

# LABUS PARK

*49.0± Acre Manufactured Housing Development Opportunity*  
*360 Planned MH Sites*

ELMENDORF / SOUTH SAN ANTONIO, TX

# EXECUTIVE SUMMARY

Labus Park is a 49.0± acre manufactured housing development opportunity located along Labus Road in Elmendorf / South San Antonio, Texas. Current planning materials support a 360-site manufactured housing program, giving the property meaningful scale within the South Bexar County housing market.

This is not a raw land offering. Ownership has advanced key predevelopment work, including surveying, conceptual planning, site development planning, traffic analysis, stormwater planning, public water planning, detention design, tree mitigation, SWPPP, agency coordination, technical reviews, and platting-related workstreams.

Wastewater remains the principal execution item. Ownership has indicated the wastewater plan has been through multiple regulatory reviews and is pursuing a wastewater treatment plant solution. Other utilities are reportedly in good standing, subject to buyer verification.

The property is being offered at \$6,500,000, or approximately \$18,056 per planned site. Pricing should be viewed on a planned-site basis, supported by site yield, predevelopment progress, and execution-path clarity — not generic price-per-acre land logic.

Labus Park is best suited for MH developers, land developers, and housing-focused private capital seeking an advanced MH development opportunity with remaining execution upside.

## OFFERING SNAPSHOT

- ❖ Asking Price: **\$6,500,000**
- ❖ Location: **Labus Road, Elmendorf, TX 78112**
- ❖ County / APN: **Bexar County / 04010-000-0116**
- ❖ Site Area: **49.0± acres**
- ❖ Planned Program: **360 manufactured housing sites**
- ❖ Implied Price: **±\$18,056 per planned site**
- ❖ Status: **Advanced predevelopment / entitlement progress materially underway**
- ❖ Key Remaining Item: **Wastewater**
- ❖ Target Buyer: **MH developers, land developers, housing-focused private capital**



## DEVELOPMENT HIGHLIGHTS



360 Planned MH Sites



49.0± Acres in Bexar County



Predevelopment Work Advanced



Wastewater Strategy in Process



±\$18,056 Per Planned Site



Built for MH Developers & Housing-Focused Capital

Planned site count and development assumptions are based on ownership-provided materials and remain subject to buyer verification, final engineering, governmental review, and applicable approvals.

# INVESTMENT HIGHLIGHTS

## Development-Scale MH Opportunity | Advanced Predevelopment Momentum

### 360-Site Manufactured Housing Development Program

Current planning materials support a 360-site MH program on 49.0± acres within South Bexar County.

### Meaningful Predevelopment Work Advanced

Ownership has advanced surveying, conceptual planning, site development planning, traffic analysis, stormwater planning, public water planning, detention design, SWPPP, agency coordination, technical reviews, and platting-related workstreams.

### Attractive Planned-Site Pricing

The \$6,500,000 asking price equates to approximately \$18,056 per planned site, creating a clear valuation framework for buyers underwriting future community delivery.

Planned site count, development assumptions, utility strategy, and cost estimates are based on ownership-provided materials and remain subject to buyer verification, final engineering, governmental review, and applicable approvals.

### Not a Raw Land Offering

Labus Park should be evaluated through planned site yield, predevelopment progress, infrastructure strategy, and execution-path clarity — not generic price-per-acre land logic.

### Wastewater Strategy in Process

Wastewater remains the principal execution item. Ownership has indicated the wastewater plan has been through multiple regulatory reviews and is pursuing a wastewater treatment plant solution.

### Clear Buyer Profile

Best suited for MH developers, land developers, and housing-focused private capital seeking an advanced development opportunity with remaining execution upside.



# SITE CONTEXT & AERIAL ORIENTATION

## Labus Road | Elmendorf / South San Antonio | Bexar County

Labus Park is positioned along Labus Road in Elmendorf / South San Antonio, within the South Bexar County growth orbit. The site offers scale, access, and surrounding rural-residential context to support a planned manufactured housing development program.

### Site Orientation

Site Area: 49.0± acres

Planned Program: 360 planned MH sites

County: Bexar County

Primary Access: Labus Road

Positioning: Elmendorf / South San Antonio

Aerial boundaries and site orientation are for illustrative purposes only and remain subject to survey, title, engineering, governmental review, and buyer verification.



# ELMENDORF / SOUTH BEXAR COUNTY OVERVIEW



## Elmendorf, TX

Bexar County

San Antonio-New Braunfels MSA

### **Asset Type**

Manufactured Housing Community  
Development Opportunity

### **Site Scale**

49.0± Acres

### **Planning Concept**

Approx. 360 Planned Sites\*

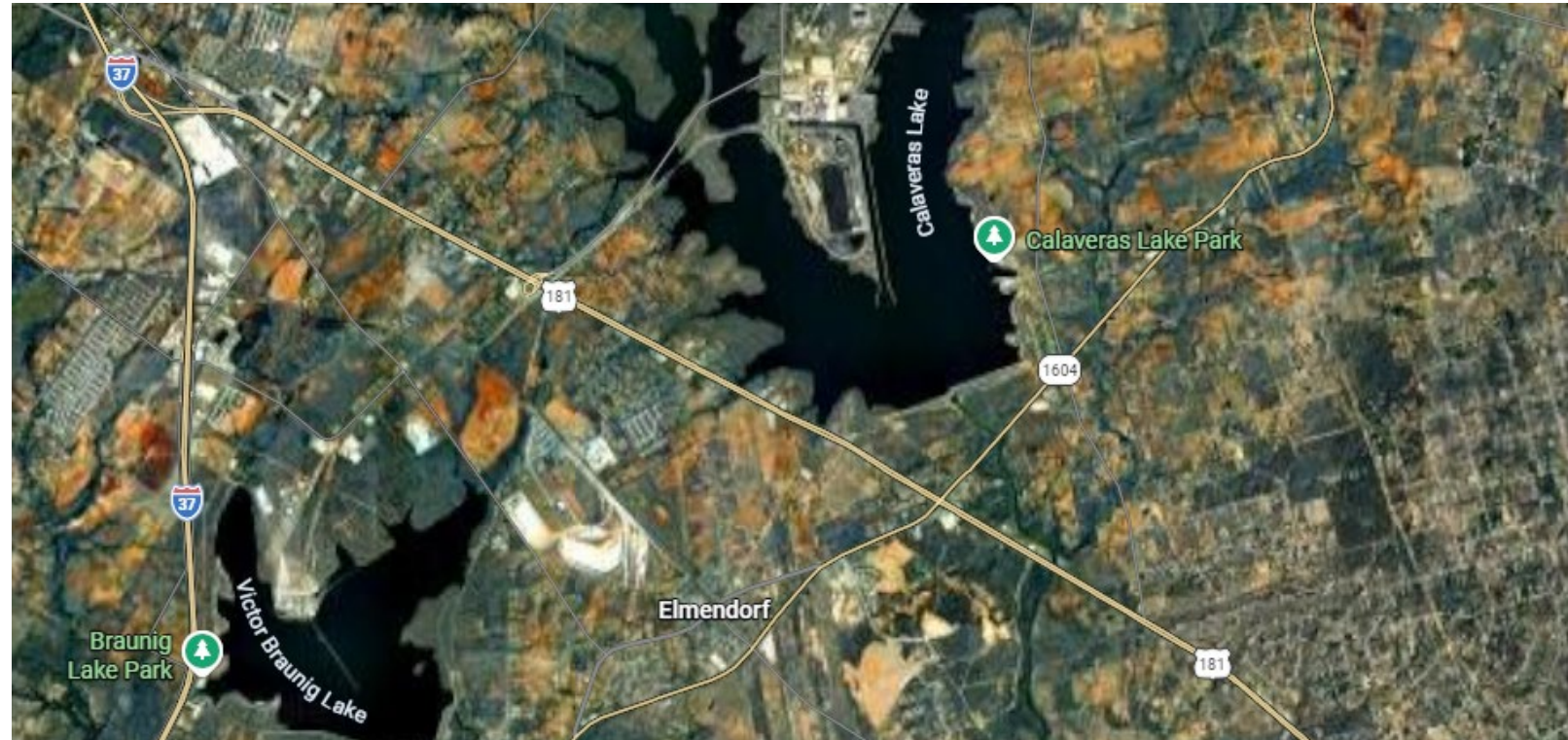
### **Current Status**

Advanced Predevelopment / Entitlement  
Progress Underway

### **Primary Buyer Lane**

MH Developers, Land Developers, and  
Housing-Focused Capital

\*Planned density based on seller positioning and current development concept; final approved site count to be confirmed by final entitlement documentation.

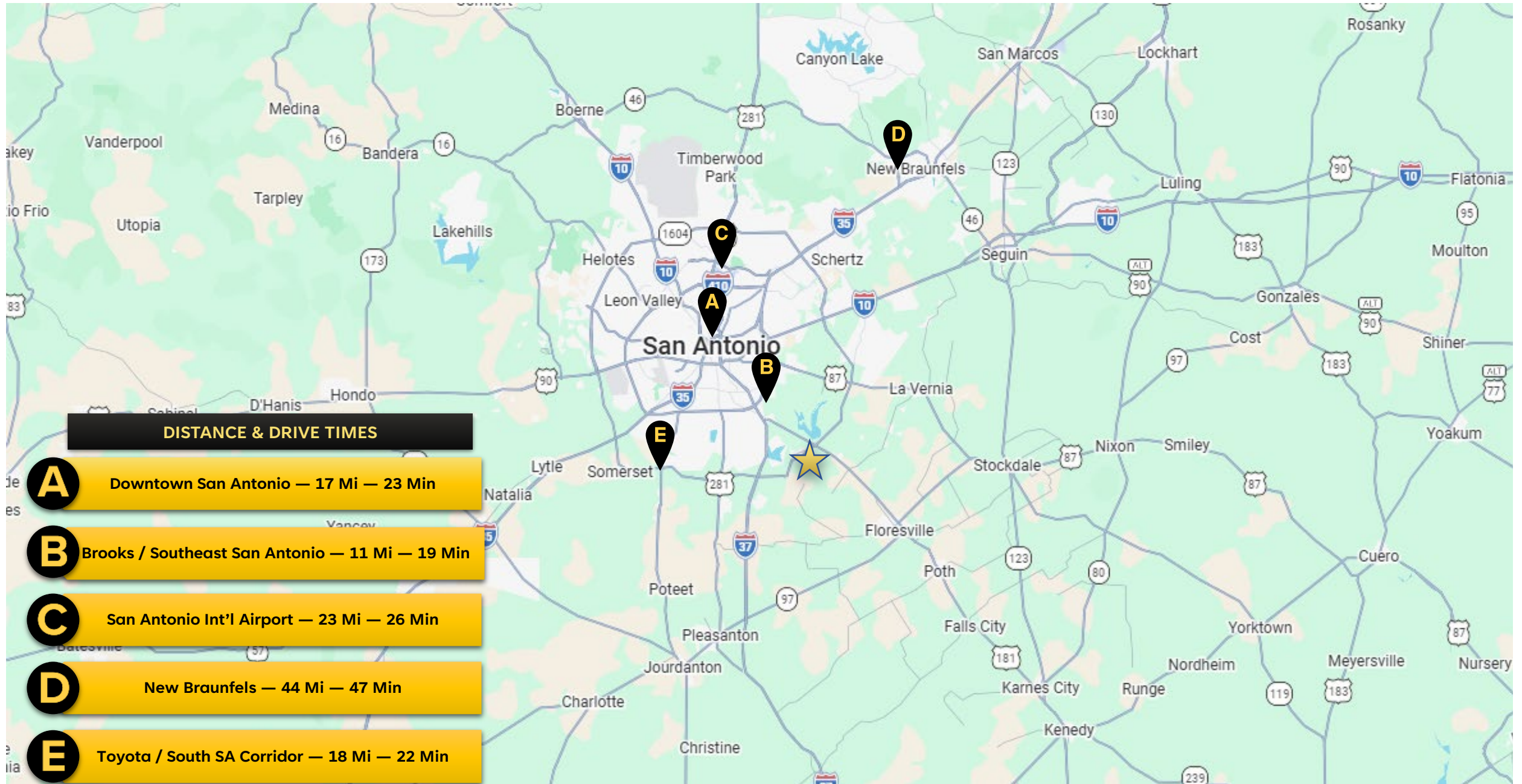


Elmendorf sits within the broader south Bexar County growth corridor and the San Antonio–New Braunfels MSA, a location that is relevant to Labus Park because it offers land scale, lower basis, and access to one of Texas’ major employment markets. For this assignment, the market thesis is not driven by tourism or infill density; it is driven by attainable housing demand, commuter accessibility, and the ability to support a meaningful MH community footprint.

That positioning makes the area more relevant for development-stage housing land than for generic rural land ownership. Labus Park’s location supports a credible 360-site MH development thesis where affordability, scale, and access to the broader San Antonio labor shed matter more than urban frontage or high-finish residential density.

The strategic importance of the submarket is its fit for workforce-oriented and affordability-sensitive residential demand. That is the correct market context for buyer targeting, pricing logic, and disposition strategy.

# REGIONAL ACCESS MAP



# WORKFORCE HOUSING POSITIONING

## Lower-Basis Land | Scalable MH Delivery | South San Antonio Labor Shed

Labus Park should be evaluated as a workforce housing development opportunity, not an urban infill play. Its South San Antonio positioning supports a lower-basis residential strategy tied to affordability-sensitive households and access to the broader regional labor base.

For MH developers and housing-focused capital, the site's appeal is driven by tract scale, attainable land basis, and the ability to deliver meaningful home count in a market where conventional housing costs continue to pressure entry-level and working households.

Manufactured housing is a logical fit here because it can serve cost-conscious demand more efficiently than conventional suburban delivery while still supporting neighborhood-scale planning.

- ❖ Access to the broader South San Antonio labor shed
- ❖ Lower-basis land supports attainable housing delivery
- ❖ Large-format tract supports meaningful MH site yield
- ❖ Product type aligns with workforce housing demand
- ❖ Strong fit for MH developers and housing-focused capital



# ADVISORY TEAM

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