



**VIERA**  
BY MASONWOOD DEVELOPMENT

*A New View* OF POSSIBILITIES

WEST SAN ANTONIO'S NEWEST COMMUNITY

# Where life COMES TOGETHER



**VIERA**

Here, you'll find wide lots and sweeping Texas views that welcome big dreams, nature trails that inspire daily wellness, and gathering spaces that turn neighbors into lifelong friends. Viera is more than a neighborhood; it's a sanctuary where everyday life feels lighter, calmer, and more connected. From morning walks that clear your mind to shaded spaces that invite meaningful conversations, Viera was designed to nurture balance and well-being at every turn. Excellent Medina Valley schools, sought-after shopping, and major San Antonio highways are just minutes away - yet here, the world feels far removed from the rush.

Viera offers a sense of belonging that's both grounded and aspirational. It's not just where you live - it's where life comes together.

# COMMUNITY HIGHLIGHTS

## WHAT MAKES VIERA SPECIAL

### LARGE LOT OPTIONS

RANGING FROM 50' TO 80'

### FUTURE AMENITY CENTER

### RESORT-INSPIRED POOL

### SHADE AND OPEN-AIR GATHERING SPACES

### IMAGINATIVE PLAYGROUND

### WINDING NATURE TRAILS

### ZONED TO MEDINA VALLEY ISD

HIGHLY REGARDED

### EASY ACCESS

TO HWY 90, LOOP 1604,  
& LACKLAND AIR FORCE BASE





# HOMES DESIGNED FOR THE WAY FAMILIES LIVE

Building your sanctuary starts with an exceptional home. We partner only with trusted, award-winning builders who understand that a home is more than walls and windows. It's where families grow, traditions take shape, and everyday moments become milestones.

Our builders were selected for their craftsmanship, thoughtful designs, and commitment to building a lifestyle as beautiful as the home itself.



AVAILABLE LOT SIZES  
50'S, 65'S AND 80'S



**CHESMAR  
HOMES**



**SCOTT FELDER  
HOMES**



**David Weekley  
Homes**



**DRB  
HOMES**

# LIVE AT THE HEART OF *Growth*

Viera rises in one of West San Antonio's fastest-growing corridors, an area where new schools, major employers, and modern conveniences are expanding at an incredible pace. This booming region along Potranco Road gives homeowners the rare chance to enjoy the comfort of proximity with plenty of breathing room.



- 1 **POTRANCO ELEMENTARY SCHOOL**  
.8 MILE
- 2 **LOMA ALTA MIDDLE SCHOOL**  
1 MILE
- 3 **MEDINA VALLEY HIGH SCHOOL**  
11.9 MILES

- 4 **SEAWORLD**  
10.6 MILES
- 5 **LACKLAND AIRFORCE BASE**  
16 MILES
- 6 **FIESTA TEXAS**  
22.3 MILES

- 7 **DOWNTOWN SAN ANTONIO**  
23 MILES
- 8 **SAN ANTONIO ZOO**  
28.2 MILES
- 9 **SAN ANTONIO AIRPORT**  
28.8 MILES

# SCHOOLS & EDUCATION

## MEDINA VALLEY ISD: A TRADITION OF EXCELLENCE

Highly acclaimed Medina Valley ISD is known for its strong academics, supportive teachers, and a commitment to preparing students for bright futures. Families at Viera benefit from an established district focused on growth, opportunity, and student success.

### ZONED TO MEDINA VALLEY ISD

POTRANCO  
ELEMENTARY SCHOOL  
0.8 MILES

LOMA ALTA  
MIDDLE SCHOOL  
1 MILE

MEDINA VALLEY  
HIGH SCHOOL  
0.8 MILES

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## HIGHER EDUCATION OPPORTUNITIES

With access to some of San Antonio's most respected universities, Viera families have a full educational pathway from kindergarten through college right nearby.

UNIVERSITY OF TEXAS  
AT SAN ANTONIO (UTSA)  
19.7 MILES

TEXAS A&M – SAN ANTONIO  
26.4 MILES

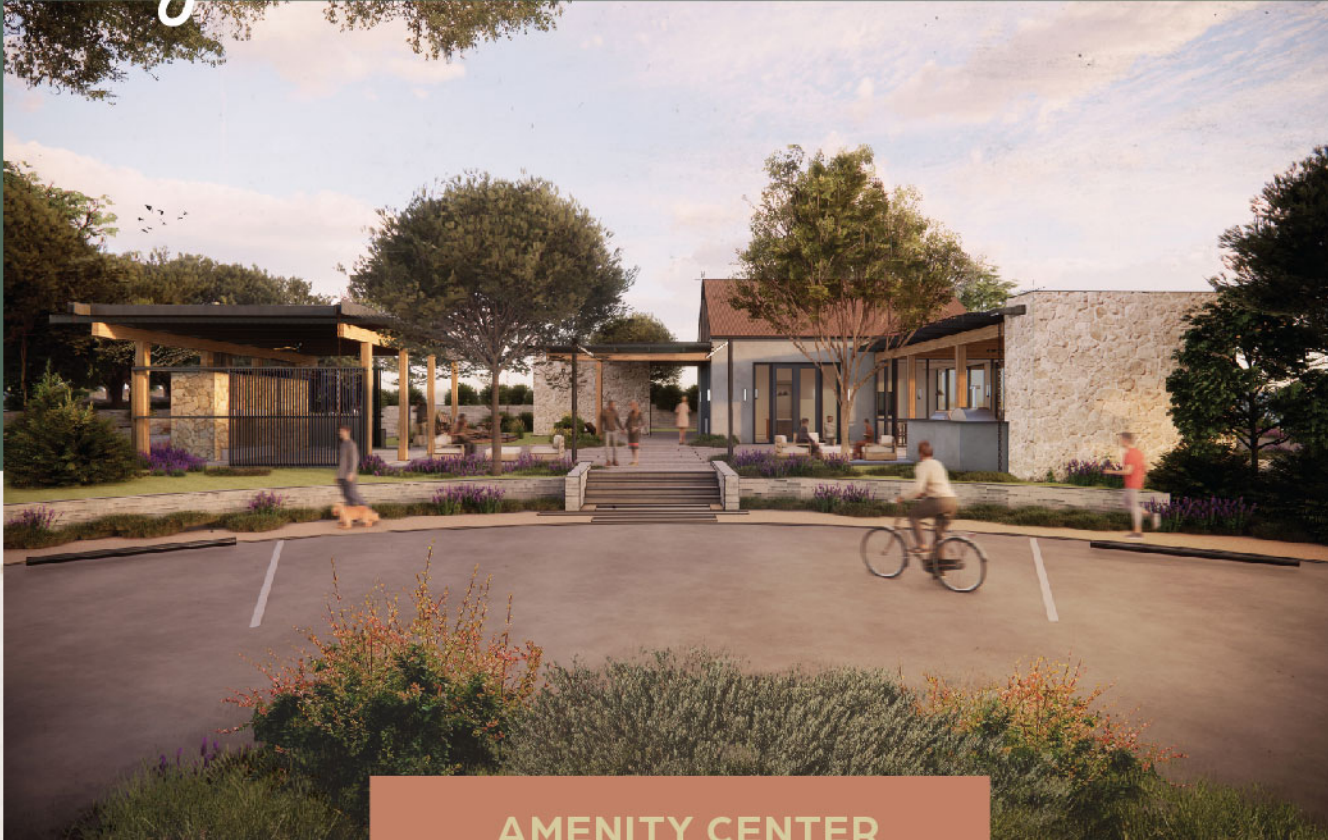
TRINITY UNIVERSITY  
28.3 MILES

ST. MARY'S UNIVERSITY  
20.7 MILES

SAN ANTONIO COLLEGE  
25.4 MILES

UNIVERSITY OF THE INCARNATE WORD  
28.5 MILES

# Lifestyle AMENITIES



## AMENITY CENTER

The heart of Viera, our amenity center, offers a welcoming space designed for connection, relaxation, and everyday gathering.



## RESORT-INSPIRED POOL

Cool off in our refreshing escape from the Texas heat. Families will love this go-to spot for splashing weekend fun with friends and neighbors. Shade & Open-Air Spaces



## SHADE & OPEN-AIR SPACES

Perfect for picnics, morning coffee, or just breathing a little more deeply, these spaces a quiet respite and bring neighbors together to enjoy more of life's precious moments.



## IMAGINATIVE PLAYGROUND

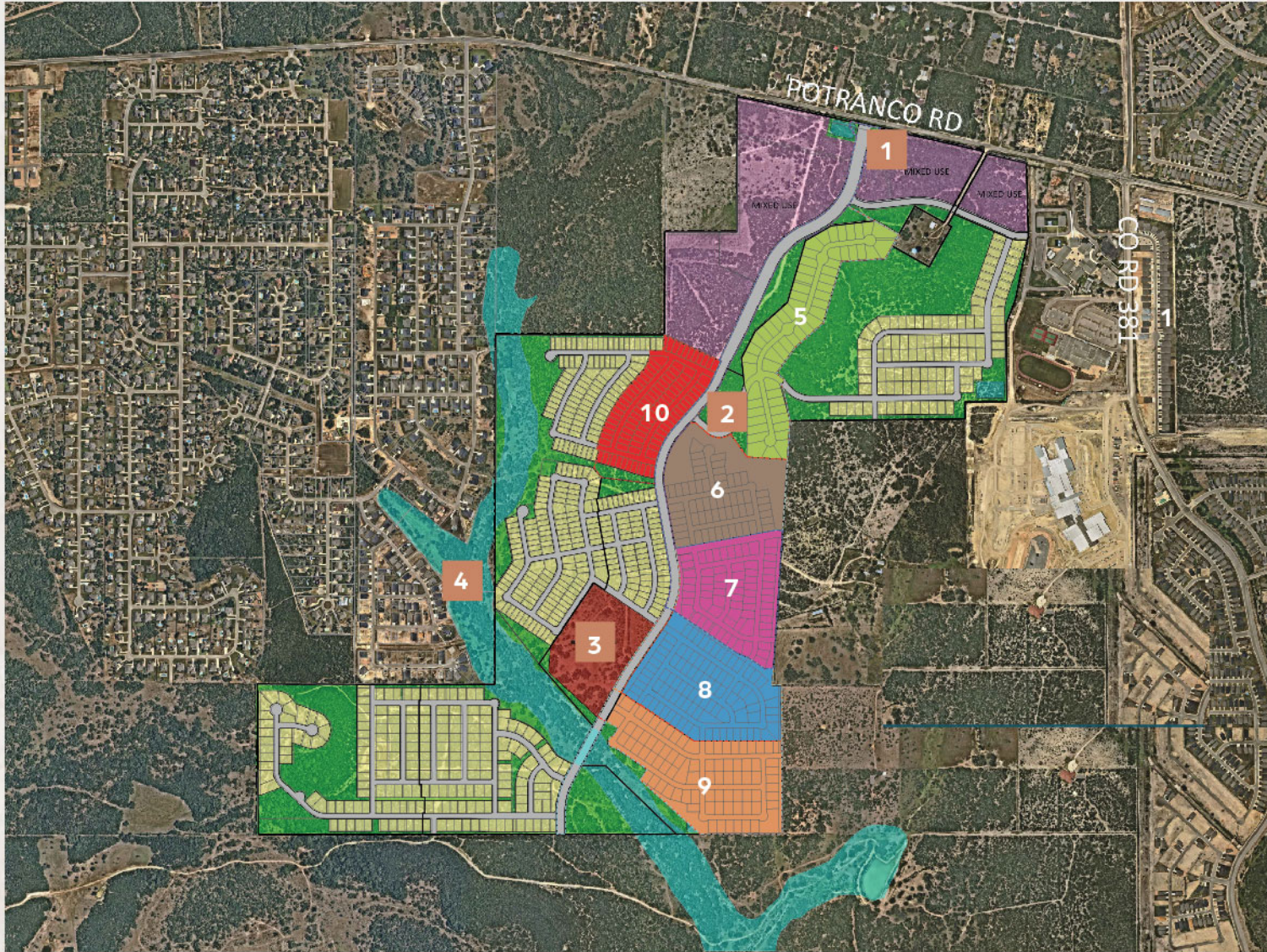
A playful destination where young imaginations can run free, new friendships are made and where all of that youthful energy finds the perfect outlet.



## NATURE TRAILS

Our winding pathways invite you to take a walk, put on the running shoes, or simply wander in wonder, connecting you to this incredible landscape and inspiring daily wellness.

# SITE PLAN



DEVELOPER SECTIONS

- 1 COMMUNITY ENTRANCE
- 2 AMENITY CENTER
- 3 ELEMENTARY SCHOOL
- 4 FLOOD PLAIN



BUILDER SECTIONS

- 5 CHESMAR HOMES  
David Weekley Homes
- 6 CHESMAR HOMES  
SCOTT FELDER HOMES
- 7 DRB HOMES
- 8 CHESMAR HOMES  
SCOTT FELDER HOMES
- 9 CHESMAR HOMES  
David Weekley Homes
- 10 David Weekley Homes

# WHERE TEXAS GROWS, WE BUILD

## VISIONARY & FORWARD-THINKING

At Masonwood Development, we don't just build communities; we shape the future of Central Texas, with Austin at the heart of our story. As visionaries in land development, we specialize in identifying growth corridors before they boom, strategically acquiring and entitling land where demand is set to accelerate. Our portfolio of thoughtfully designed, Texas master-planned communities reflects a commitment to long-term value grounded in trust, precision, and a deep understanding of what makes neighborhoods thrive. We choose our builder and investor partners carefully, ensuring a lasting partnership. With a collaborative, flexible approach, meticulous planning, and entrepreneurial insight, Masonwood is the trusted Texas land developer and partner for builders and investors seeking opportunities ahead of the curve.



TRUSTED. THOUGHTFUL. DEEPLY LOCAL.

30+ YEARS OF EXPERIENCE

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20+ COMMUNITIES COMPLETED

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15,000+ LOTS DEVELOPED



MWD



# VIERA

BY MASONWOOD DEVELOPMENT

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VIERATX.COM

