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Residential Real Estate

Plans revealed for blighted South Side property's second life

Development group seeks to give Tundra Village a new future

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Tundra Village — a South San Antonio town home development that has sat vacant and overgrown for nearly a decade — is getting new life thanks to a group of investors and developers.

Dallas-based developer TVPA Partners, which bought the blighted property in 2017 and renamed it Palo Alto Villas, hopes to turn its 136 town homes into affordable for-sale properties.

The team behind Palo Alto Villas includes project manager Craig Glendenning, the on-site representative for TVPA Partners; and the community's broker, [Uri Villarreal](#) of Uriah Real Estate.



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An artistic rendering shows the renovated community, now called Palo Alto Villas, which will feature 136 fourplexes.

Built as fourplex units, each building features two 1,513-square-foot, single-story units and two 1,971-square-foot, two-story units, all of which include three bedrooms, two bathrooms and a garage. Because some of the properties were only partially completed and others were built on a flood plain, the developers had to demolish eight of the 144 structures. The rest they plan to rehab and sell.

Led by general contractor Pedro Rodriguez of Longhorn Tejas Properties Builders and Construction, the community will be rehabbed in several stages. The group plans to renovate 15 houses at a time. Although the homes have been vacant and exposed to the elements for years, Villarreal said time has been kind to them.

"They're in great shape, very structurally sound. We're going to do more than just wipe them down, obviously. But for what we have, they're in really great shape," Villarreal said.

While the properties are built as fourplexes, they're being marketed and sold as individual units. Homes will sell from \$170,000 to \$210,000 initially, Villarreal said. While the property has plenty of space for further expansion, current plans call for much of the open space on the property to be filled with family-friendly amenities such as several playgrounds, a soccer field and basketball courts.

The project will cost roughly \$30 million, and the first 15 homes should be finished by the end of this year, Glendenning said. The property will host a ribbon-cutting Feb. 9. Glendenning and his team believe there is interest in the community.

"From the studies we've done, the market is there. There's just no new housing product here to compare it to. However, when you look at Texas A&M [University -] San Antonio, which is not far down the road, Palo Alto Community College, Halliburton, Carrier, Toyota, obviously, the infrastructure and jobs are here. There's just not a lot of housing. When you're down here, you realize the potential of the area," Glendenning said.

The Tundra Village project — also formerly known as Tundra Town Home Village in reference to the Tundra pickup truck made at the nearby Toyota Motor Manufacturing Texas Inc. plant — began in 2007 when

developer Mauro Padilla began construction without an approved plat, roads, electricity, water or sewer lines, according to a 2009 San Antonio Express-News article.

The county's fire marshal issued an order in early 2008 to stop construction on the existing units, and Padilla eventually was taken to court for defrauding dozens of investors and Edinburg-based First National Bank. In April 2011, he was sentenced to 12 years in prison.

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