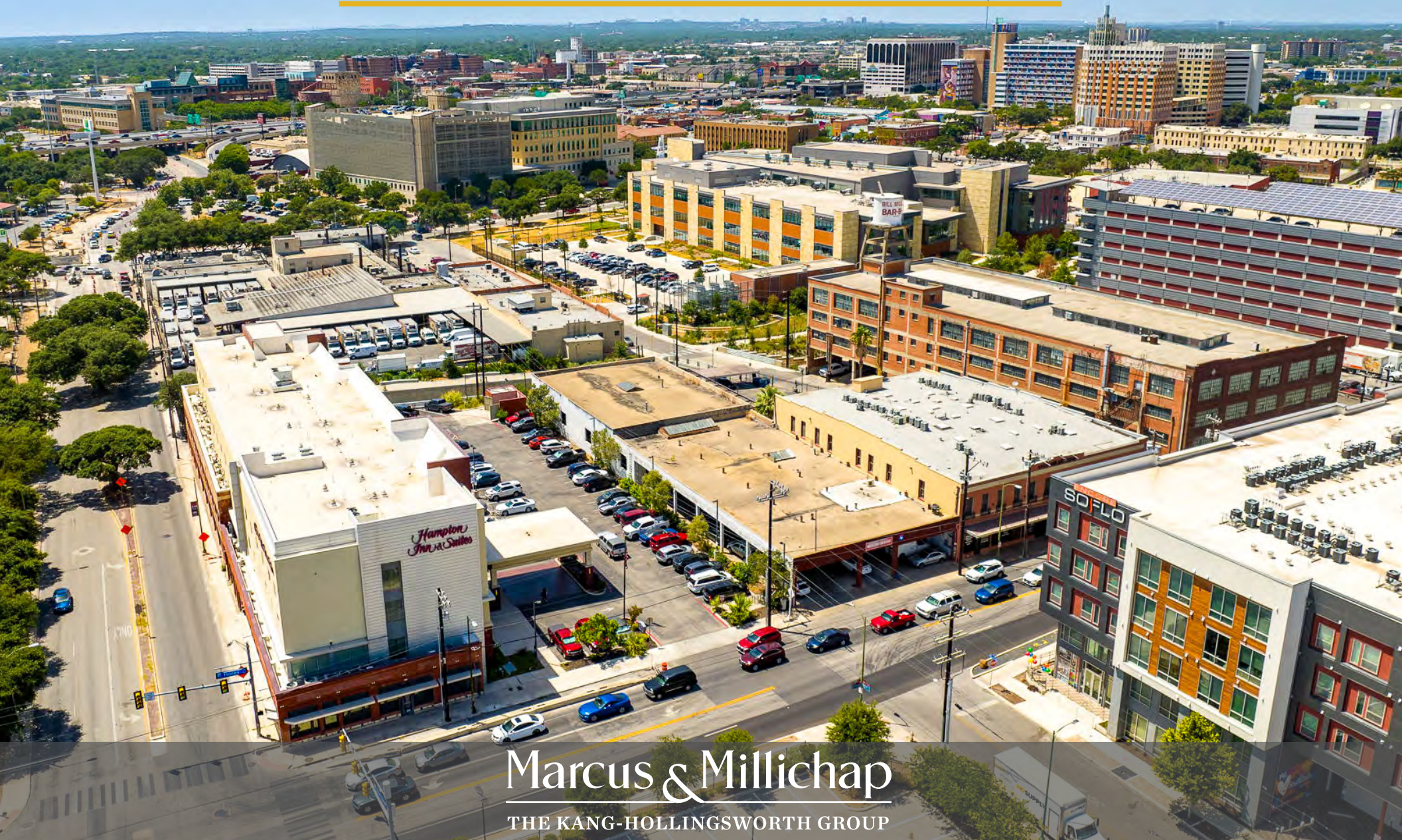


MIKE'S DOWNTOWN G A R A G E

331 S Flores Street, San Antonio, TX 78204



Marcus & Millichap
THE KANG-HOLLINGSWORTH GROUP

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INVESTMENT ADVISORS

RAY KANG, CCIM
210 343 7837
ray.kang@marcusmillichap.com

DAVID HOLLINGSWORTH
210 343 7825
david.hollingsworth@marcusmillichap.com

BRAD WEIGEL
512 338 7874
brad.weigel@marcusmillichap.com

CARLOS RODRIGUEZ
210 343 7873
carlos.rodriguez@marcusmillichap.com





EXECUTIVE SUMMARY

MIKE'S DOWNTOWN GARAGE

THE OFFERING

Marcus & Millichap is pleased to present to qualified investors a very unique opportunity to redevelop a property located within walking distance to the beautiful San Antonio Riverwalk in the heart of downtown San Antonio. The subject property allows an investor to acquire 0.45 acres with a 12,510 square feet building located just off the corner of S. Flores St. and W Cesar E Chavez Blvd. Some of the amenities within close proximity include The Riverwalk, The Alamo, La Villita Historic Arts District, Henry B. Gonzales Convention Center, Tower of the Americas as well as many retail shopping, restaurants and hotels. The Riverwalk attracts over 11 million visitors annually and impacts the economy by \$3 billion.

PRICING: UNPRICED



PROPERTY OVERVIEW

PROPERTY TYPE

Retail/Office/Multi-Use/
No Height Restrictions

LOCATION

331 S Flores St.
San Antonio, TX 78204

TRAFFIC COUNTS

S Flores St. - 8,480+ VPD
W Cesar Chavez Blvd. - 17,249+ VPD

NUMBER OF BUILDINGS

1

GROSS LEASABLE AREA

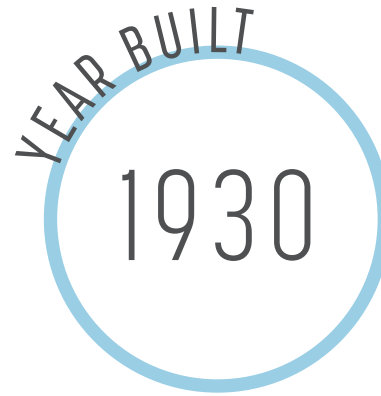
12,500 SF

NUMBER OF STORIES

1

ZONING

D





DOWNTOWN SAN ANTONIO



Tower of the Americas

Alamodome

Henry B. Gonzalez Convention Center

I-37 122,748+ VPD

Social Security Administrations
US District Court Clerk

DRURY HOTELS

Holiday Inn

Marriott

GRAND HYATT

Hilton
HOTELS & RESORTS

WYNDHAM
HOTELS & RESORTS

HYATT
PLACE

Bexar County
Commissioner's Court

Heritage Plaza Apartments
341 Units

Agave Apartments

Bexar County Office

Encore SoFlo Apartments
339 Units

HEB Corporate Office Headquarters

Bexar County
Justice Center

Bexar County Human Resources

Bill Miller
EST. 1953

Hampton
by HILTON

H-E-B

US Federal Courthouse

MIKE'S
DOWNTOWN
GARAGE

LA QUINTA
INNS & SUITES

Bill Miller
EST. 1953

W CESAR E CHAVEZ BLVD 17,249+ VPD

COURTYARD
BY MARRIOTT

SAN ANTONIO INTERNATIONAL AIRPORT



Methodist Hospital Metropolitan

Frost Tower

City Tower

Holiday Inn

DRURY HOTELS

Tower Life Building

CHRISTUS Children's Hospital

Inspire Downtown
249 Units

San Antonio Central Library

Bexar County
Commissioner's Court

Bexar County
Justice Center

Bexar County Office

goodwill

Bexar County Human Resources

Heritage Plaza Apartments
341 Units

US Federal Courthouse

Bill Miller
EST. 1955

Encore SoFlo Apartments
339 Units

Bill Miller
EST. 1955

MIKE'S DOWNTOWN
GARAGE

S FLORES ST 8,480+ VPD

Hampton
by HILTON

W CESAR E CHAVEZ BLVD 17,249+ VPD

UTSA DOWNTOWN CAMPUS

Frost Tower

University Health Systems

Bexar County Tax Assessor-Collector

CHRISTUS Children's Hospital

I-35 186,134+ VPD

Inspire Downtown 249 Units

Historic Market Square

I-10 177,327+ VPD

San Antonio Public Safety Headquarters

US Federal Courthouse



S SANTA ROSA AVE 9,129+ VPD



Bexar County Human Resources

COURTYARD BY MARRIOTT



MIKE'S DOWNTOWN GARAGE

Encore SoFlo Apartments 339 Units



W CESAR E CHAVEZ BLVD 17,249+ VPD

S FLORES ST 8,480+ VPD

The Flats at Big Tex
336 Units

Blue Star Arts Complex

Pioneer Flour Mills



SA Housing Neighborhood



Aspire at Tampico Apts
200 Units

Peanut Factory Lofts
102 Units



I-10 177,327+ VPD

HEB Corporate Office Headquarters



S SANTA ROSA AVE 9,129+ VPD

W CESAR E CHAVEZ BLVD 17,249+ VPD



MIKE'S DOWNTOWN GARAGE

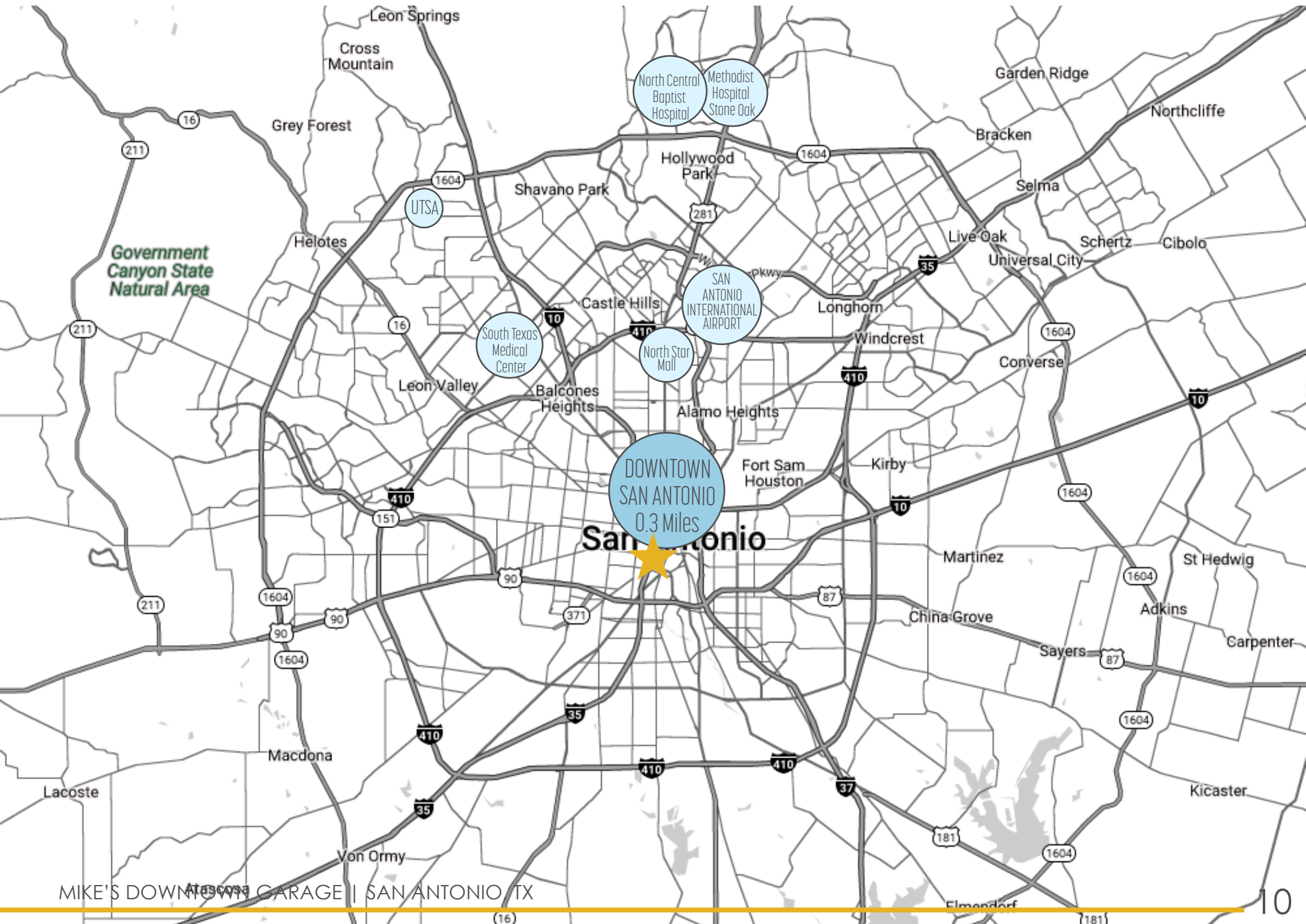


Encore SoFlo Apartments
339 Units

S FLORES ST 8,480+ VPD



REGIONAL MAP



An aerial photograph of downtown San Antonio, Texas, showing a dense urban environment with various buildings, streets, and parking lots. A specific area in the center-right of the image is highlighted with a red outline, indicating the location of Mike's Downtown Garage. The background includes the Tower of the Americas and other city landmarks under a clear blue sky.

MARKET OVERVIEW

MIKE'S DOWNTOWN GARAGE

SAN ANTONIO, TX

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: Banderita, Atascosa, Kendall, Comal, Bexar, Guadalupe, Medina and Wilson. Situated only 160 miles from Nuevo Laredo, Mexico, San Antonio is an easy drive on I-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 more than 1.4 million residents.

HIGHLIGHTS

STRONG POPULATION GROWTH

The metro is maintaining population growth and household formation above the national level, generating the need for housing options.

ROBUST JOB CREATION

More than 102,000 jobs are expected to be created through 2026. Some of these positions will be related to Eagle Ford, one of the largest oil and gas developments in the world.

LOW COST OF LIVING

More affordable home prices, compared with other nearby markets, and no state personal income tax contribute to a lower cost of living.



ECONOMY

- | The economy is anchored by the industries of health care, tourism and national defense.
- | 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 that include NuStar Energy, NOV, Baker Hughes and Marathon Petroleum Corp.
- | Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston and Camp Bullis are among the many 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, as well as higher education facilities.

MAJOR EMPLOYERS



DEMOGRAPHICS

- | The metro is expected to add more than 142,000 people through 2026, resulting in the formation of roughly 58,500 households.
- | A relatively youthful population contributes to a homeownership rate of 63 percent, which is slightly below the national rate of 64 percent.
- | Roughly 28 percent of residents ages 25 and older hold a bachelor's degree; 10 percent of residents have also earned a graduate or professional degree.

2.5 Million
POPULATION

35.1 Years
MEDIAN AGE

914,000
HOUSEHOLDS

\$60,600
MEDIAN INCOME



QUALITY OF LIFE

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 along 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. Also, The University of Texas at San Antonio Roadrunners play NCAA Division 1 football. Art enthusiasts can visit many museums and cultural centers in San Antonio.

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	14,890	158,209	378,991
2022 Estimate			
Total Population	14,749	158,089	379,948
2010 Census			
Total Population	14,242	150,783	364,226
2000 Census			
Total Population	13,228	159,451	376,377
Daytime Population			
2022 Estimate	65,469	223,968	456,643
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	6,559	34,252	98,587
2022 Estimate			
Total Households	6,557	33,776	96,522
Average (Mean) Household Size	2.3	2.4	2.4
2010 Census			
Total Households	6,375	31,904	89,091
2000 Census			
Total Households	6,054	27,995	71,853
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	5.0%	1.3%	1.8%
\$200,000-\$249,999	4.8%	1.2%	1.2%
\$150,000-\$199,999	6.7%	2.5%	2.4%
\$125,000-\$149,999	4.7%	2.4%	2.4%
\$100,000-\$124,999	4.0%	4.0%	4.5%
\$75,000-\$99,999	7.4%	8.4%	8.7%
\$50,000-\$74,999	11.4%	16.0%	16.7%
\$35,000-\$49,999	9.0%	13.1%	14.3%
\$25,000-\$34,999	8.3%	12.2%	12.3%
\$15,000-\$24,999	12.9%	15.3%	14.9%
Under \$15,000	25.8%	23.7%	20.9%
Average Household Income	\$81,342	\$52,618	\$56,832
Median Household Income	\$39,162	\$33,943	\$36,719
Per Capita Income	\$32,284	\$18,950	\$19,982

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	14,749	158,089	379,948
0 to 4 Years	5.1%	7.4%	7.3%
5 to 14 Years	7.5%	13.7%	14.0%
15 to 17 Years	1.9%	3.8%	4.0%
18 to 19 Years	2.8%	3.0%	3.1%
20 to 24 Years	10.2%	7.7%	7.7%
25 to 29 Years	12.0%	8.3%	7.9%
30 to 34 Years	10.1%	7.6%	7.3%
35 to 39 Years	8.5%	6.7%	6.6%
40 to 49 Years	13.6%	12.0%	11.8%
50 to 59 Years	11.0%	11.7%	11.5%
60 to 64 Years	4.2%	5.0%	5.0%
65 to 69 Years	4.1%	4.0%	4.1%
70 to 74 Years	3.6%	3.2%	3.4%
75 to 79 Years	2.3%	2.3%	2.5%
80 to 84 Years	1.6%	1.7%	1.8%
Age 85+	1.4%	1.9%	2.0%
Median Age	35.2	33.9	34.1
Population 25+ by Education Level			
2022 Estimate Population Age 25+	10,682	101,683	242,862
Elementary (0-8)	13.9%	17.7%	16.3%
Some High School (9-11)	18.1%	15.8%	15.3%
High School Graduate (12)	23.8%	30.5%	31.1%
Some College (13-15)	15.4%	18.1%	18.6%
Associate Degree Only	4.0%	4.5%	4.7%
Bachelor's Degree Only	12.4%	8.2%	8.6%
Graduate Degree	12.4%	5.1%	5.4%



- Elevators
- Ramps
- Accessible Path
- Not Wheelchair Accessible Path
- Closed Path
- Go Rio Boat
- Ticket Office
- City Run Parking
- Parking



THE RIVERWALK
SAN ANTONIO TEXAS
UPDATED APRIL 2020
R. CASTANEDA







MIKE'S DOWNTOWN GARAGE | SAN ANTONIO, TX

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Marcus & Millichap
THE KANG-HOLLINGSWORTH GROUP

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

Information About Brokerage Services

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.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

MARCUS & MILLICHAP <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	9002994 <small>Licensed No.</small>	tim.speck@marcusmillichap.com <small>Email</small>	972-755-5200 <small>Phone</small>
TIM A. SPECK <small>Designated Broker of Firm</small>	432723 <small>Licensed No.</small>	tim.speck@marcusmillichap.com <small>Email</small>	972-755-5200 <small>Phone</small>
BRUCE BENTLEY III <small>Licensed Supervisor of Sales Agent/Associate</small>	622963 <small>Licensed No.</small>	bruce.bentley@marcusmillichap.com <small>Email</small>	512-338-7800 <small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>Licensed No.</small>	<small>Email</small>	<small>Phone</small>

Regulated by the Texas Real Estate Commission

Info available at www.trec.texas.gov

IABS 1-0

Buyer/Tenant/Seller/Landlord's Initials

Date

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331 S Flores Street, San Antonio, TX 78204

EXCLUSIVELY LISTED BY:

RAY KANG, CCIM

210 343 7837

ray.kang@marcusmillichap.com

DAVID HOLLINGSWORTH

210 343 7825

david.hollingsworth@marcusmillichap.com

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