

FOR SALE

**101 FENIMORE AVENUE
SAN ANTONIO, TX 78209**



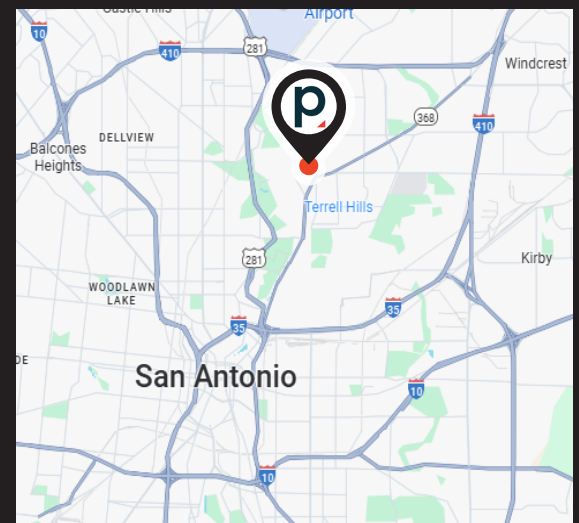
Springtree Townhomes

8-Unit Portfolio

PROPERTY FEATURES

This townhome portfolio is ideally positioned just steps off of Broadway in one of San Antonio's most desirable infill neighborhoods. The property offers a great combination of location, livability, and scale, making it an appealing opportunity for both private investors and small multifamily operators seeking stable, long-term growth.

- 8-unit townhome community; +/- 11,176 RSF (per BCAD)
- Value enhancement through rent raises
- Alamo Heights ISD (per BCAD)
- Proximity to Broadway allows walkable convenience to restaurants, shopping, and entertainment



Proforma Rates

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Unit #	Unit Size	Floor Plan	% Bldg Share	Monthly Rent Per SF	Total Rent Per Month	Total Rent Per Year
Unit 1	1,738	3BD/3BA	15.6%	\$1.32	\$2,295	\$27,540
Unit 2	1,738	3BD/3BA	15.6%	\$1.32	\$2,295	\$27,540
Unit 3	1,738	3BD/3BA	15.6%	\$1.32	\$2,295	\$27,540
Unit 4	1,676	2BD/2BA	15.0%	\$1.22	\$2,050	\$24,600
Unit 5	1,596	3BD/2B	14.3%	\$1.35	\$2,150	\$25,800
Unit 6	1,146	2BD/2.5BA	10.3%	\$1.48	\$1,695	\$20,340
Unit 7	772	1BD/1BA	6.9%	\$1.62	\$1,250	\$15,000
Unit 8	772	1BD/1BA	6.9%	\$1.62	\$1,250	\$15,000
11,176				Avg \$1.37	\$15,280	\$183,360

**FOR MORE INFORMATION,
PLEASE CONTACT:**

Justin Ventura
Associate
210 876 2237
justin.ventura@partnersrealestate.com

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Pictures of Townhomes

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BCAD & Zoning

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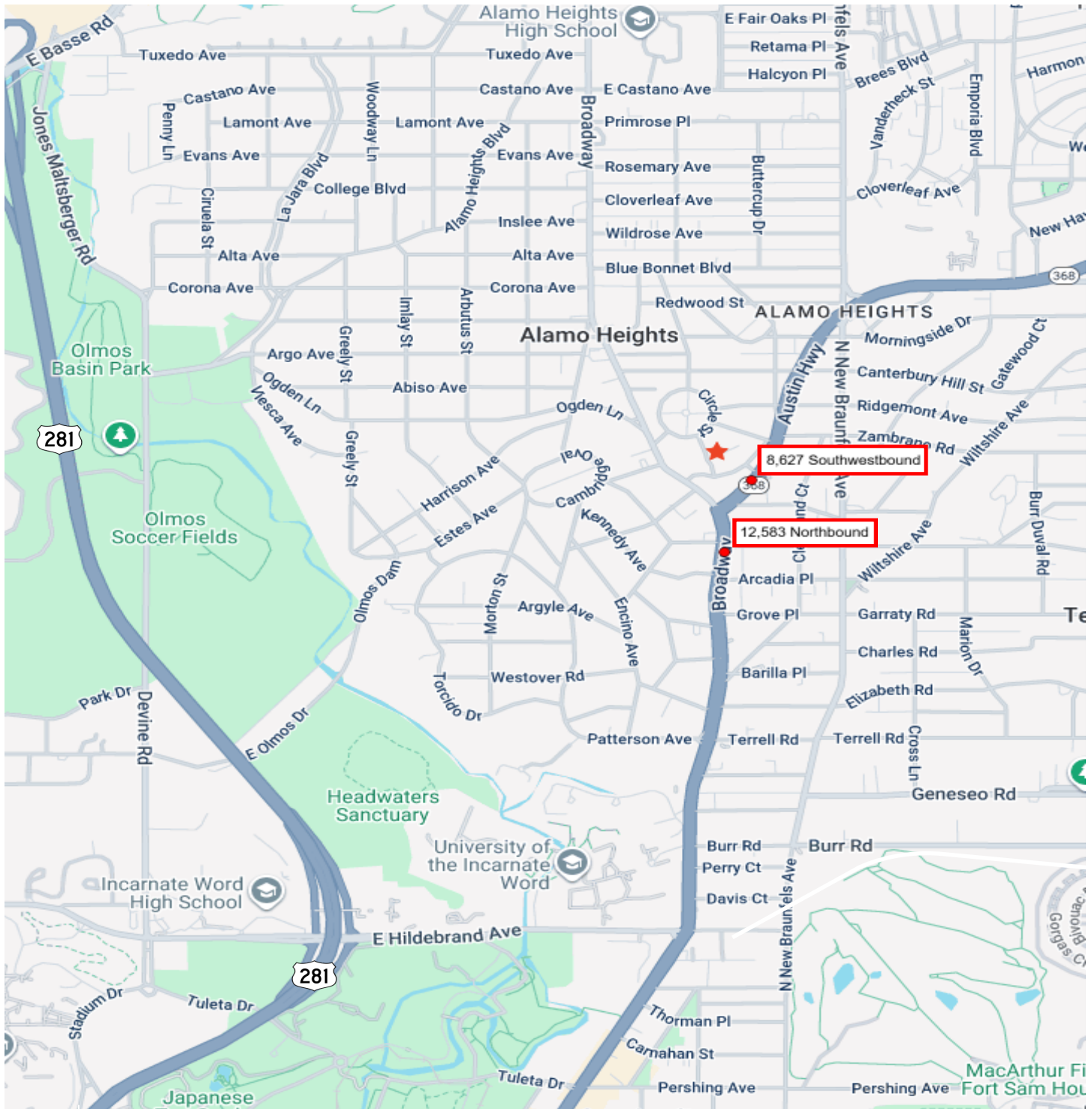


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Traffic Counts

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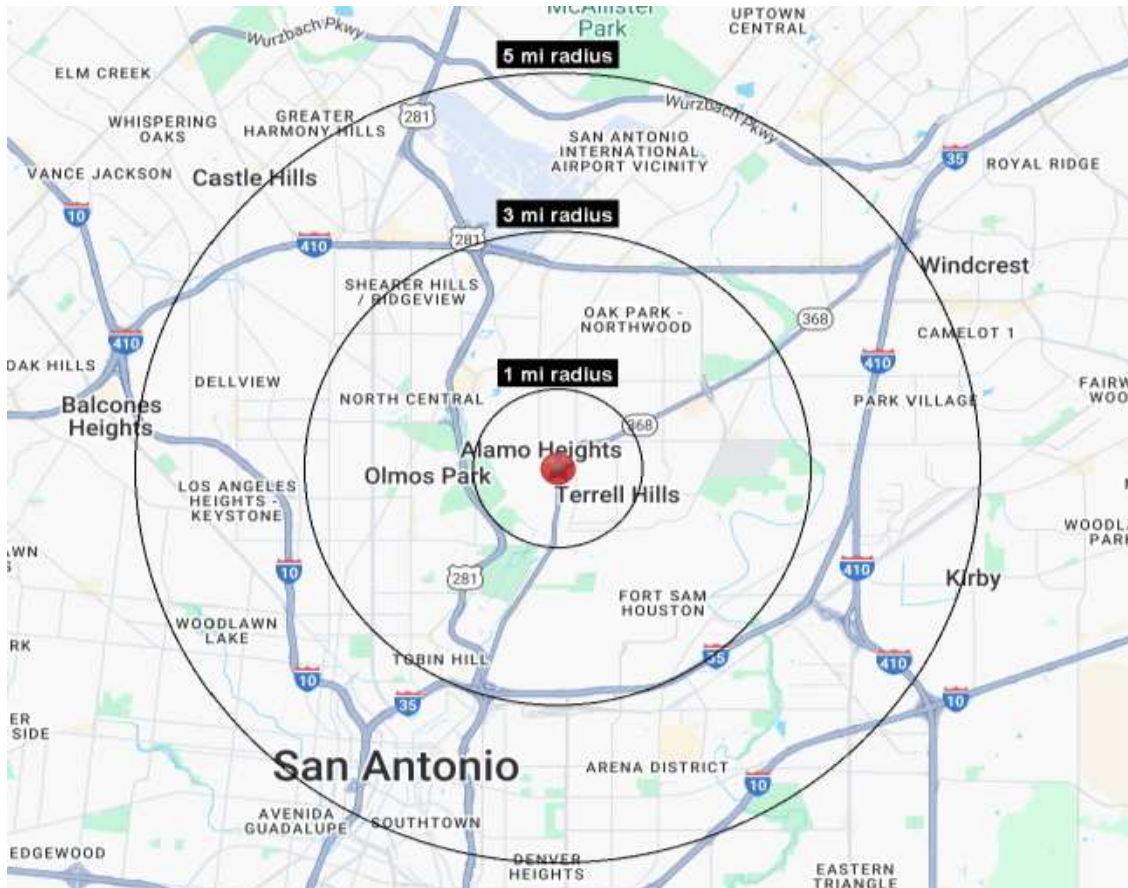


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Demographics


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POPULATION	1 Mile	3 Miles	5 Miles	CONSUMER EXPENDITURE	1 Mile	3 Miles	5 Miles
Census Population (2020)	12,393	96,430	275,951	Education	\$19.59M	\$106.94M	\$238.12M
Estimated Population (2025)	12,563	100,930	288,392	Entertainment	\$43.83M	\$258.20M	\$614.95M
Historical Annual Growth (2020-2025)	170	4,500	12,442	Healthcare	\$36.96M	\$274.41M	\$739.06M
				Grocery	\$38.83M	\$272.17M	\$733.18M
HOUSING	1 Mile	3 Miles	5 Miles	DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Housing Units (2020)	5,834	44,951	123,550	Total Business (2025)	1,287	8,775	21,620
Total Housing Units (2025)	5,975	47,000	129,032	Total Employees (2025)	7,892	72,134	219,229
Historical Annual Growth (2020-2025)	142	2,049	5,482				

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For More Information, Please Contact

Justin Ventura

Associate

210 876 2237

justin.ventura@partnersrealestate.com

San Antonio
112 E Pecan | Suite 1515
San Antonio, TX 78205
210 446 3655

PARTNERSREALESTATE.COM

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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:
 - 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.

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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 985 4626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kenneth David Ballard	485071	david.ballard@partnersrealestate.com	210 892 1413
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date