

Property Details

Former Restaurant building for sale. Excellent location in the Pearl District with multiple restaurant and retail operaors in the area. Great site for retail and excellent visibility on a hard corner site. Hundred of newly developmed apartments in the near neighborhood.

Price \$449,000.00 (\$321.00 PSF)

Building Size ±1,400 SF | 0.106 Acres

Road Frontage Approximately 111' x 42'

Year Built 1930 (remodeled in 2019)

Zoning IDZ

Legal N

Description

NCB 481 BLK 10 LOT 1

Note

Property will need upgrades to plumbing,

electrical and mechanical

Demographics	1 Mile	3 Mile	5 Mile
Population	10,883	107,885	319,070
Median Age	34.0	36.4	37.2
Average Household Size	1.75	2.22	2.49
Average Household Income	\$98,627	\$91,688	\$78,918

Source: Esri Forecasts for 2024

Property Highlights

- Enjoys high visibility from adjacent thoroughfares
- Quick and easy access to downtown
- Central location with ease of access to all points around town
- Corner location offers convenient ingress and egress
- Adjacent to high density residential development

Sale Contact

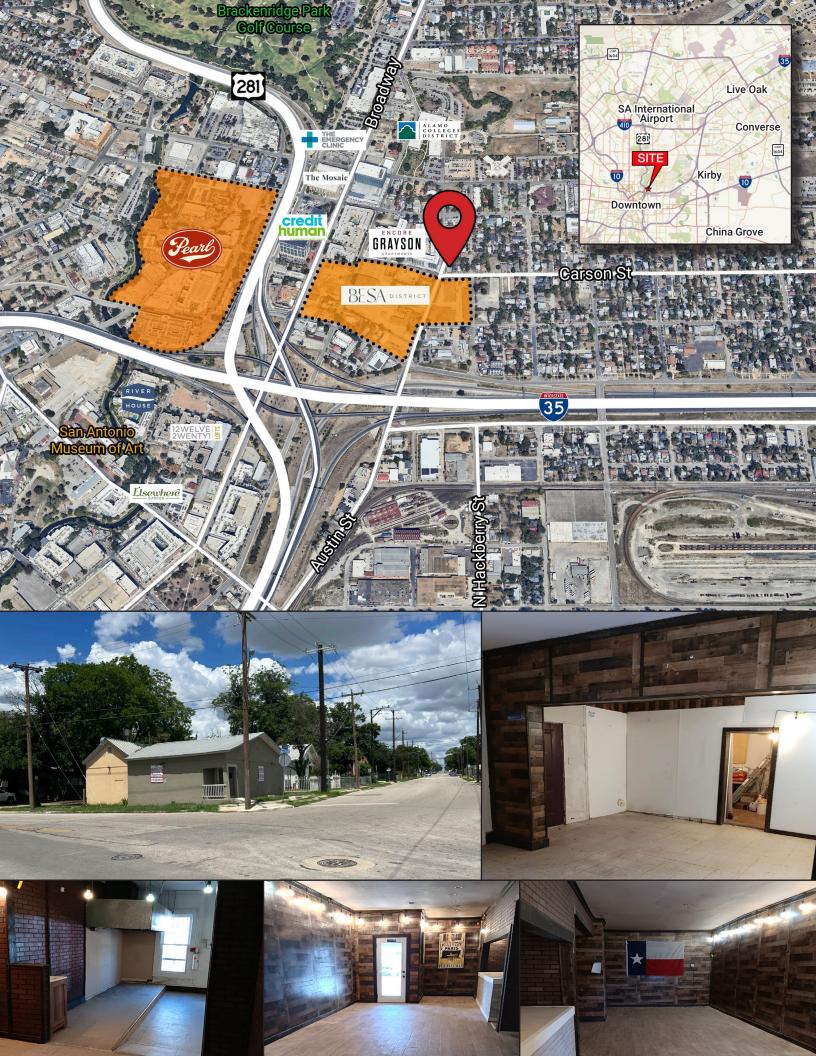


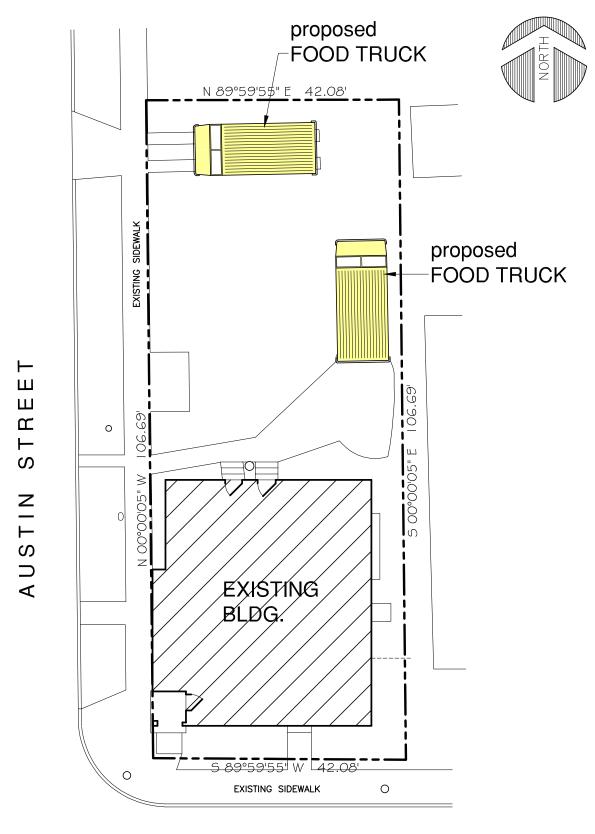
Steves Rosser Senior Vice President 210 710 6460

srosser@reocsanantonio.com reocsanantonio.com/steves-rosser

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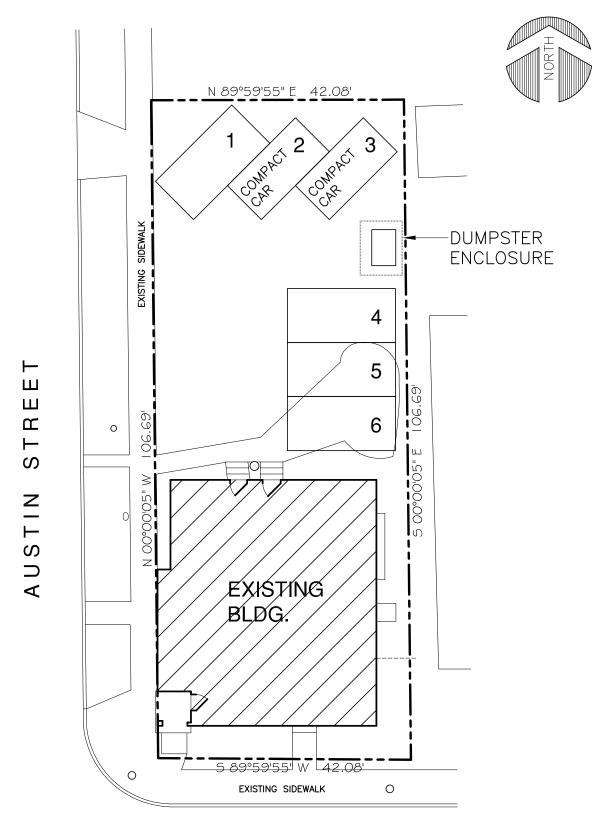


E. CARSON STREET

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proposed FOOD TRUCK PLAN 6-5-23

1/16" = 1'-0"

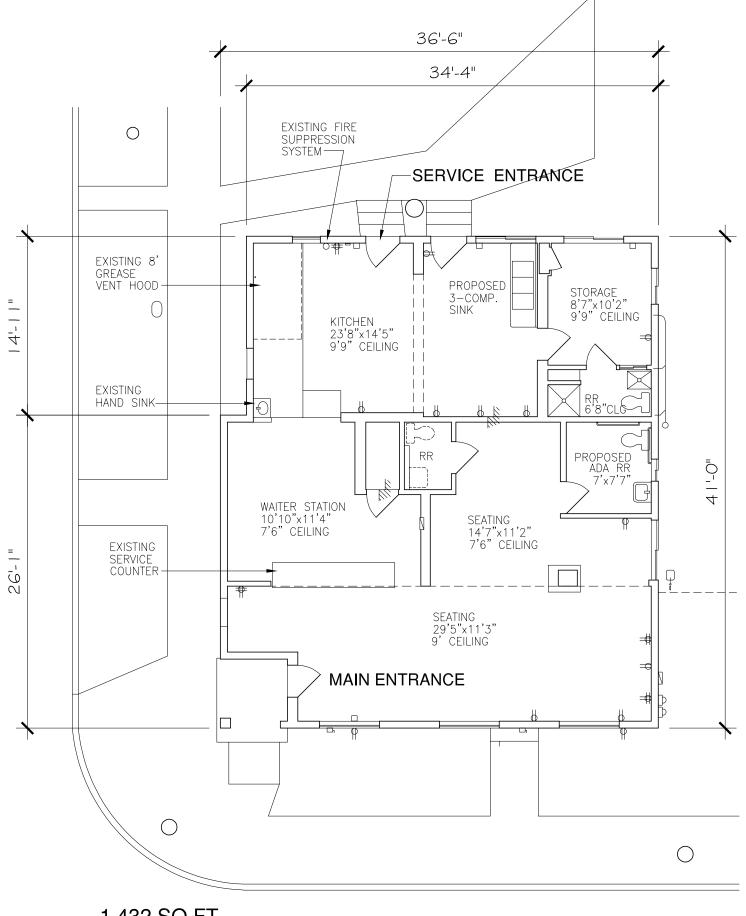


E. CARSON STREET

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proposed PARKING PLAN 5-30-24

1/16" = 1'-0"



1,432 SQ.FT. proposed PLAN 12-5-23

1/8" = 1'-0"





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:
 - 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.

REOC General Partner, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	493853 License No.	bharris@reocsanantonio.com Email	(210) 524-4000 Phone
Brian Dale Harris Designated Broker of Firm	405243 License No.	bharris@reocsanantonio.com Email	(210) 524-4000 Phone
Brian Dale Harris Licensed Supervisor of Sales Agent/ Associate	405243 License No.	bharris@reocsanantonio.com Email	(210) 524-1314 Phone
Steves Rosser Sales Agent/Associate's Name	353608 License No.	<pre>srosser@reocsanantonio.com Email</pre>	(210) 524-4000 Phone
-	Buyer/Tenant/S	eller/Landlord Initials Date	_