the Site Exhibit. Gas and electric are provided by CPS Energy.



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SITE
INFORMATION

ZONING:

Currently zoned R (Single-Family Residential District) with a section zoned MI-1 (Industrial). The Owners are open to giving the appropriate time needed if a rezoning (or special-use permit) is required.

NEIGHBORING PROPERTIES:

Other significant near by employers include the +/- 2,000 acre Toyota Motor Manufacturing Texas plant, the newly announced JCB (Construction Equipment Manufacturing) facility, and the Navistar logistics site. As mentioned above, to the north and east of the Property sit the Texas A&M University-San Antonio campus, the new University Health Palo Alto Hospital, the expanding VIDA mixed-use Community, and the newly announced Methodist Hospital location. A map showing the neighboring development is included in the exhibits.

INCENTIVES:

The Property is covered by Tax Increment Reinvestment Zone (TIRZ) Number 28 (Verano), offering reimbursement for infrastructure, utility, and other public improvements and also enjoys the tax benefits of being in a Designated Opportunity Zone. Residential developments benefit greatly from the provisions of the TIRZ, offering reimbursement for all the necessary road and utility construction.



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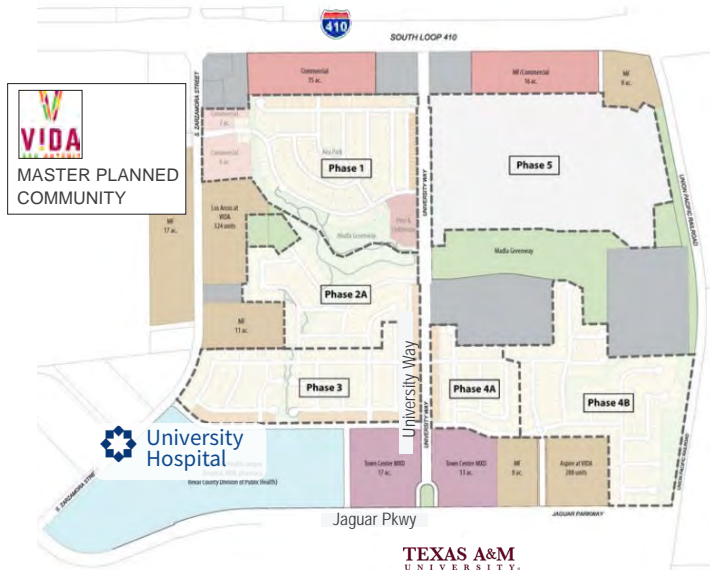
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NEARBY
DEVELOPMENT

SouthStar Communities, based in New Braunfels, is developing the 600-acre **VIDA Community**, located next to Texas A&M University-San Antonio. Since breaking ground in February 2021, VIDA has experienced exceptional growth and demand. Phase I quickly captured the market, with more than 240 homes sold. Building on this success, Phase II moved into construction by 2023, introducing approximately 160 additional homesites as paving and site work progressed. By mid-2025, the community had already delivered over 650 homesites and welcomed more than 400 occupied residences. Alongside varied housing options, VIDA will feature a lively town center with shops, restaurants, and services near the university, linked by The Zocalo—a pedestrian plaza for events and gatherings. Multi-family projects are also progressing, including Los Arcos (324 units) and a 21-acre site acquired by the San Antonio Housing Trust for 125 townhomes. In addition, significant retail development is planned for the VIDA frontage along Loop 410.

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.

Texas A&M University-San Antonio is on a trajectory of significant growth, driven by infrastructure investments, academic expansion, and a strong community focus. Its plans aim to transform the south side into an educational and economic hub while addressing local challenges like childcare, healthcare, and recreational access. With ongoing projects set to complete between 2026 and 2027, and long-term goals extending decades into the future, A&M-SA is positioning itself as a vital player in San Antonio's development.



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NEARBY
DEVELOPMENT

The new **University Health Palo Alto Hospital**, which began construction in early 2024 in South San Antonio, is set to become a vital healthcare resource for the region's underserved South Side. Located on a sprawling 68-acre campus next to Texas A&M University-San Antonio, this five-story acute care hospital is slated to open a multi-specialty clinic in 2025 with the hospital scheduled to open in early 2027.

Upon completion, it will initially feature 166 inpatient beds, with the capacity to expand to 286 beds as the area's population grows. The hospital will include a 24/7 Emergency Department, a labor and delivery unit with private postpartum rooms, a Neonatal Intensive Care Unit (NICU), inpatient units, operating rooms, and radiology and lab services, all of which suggest a robust clinical infrastructure. The campus will also house a connected medical office building with the Bexar County Division of Public Health as an anchor tenant.

University Health is also partnering with Texas A&M University-San Antonio and the Texas A&M Health System to provide educational opportunities and health care career paths. This partnership coincides with the construction of the new Public Health and Education building at Texas A&M-San Antonio, now under construction on campus. The Palo Alto Hospital is a strategic move by University Health to enhance access and equity in San Antonio's healthcare landscape.



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AREA ACTIVITY
DEVELOPMENT

Toyota Motor Manufacturing Texas is on a $\pm 2,000$ -acre site with $\pm 9,400$ employees & began operations in 2006. The $\pm 2,000,000$ 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. Adding to the success and growth of the community, Toyota is planning to construct a new facility and potentially expand the existing plant, adding more than 500,000 square feet to their current footprint. This expansion is said to be a \$530 million investment by Toyota.

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. Construction began in early 2025, with the facility scheduled to manufacture machines largely for customers in North America, the world's biggest market for construction equipment.

Navistar now known *as International Motors*, operates a 900,000-square-foot manufacturing plant in San Antonio, Texas. This facility, which began production in 2022, specializes in building Class 6 through 8 diesel and electric vehicles. The plant is equipped with a general assembly line, body shop, paint shop, logistics center, and a truck specialty center dedicated to aftermarket modifications. At full capacity, the facility is expected to employ between 600 and 700 workers. In September 2024, Navistar re-branded as International Motors. The company is a subsidiary of Traton, the heavy-vehicle division of the Volkswagen Group.

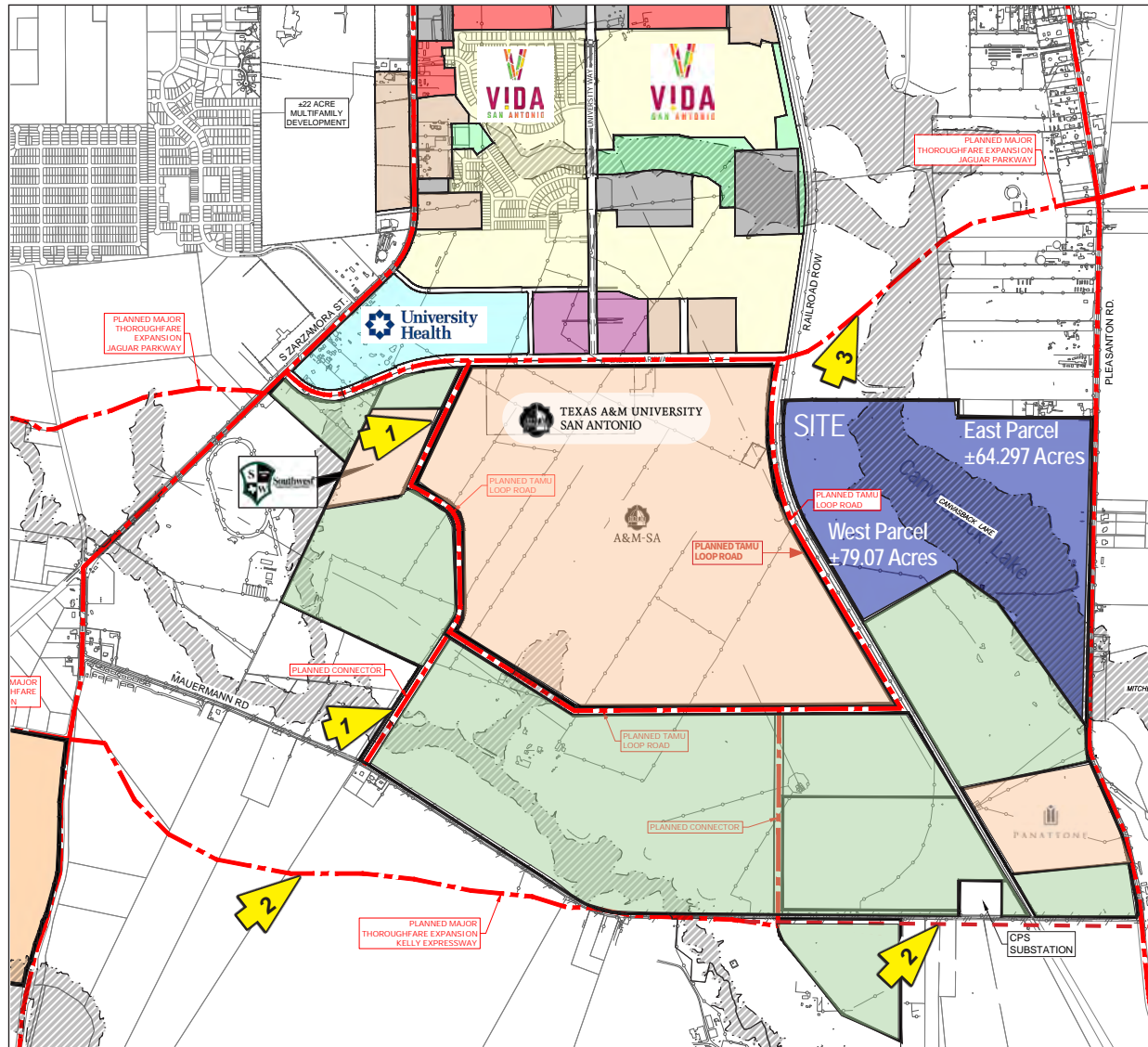


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PLANNED MUNICIPAL
IMPROVEMENTS



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 Expressway.

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 Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ 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 _____ Date _____



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