

For
Sale

VERANO SOUTH ~ Master Planned Development

Medical and Commercial Parcels / ± 31 Acres

Jaguar Pkwy, San Antonio, Texas 78224



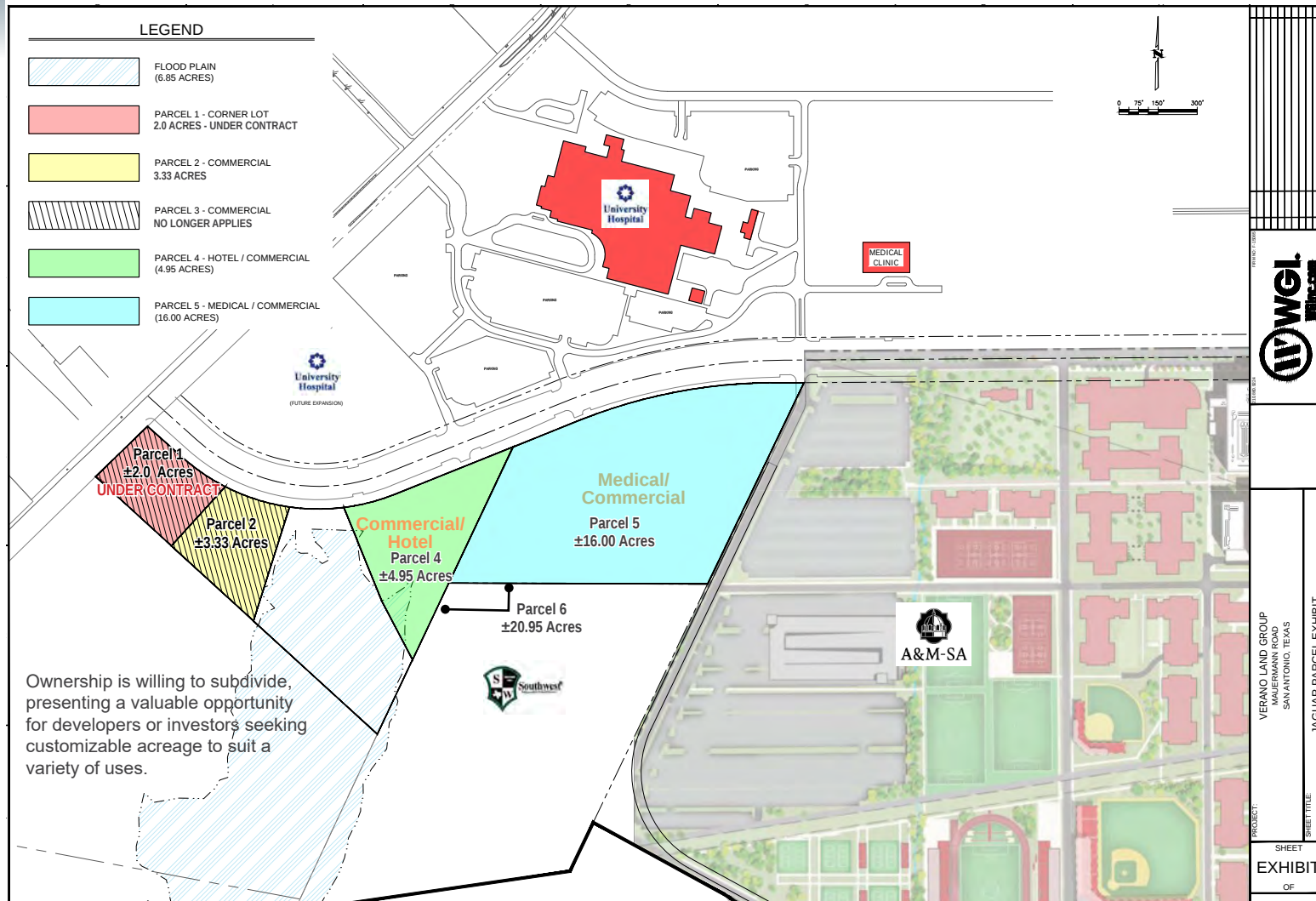
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POTENTIAL
SUBDIVIDE EXAMPLE



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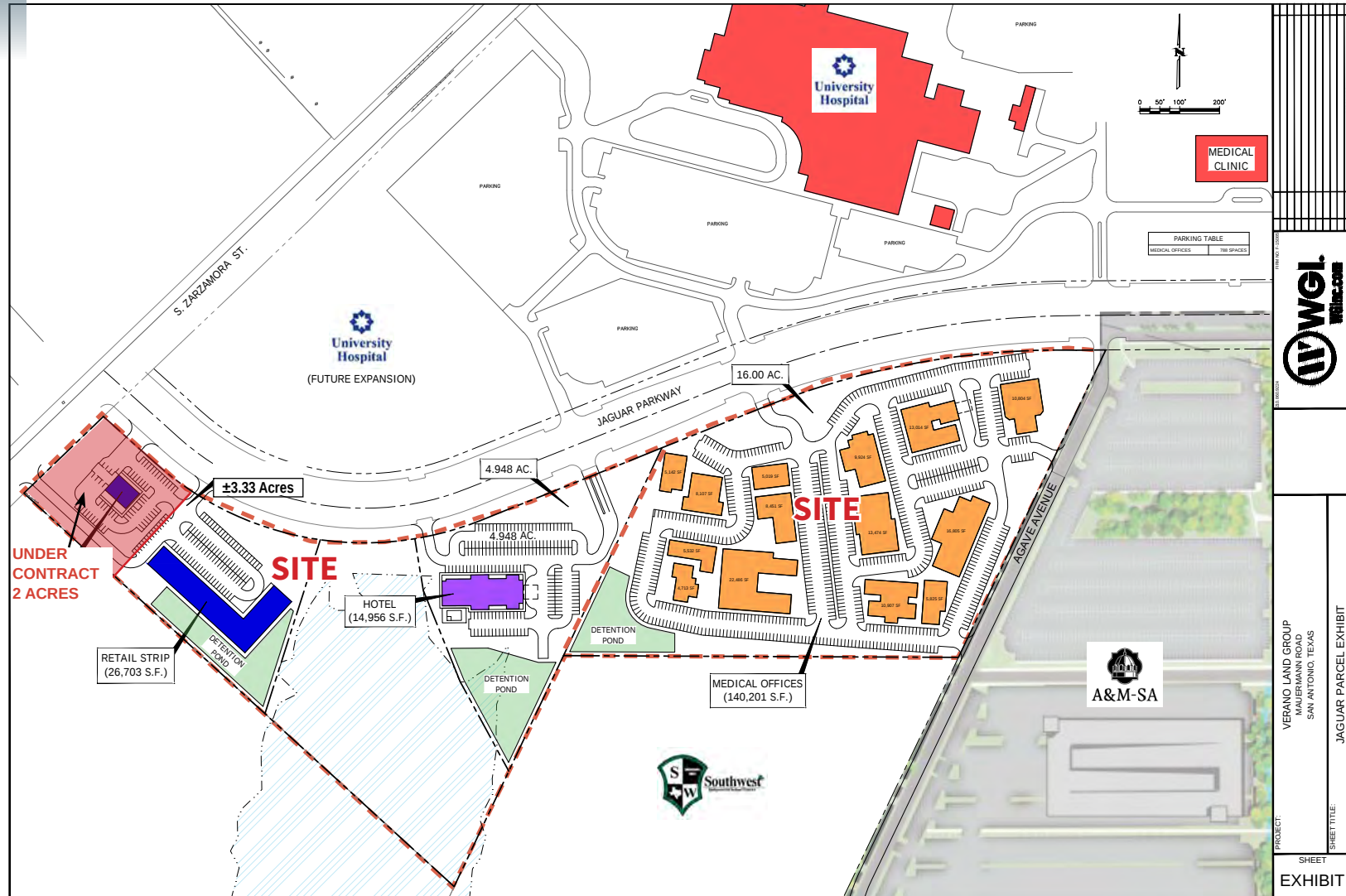
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EXAMPLE
DEVELOPMENT



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OVERVIEW

LOCATION:

Parcel 1: A total of ±8.278 developable acres, readily divisible into a ±3.33 acre commercial site and a ±5 acre commercial opportunity with frontage along Jaguar Parkway. With a total of ±15.13 gross acres, the parcel provides approximately 7 acres for additional parking or other potential benefit.

Parcel 2: Exceptionally well located 16 acres positioned directly across the street from the new University Health Palo Alto Hospital. With significant frontage on Jaguar Parkway and access to the first phase of the new Texas A & M San Antonio Loop Road (the portion connecting Jaguar Parkway to Mauermann Rd.), the site is an excellent medical office development opportunity.

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

FLOOD PLAIN:

±6.8 acres of the property are in the FEMA 100 Year Flood Plain

ACRES:

±31 Acres - Medical Office & Commercial

Parcel 1: Corner Site: ±2.00 Acres Under Contract
Commercial Site: ±3.33 Developable Acres
Commercial Site: ±5.00 Developable Acres
Total Available: ±8.33 Developable Acres
Flood Plain: ±6.80 Acres
Total Parcel 1: ±15.13 Available Gross Acres

ASKING PRICE:

Contact Broker

UTILITIES*:

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



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

7/8/2026

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OVERVIEW

PROPERTY HIGHLIGHTS:

- Exceptional Location with both immediate value and long-term upside
- Significant Planned Municipal Improvements
- Master Planned Development with known anchors providing a substantial market draw destination
- Tracts can be sub-parceled and sold separately
- Tax Increment Reinvestment Zone (TIRZ) - Reimbursement for qualified improvements
- Designated Opportunity Zone - Tax advantages

Click Here for Property Tour



AREA ACTIVITY:

University Health Palo Alto: New 70-acre, 480,000 -500,000 square foot Hospital Complex under construction. Expected to open 1st Quarter 2027 with 166 beds with capacity to expand to 286 beds.

University Health Palo Alto Hospital Real Time Construction



Vida Master Planned Community: Vida is a master-planned community spanning over 600 acres, designed as a mixed-use development featuring single-family homes, apartments, townhomes, medical facilities, retail shops, and restaurants. At full build-out, the project is expected to include approximately 4,000 residential units.

Texas A&M University San Antonio: A 700-acre campus with long-term campus development projected at \$500+ million, although roughly \$300+ million has been built to date. The university currently enrolls about 8,000 students and is currently the fastest growing campus in the A&M system.

New Methodist Hospital: Purchased 9.1 acres at S. Zarzamora St and Loop 410 to build a 62,000 square foot medical office building and an 11,000 square foot, free standing emergency department. Estimated to open 2027-2028.

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SITE INFORMATION

PROPERTY SITE LOCATION:

The site proposed for this multi-faceted opportunity is a total of ±31 acres comprised of two parcels beginning at the corner of S. Zarzamora St. and Jaguar Parkway and continuing east towards Texas A&M San Antonio and ending directly across from the new 70-acre University Health Palo Alto Hospital nearing completion along Jaguar Blvd. These parcels enjoy immediate frontage along Jaguar Parkway, a four lane, landscaped roadway with additional access provided by the Texas A&M San Antonio Loop Road. The first phase being a connector road currently completing design to link Jaguar Parkway and Mauermann Road. 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 Christi (+/- 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).

The site 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 Palo Alto Hospital, the largest health system in South Texas, Methodist Healthcare, has announced a recent land acquisition for a hospital 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, townhomes, and single-family homes with much more development 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. Gas and electric are provided by CPS Energy.



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SITE INFORMATION

ZONING:

Currently zoned FBZ (Sports and Entertainment) and MI-1 (Industrial) from prior to the hospital's land purchase, these parcels are open to a variety of uses including 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.

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 enjoys the tax benefits of being in a Designated Opportunity Zone.

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NEARBY
DEVELOPMENT

The new **University Health Palo Alto Hospital**, which began construction in early 2024, is set to become a vital healthcare resource for the region's under served South Side. Located on a sprawling 70-acre campus next to Texas A&M University-San Antonio, this five-story acute care hospital is scheduled to open in early 2027. A multi-specialty clinic located on the hospital campus opened in the Fall of 2025.

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.



WATCH NOW [University Health Palo Alto Hospital Real Time Construction Video](#)



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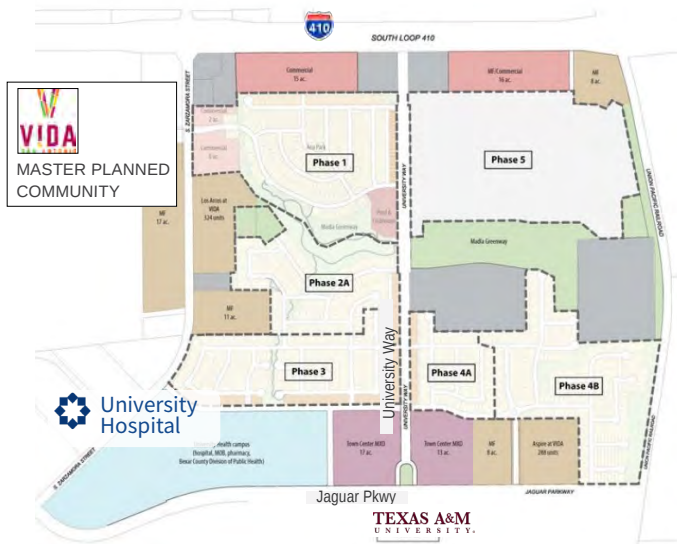
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NEARBY
DEVELOPMENT

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. 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.



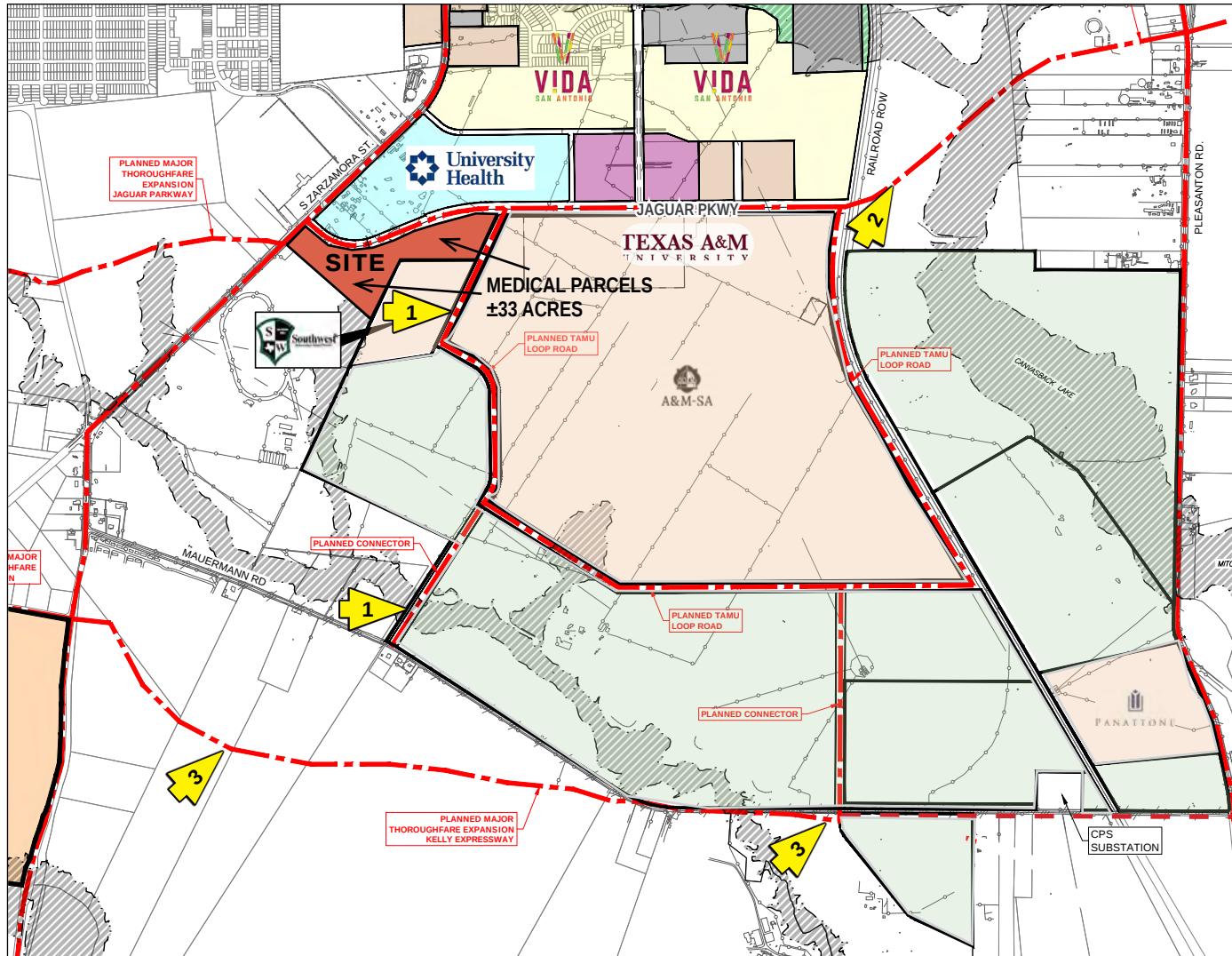
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PLANNED MUNICIPAL IMPROVEMENTS



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 The extension of Jaguar Parkway to connect to Pleasanton Road is included as a component of the SA Tomorrow Plan.

3 Mauermann Road is on the TXDOT planning schedule to be expanded into an east/west connector designated as the Kelly Expressway.



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.

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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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