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From the San Antonio Business Journal:

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Exclusive: More than 1,000-acre development planned near Elmendorf

Oct 19, 2018, 10:41am CDT

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A new group of real estate developers has big plans for a housing and commercial development Southeast of San Antonio — and if it pans out, it would be one of the biggest things to ever happen to the small town of Elmendorf.



GABE HERNANDEZ | SABJ

The property, known as The Ranch at Elmendorf, is planned to have 1,389 single family homes, of which 15 percent would be priced between \$150,000 to \$195,000. The highest price point would be closer to \$375,000. Plans for some 360 apartment units are also in the works. If another 1,300 single family homes are built and occupied over the next 30 years as



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The city of Elmendorf approved a Tax Increment Reinvestment Zone in October 2017, paving the way for Elemendorf Land Partnership LP and its affiliated corporation, ELP 1604 LLC, to move forward with plans for the 1,000-acre master

planned project at the intersection of Loop 1604 and Highway 181 near the edge of Bexar and Wilson counties, records show.

Bexar County is now considering participating in the Elmendorf TIRZ under a 30-year term that would run through 2048. County officials have projected that, if the planned development is built out as proposed, it would generate \$575.8 million in taxable revenue by 2047.

"I like the plan," Bexar County Judge Nelson Wolff said. "It's always about the execution. There is nothing until there is execution."

Paul Daniec, president of San Antonio-based Benchmark Utility Contractors Inc., which specializes in water distribution, sanitary sewer and storm drainage systems, is among the co-developers for the proposed Ranch at Elmendorf project. The list of co-developers also include Daniec's mother, Wieslawa, — as well as Bryan Berger, Boyd Bruchmiller, Brian Williams, Marion Janik and Christopher Pipes.

"I've done some smaller developments, but nothing this large in the San Antonio area," Daniec told the Business Journal in an exclusive interview. "For future growth, being on that [highway] corner is going to be real hard to beat."

Benchmark worked on the Canyon Lake excavation for the Monte Cristo Golf and Country Club. It also was a contractor on the water line for the SAWS connection to Camp Bullis and several local subdivisions, according to its website.

Developers purchased the Elmendorf land in 2014. Initially, the group was going to sit on the property for longer, but then a commercial truck stop operator approached them about buying nine acres for a large gas station complex.

Streets and utilities infrastructure costs for the Elmendorf project is expected to cost about \$66.5 million, according to developers. Elmendorf is expected to contribute \$20.6 million through the life of the TIRZ as reimbursed expenses, as well as \$10 million for a water supply project in the area.