

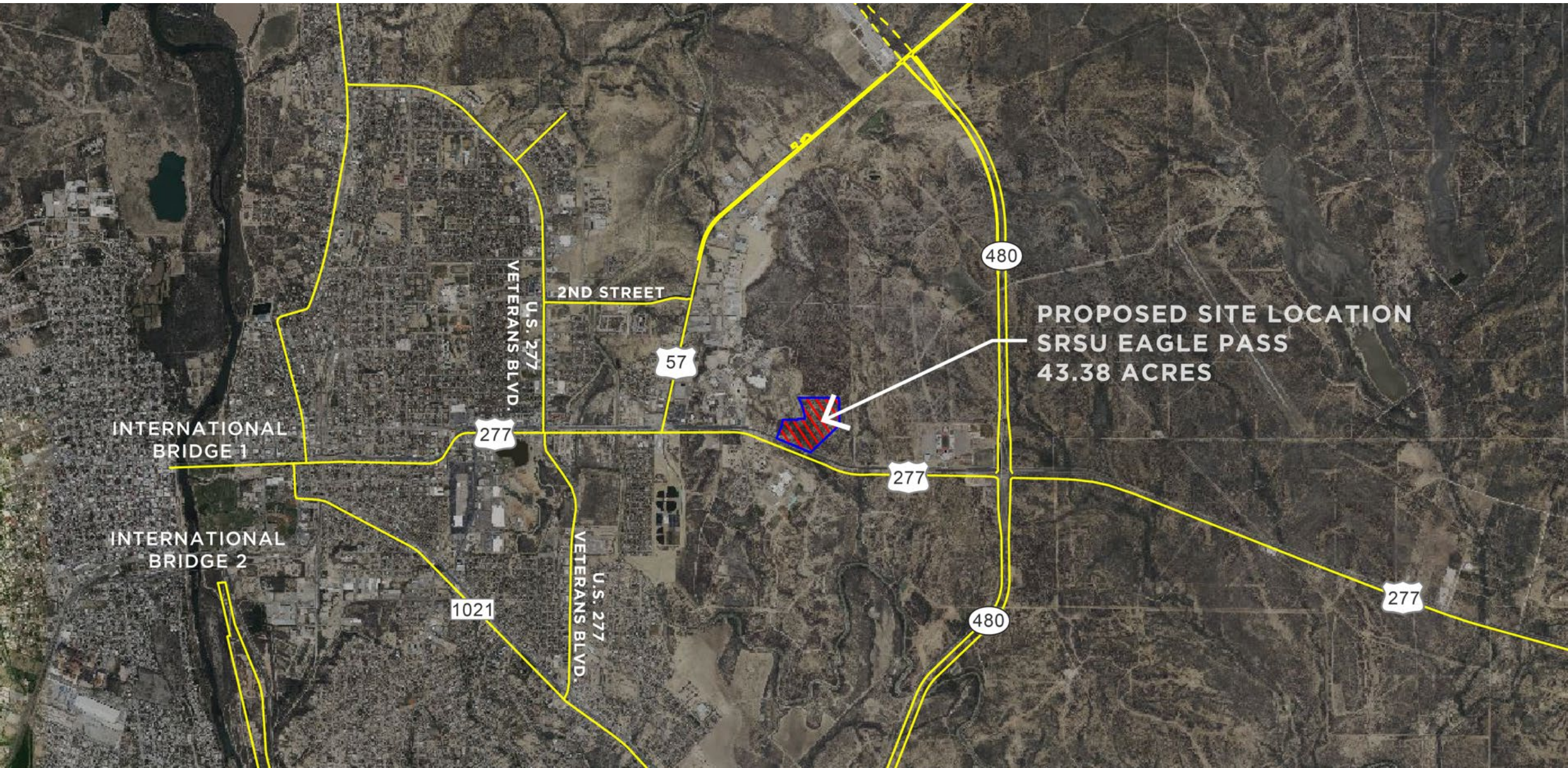
SUL ROSS STATE UNIVERSITY MASTER PLAN

Eagle Pass Campus



May 28, 2026 | TSUS Board of Regents

THE SITE



PROPOSED SITE LOCATION
SRSU EAGLE PASS
43.38 ACRES

INTERNATIONAL
BRIDGE 1

INTERNATIONAL
BRIDGE 2

U.S. 277
VETERANS BLVD.

2ND STREET

U.S. 277
VETERANS BLVD.

57

480

277

277

1021

480

277

THE SITE



**SOUTHWEST
TEXAS COLLEGE
AT EAGLE PASS**

**SRSU
PROPERTIES**

**PROPOSED SITE LOCATION
SRSU EAGLE PASS
43.38 ACRES**

BOB ROGERS DR

AMY ST

MEGAN TRAIL

RESEARCH DR

MEDICAL DR

N FOSTER MALDONADO BLVD

E. MAIN ST. / US 277

S FOSTER MALDONADO PKWY

I.S. DRIVEWAY

CITY LIMIT

CITY LIMIT

CITY LIMIT

THE SITE

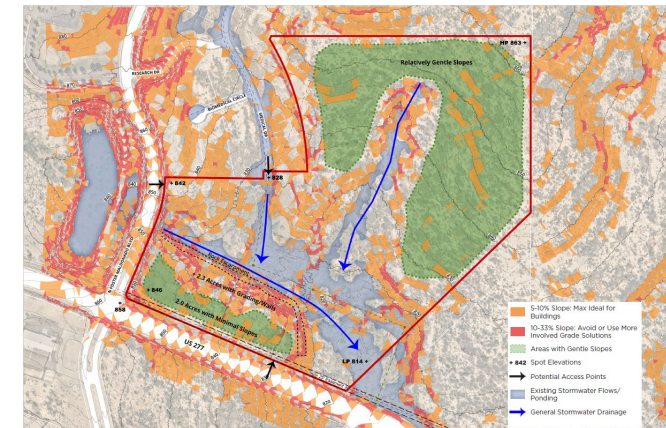
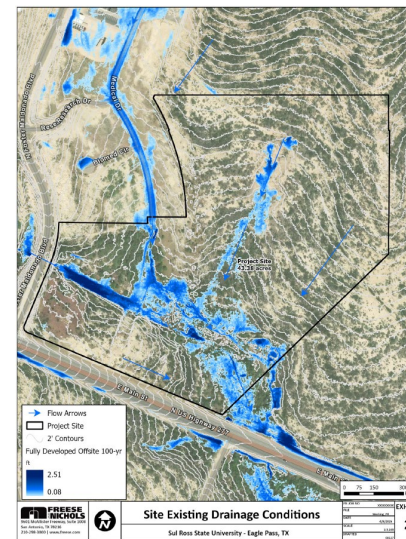
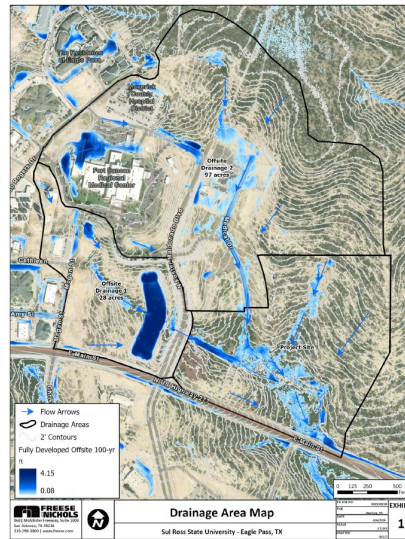
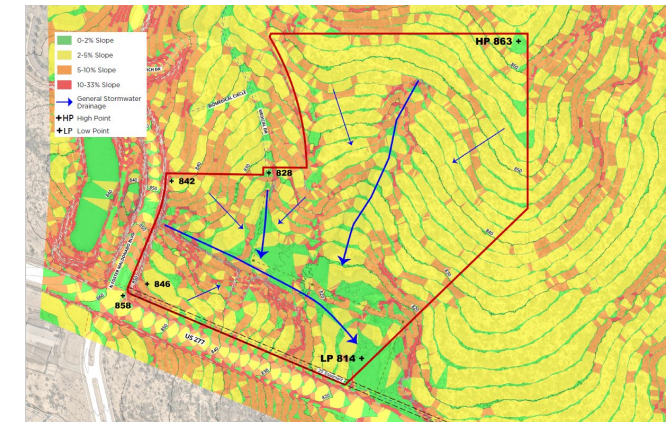
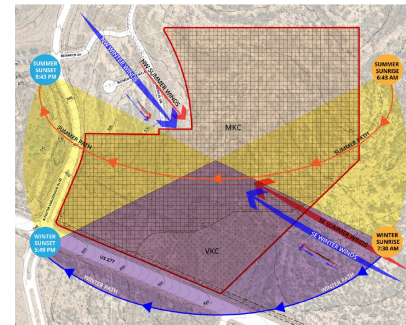
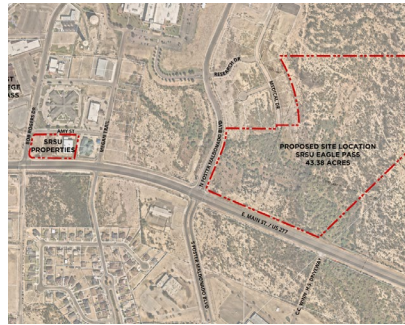
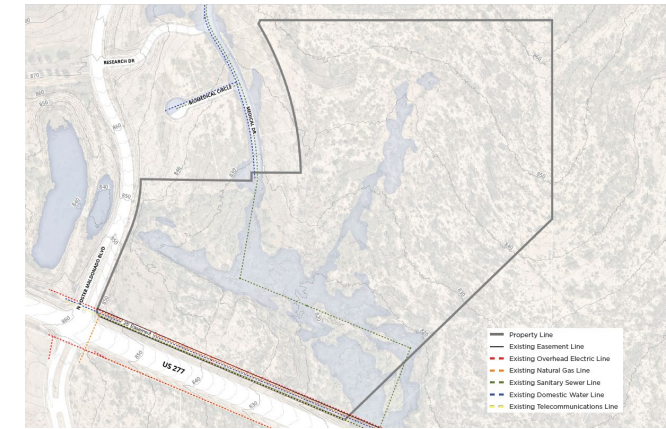
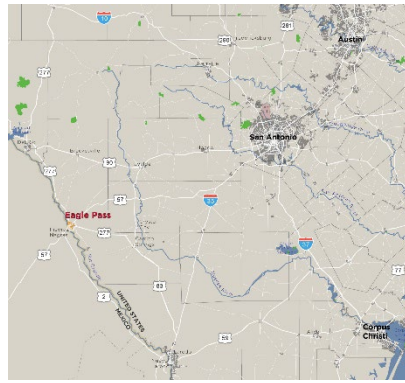


THE SITE



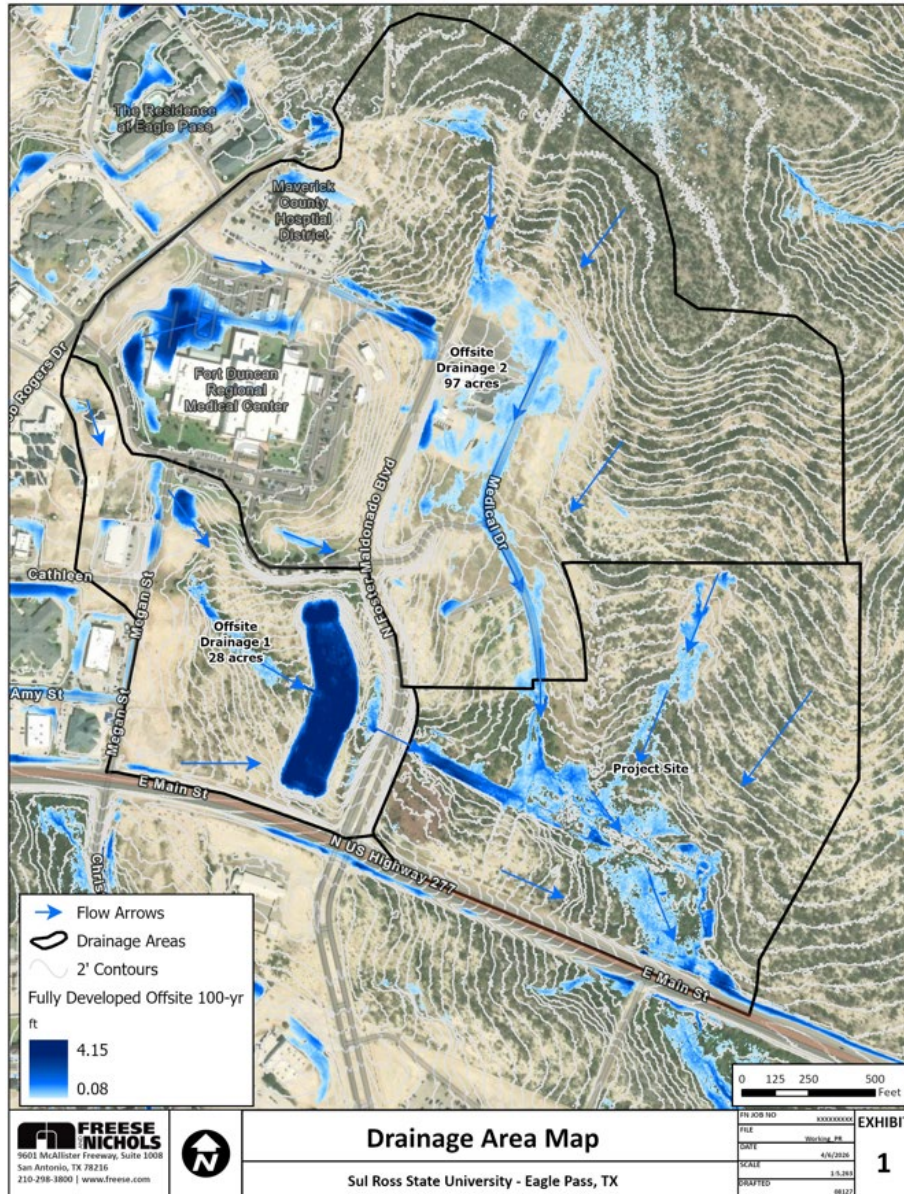
ANALYSIS

- Regional Context
- Location & Surrounding Context
- Site Access & Connections
- Natural Features
 - Stormwater Drainage
 - Soils, Sun & Wind
 - Slopes
- Existing Utilities
- Development Considerations

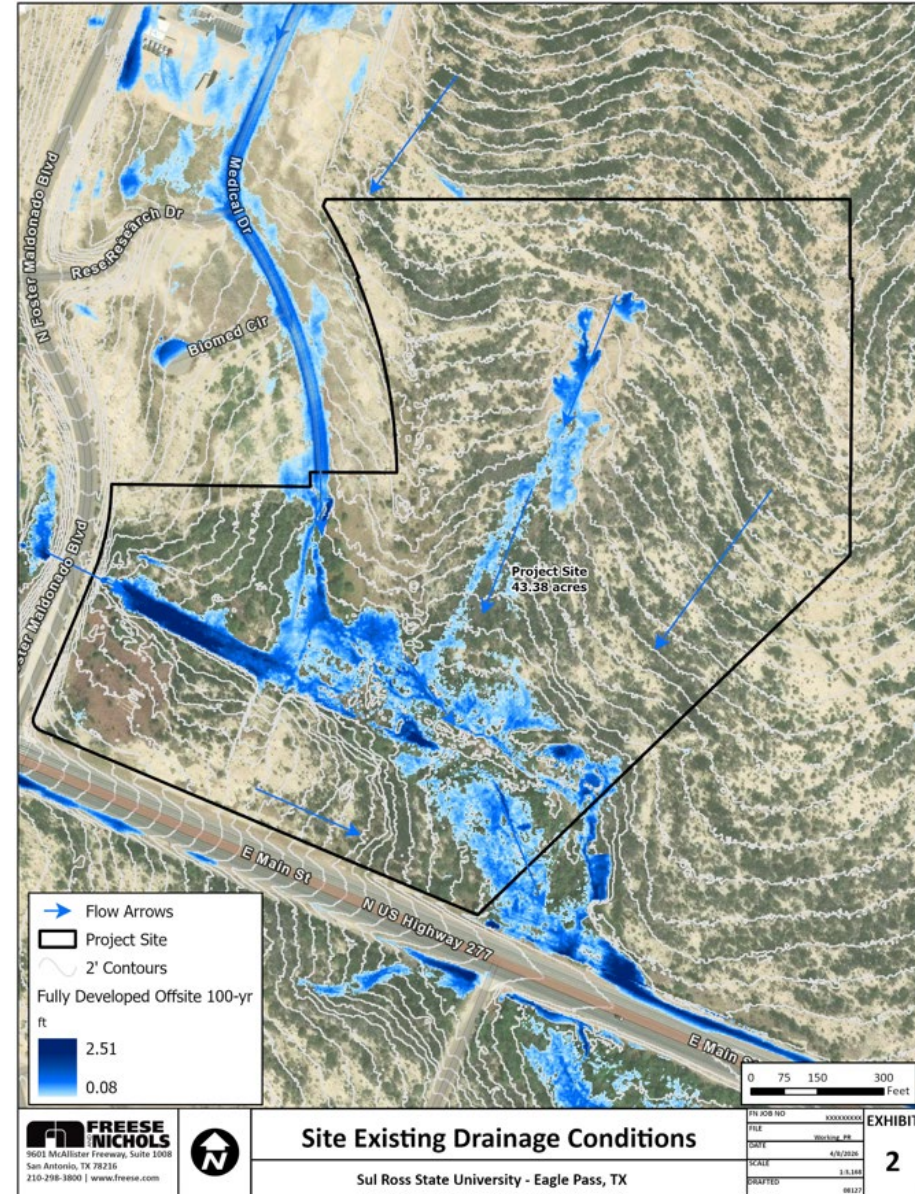


STORMWATER DRAINAGE

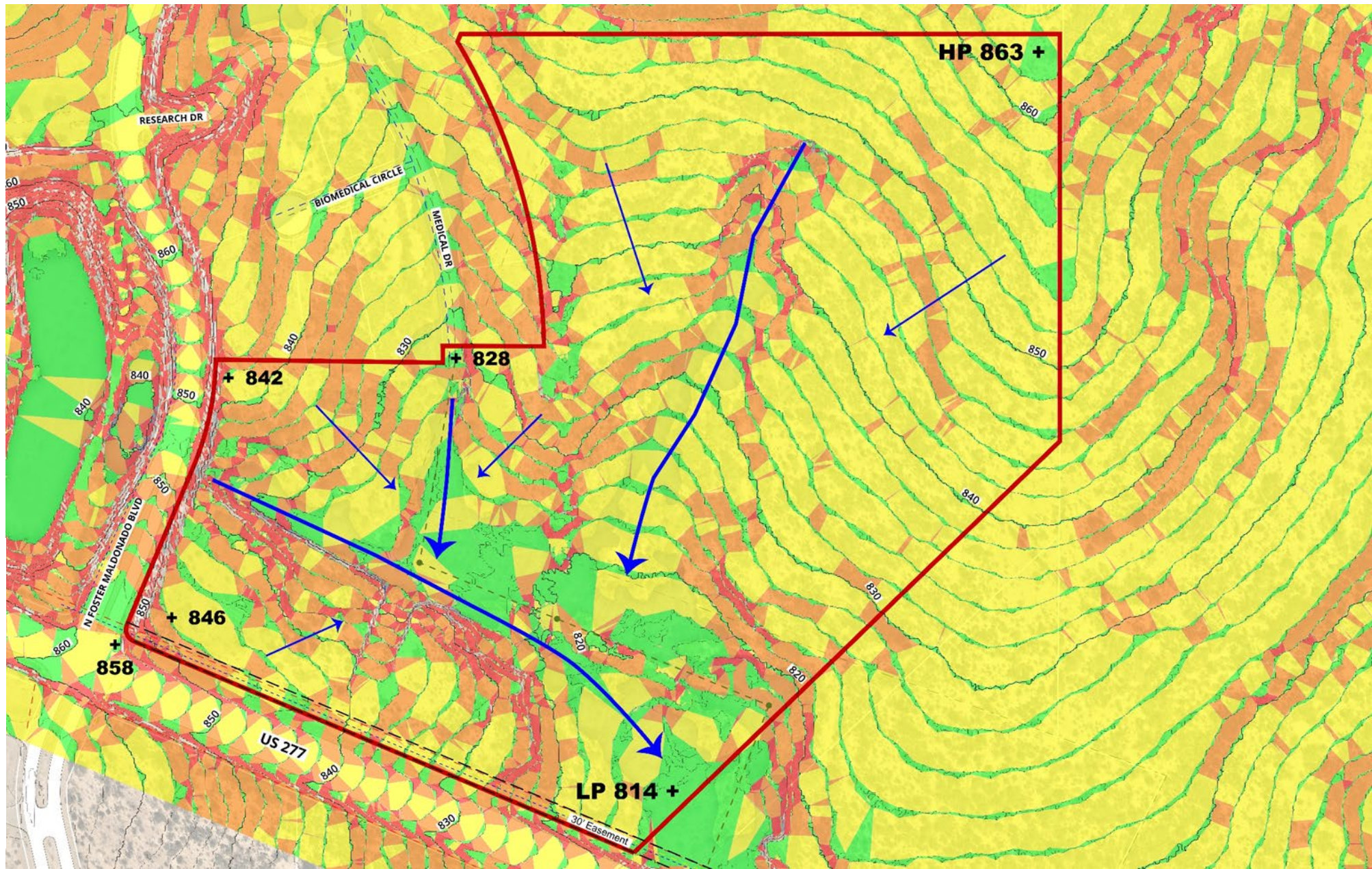
Areas Draining To and Through the Site



Drainage Patterns on the Property







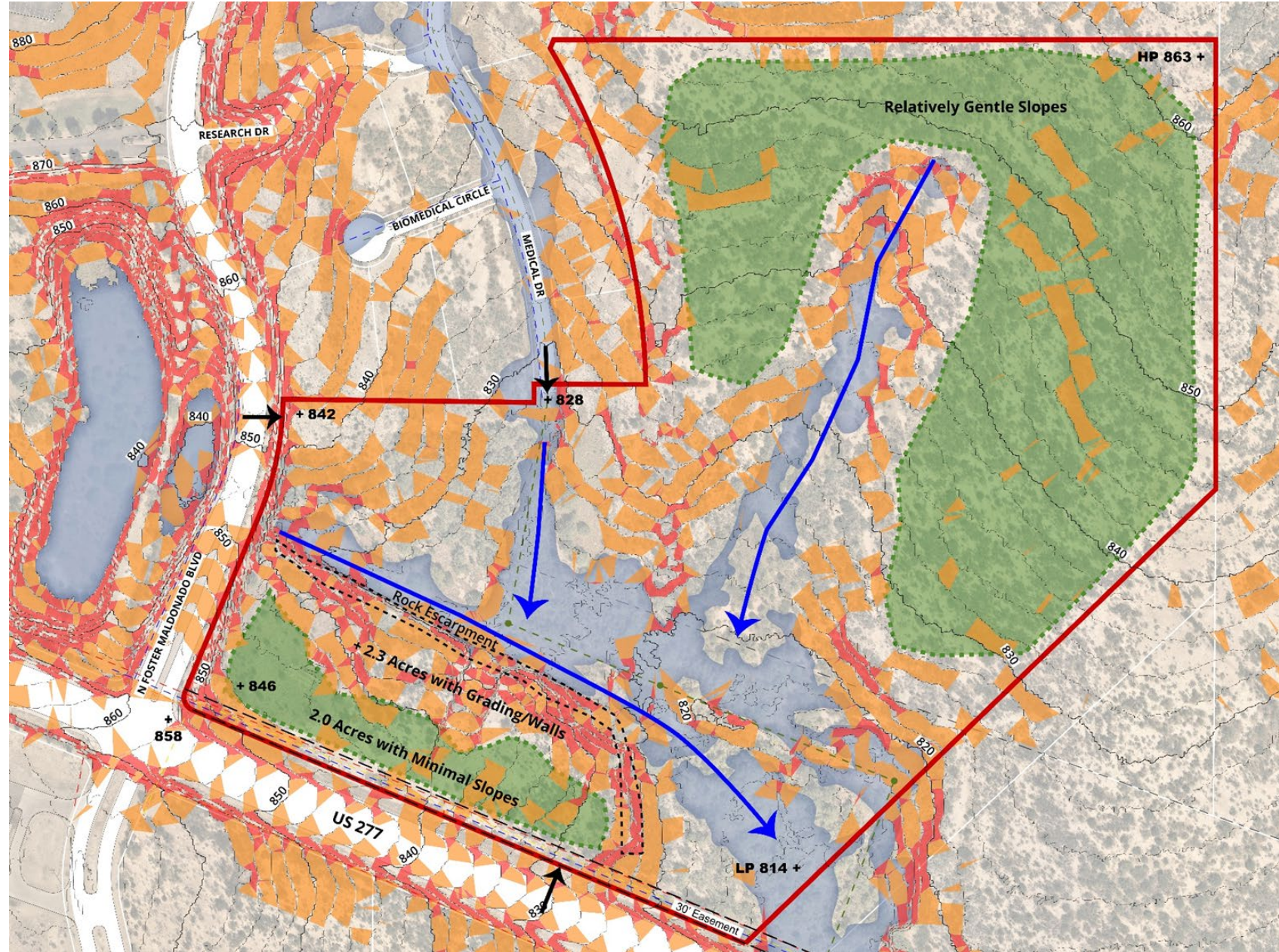
SLOPES



- 0-2% Slope: Suits All Development
- 2-5% Slope: Max Ideal for Parking
- 5-10% Slope: Max Ideal for Buildings
- 10-33% Slope: Avoid or Use More Involved Grade Solutions
- General Stormwater Drainage
- +HP High Point
- +LP Low Point

DEVELOPMENT CONSIDERATIONS

-  5-10% Slope: Max Ideal for Buildings
-  10-33% Slope: Avoid or Use More Involved Grade Solutions
-  Areas with Gentle Slopes
- + 842** Spot Elevations
-  Potential Access Points
-  Existing Stormwater Flows/
Ponding
-  General Stormwater Drainage



PLANNING PRINCIPLES

- 1. Establish a campus layout that harmonizes with nature.**
- 2. Promote a comfortable pedestrian experience.**
- 3. Foster and enhance outdoor experiences.**
- 4. Cultivate a welcoming environment.**
- 5. Plan for thoughtful and strategic phased growth.**
- 6. Solidify SRSU as an educational pillar of the region.**



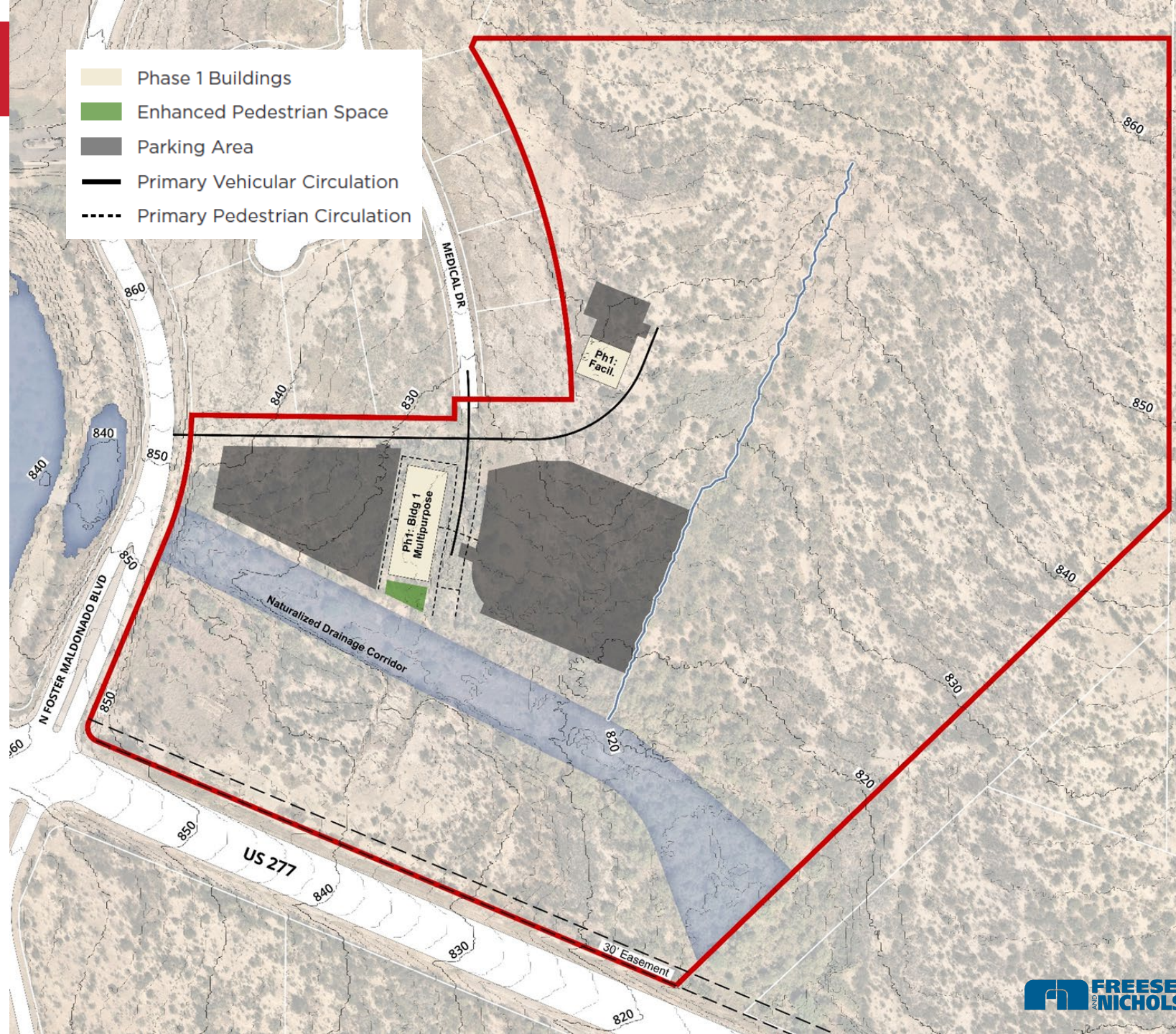
PHASE 1

BUILDINGS & FACILITIES

- Building 1 – Multipurpose Building (40,000 GSF)
- Facilities Building (40,000 GSF)

TRANSPORTATION & LANDSCAPE

- Northern Campus Entrances
- Start Naturalized Drainage Channel
- Total Parking (~415 spaces)





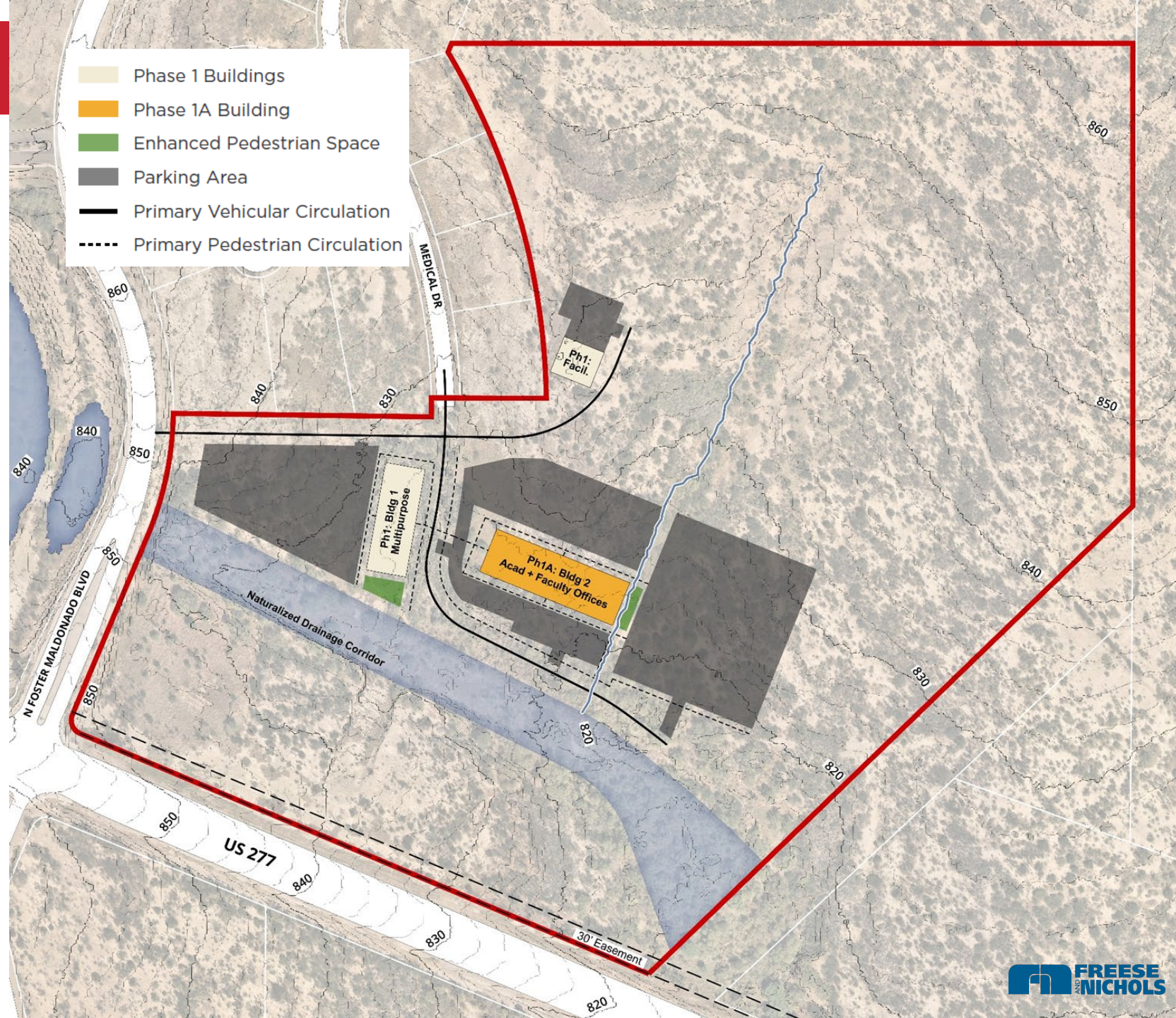
PHASE 1A

BUILDINGS & FACILITIES

- Building 2 – Academic/Faculty Office Building (80,000 GSF)

TRANSPORTATION & LANDSCAPE

- Start Loop Road
- Total Parking (~515 spaces)



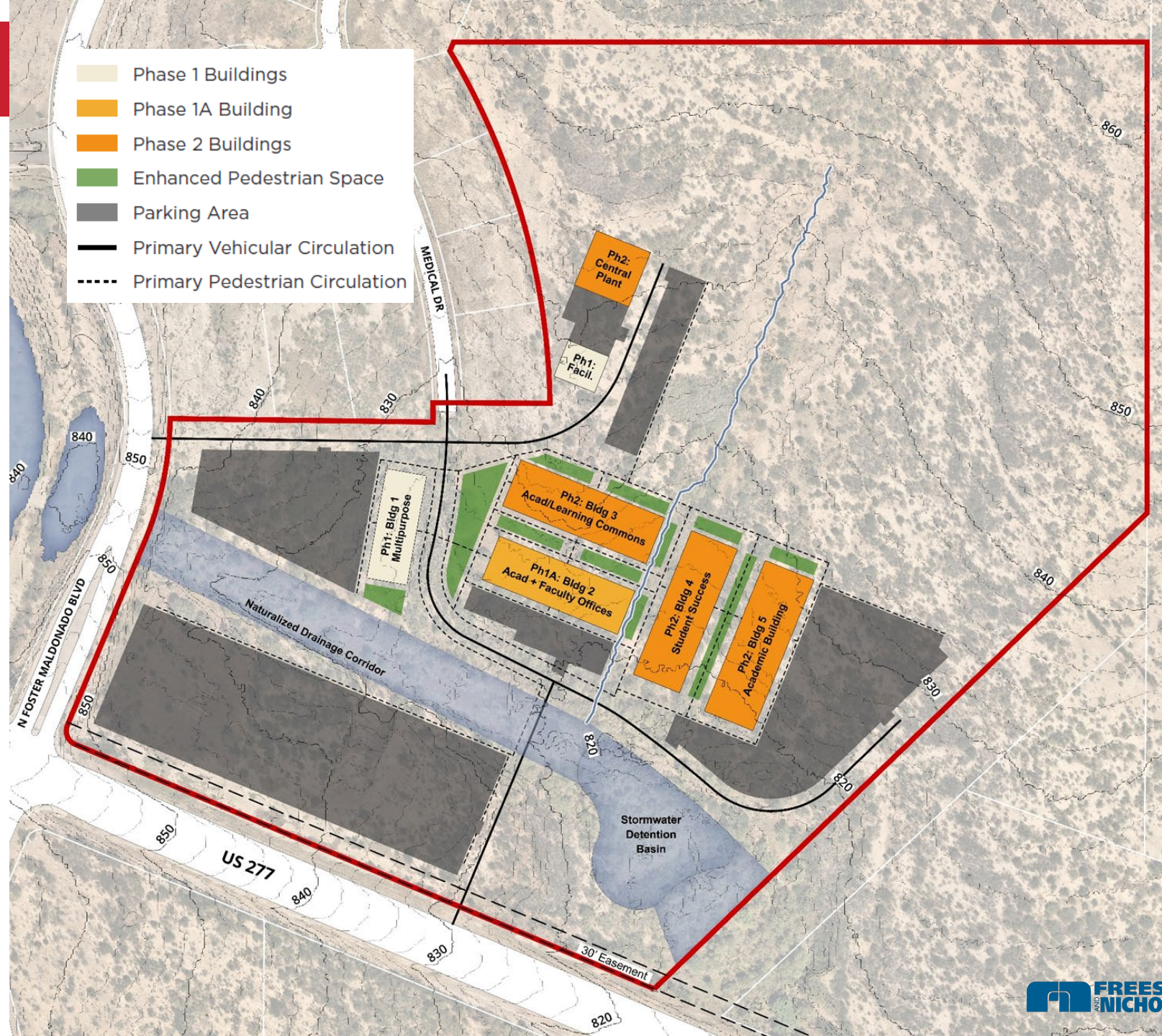
PHASE 2

BUILDINGS & FACILITIES

- Central Plant (10,000 GSF)
- Building 3 – Academic/Learning Commons (80,000 GSF)
- Building 4 – Student Success Building (90,000 GSF)
- Building 5 – Academic Building (75,000 GSF)

TRANSPORTATION & LANDSCAPE

- US 277 Entrance
- Extend Loop Road
- Stormwater Detention Pond
- Total Parking (~860 spaces)
- Pedestrian Malls & Courtyards



Academic + Learning Commons and Pedestrian Mall and Courtyard



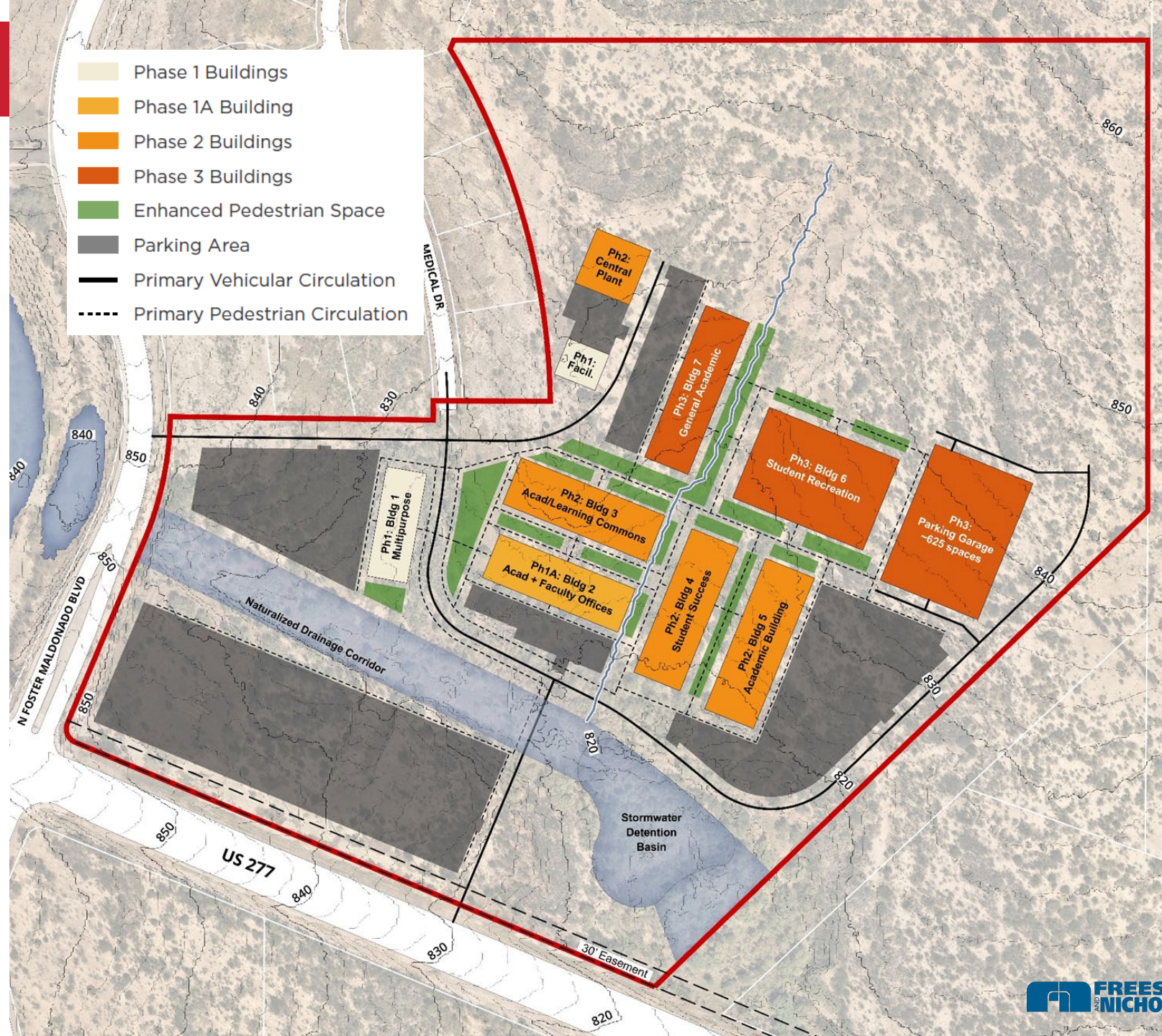
PHASE 3

BUILDINGS & FACILITIES

- Building 6 – Student Recreation Center (40,000 GSF)
- Building 7 – General Academic Building (90,000 GSF)
- Parking Garage

TRANSPORTATION & LANDSCAPE

- Extend Loop Road
- Total Parking (~1,480 spaces)
- Extend Pedestrian Malls



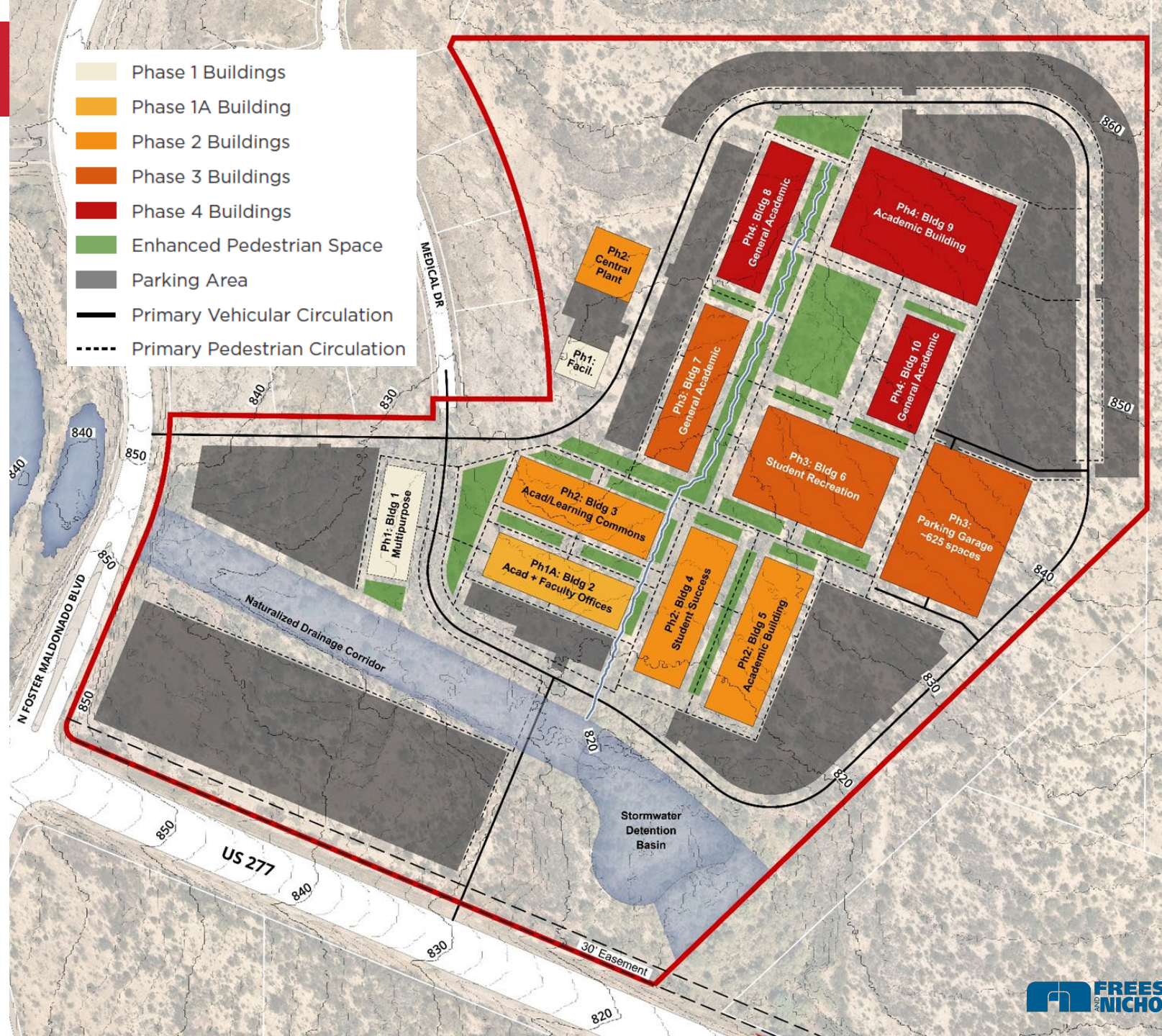
PHASE 4

BUILDINGS & FACILITIES

- Building 8 – General Academic Building (60,000 GSF)
- Building 9 – Academic Building (100,000 GSF)
- Building 10 – General Academic Building (50,000 GSF)

TRANSPORTATION & LANDSCAPE

- Complete Loop Road
- Total Parking (~2,080 spaces)
- Central Quad
- Complete North Pedestrian Mall



Northern Pedestrian Mall, Drainage Swale and Central Quad

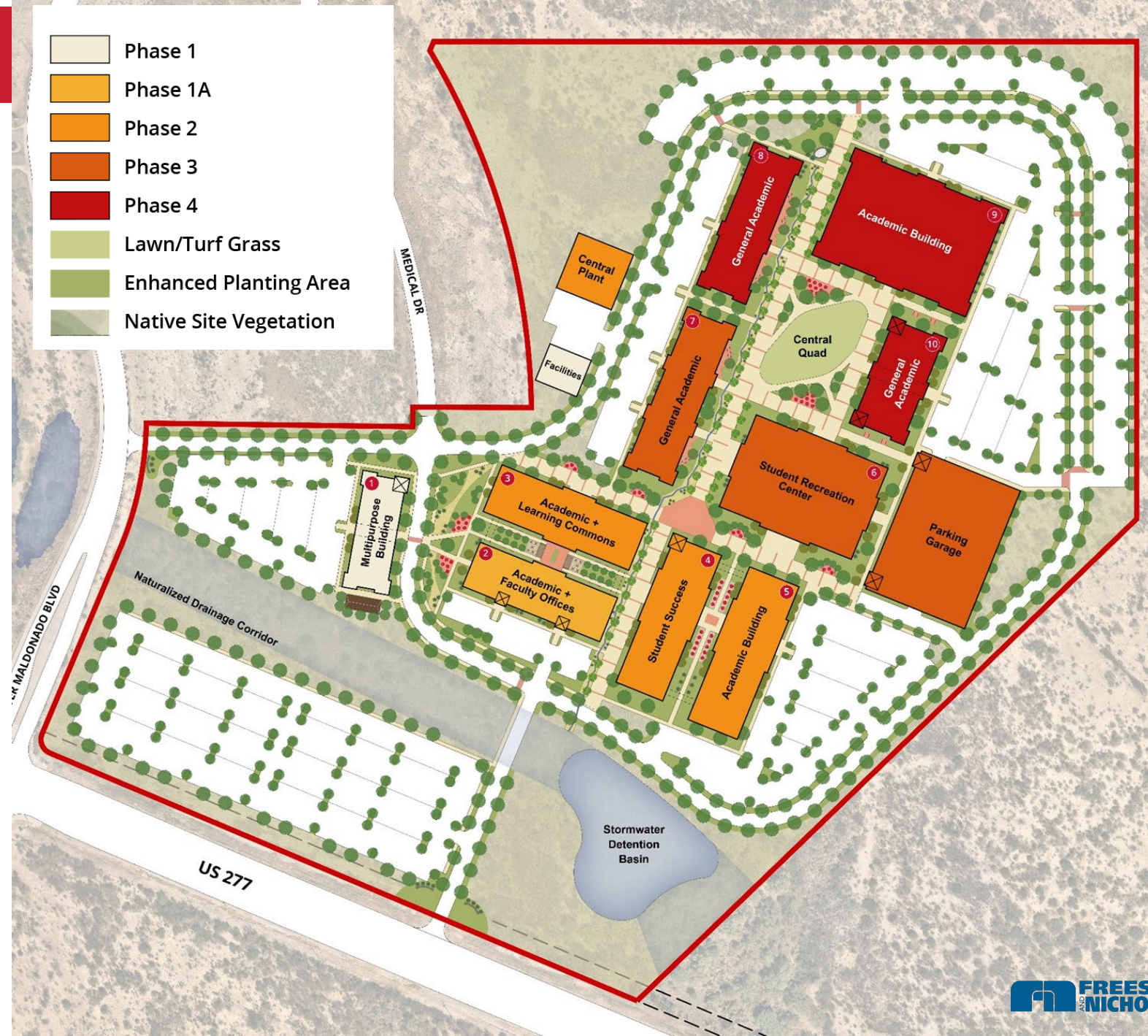




2026

ILLUSTRATIVE

- 13 buildings (including garage)
 - 38% (5): Four stories
 - 31% (4): Three stories
 - 8% (1): Two stories
 - 23% (3): One story
- Central gathering/event area
- Seating areas of multiple sizes
- 26'-wide pedestrian malls (+ fire lane)
- Leverages shade from buildings
- Detention pond
- North-south swale as a feature
- Varying levels of landscape enhancement
- Loop road and perimeter parking preserve pedestrian core



QUESTIONS?

SRSU Eagle Pass Campus Aerial Illustration

