



RARE OPPORTUNITY!
SAN ANTONIO RIVER WALK - DEVELOPMENT SITE
SAN ANTONIO, TEXAS

LOCATION: The property is comprised of .681 acres. It is located in downtown San Antonio. The property fronts on E. Martin Street, St. Mary's Street, E. Pecan Street, and finally, THE SAN ANTONIO RIVER!!!!

SIZE: .681 +/- Acres (includes a closed restaurant building that is approximately 4,851 sf per Bexar County Appraisal District)

**PAVED
FRONTAGE:**

Includes entire city block
- 248 feet on E. Martin St.
- 169 feet on N. St. Mary's St.
- 110 feet on Pecan St.

**RIVER
FRONTAGE:**

209 feet on the San Antonio River

UTILITIES:

Electricity: Available

Sewer: Available

Water: Available

Gas: Available

Prospective buyers should retain an independent engineer to verify the location, accessibility, and available capacity of all utilities.

ZONING:

Downtown District, San Antonio

Prospective buyers should verify the zoning and permitted uses for this property with the appropriate governing authority.

FLOOD PLAIN:

The survey appears to indicate that there may be a very small amount of Floodplain present along the river.



TOPOGRAPHY: The property is level and buildable.

EASEMENTS: Contact Broker

DEED

RESTRICTIONS: None of Record.

DEMOGRAPHICS:

2023 ESRI Estimates	Population	Average Household Income
1-mile radius	15,861	\$76,833
3-mile radius	135,396	\$66,988
5-mile radius	343,630	\$71,113

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

AREA

DEVELOPMENT: Significant commercial development is surrounding the property.

POTENTIAL

USES:

This property would suit a variety of commercial uses including hospitality and multifamily.

INVESTMENT:

Contact Broker

COMMENTS:

- The site is in the middle of the Central Business District; one block west of Travis Park, two blocks north of the Majestic Theatre, and 3 blocks west of the Tobin Center for the Performing Arts.
- The site is one block away from the new apartment project “300 Main” that includes 354 class A apartments. Opening 2024.
- Strategic location fronting #1 tourist attraction in Texas – The San Antonio River Walk

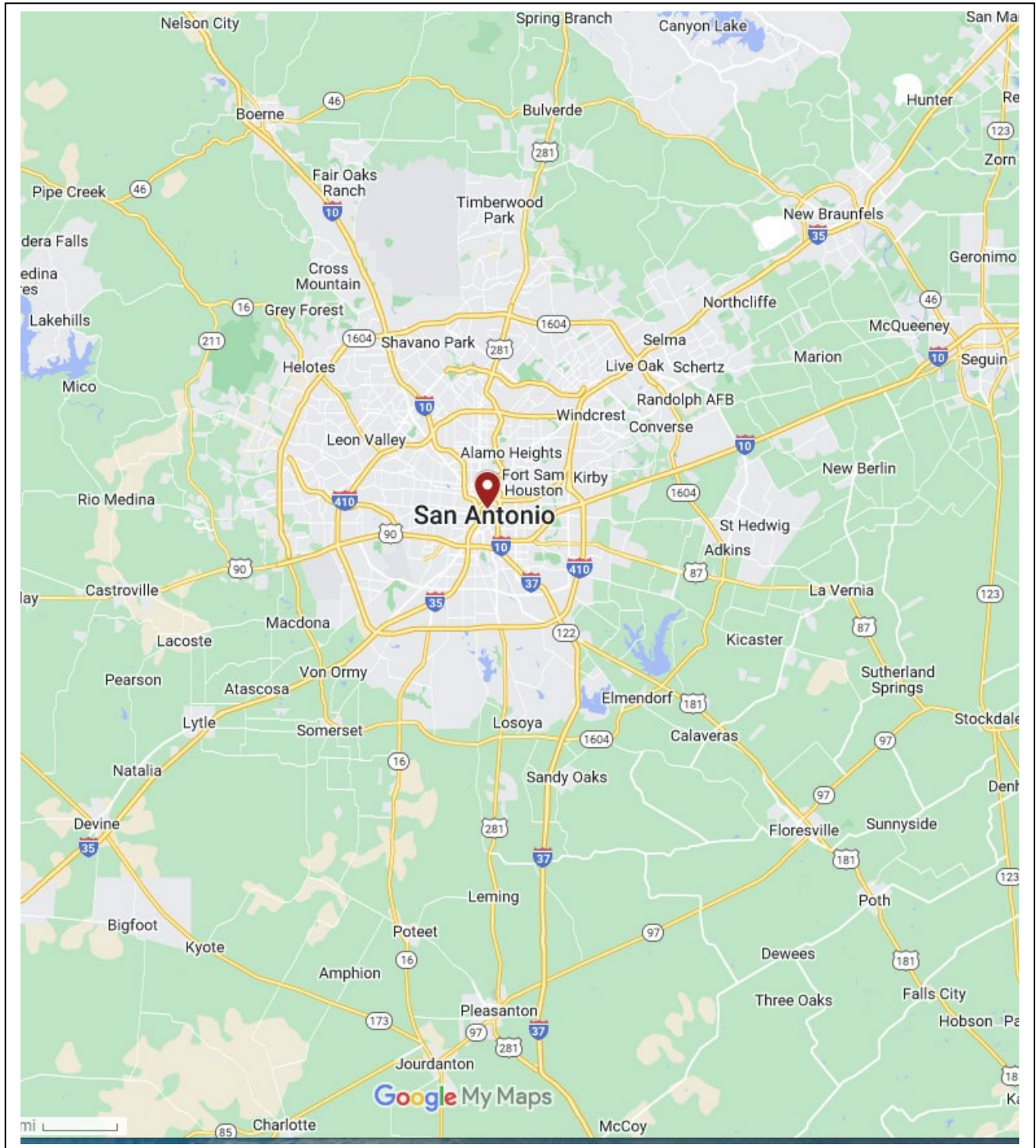
FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD

Phone: (210) 496-5800 • Email: eldon@roalson.com/ mhoward@roalson.com

www.roalson.com



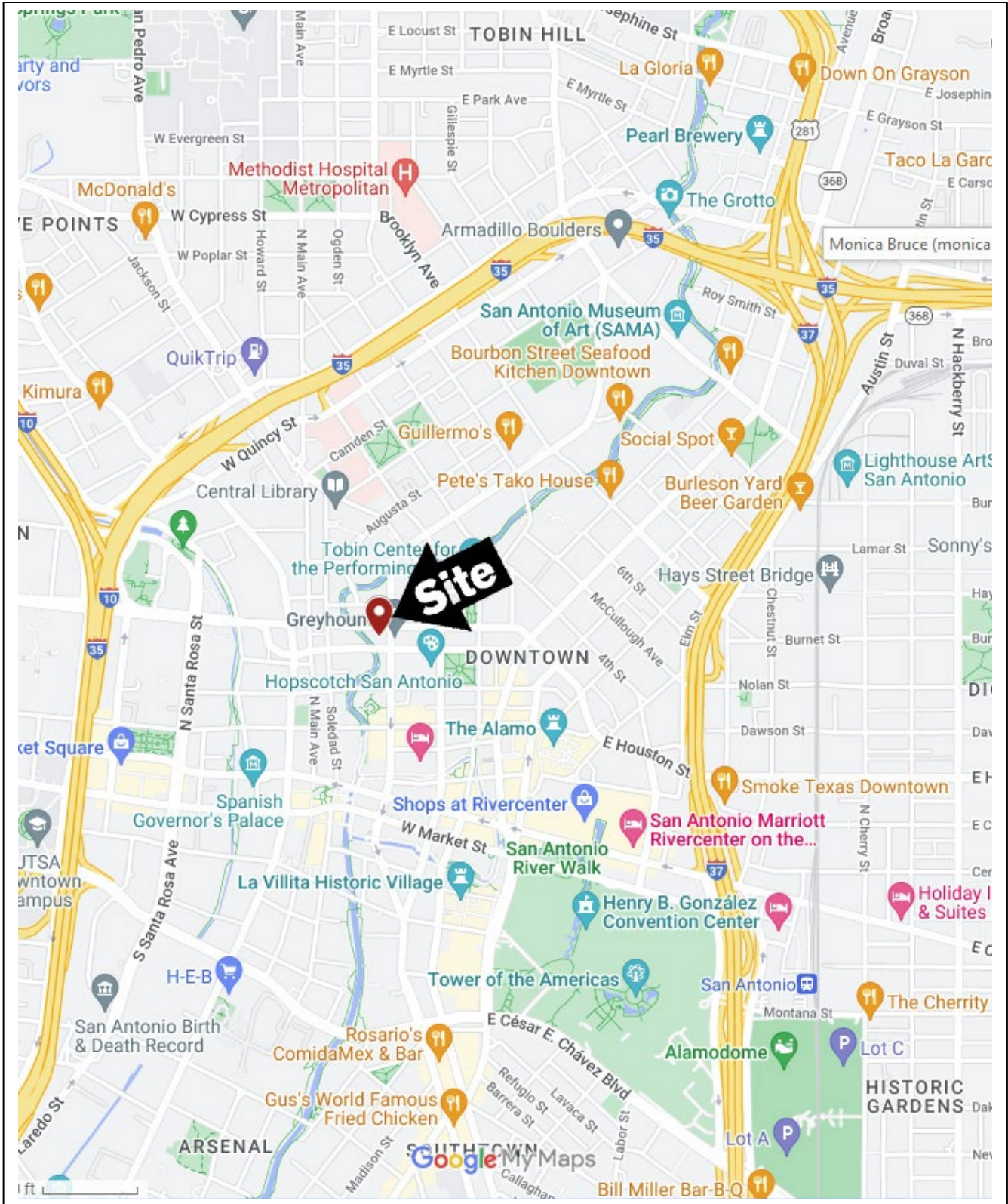
Location Map



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Area Map



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Aerial Map

Texas, AC +/-



Boundary

Matt Howard
mhoward@roalson.com

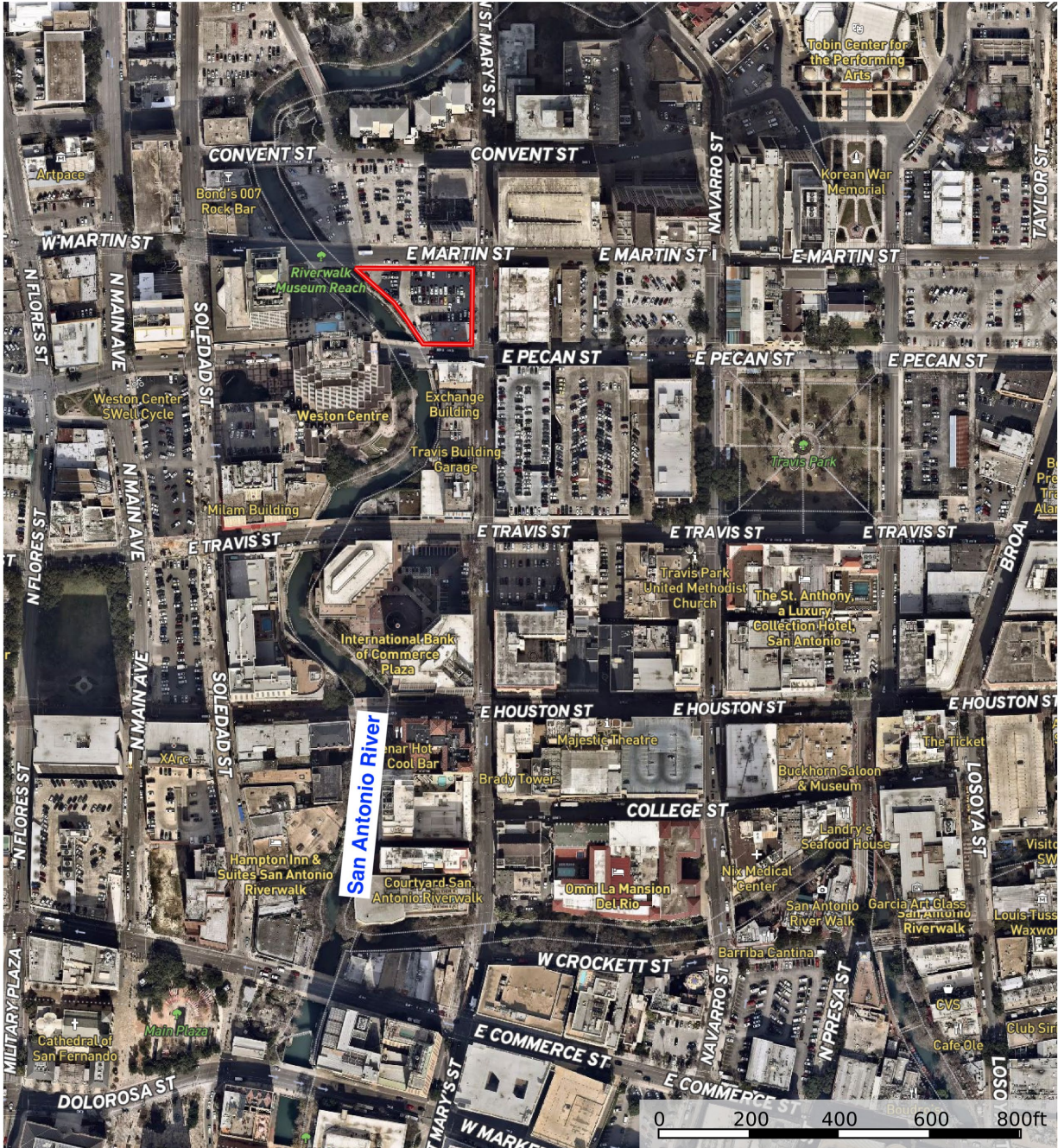
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Aerial Map

Texas, AC +/-



Boundary

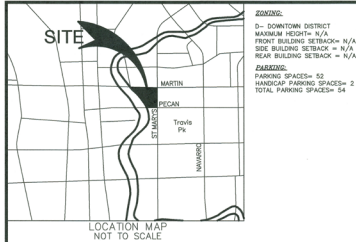
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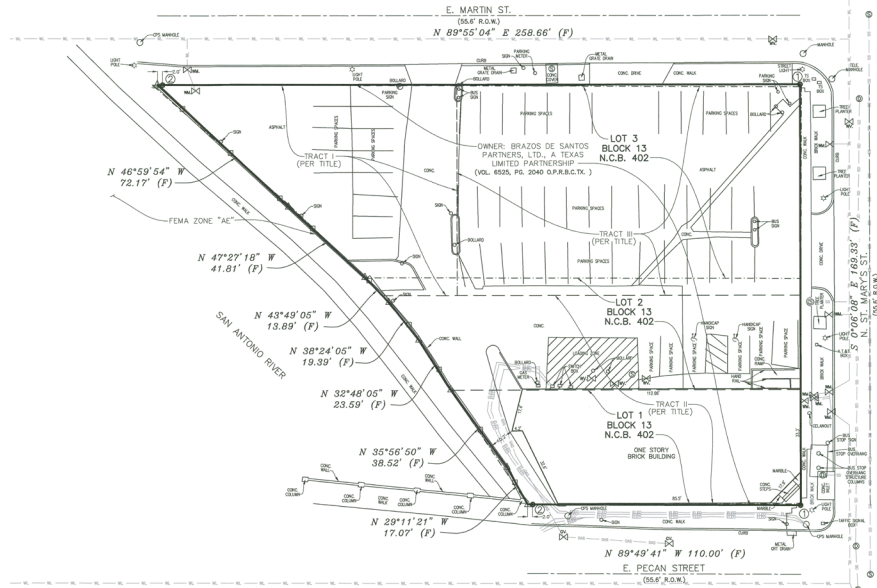
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Survey



DEED DESCRIPTION OF THE TRACT... ZONING: D1 - DOWNTOWN DISTRICT... ZONING SPACES: 52 HANDICAP PARKING SPACES= 2 TOTAL PARKING SPACES= 54



LEGEND: 1 - SET NAIL IN BRICK SIDEWALK, 2 - SET NAIL IN CONCRETE SIDEWALK, (P) = FIELD BEARING, (F) = PLAT BEARING, R.O.W. = RIGHT-OF-WAY, CONC. = CONCRETE, ELEC. = ELECTRIC, NA = NATIONAL ADJUSTMENT, N/A = NOT APPLICABLE, N.C.B. = NEW CITY BLOCK, (S) = STONE DRAIN MANHOLE, (S) = SANITARY SEWER MANHOLE, WV = WATER VALVE, = FIRE HYDRANT, WM = WATER METER, GV = GAS VALVE, = N.C.B. LINE, = SEED LINE, O.P.R.&C.T.X. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, = CALCULATED POINT, = IRON FENCE, - GAS - UNDERGROUND GAS LINE, - ELEC - UNDERGROUND ELECTRIC LINE, - M - UNDERGROUND WATER LINE, - SD - STONE DRAIN LINE, - SS - SANITARY SEWER LINE

AREA: 0.681 ACRES (29,685 SQUARE FEET) BUYER: TBD ADDRESS: 501 N. ST. MARIS ST. C.F. NO. 1-221584 DRAWN BY: MJ CREW CHEP, MD

- GENERAL NOTES: 1) This survey relies on a Commitment for Title Insurance... 2) All bearings here are based on the Texas State Plane Coordinate System... 3) The subject property is located in Zone "A" unshaded... 4) There are no designated wetland areas... 5) No proposed changes in street right-of-way lines... 6) No evidence of recent earth moving work... 7) Underground utility lines shown hereon... 8) Fences and edges of pavement may reappear... 9) This property is located within the City of San Antonio... 10) This property is located in the City of San Antonio...

STATE OF TEXAS COUNTY OF BEAR TO: BRAZOS DE SANTOS PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP AND FIRST AMERICAN TITLE GUARANTY COMPANY THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS... ALTA/NSPS LAND TITLE SURVEY OF NEW CITY BLOCK 402 LOT 1, 2 AND 3, BLOCK 13 CITY OF SAN ANTONIO BEAR COUNTY, TEXAS DATE OF PLAT OR MAP: FEBRUARY 8, 2023

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DEMOGRAPHIC OVERVIEW

June 28, 2023

RIVERWALK – N. ST. MARY’S ST. AT E. MARTIN ST.

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2020 Census	14,341	136,251	348,926
2023 Estimate	15,861	135,396	343,630
5 Year Projection	18,048	137,220	340,023
Households			
2020 Census	5,755	51,652	126,031
2023 Estimate	6,937	52,994	127,080
5 Year Projection	8,627	55,805	129,055
2023 Population by Race			
White	49.6%	41.3%	41.1%
Black	9.4%	6.3%	5.8%
Asian or Pacific Islander	2.7%	1.4%	1.1%
American Indian	1.1%	1.6%	1.5%
2023 Population by Ethnicity			
Hispanic Origin	55.5%	74.9%	77.4%
2023 Total Housing Units			
Owner-Occupied	928	22,911	65,595
Renter-Occupied	6,009	30,083	61,485
Average Household Size	1.59	2.38	2.59
2023 Household Income			
Income \$ 0 - \$15,000	20.5%	19.4%	17.4%
Income \$ 15,000 - \$24,999	12.1%	13.6%	12.7%
Income \$ 25,000 - \$34,999	8.3%	11.1%	11.9%
Income \$ 35,000 - \$49,999	9.2%	13.3%	13.8%
Income \$ 50,000 - \$74,999	16.2%	16.3%	17.1%
Income \$ 75,000 - \$99,999	11.8%	9.2%	9.3%
Income \$ 100,000 - \$149,999	10.6%	9.0%	9.2%
Income \$ 150,000 - \$199,999	5.3%	3.8%	3.8%
Income \$200,000 +	6.0%	4.3%	4.8%
Average Household Income	\$76,833	\$66,988	\$71,113
Median Household Income	\$49,772	\$40,577	\$42,522
Per Capita Income	\$36,136	\$26,564	\$26,685

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
BUILDING 2, SUITE 206
2338 NORTH LOOP 1604 W.
SAN ANTONIO, TEXAS 78248**



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Eldon Roalson	214067	eldon@roalson.com	(210)445-5858
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Howard	603462	mhoward@roalson.com	(210)865-4411
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

IABS 1-0 Date