



FOR SALE
± 1.29 ACRES
PEARL DISTRICT

San Antonio, TX 78212

± 1.29 Acres



PULLMAN
Market

COOPERS ROW
1118 E. ELMIRA ST.
SAN ANTONIO • TEXAS



SOUTHLINE

**McCombs Enterprises Planned:
\$300 Million Mixed Use
Development**

± 0.82 Acres

± 0.47 Acres



N St. Mary's St

The Offering

Centro Properties is offering a rare assemblage of +/- 1.29 acres adjacent to the Pearl, one of the nation's most successful mixed-use destinations. Surrounded by award-winning restaurants, luxury living, and top-tier hospitality, the site sits within San Antonio's most coveted development node. A rare chance to acquire infill parcels with exceptional long-term value.

Investment Highlights

±0.47 Acres

±0.82 Acres

INTERSTATE
35



PREMIER DEVELOPMENT SITE WITH EXCEPTIONAL OPTIONALITY



A rare chance to control one of the last undeveloped sites in the Pearl district. The location supports a wide range of high-value programs—including multifamily, high-rise residential, boutique hotel, retail, office, or a blended mixed-use concept.

CORE URBAN LOCATION WITH UNMATCHED ACCESS



Positioned in the heart of San Antonio's most desirable urban district, the site sits steps from top-tier dining, entertainment, residential communities, and the River Walk. Walkability, visibility, and connectivity to surrounding demand drivers are exceptional.

A DISTRICT DEFINED BY MOMENTUM



Anchored by the Pearl Brewery redevelopment and the Culinary Institute of America, the area features award-winning restaurants, luxury multifamily, top-performing retail, Class-A office, and the iconic Hotel Emma—consistently ranked among the best hotels in the nation.

SCARCITY + DEMAND = VALUE



This offering represents one of the final opportunities to acquire underutilized land in the Pearl—a district characterized by limited supply, sustained tenant demand, and long-term development velocity.



Parcel Sizes & Zoning

Parcel A +/- 0.16 Acres	// Zoning: IDZ
Parcel B +/- 0.16 Acres	// Zoning: IDZ
Parcel C +/- 0.15 Acres	// Zoning: R-6
Parcel D +/- 0.13 Acres	// Zoning: R-6
Parcel E +/- 0.02 Acres	// Zoning: R-6
Parcel F +/- 0.15 Acres	// Zoning: O-1
Parcel G +/- 0.22 Acres	// Zoning: R-6
Parcel H +/- 0.16 Acres	// Zoning: R-6
Parcel I +/- 0.16 Acres	// Zoning: R-6

Totals

+/- 1.29 Acres

Pricing

Inquire with Broker



THE PEARL DISTRICT

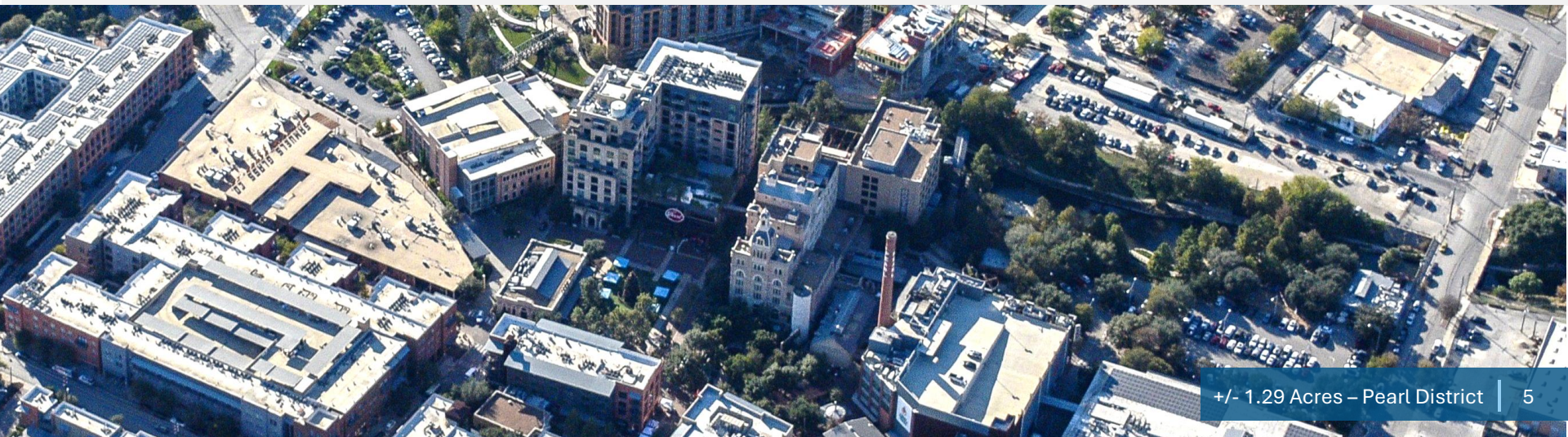
LOCATION OVERVIEW



The Pearl is a 22-acre historic brewery redeveloped into one of San Antonio's most dynamic mixed-use districts. Combining restored industrial buildings with modern design, it offers a walkable environment filled with chef-driven restaurants, boutique retail, residential living, creative offices, and the Culinary Institute of America campus. Its position along the Museum Reach makes it a major cultural and lifestyle hub.

The district features 15+ restaurants and cafés, 13 retailers, numerous local businesses, and over 300 residential units, anchored by the 146-room Hotel Emma. It attracts consistent daily foot traffic from locals and visitors seeking dining, shopping, markets, and events in a highly curated setting.

Over the past decade, the Pearl area has seen close to \$1 billion in private investment, supported by significant public infrastructure improvements. In the next 10 years, several hundred million more is planned, including new multifamily phases, expanded retail and restaurant space, a second hotel, and continued River Walk enhancements.



West Facing Aerial



+/- 1.29 Acres

East Facing Aerial



+/- 1.29 Acres

North Facing Aerial



+/- 1.29 Acres

South Facing Aerial



+/- 1.29 Acres

Property close-up

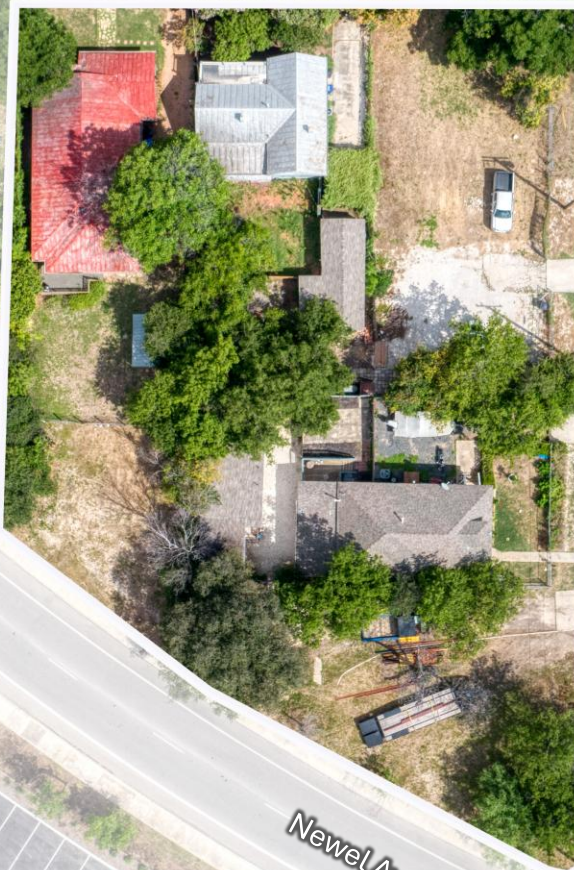


Property close-up

E Quincy St

E Park Ave

Newel Ave



Property close-up

Newel Ave

EPark Ave

E Elmira St

Property close-up



Property close-up

E Quincy St

Newel Ave

E Elmira St

E Park Ave

Property close-up



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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.

11-2-2015



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 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date