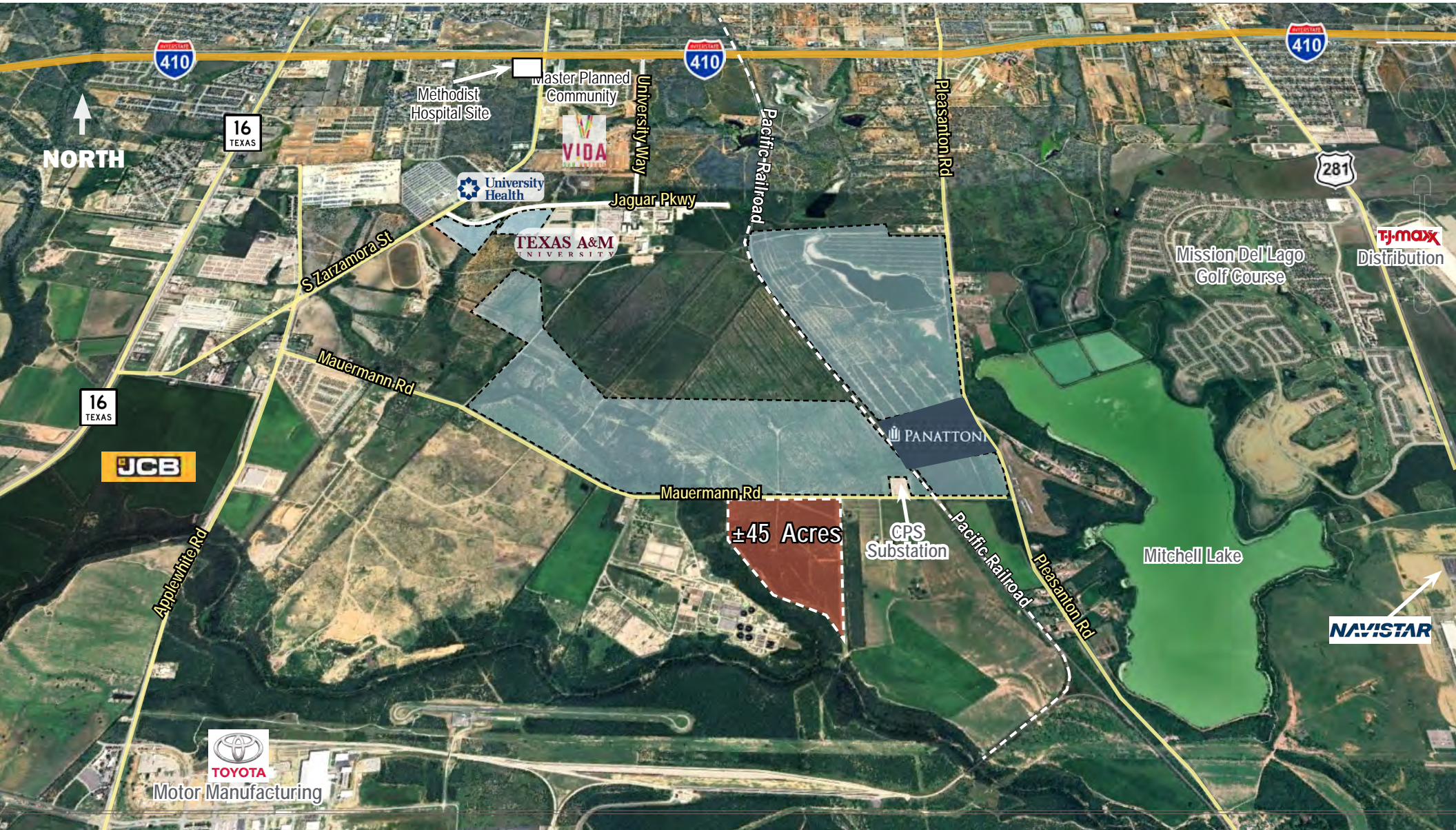


VERANO SOUTH

± 45 Acres / Industrial Site

Mauermann Rd, San Antonio, TX 78224

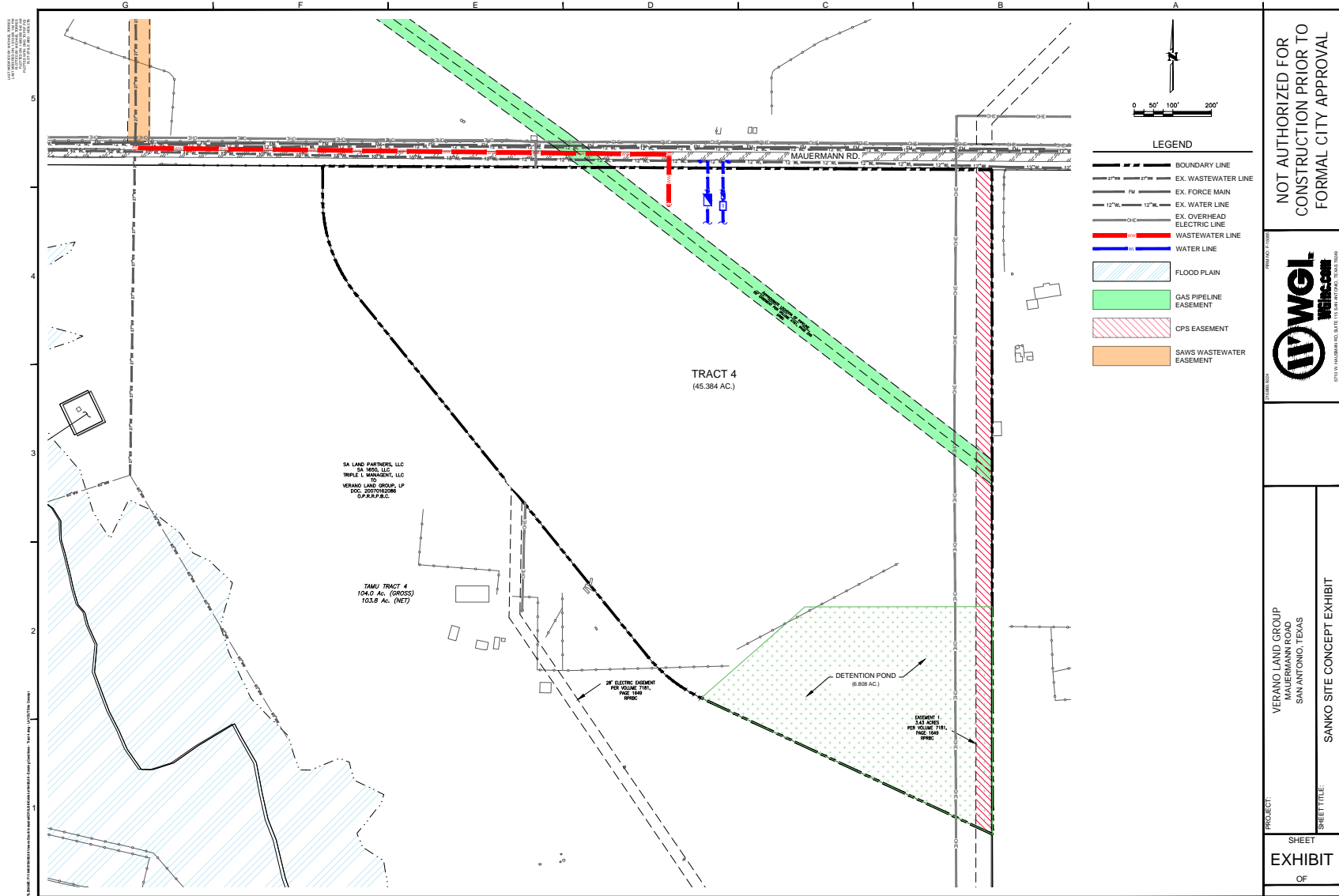


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VERANO SOUTH / Industrial Parcel - ±45 Acres

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SITE PLAN



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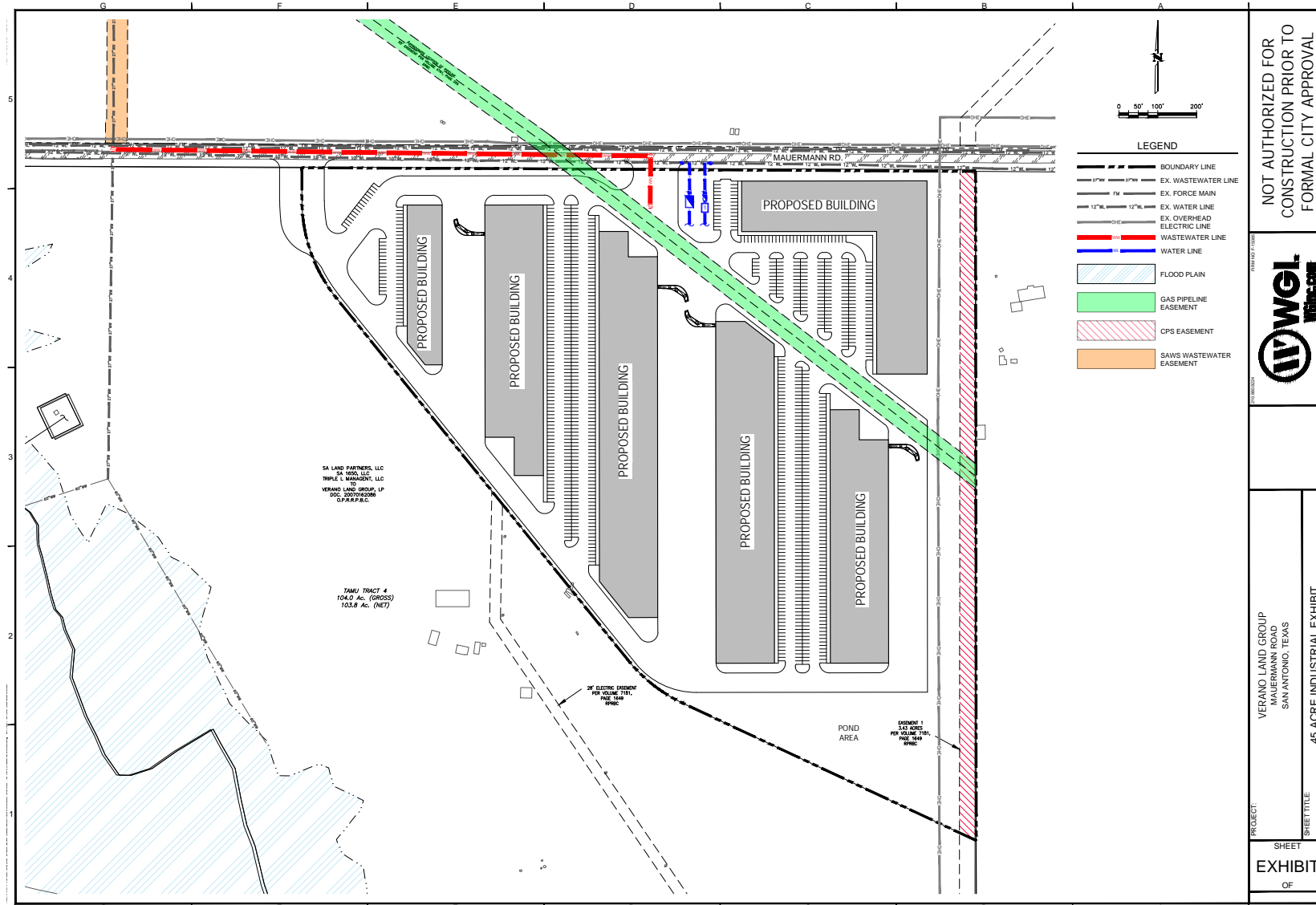
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EXAMPLE
DEVELOPMENT



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OVERVIEW

LOCATION: Site is south of Loop 410 East between S Zarzamora Rd & Pleasanton Road on Mauermann Road
San Antonio, TX 78224

Near by: Toyota Manufacturing, Texas
JCB (Construction Equipment Manufacturing)
Navistar (International Motors)
TJX Distribution Center (TJ Maxx)
Texas A&M University San Antonio

ACRES: ±45.37 Acres - Industrial

FLOOD PLAIN: Not in a flood plain

ASKING PRICE: \$3,150,000

USE: Industrial

UTILITIES*: Electric: CPS Substation
Gas: Texas Pipeline 1 Natural Gas (see site plan)
Water/Sewer: San Antonio Water System

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

[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

AREA ACTIVITY:

- 1) **Toyota Motor Manufacturing, Texas:** A 2,000-acre site with ±9,400 employees. In addition, Toyota is planning to construct a new facility and potentially 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.
- 2) **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.
- 3) **Navistar (re-branded as International Motors in 2024):** A 900,000 square foot facility manufacturing commercial trucks, buses, and engines, with a focus on both traditional diesel-powered vehicles and emerging electric vehicle technologies. At full capacity, they expect to employ between 600-700 people.
- 4) **TJX Distribution Center (TJ Maxx):** A 1.7 million square foot distribution center near Hwy 281, employing over 1,000 people.
- 5) **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.
- 6) **Vida Master Planned Community:** Over 600-acre mixed use development site. Which includes single family, apartments, town homes, medical, shops and restaurants.

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SITE INFORMATION

PROPERTY DESCRIPTION AND HISTORY:

The proposed site is located within Verano South, a premier master planned development that is well positioned for Industrial, Data Center, Office, Medical Office and other Business Park re-lated uses. Originally a 2,500-acre site known as 'Verano', it has since acquired an anchor partner in Texas A&M University-San Antonio, sold land to Southstar Communities for their successful VIDA mixed-use development, and seen the resulting residential improvements and a new 70-acre University Health Palo Alto Hospital, which is under construction. The remaining land now referred to as 'Verano South' includes ± 1,100 acres of land owned by Verano Land Group, LP a Nevada Limited Partnership who has taken an active role in the land development retaining civil engineering firm WGI to lead the project.

PROPERTY SITE LOCATION:

The site proposed for this opportunity is a ±45 acre parcel located with frontage along Mauermann Rd. Mauermann Road is a roadway on TXDOT's project list to serve as an east/west connector from US 281 to Hwy 16. US 281 is a direct connection to Interstate 37 leading south to the port at Corpus Cristi (+/- 140 miles) and north to the San Antonio International Airport (+/- 15 miles). Highway 16, Interstate 35, and nearby Loop 410 offer either a 10 minute drive north to downtown San Antonio or lead south to the US and Mexico border (+/- 150 miles). Nearby Hwy 90 and Interstate 10 offer access to the port in Houston (+/- 200 miles) with a potential rail port available at the Port San Antonio logistics hub approximately 10 miles away.

The site is also benefits from being adjacent to Texas A&M University-San Antonio, the fastest growing campus in the A&M University system, and the successful masterplanned mixed use community, VIDA San Antonio. In addition to the University Health System Hospital, the largest health system in South Texas, Methodist Healthcare, has announced a recent land acquisition for a facility at the nearby southwest Corner of Loop 410 & Zarzamora. The area's residential development offers an exceptional variety of housing options including mixed income apartment projects, garden style apartments, town homes, and single-family homes with many more developments on the horizon.

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 can be tapped immediately and plans showing the proposed connection are detailed on the following exhibits. Gas and electric are provided by CPS Energy. A major benefit of Verano South is the CPS substation that sits within the Property (off Mauermann Road), which we understand can accommodate a significant power user. In addition, the site is adjacent to a gas pipeline with substantial available capacity.

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SITE INFORMATION

ZONING:

Zoned MI-1 (Industrial), Verano South is open to a variety of uses including Industrial, Manufacturing, Data Center, Office, Medical Office and other Business Park related uses. The Owners are open to giving the appropriate time needed if a rezoning (or special-use permit) is required for a use that does not qualify under MI-1.

NEIGHBORING PROPERTIES:

In addition to the +/- 2,000 acre Toyota Motor Manufacturing Texas plant being within two (2) miles of the property site, to the west of the Property off South Zarzamora Street is the newly announced JCB (Construction Equipment Manufacturing) facility, which sits on +/- 400 acres. To the south and east of the site is the new Navistar logistics site. As mentioned above, to the north and east of the Property sit the Texas A&M University-San Antonio campus, the newly announced University Health Palo Alto Hospital as well as the expanding VIDA mixed-use Community. 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 reimbursements for infrastructure, utility, and other public improvements and enjoys the tax benefit of being in a Designated Opportunity Zone.

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AREA ACTIVITY DEVELOPMENT

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. 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. 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.



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.



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.



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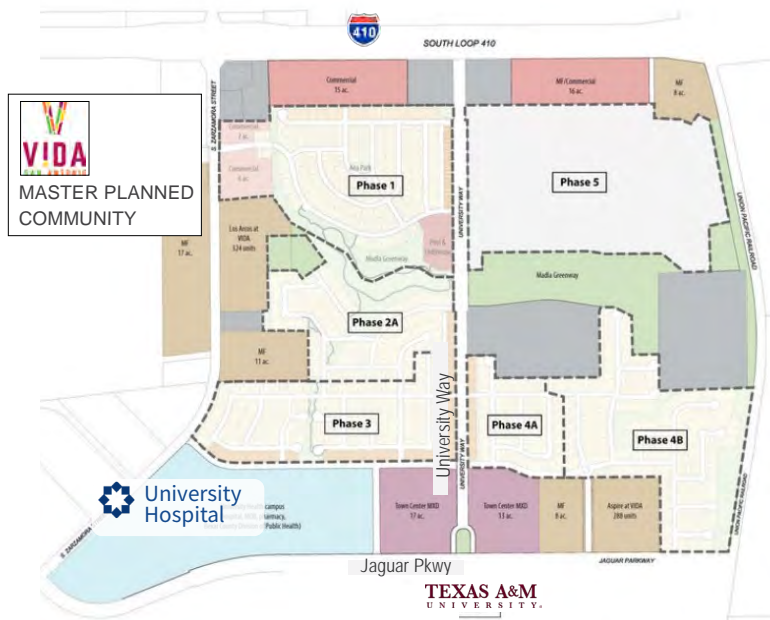
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AREA ACTIVITY DEVELOPMENT

SouthStar Communities, based in New Braunfels, is developing the 600-acre **VIDA Community**, located next to Texas A&M University-San Antonio. Phase 1 construction started in February 2021, with over 240 homes sold, and Phase 2 paving has begun for 160 additional lots. 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, occupancy mid-2024) 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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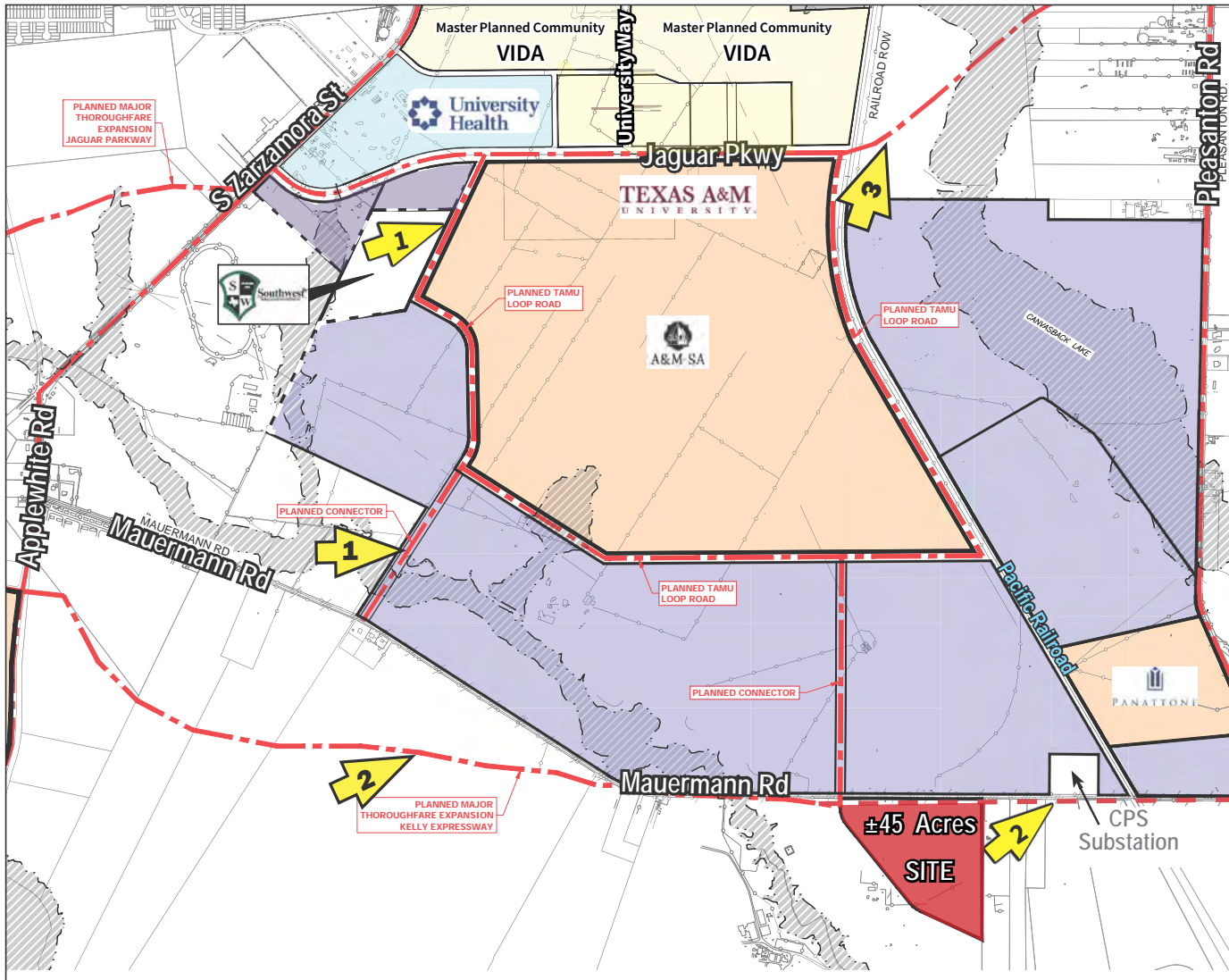
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PLANNED MUNICIPAL IMPROVEMENTS



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
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Designated Broker of Firm	License No.	Email	Phone
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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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____