



Legacy Trails

SAN ANTONIO, TEXAS

SITE SIZE: 524 acres

- PROJECT TYPE: Multiuse community
- LAND USES: Residential, hotel, golf, commercial, retail, open space
- PARTNER/CLIENTS: Rogers-Wiseman Family Interests
- PROJECT LAUNCHED: 1993



PROJECT DESCRIPTION

The owners of this Texas Century Ranch property hired Woodbine in 1993 to develop a master plan for 524 acres that adjoined the newly opened Hyatt Regency Hill Country Resort. After that assignment was completed, the family entered into a joint development agreement with Woodbine, and the venture began with development of three residential neighborhoods with initial lot sales to Scott Felder Homes (later Ryland) and David Weekly Homes. Since then, Woodbine has completed multiple site sales and continues to plan the development, marketing and/or sale of three remaining parcels. Woodbine also manages the architectural control function for the project.

Legacy Trails, carved from the 2,800-acre Rogers-Wiseman Ranch, offers a dynamic residential setting near key employment and tourism centers in San Antonio. The community has high traffic exposure at the intersection of State Highway 151 and Potranco Road, where the partnership has two commercial sites ready for sale or development.

LOCATION / ACCESSIBILITY

Legacy Trails is adjacent to State Highway 151 and intersected by Hunt Lane and Rogers Road.

- 15 miles from downtown San Antonio
- 10 miles from San Antonio International Airport

PROJECT HIGHLIGHTS

- 1993 The Rogers-Wiseman Family Interests hire Woodbine to develop a master plan.
- 1995 The Wiseman family and Woodbine form a joint venture to launch development of the property.
- 1996-1998 Homebuilders buy lots within 74 acres zoned for single-family housing.
- 2001 Ryland Homes buys 14 acres.
- 2003 Hyatt Vacation Ownership buys 135 acres for development of more than 200 timeshare units and an additional nine holes of golf at the 18-hole Hill Country Golf Club.
- 2004 Integrated Asset Management buys 101 acres for residential development.
- 2005 Charro Residential buys 13 acres for 55 planned residential lots.
- 2006 Great American Companies buys 54 acres for residential development, and Alliance Residential buys 22 acres for its 400-unit Broadstone Westover Hills multifamily project.
- 2007 Horn Capital Realty buys 4 acres for commercial retail use.

LAND USES

	<u>Original plan</u>	<u>Acres remaining</u>
<i>Recreational/greenbelt</i>	153.1 acres	0 acres
<i>Single-family residential</i>	278.6 acres	0 acres
<i>Multifamily residential</i>	20.0 acres	0 acres
<i>Retail/Commercial/Other</i>	<u>72.3 acres</u>	<u>66.6 acres</u>
<i>Total</i>	524.0 acres	66.6 acres

PLANNING TEAM

CIVIL ENGINEER	Pape-Dawson & Associates, Inc.	<i>San Antonio</i>
DEVELOPER/PROJECT MANAGER	Woodbine Development Corporation	<i>Dallas</i>
GOLF COURSE ARCHITECT	Arthur Hills/Steve Forrest and Associates	<i>Toledo, Ohio</i>
LAND PLANNER	Peckham-Young, Inc. (now The Sage Group, Inc.)	<i>Southlake, Texas</i>

MUNICIPALITY / TAXING JURISDICTIONS

City of San Antonio, Bexar County, Northside Independent School District

ZONING

The property has existing zoning under a master land-use plan, POADP.

UTILITIES

WATER/SEWER	San Antonio Water Systems
ELECTRICITY/NATURAL GAS	City Public Service
TELEPHONE	AT&T

PROJECT OWNERSHIP / SPONSORSHIP

Legacy Trails is a joint development between entities affiliated with Woodbine Holdings, Ltd., of Dallas and Rogers-Wiseman Family Interests of San Antonio.

