

FOR SALE

The Flats & The Voss Building

601 & 617 N SAINT MARYS ST

San Antonio, TX 78205

PRESENTED BY:

TRAVIS TAYLOR MAI, CCIM

Managing Director

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Managing Director

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Senior Advisor

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call Broker
BUILDING SIZE:	57,261 SF
LOT SIZE:	11,968 SF
YEAR BUILT:	1935 & 1950
ZONING:	D, Downtown
APN:	103812 & 103815

PROPERTY OVERVIEW

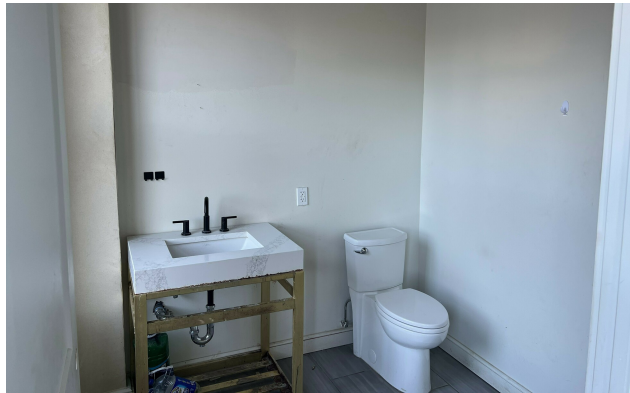
SVN | Traditions is pleased to present a rare downtown San Antonio redevelopment opportunity! This offering includes two architecturally significant buildings—The Flats and The Voss Building—both showcasing Spanish Colonial Revival design with ornate Churrigueresque detailing. Ideally positioned near the River Walk, UTSA’s Downtown Campus, and numerous cultural and entertainment attractions, the property offers unmatched visibility and accessibility. With both buildings currently vacant, an investor or user has immediate ability to reimagine and activate these historic structures, breathing new life into a premier downtown location.

The Flats is a 10-story former office building partially converted into 35 multifamily residential units, with the potential for ground-floor retail and additional complementary uses in the basement. Originally constructed in 1935, the property encompasses approximately 43,525 square feet of gross building area.

The Voss is a two-story commercial building of substantial construction, offering the unique opportunity to activate its rooftop as an amenity space. Built in 1950, the building contains 13,736 square feet of gross building area. Envisioned by many as an ideal setting for an upscale restaurant, bar, club, or retail concept, it also lends itself well to creative office use.

The property also enjoys the benefit of a perpetual easement connecting The Flats and The Voss from St. Mary’s Street, wrapping around the rear of both buildings with direct access to Convent Street and East Martin Street. This feature provides convenient ingress and egress along with dedicated parking opportunities—an exceptional advantage in the heart of downtown San Antonio.

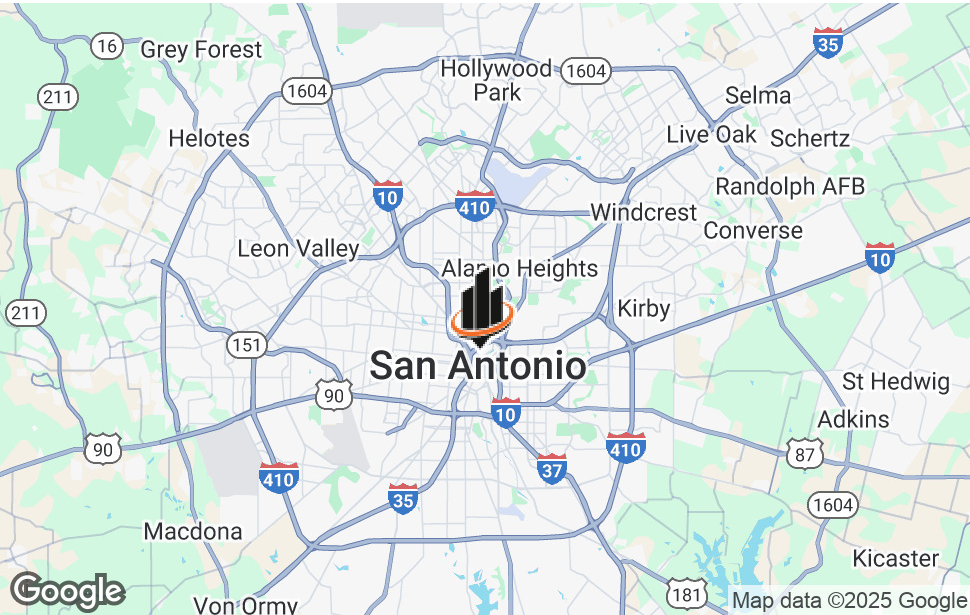
INTERIOR PHOTOS - THE FLATS



INTERIOR PHOTOS - THE VOSS



MARKET AREA OVERVIEW



SAN ANTONIO

San Antonio is one of the fastest-growing cities in the United States, combining a rich cultural history with a diverse and resilient economy. Founded in 1718, the city is home to world-renowned landmarks such as the Alamo and the River Walk, drawing more than 34 million visitors annually and supporting a thriving tourism and hospitality sector. Its strong military presence, anchored by Joint Base San Antonio—the largest joint base in the U.S.—provides both economic stability and a significant employment base.

Beyond its historic roots, San Antonio has emerged as a modern economic hub driven by healthcare, biosciences, cybersecurity, financial services, and energy. The city’s cost of living remains below national averages, and its pro-business environment continues to attract both companies and residents seeking affordability without sacrificing quality of life. Major employers such as USAA, H-E-B, Valero, and Rackspace underscore the strength and diversity of the local economy.

Population growth in San Antonio is fueled by its affordability, strong job market, and family-friendly environment. Over the past decade, the metropolitan area has consistently ranked among the top U.S. cities for net in-migration. People are drawn not only by jobs and education but also by the city’s vibrant culture, diverse neighborhoods, and access to Hill Country recreation. With an expanding labor force and a reputation for stability even during broader economic cycles, San Antonio continues to attract both residents and investors alike.

DOWNTOWN SUBMARKET

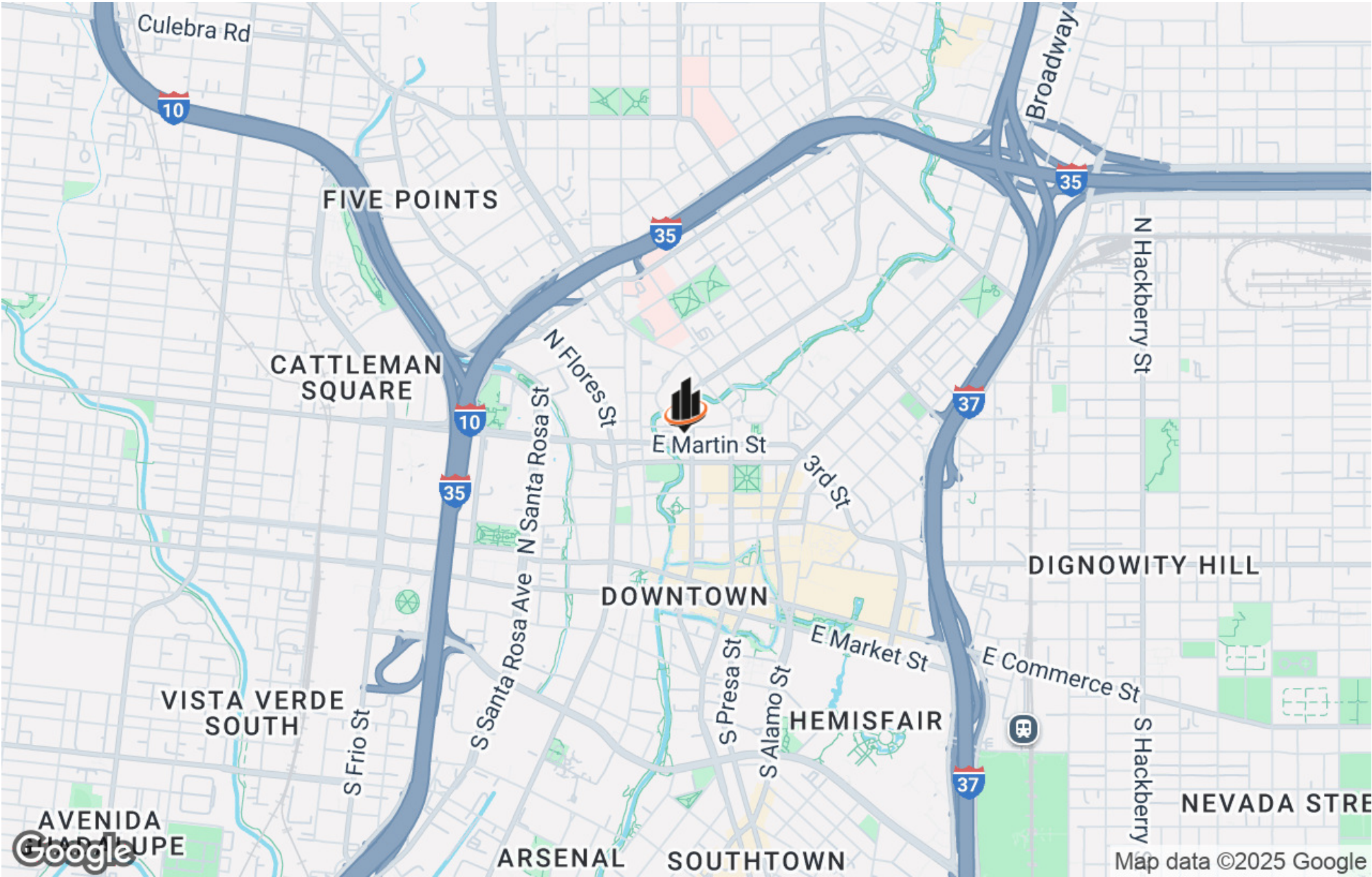
Downtown San Antonio is in the midst of transformation, driven by tourism, education, and major civic investment. Nearly 38 million visitors generated over \$21 billion in economic impact, reinforcing the River Walk, Alamo, and convention center as economic anchors. New projects such as Hemisfair’s Civic Park, the San Pedro Creek Culture Park, and the Alamo Plan are reshaping the urban fabric, while UTSA’s downtown expansion is adding a steady influx of students, workers, and research activity. UTSA purchased the 18-story One Riverwalk Place (265k SF) in March 2025 to serve the College’s School of Architecture, catacorner from the subject property.

The office market faces headwinds, with downtown vacancy near 18% as tenants consolidate, but this has accelerated conversions and repositioning of older towers into hotels and mixed-use projects. Retail tells a different story: vacancy remains tight at around 4%, supported by strong tourism and event-driven traffic, with experiential food, beverage, and entertainment concepts performing best near new public spaces. Multifamily is stabilizing as new starts slow, creating firmer demand for recent deliveries like Weston Urban’s 300 Main tower. Meanwhile, hospitality remains steady, with modest gains in room rates and renovations reinvesting in River Walk assets.

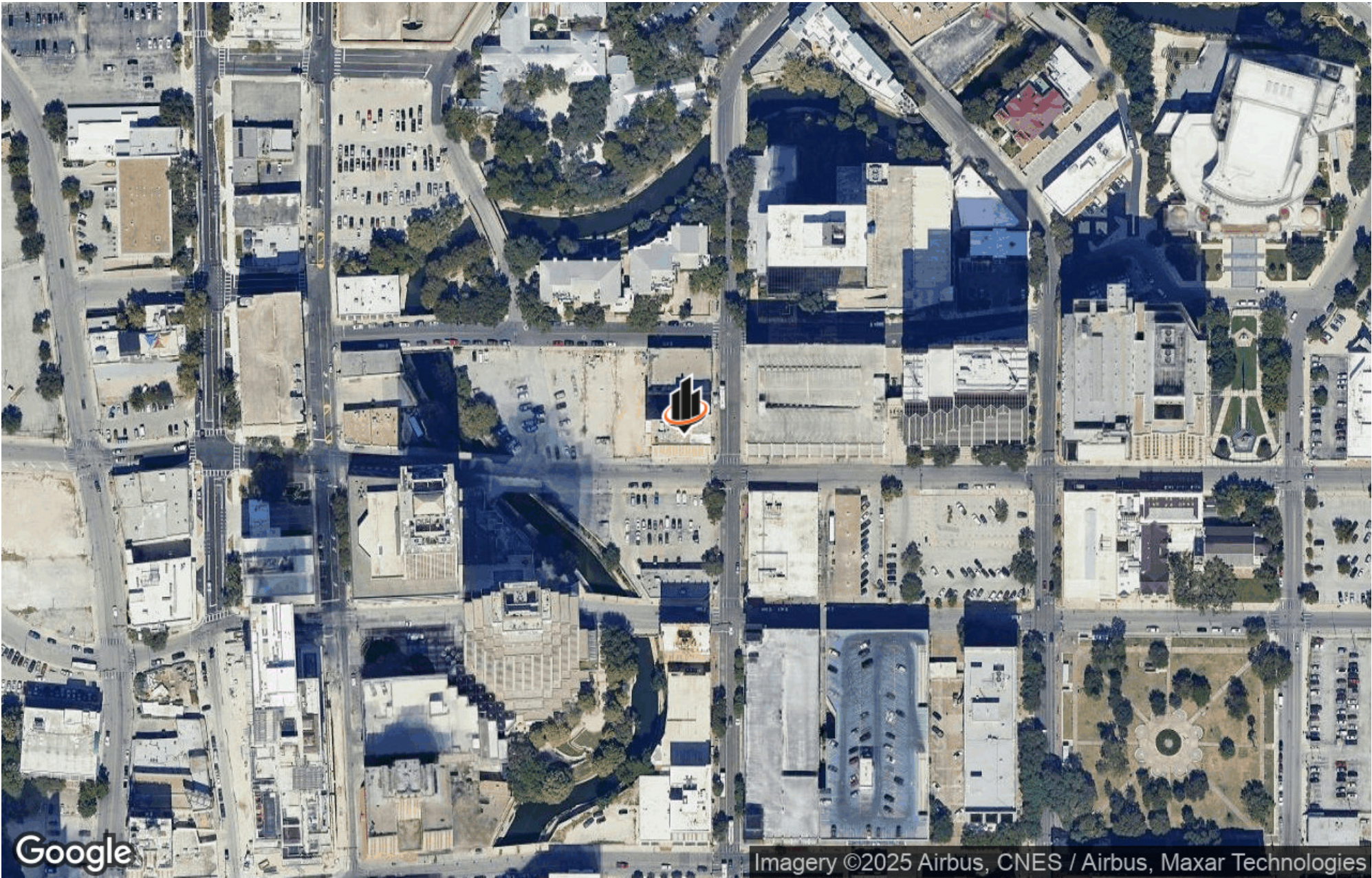
Overall, downtown San Antonio is balancing challenge and opportunity. Office is in transition, but retail, multifamily, and hospitality are showing resilience, each supported by the city’s cultural draws, visitor base, and ongoing reinvestment in its historic core.

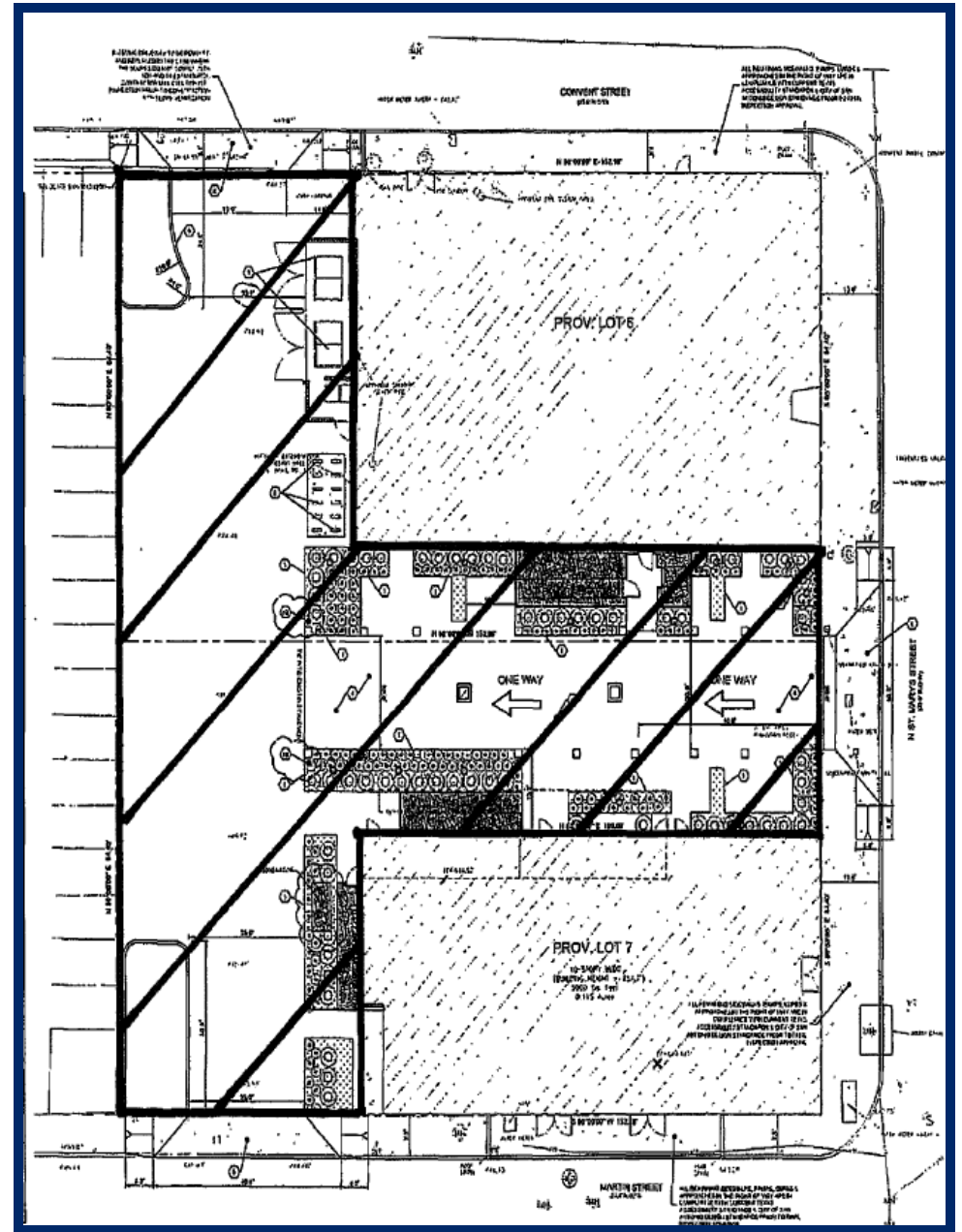
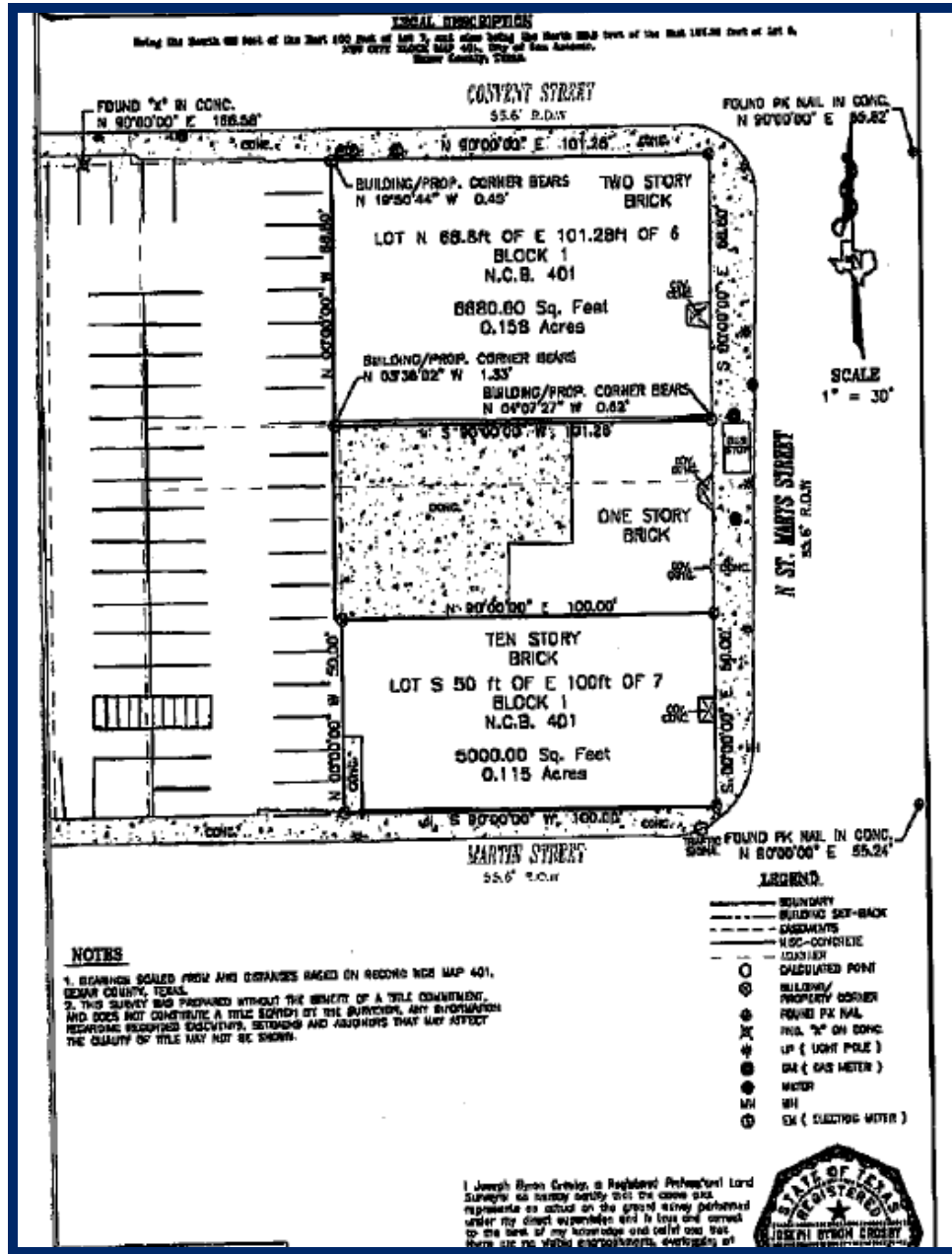


LOCATION MAP



AERIAL VIEW



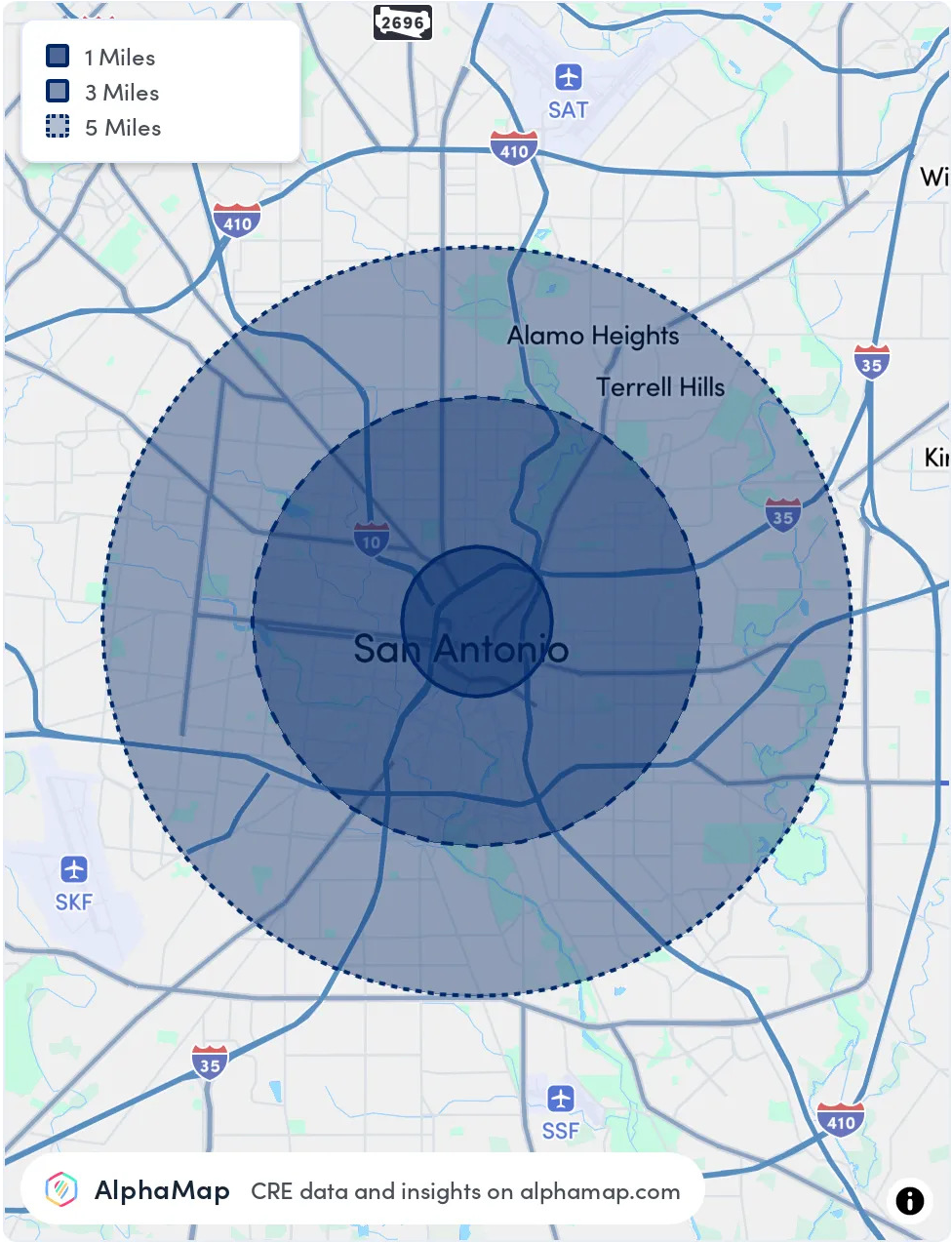


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,094	136,792	351,210
AVERAGE AGE	43	39	40
AVERAGE AGE (MALE)	43	38	38
AVERAGE AGE (FEMALE)	45	40	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,093	52,957	130,247
PERSONS PER HH	2.3	2.6	2.7
AVERAGE HH INCOME	\$58,616	\$63,169	\$68,313
AVERAGE HOUSE VALUE	\$393,980	\$298,718	\$271,983
PER CAPITA INCOME	\$25,485	\$24,295	\$25,301

Map and demographics data derived from AlphaMap





TRAVIS TAYLOR MAI, CCIM

Managing Director

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TX #549653

PROFESSIONAL BACKGROUND

Travis Taylor is a Managing Director at SVN | Traditions, holding the CCIM Designation and also the MAI Designation through the Appraisal Institute. With over two decades in commercial real estate, he has built a career distinguished by deep market expertise, strategic vision, and an unwavering commitment to guiding clients toward achieving their goals. He began his career as a commercial appraiser. Travis opened his own valuation firm, which was acquired by a national firm in 2017.

Travis left the appraisal profession to open and co-own SVN | Traditions, bringing his analytical and valuation experience to the deal side. Travis brings a highly unique skill set to the table, with the ability to understand one of the most important aspects of any deal...value! He has worked on hundreds of assignments across all property types, from small commercial to institutional investment grade properties.

Travis has focused much of his time advising clients, not only from a buying and selling prospective, but also in a consulting capacity. When a sale may not be the right course of action for a certain client at a given time, he's able to help them maximize value by improving net revenues, so that they are strategically positioned to realize the highest possible outcome when the client decides it is time. On the other side of the deal, buyer-clients also rely heavily on his underwriting abilities, so that their eyes are wide open. He finds tremendous satisfaction in knowing he's earned the trust of his clients with his ability to quickly, carefully and accurately size a deal, measure risk and understand the nuances that drive pricing. His buyers have a competitive advantage to quickly act on a deal, or move on to the next.

EDUCATION

Texas A&M University; Bachelor of Business Administration - Finance

MEMBERSHIPS

CCIM Designation - CCIM Institute

MAI Designation - Appraisal Institute

NAR - National Association of Realtors

TAR - Texas Association of Realtors

SABOR - San Antonio Board of Realtors

Rotary Club of New Braunfels



STEVE RODGERS CPM®, CCIM

Managing Director

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Direct: 830.500.3787 | Cell: 214.914.1357

TX #0510821

PROFESSIONAL BACKGROUND

Steve Rodgers is an active Commercial Real Estate Broker licensed by the Texas Real Estate Commission. Mr. Rodgers is Co-Managing Director of SVN | Traditions, which he co-founded in 2022 to offer both Brokerage and Property Management Services to clients in the San Antonio and surrounding markets. Steve began his career in the construction industry in Dallas, Texas where he served as a Project Manager and Senior Estimator. He soon moved to the Owner’s side of Real Estate and performed the duties of Leasing Agent, Sales Agent, Asset Manager and Property Manager in the Dallas market totaling 16 years.

Steve moved to the San Antonio area in 2012 with his wife and family where he continued to work in Commercial Real Estate as a Senior Advisor with Sperry Van Ness, a national Brokerage and Property Management Company. In addition to forming Rodgers Commercial Realty in 2015, Steve was appointed to the Board of Directors for the San Antonio Chapter of the Institute of Real Estate Management (IREM) where he served as President in 2018 and 2019.

EDUCATION

Texas A&M University, Bachelors of Science, Construction Science
Certified Commercial Investment Member (CCIM)
Certified Property Manager (CPM®)

MEMBERSHIPS

Texas A&M Association of Former Students
National Association of Realtors
CCIM Institute
Institute of Real Estate Management (IREM), Board President - 2018, 2019
The Rotary Club of New Braunfels, Club President - 2023-2024



JAY DABBS, CCIM

Senior Advisor

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Direct: 210.749.5494 | Cell: 210.749.5494

TX #623922

PROFESSIONAL BACKGROUND

Jay Dabbs is a Broker with SVN | Traditions, holding the CCIM Designation. Jay brings a unique perspective to commercial real estate, having transitioned to the industry 10 years ago after a successful career of over 20 years in the medical field.

Jay began in residential real estate, where he learned to navigate big decisions and earn trust by helping families find the right home. That client-focused mindset now benefits commercial owners and investors as he applies those same skills - listening, problem-solving, and spotting potential - to industrial and office sales and leasing

A significant aspect of Jay’s approach involves in-depth underwriting of deals. His focus is on maximizing value for his clients by strategically improving net revenues. This meticulous process ensures the highest possible outcomes when they decide to sell their assets.

EDUCATION

Bachelor of Science in Respiratory Care from Texas State University

MEMBERSHIPS

CCIM
NAR
TAR



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.

Traditions Commercial Real Estate, LLC <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	9011826 <small>License No.</small>	travis.taylor@svn.com <small>Email</small>	830-500-3787 <small>Phone</small>
Steve Rodgers <small>Designated Broker of Firm</small>	0510821 <small>License No.</small>	steve.rodgers@svn.com <small>Email</small>	830-500-3787 <small>Phone</small>
Travis Taylor <small>Licensed Supervisor of Sales Agent/Associate</small>	0549653 <small>License No.</small>	travis.taylor@svn.com <small>Email</small>	830-500-3787 <small>Phone</small>
Travis Taylor <small>Sales Agent/Associate's Name</small>	0549653 <small>License No.</small>	travis.taylor@svn.com <small>Email</small>	830-500-3787 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials Date

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.