

OFFERING MEMORANDUM

0.94 ACRES - 533 DELAWARE STREET

San Antonio, Texas 78210

Marcus & Millichap
THE FLORENCE GROUP

INVESTMENT OVERVIEW AND HIGHLIGHTS

533 DELAWARE STREET

Marcus & Millichap is pleased to present 533 Delaware Street, an approximately 28,026-square-foot industrial warehouse property located in the Denver Heights neighborhood just east of Downtown San Antonio, Texas. Situated on approximately ± 0.94 acres, the asset occupies a strategic infill location within one of San Antonio's rapidly evolving urban corridors.

Originally constructed in 1955, the two-story structure offers a functional industrial layout with dock-high loading, substantial street frontage, and a fenced site; making it suitable for a variety of warehouse, distribution, flex, or creative redevelopment uses. The property benefits from its strategic infill location with convenient access to IH-37, IH-10, and the Downtown San Antonio business district; positioning it as a compelling opportunity for an owner-user, investor, or developer seeking to capitalize on the continued growth and revitalization occurring through the East Side corridor.

A major catalyst for the area is Project Marvel, a recently announced \$3–4 billion multi-phase redevelopment initiative aimed at transforming downtown San Antonio into a premier sports and entertainment district. Announced in November 2024, the initiative includes plans for a new \$1.5 billion NBA arena for the San Antonio Spurs at Hemisfair, a \$750 million convention center expansion, approximately \$100 million in Alamodome upgrades, and the construction of a pedestrian land bridge over Interstate 37 to better connect East Side neighborhoods with the downtown core. With construction anticipated to begin within the next one to five years, additional plans include a 5,000-seat venue replacing a federal courthouse and roughly 50 acres of mixed-use development consisting of residential, commercial, and retail space.

PROPERTY DETAILS

PRICE	Call Broker for Pricing
BUILDING SF	28,026 SF
LOT SIZE	0.94 Acres
YEAR BUILT	1955
STORIES	2

INVESTMENT HIGHLIGHTS

- A $\pm 28,026$ SF Industrial Warehouse on ± 0.94 Acres with Substantial Street Frontage
- Strategic Infill Location Just East of Downtown San Antonio Within the Revitalizing Denver Heights / East Side Corridor
- Functional Two-Story Industrial Layout with Dock-High Loading
- Flexible Use Potential for Warehouse, Distribution, Flex, or Redevelopment
- Convenient Access to IH-37, IH-10, and the Downtown San Antonio Business District
- Positioned Near Project Marvel, a \$3–4 Billion Downtown Redevelopment Initiative

FOR MORE INFORMATION CONTACT:

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MARKET OVERVIEW AND DEMOGRAPHICS

533 DELAWARE STREET

SAN ANTONIO, TEXAS

Home to the Alamo and famous River Walk, the San Antonio metro is located in the southern portion of central Texas and straddles the Interstate 35 corridor — one of the fastest-growing areas in the state. The metro encompasses eight counties: Bandera, Atascosa, Kendall, Comal, Bexar, Guadalupe, Medina and Wilson. Situated only 160 miles from Nuevo Laredo, Mexico, San Antonio is an easy drive on Interstate 35 from the border and serves as a major gateway between the United States and Mexico. The area is further enhanced by an extensive transportation network that provides shipping options to domestic and international markets, as well as the Eagle Ford Shale formation that runs through Atascosa and Wilson counties. San Antonio is the most populous city in the metro, housing nearly 1.5 million residents. New Braunfels also has a local population above 111,000 citizens.

The Eagle Ford Shale deposit has contributed to the diversification of jobs into the energy sector. Valero’s corporate headquarters are here, as well as firms like NuStar Energy. Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston and Camp Bullis are among the myriad military installations located in the metro. An important component of the health care industry is South Texas Medical Center — a conglomerate of hospitals, clinics and research centers, as well as higher education facilities.

Culture and history abound in places like La Villita, the Spanish Governor’s Palace, San Fernando Cathedral, Casa Navarro State Historic Site and the Alamo. Tradition blends with more modern attractions, such as the River Walk, a 2.5 mile stretch of parks, cafes, nightclubs and hotels. Upscale apartments built around the walk have brought more residents into the city. The metro is also home to numerous sporting events and teams, including the NBA’s San Antonio Spurs, San Antonio FC Soccer and AA Baseball’s Missions. Additionally, the University of Texas at San Antonio Roadrunners play NCAA Division 1 football. Art enthusiasts can also visit many museums and cultural centers in San Antonio.



DEMOGRAPHICS	2	5	10
Residential Count	53,111	324,205	893,807
Avg HH Income	\$70,316	\$64,759	\$70,946
2025-2030 Projected Growth	0.92%	0.65%	1.42%



**DOWNTOWN
SAN ANTONIO, TEXAS**
1.8 MILES

RIVER WALK
1.4 MILES

**TOWER OF
THE AMERICAS**
1.0 MILES

THE ALAMO
1.9 MILES

PROJECT MARVEL
\$3-4 BILLION REDEVELOPMENT EFFORT | TARGETED FOR COMPLETION 2028-2030

**UTSA - HEMISFAIR
PARK CAMPUS**

**HENRY B.
GONZALEZ
CONVENTION
CENTER**

ALAMODOME
0.4 MILES

INTERSTATE 37 135,304 VPD

I-37 ACCESS ROAD

INDIANA STREET

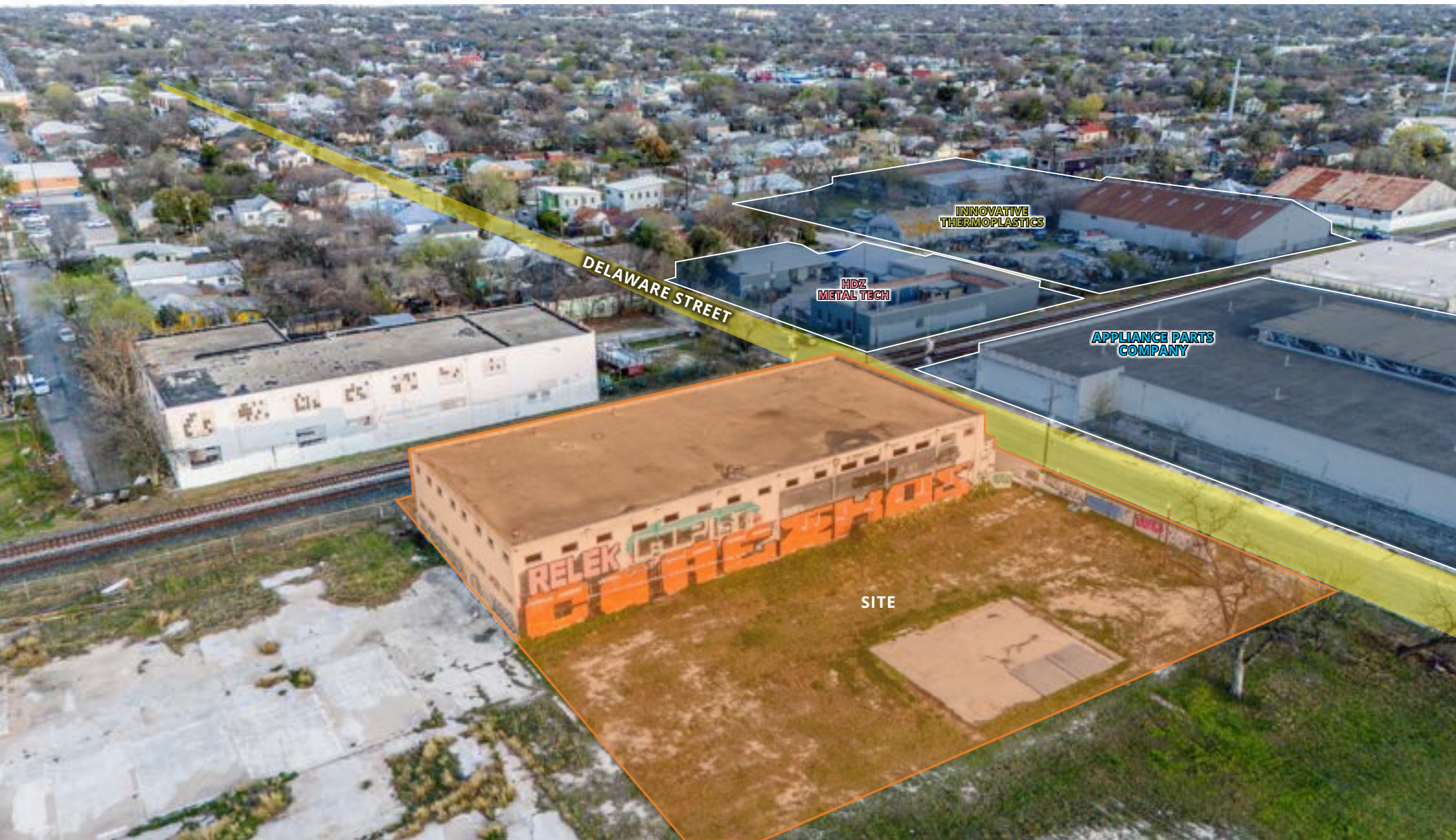
SITE

DELAWARE STREET

**APPLIANCE PARTS
COMPANY**

**HDZ
METAL TECH**







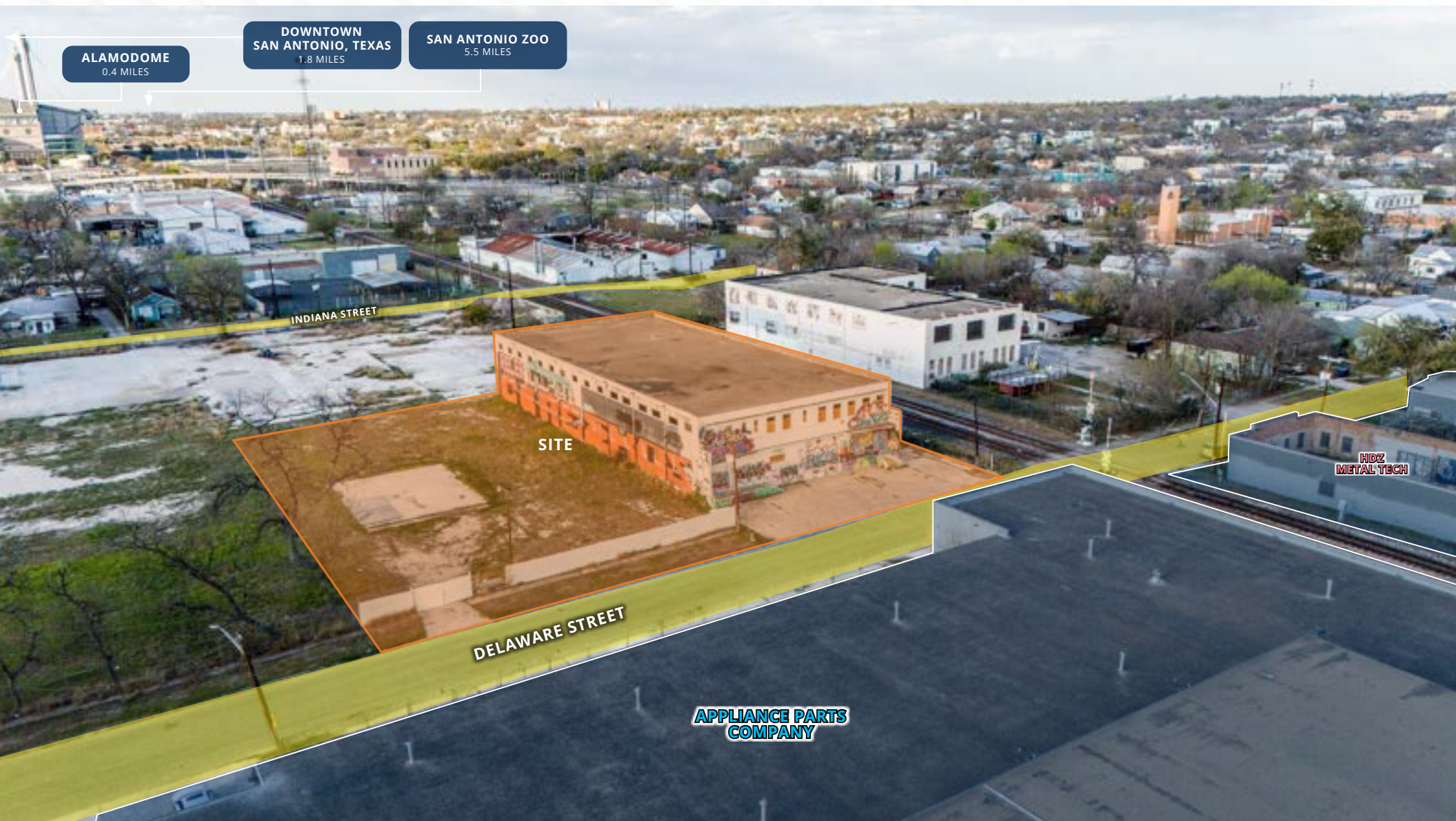
INDIANA STREET

SITE

DELAWARE STREET

HDZ
METAL TECH

APPLIANCE PARTS
COMPANY



ALAMODOME
0.4 MILES

**DOWNTOWN
SAN ANTONIO, TEXAS**
1.8 MILES

SAN ANTONIO ZOO
5.5 MILES

INDIANA STREET

SITE

DELAWARE STREET

APPLIANCE PARTS
COMPANY

HDZ
METAL TECH

NON - ENDORSEMENT & DISCLAIMER NOTICE

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Activity ID ZAH0040160

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
THE FLORENCE GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

● **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

● **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-2