

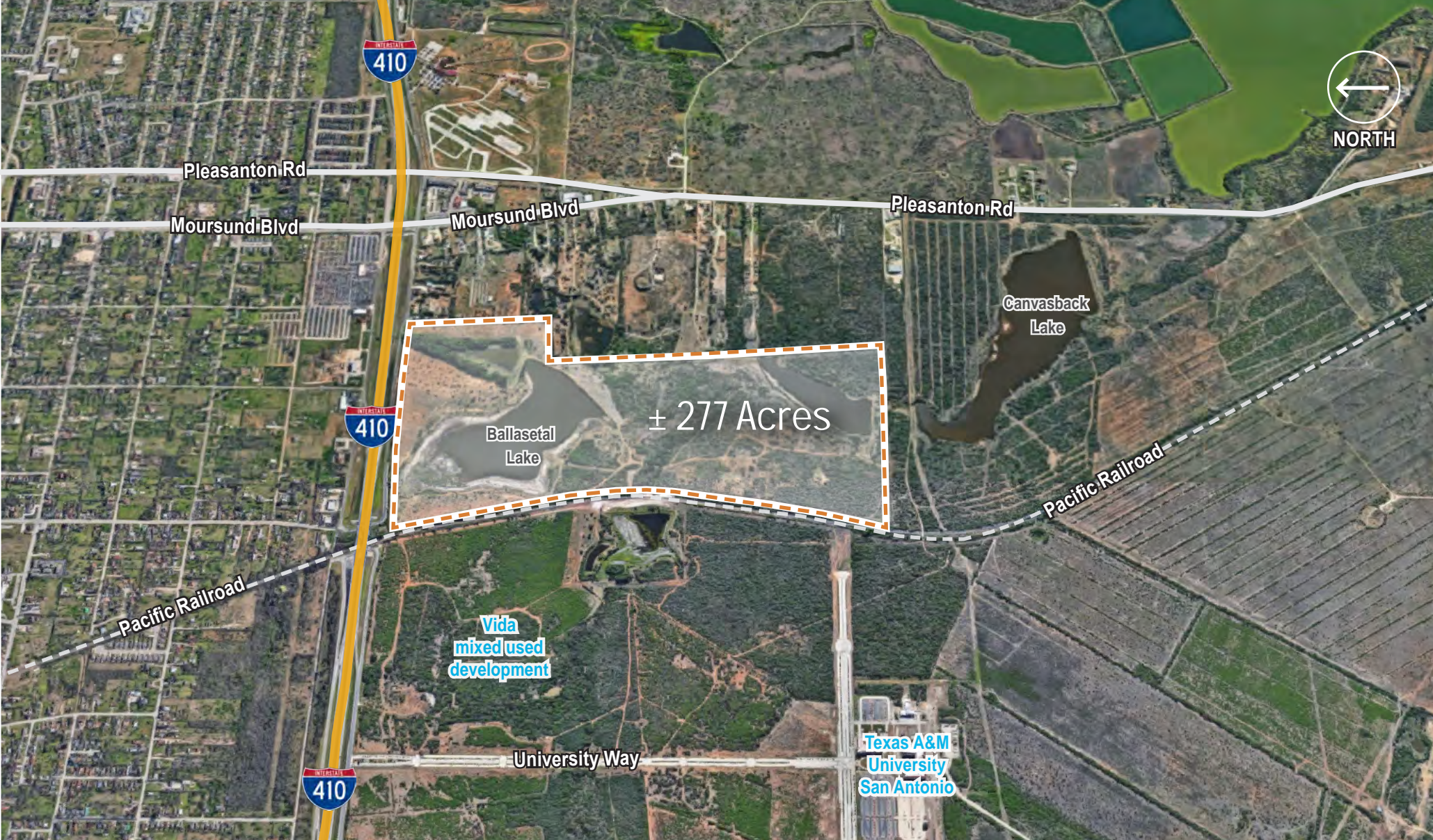
±277 ACRES

Loop 410 & Moursund Blvd, San Antonio, TX 78221

FOR SALE



NORTH



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Land Size: ±277 acres

Zoning: MI-1 (Mixed Light Industrial)
In an Opportunity Zone

Utilities*: Water & Sewer: SAWS
Electricity & Gas: CPS

*Water Well-Artesian Geothermal Well flowing 150 gallons/minute at 140 degrees. This is not an Edwards well & it is unregulated.

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

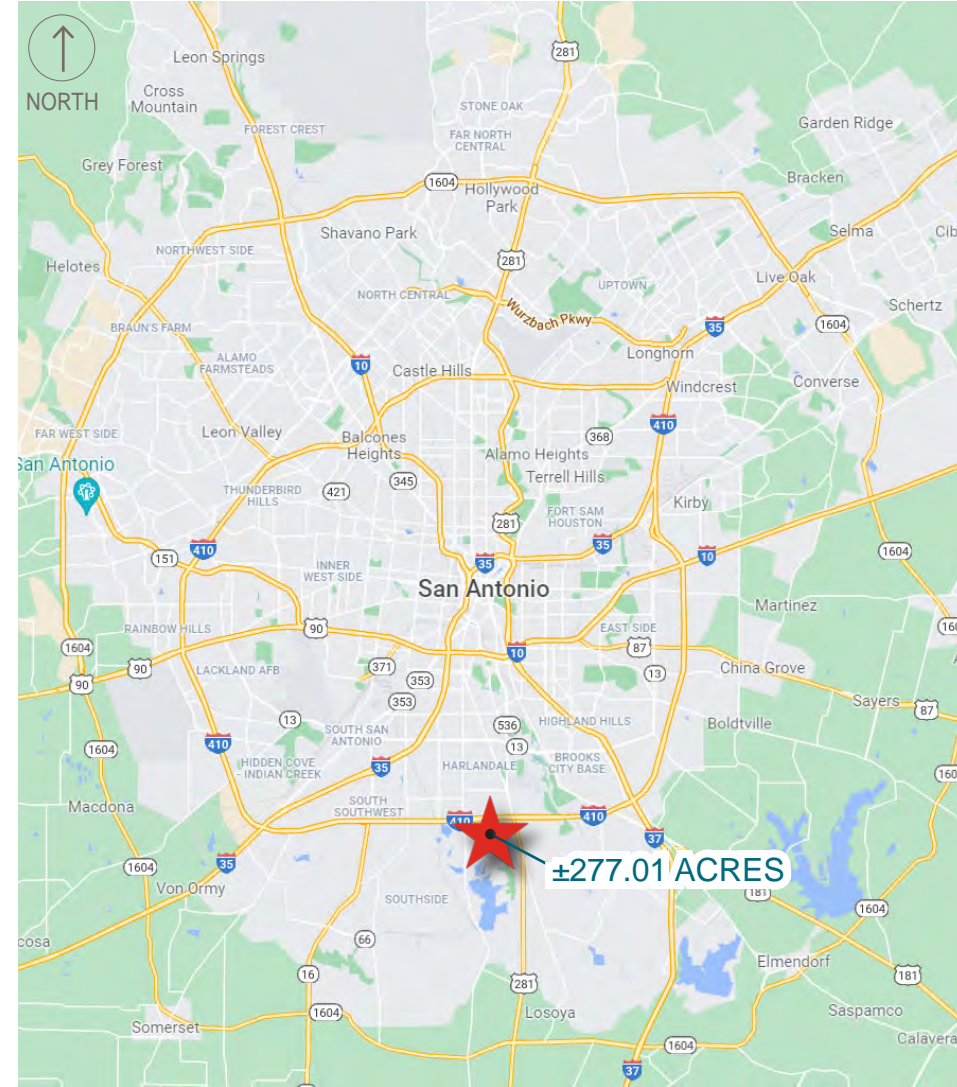
Asking Contact Broker

Frontage: ±2,730 ft on Loop 410

Highlights

The site is located on the South side of Loop 410 just west of Moursund Blvd, San Antonio, TX. Potential uses include residential, industrial and office. The lakes can be used as amenities or for industrial uses. The lakes can potentially be made smaller and they could also be used for detention. The main lake (Lake Ballasetal) is fed by an unregulated geothermal well. The water while not pottable can be used for some industrial purposes.

The west side is bounded by the Missouri Pacific Railroad and west of that is the Texas A&M southside campus as well as the Vida mixed used development. Please contact broker for more information about flood plain, utilities and various potential uses.



10.24.23

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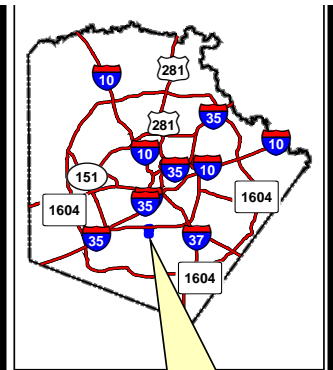
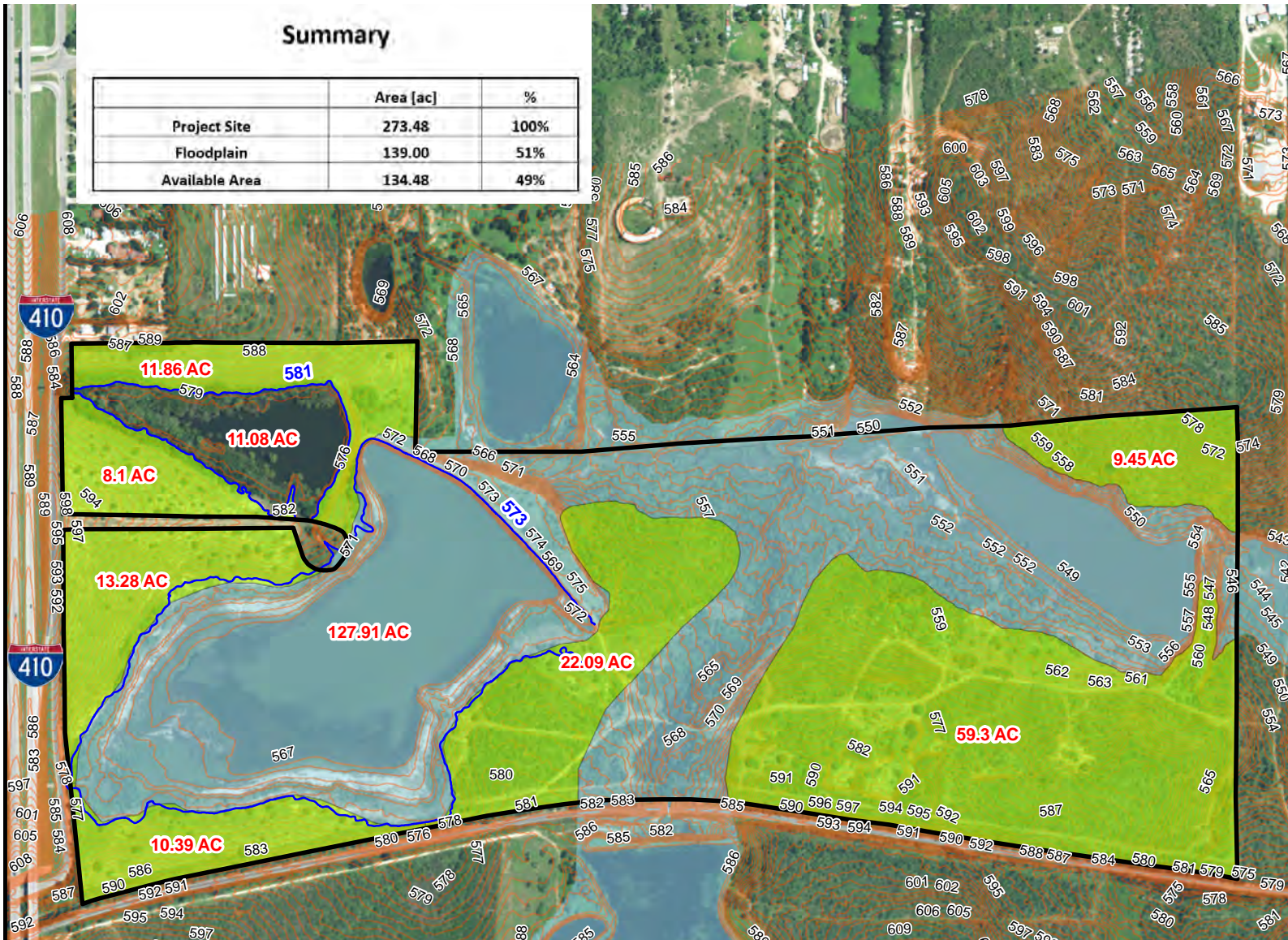
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Summary

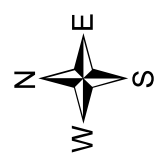
	Area [ac]	%
Project Site	273.48	100%
Floodplain	139.00	51%
Available Area	134.48	49%



PROJECT LOCATION

LEGEND

-  BALLASETAL LAKE
-  AVAILABLE AREA
-  1% Flood (Zone A)



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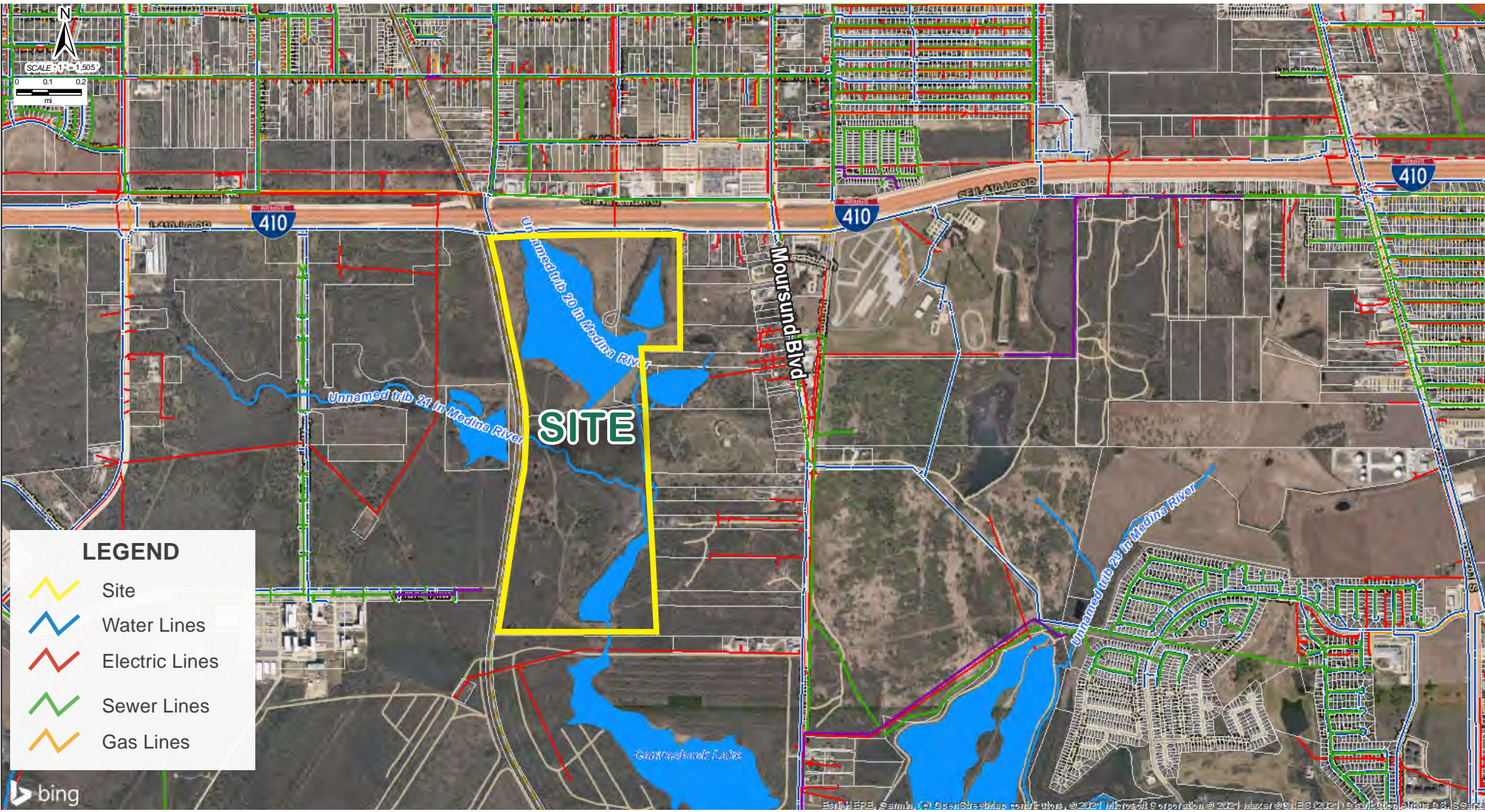
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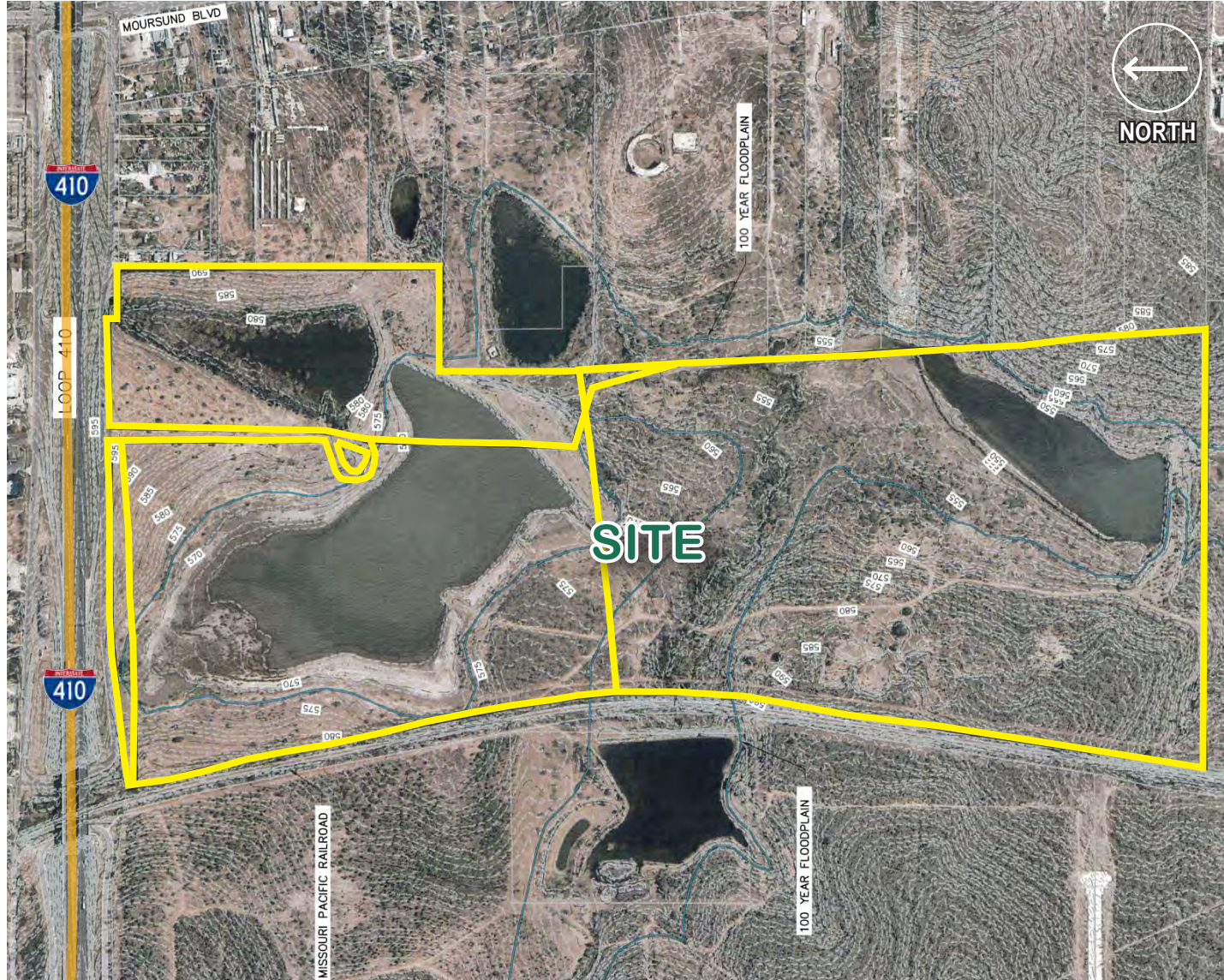
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VIDA PROJECT INTRODUCES MOVE-UP BUILDERS TO SOUTHSIDE MASTERPLAN AT A&M

New Braunfels-based SouthStar Communities recently announced its first home builders at the 600-acre VIDA community adjacent to Texas A&M University – San Antonio in the Southside community. Construction in the Southside masterplanned community began in February.

The first phase of VIDA will include single-family homes from Lennar, Perry Homes and Highland Homes. Perry Homes and Highland Homes will be introducing "move-up" homes, the first in the area. Senior Vice President Gretchen Howell explains the significance of the move-up homes as meeting a market need for larger homes that accommodate professionals who are presently commuting out of the area at the end of the workday.

"The Southside continues to thrive and grow with large employers like Toyota, TJX, Texas A&M - San Antonio and soon Navistar, as well as mid-sized and small businesses



in the community. Until now, entry-level homes were the only option in this area. We're pleased to serve a need for an array of quality homes in the first phase of VIDA, and add a variety of other housing types in the coming twelve months."

In addition to the diverse choice of housing, VIDA is planned for a dynamic town center featuring shops, restaurants and services immediately adjacent to Texas A&M University San Antonio. Campus and community will be connected by The Zócalo - a planned pedestrian plaza that will host events, festivals and be a central gathering space. Planning is also underway for the 35-acre Madia Greenway that bisects the property, which will host trails, seating areas and public art installation.

Construction began on Phase 1 in February 2021 and calls for 285 single family homes. Models are anticipated to open by the end of 2021, homes will be available for move-in, in early 2022. Full build-out of VIDA is anticipated



to be completed in 10 to 12 years. Prices for single family homes are anticipated to start in the high \$100,000s, with move-up homes starting in the low \$300,000s.

"We love the spirit and energy of the Southside and look forward to joining the community," said Chris Little, Perry Homes San Antonio City President. "We have worked with

SouthStar Communities on several communities in Texas. We share a similar commitment to being good neighbors and good stewards of the community."

"Highland Homes is excited to be joining Southstar Communities in the highly anticipated master-planned community of VIDA!" said Patty Spangler, Division President for Highland Homes. "We can't wait to start construction on our model home and become active members of the Southside community."

Lennar has been building quality, price-accessible homes for Southside families for nearly a generation. The highly awarded national homebuilder will be introducing a new exterior styling specifically for the VIDA community.



"Every community we enter is special and we are in it for the long-term - we have been in San Antonio, and particularly the Southside for a long time," said Brian Barron, Division President of Lennar San Antonio. "We take pride in doing the right things for the right reasons and making sure what we are doing will be a

benefit to the entire community and the surrounding area. The Southside of San Antonio has unlimited potential and what the SouthStar team has planned for VIDA is special and we are excited to be a part of it."

"VIDA is adding an important housing category that has been missing and needed in Southside, says Kristi Sutterfield, Executive Vice President of the Greater San Antonio Home Builders Association. This community is pioneering an important offering for the region, and an exciting new community for the greater San Antonio region."

For more information on VIDA, visit www.LiveVIDA.com. For more information on SouthStar Communities, visit www.SouthStarCommunities.com



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Cindy Taff, For the Express-News
March 12, 2022

Texas has long been known as “the energy state.”

I, and many others, have long supported an “all of the above” approach to energy development here. This has been fairly easy given the abundance of varied resources found within Texas. Yet one resource, geothermal energy, has not historically been widely considered, talked about or utilized. The time has come to embrace a new approach: “all of the above - and below.”

Besides providing heating and cooling directly to industrial, commercial and residential consumers, geothermal power is clean, renewable, reliable, dispatchable and baseload, and lies right below our feet. Owing to technological advances, geothermal energy is increasingly available and considered cost-effective in many areas of Texas and should become more of a focus for industry, policymakers and energy consumers.

Historically, geothermal energy production was limited to locations where very hot water or steam naturally came to, or close to, the surface: Indonesia, parts of Iceland and California. Research and development breakthroughs, honed with an extremely skilled workforce in the oil and gas industry, now allow us to drill for heat at depths far below the Earth’s surface.

Today, electricity is primarily made by burning fossil fuel to boil water, thereby producing steam, which then spins a turbine generator. Geothermal energy is similar to that process except that instead of burning fuel to generate steam, geothermal technologies tap directly into hot temperatures below the Earth’s surface.

Geothermal development has the potential to produce clean, abundant and reliable baseload energy while taking advantage of Texas’ oil and gas workforce. Yes, oil and gas production has hit records recently as a result of high prices in a global economy recovering from the pandemic; however, many of us understand the cyclic nature of the oil patch and the loss of jobs when prices are low. Geothermal energy can leverage the oil and gas workforce during ups and downs.



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Texas is not immune to occasional energy challenges. During the week of Feb. 15, 2021, unusually cold weather caused more than 4.5 million people in Texas to lose power, some for many days. Hundreds of people died during this winter event, and the Federal Reserve Bank of Dallas estimated between \$80 billion and \$130 billion in direct and indirect losses to the Texas economy.

According to the Electric Reliability Council of Texas and the North American Electric Reliability Corp., every type of energy resource - gas, coal, nuclear, wind, etc. - experienced a “forced outage” as a result of prolonged subfreezing weather. Because geothermal energy relies on the heat of the Earth, not the vagaries of Mother Nature, it has the potential to be an invaluable, reliable energy resource, especially during extreme weather events.

While Texas dabbled in geothermal energy about 30 years ago, recent technological advances have led to the development of new companies and alliances of companies. Given the excitement and potential for geothermal energy, the Texas Geothermal Alliance, or TxGEA, has recently launched to coordinate, educate and promote the development of geothermal energy, and its associated technologies, across our great state.

A forthcoming study due out this spring, “Future of Geothermal in Texas;’ will inform TxGEA’s mission. The research report will provide a road map for progress for geothermal. Early results are promising, and the excitement around geothermal power in Texas is as hot as the energy we hope to capture. With the crisis in Ukraine putting surging gas prices front and center, rapid advances in geothermal power can strengthen the Texas economy and help return America to energy independence.

Cindy Taff, a 36-year veteran of the oil and gas industry, serves as the chief operating officer of Sage Geosystems, a Texas-based geothermal energy company.

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	1 Mile	3 Mile	5 Mile
Population			
2023 Total Population:	3,362	55,551	135,484
2028 Population Projection:	3,549	56,566	136,595
Population Growth 2023-2028:	1.1%	0.4%	0.2%
Median Age:	31.5	33.3	33.3
Households			
2023 Total Households:	953	16,612	41,941
Household Growth 2023-2028:	1.1%	0.3%	0.1%
Median Household Income:	\$59,391	\$49,644	\$42,357
Average Household Size:	3.4	3.3	3.2
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$129,858	\$98,728	\$85,347
Median Year Built:	2001	1976	1969
Daytime Employment			
Total Businesses:	26	1,202	3,855
Total Employees:	200	12,170	40,748
Vehicle Traffic			
Loop 410 @ Moursund Blvd:	46,890 vpd		
Moursund Blvd @ Chavaneaux Rd:	11,096 vpd		

Source: Costar

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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.

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.

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.

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.

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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
Kit Corbin	223197	kcorbin@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____