



GROUND LEASE

Matthew Baylor
210.381.3398
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Logan T. Baylor, CCIM
210.326.1095
lbaylor@dhrp.us

9,104 SF AVAILABLE IN PEARL DISTRICT

1900 N Alamo Street | San Antonio, TX 78215



LOCATION

Located in one of the most prominent areas of San Antonio, the Pearl District, at the intersection of North Alamo Street and East Grayson Street.

LAND SIZE

9,104 SF

ZONING

IDZ, City of San Antonio

HIGHLIGHTS

- Positioned in the heart of San Antonio's Pearl District.
- Easy access to and from US Highway 281
- Located within the city's highest concentrations of multi-family and mixed-use residential developments

LEASE RATE

Contact broker

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AERIAL



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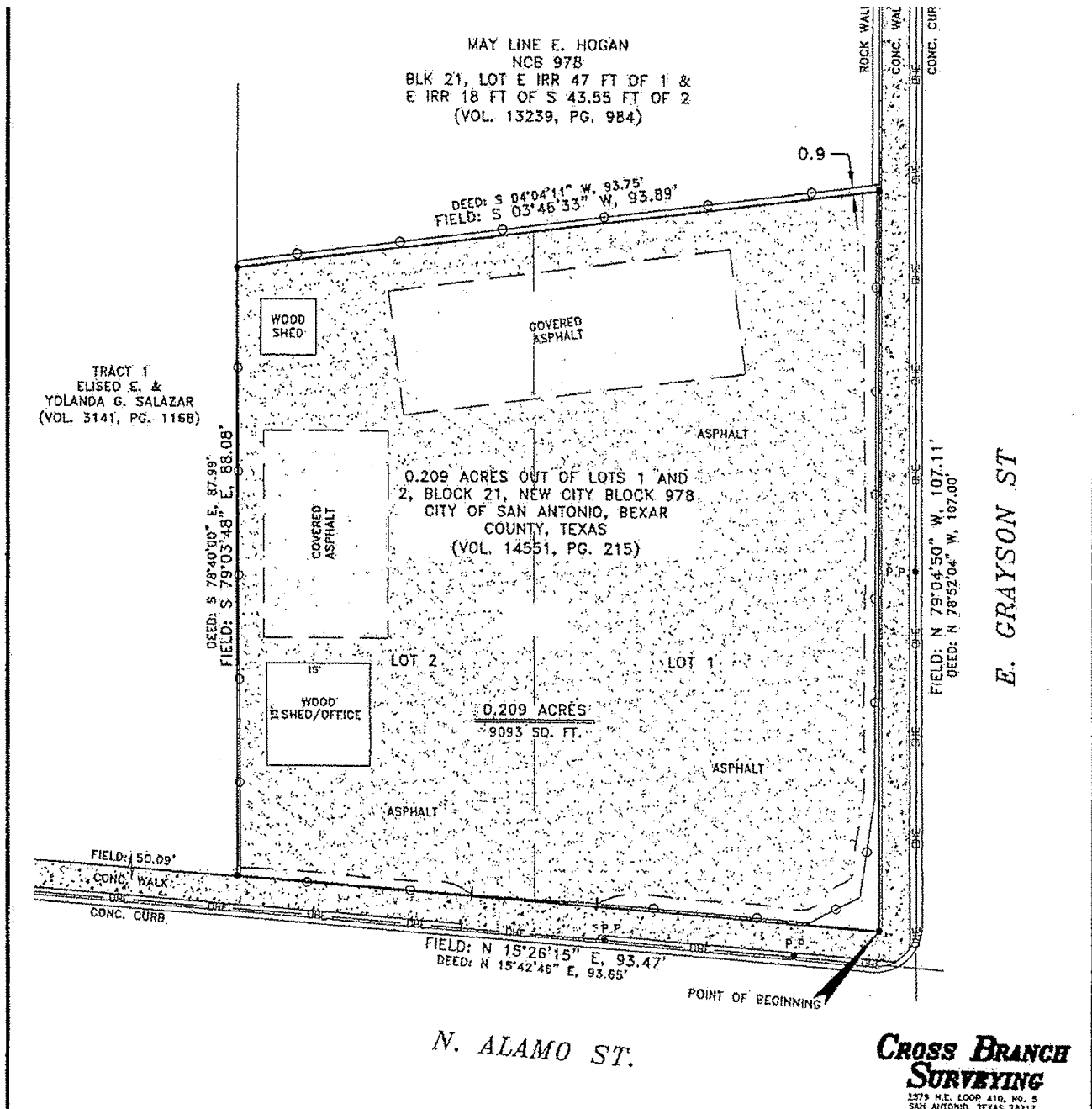
1. Consult with an Engineer to verify the location, accessibility and capacity of all the property's utilities.
2. Obtain an Environmental Site Assessment; and
3. Purchase a written Zoning Verification Letter from the appropriate Governmental Authority

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SURVEY



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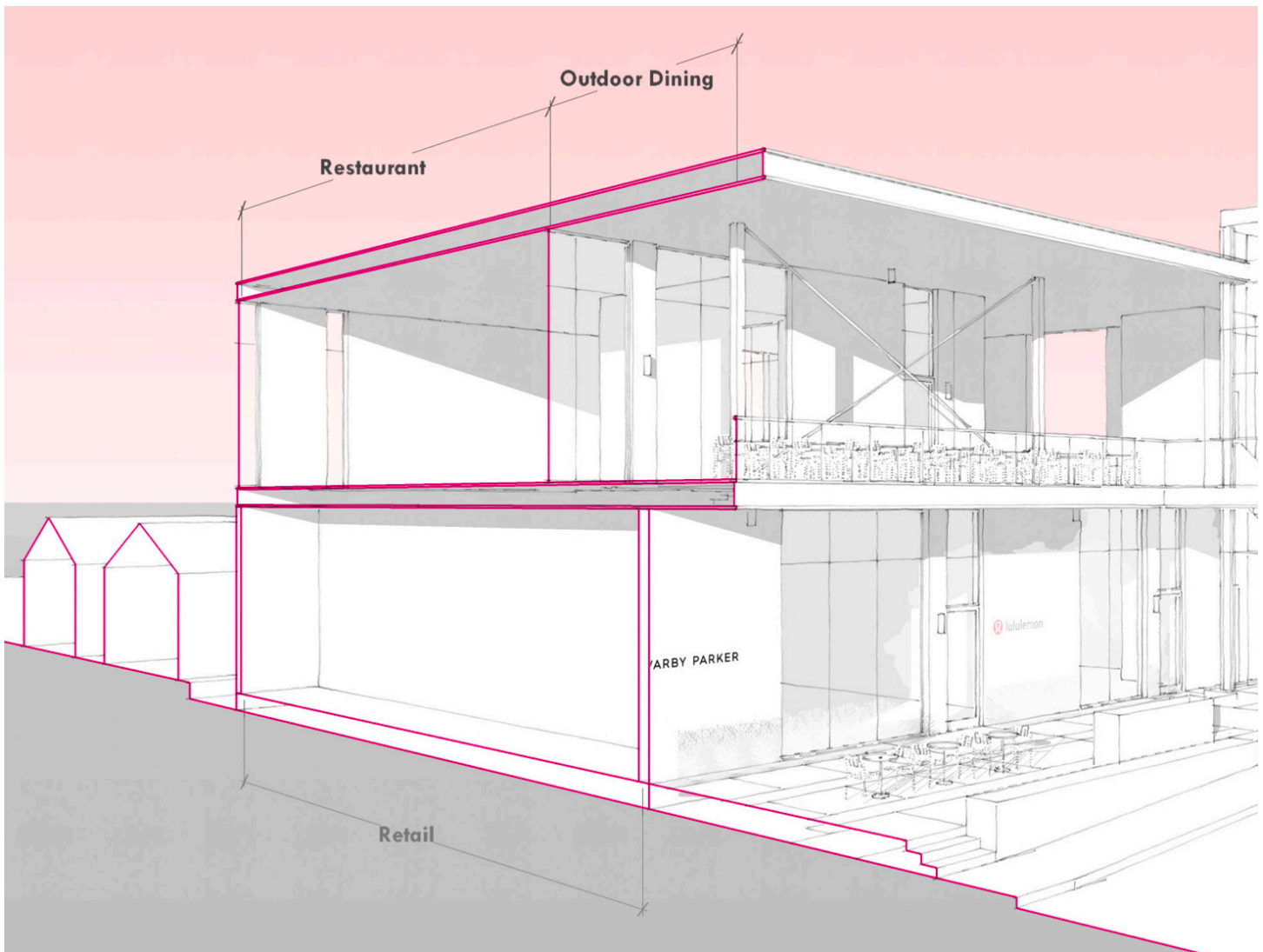
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EXAMPLE SITE PLAN



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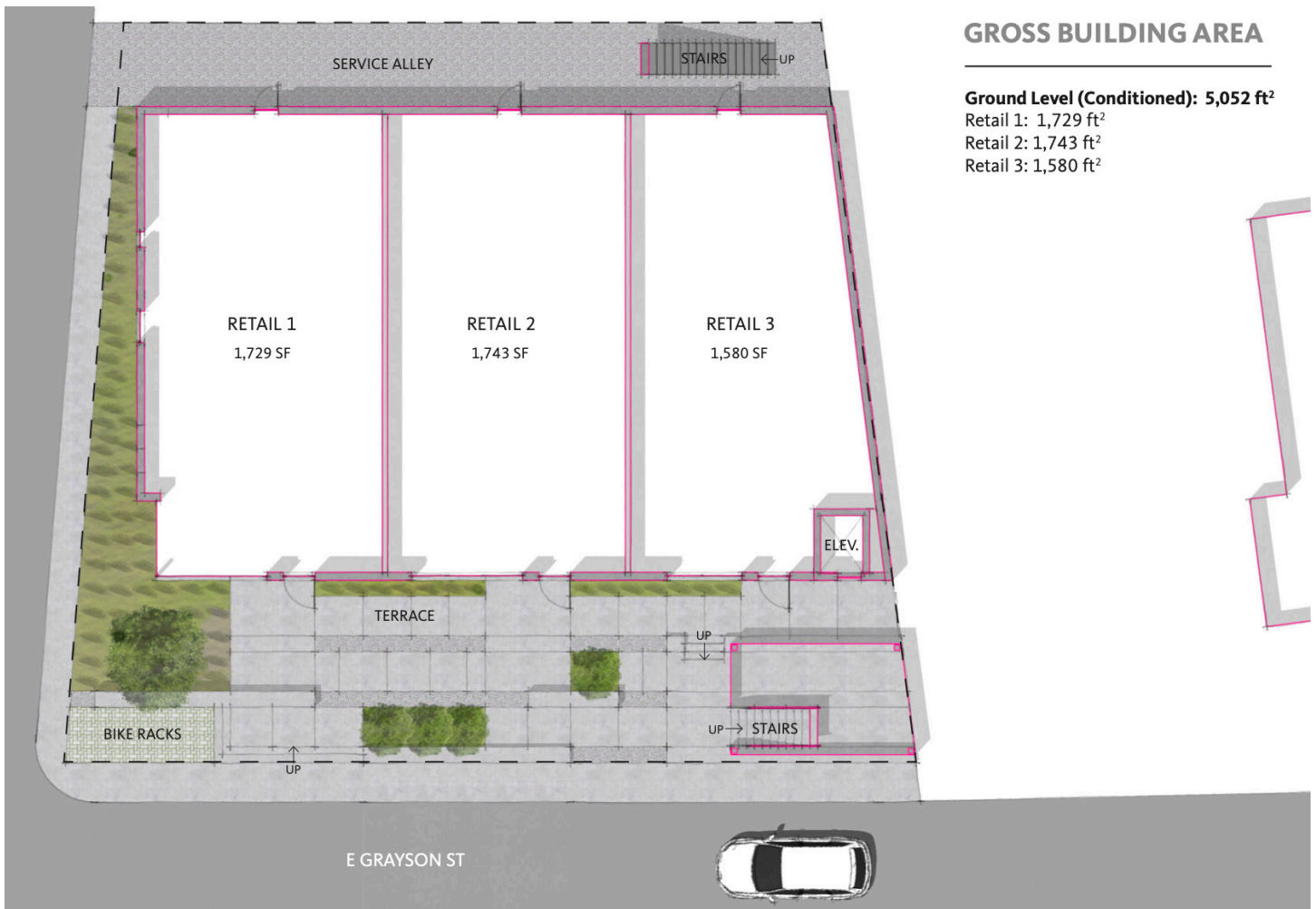
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EXAMPLE GROUND LEVEL SPACE



GROSS BUILDING AREA

Ground Level (Conditioned): 5,052 ft²

Retail 1: 1,729 ft²

Retail 2: 1,743 ft²

Retail 3: 1,580 ft²

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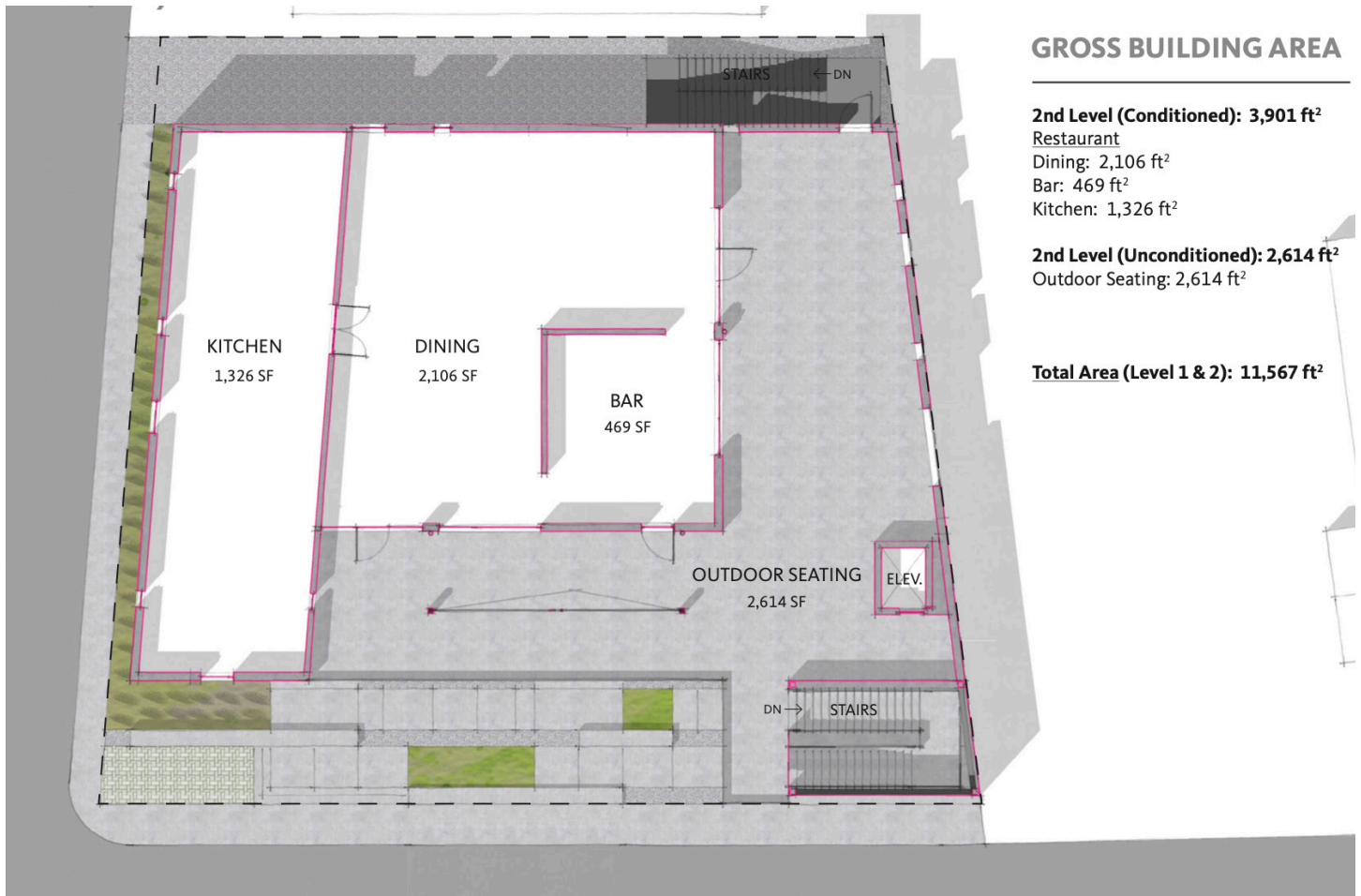
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EXAMPLE SECOND LEVEL SPACE



GROSS BUILDING AREA

2nd Level (Conditioned): 3,901 ft²

Restaurant

Dining: 2,106 ft²

Bar: 469 ft²

Kitchen: 1,326 ft²

2nd Level (Unconditioned): 2,614 ft²

Outdoor Seating: 2,614 ft²

Total Area (Level 1 & 2): 11,567 ft²

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MARKET LANDSCAPE



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210.222.2424

San Antonio, TX 78209

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NEARBY RESIDENTIAL & MIXED-USE DEVELOPMENTS



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TRAFFIC COUNTS



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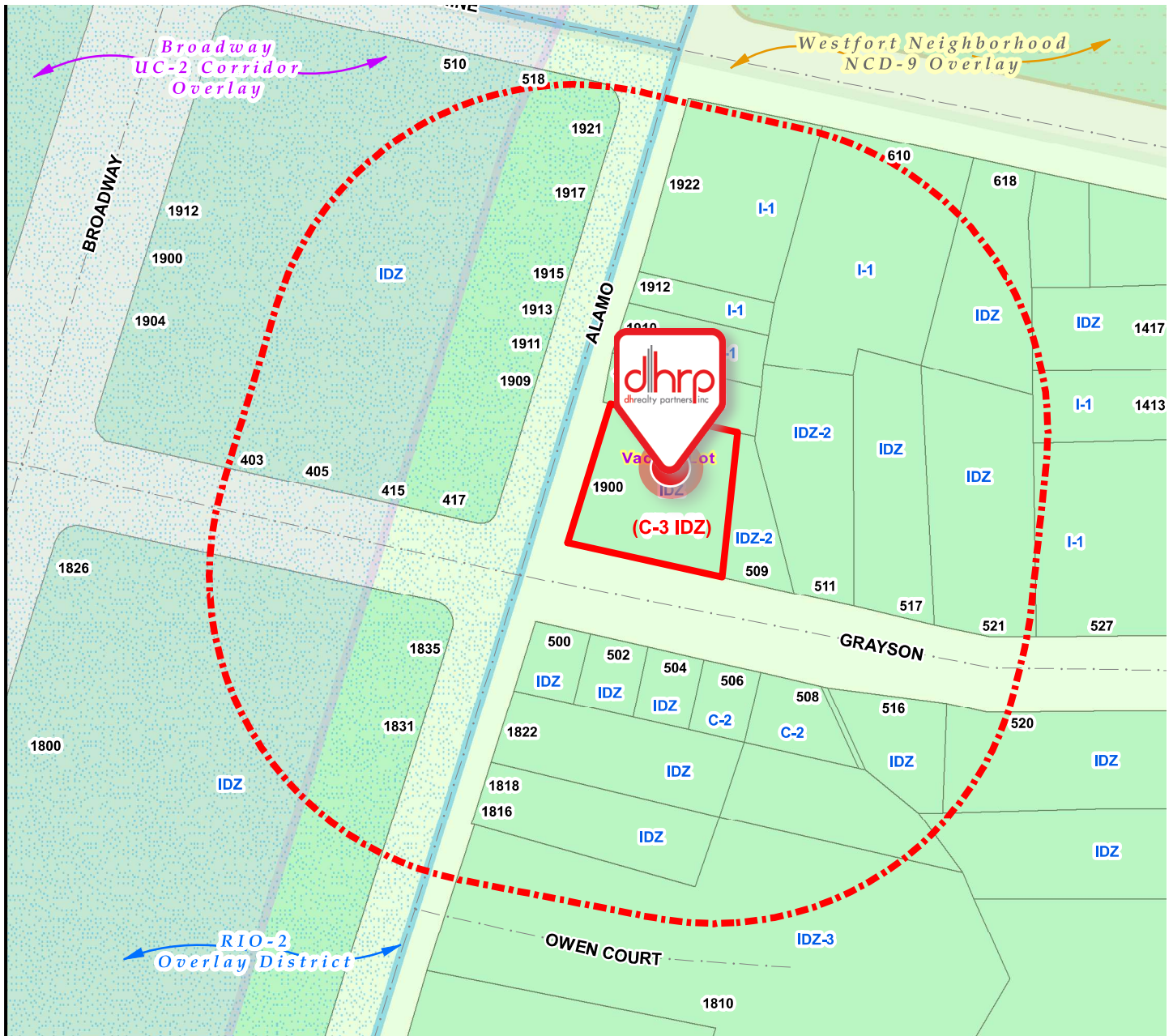
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ZONING MAP



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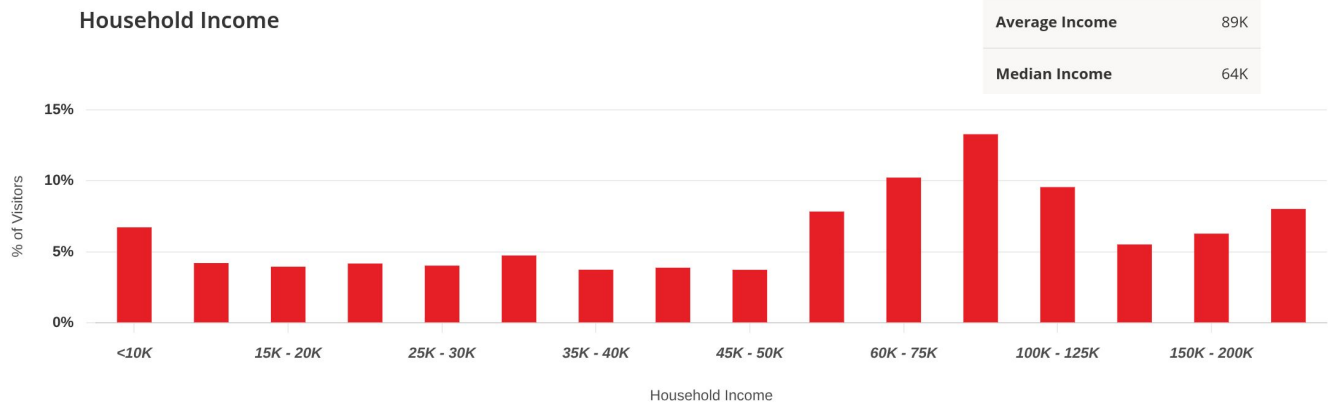
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DEMOGRAPHICS



	30 % of Visits	50 % of Visits	70 % of Visits
Overview			
Population	175,829	531,258	1M
Pop density (per sq mile)	5,090	4,929	4,450
Area (sq mi) - based on Census Block Groups	34.54	107.77	227.57
Housing Units			
Occupied	71,928 (87.6%) 99	206,957 (89.3%) 101	376,587 (91.1%) 103
Vacant	10,184 (12.4%) 111	24,904 (10.7%) 96	36,709 (8.9%) 7
Occupied Housing Units			
Renter occupied	42,448 (59%) 167	111,279 (53.8%) 152	174,707 (46.4%) 131
Owner occupied	29,480 (41%) 63	95,678 (46.2%) 72	201,880 (53.6%) 83

Household Income



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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.

2-10-2025



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. **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:
 - 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.

DH Realty Partners, Inc.	147342	www.dhrrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@dhrrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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