

1622 N PINE ST, SAN ANTONIO, TX 78208

**New Price — Now
Offered at \$325,000**



Prime Development Opportunity in Government Hill – High-Visibility Lot Near I-35

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101

San Antonio, TX 78249



Each Office Independently Owned and Operated

Presented by:

Adriana Rodriguez

Commercial Director

C: (210) 388-2263

adrianardz@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

1622 NORTH PINE STREET



OFFERING SUMMARY

PRICE:	\$325,000
SQUARE FOOTAGE:	1,031
ACRE LOT:	0.37
YEAR BUILT:	1930
ZONING:	R-6

PROPERTY OVERVIEW

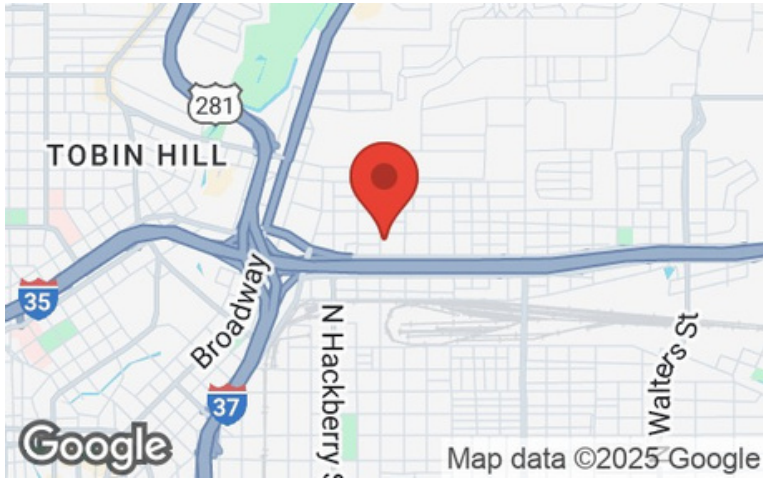
Located in the highly desirable Government Hill area, this property offers prime development potential. Positioned less than a block from I-35, it provides excellent visibility and accessibility. The surrounding area is rich with multi-family investments, making it ideal for continued residential or mixed-use development.

PROPERTY HIGHLIGHTS

- Prime Development Location in the sought-after Government Hill neighborhood.
- High Visibility site – less than one block from I-35.
- Surrounded by multi-family and investment properties.
- Zoned R-6 – supports residential and potential multifamily development.
- Property Type: Mixed Use | Multifamily | Retail | Special Purpose.
- Suitable for Apartment Building, Student Housing, and Single Family Rental Portfolio.
- 1,031 SF structure on site.
- Tenant in place – immediate income potential.

LOCATION & HIGHLIGHTS

1622 NORTH PINE STREET



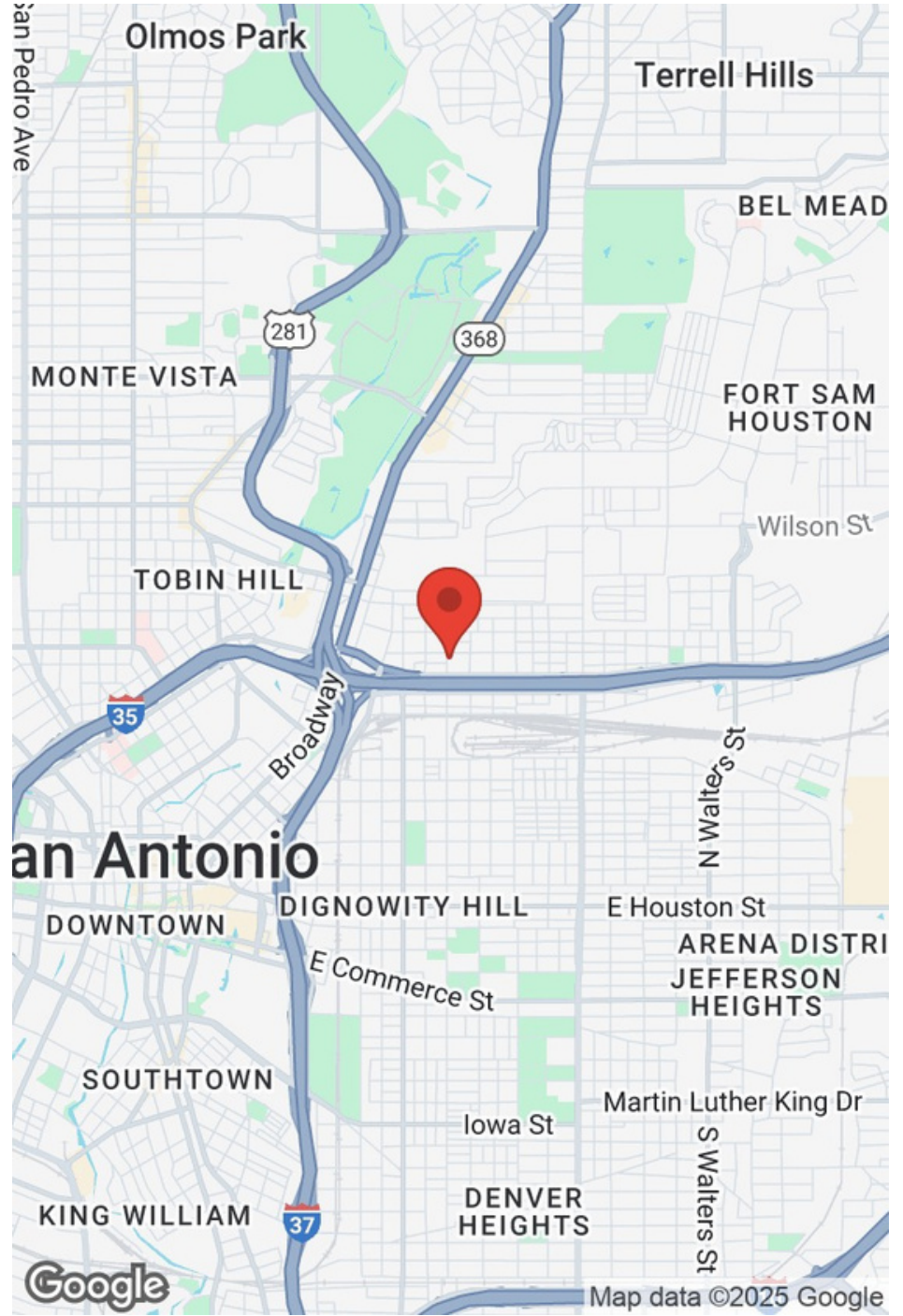
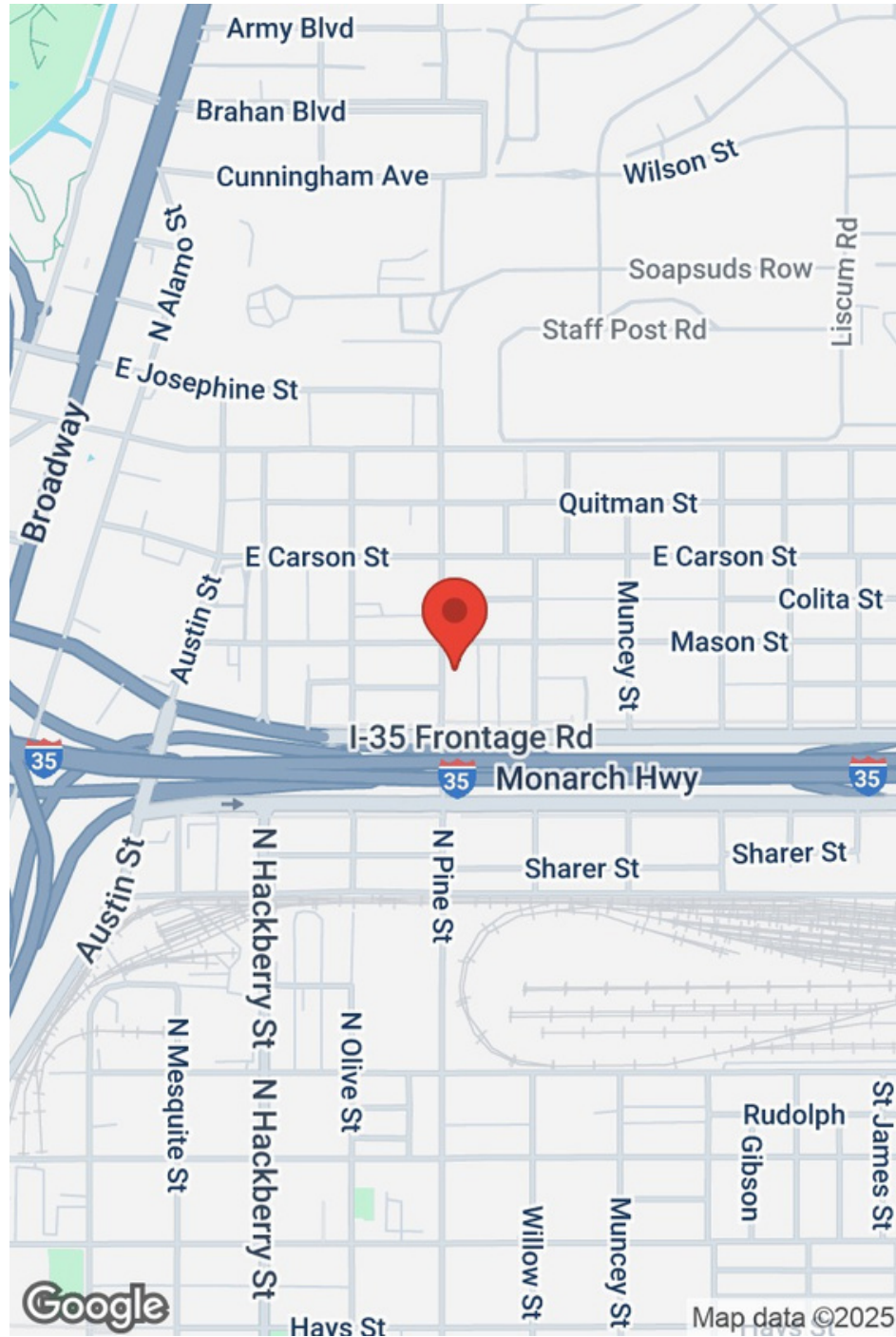
LOCATION INFORMATION

Building Name:	1622 N Pine St, San Antonio, TX 78208
Street Address:	1622 North Pine Street
City, State, Zip:	San Antonio, TX 78208
County:	Bexar



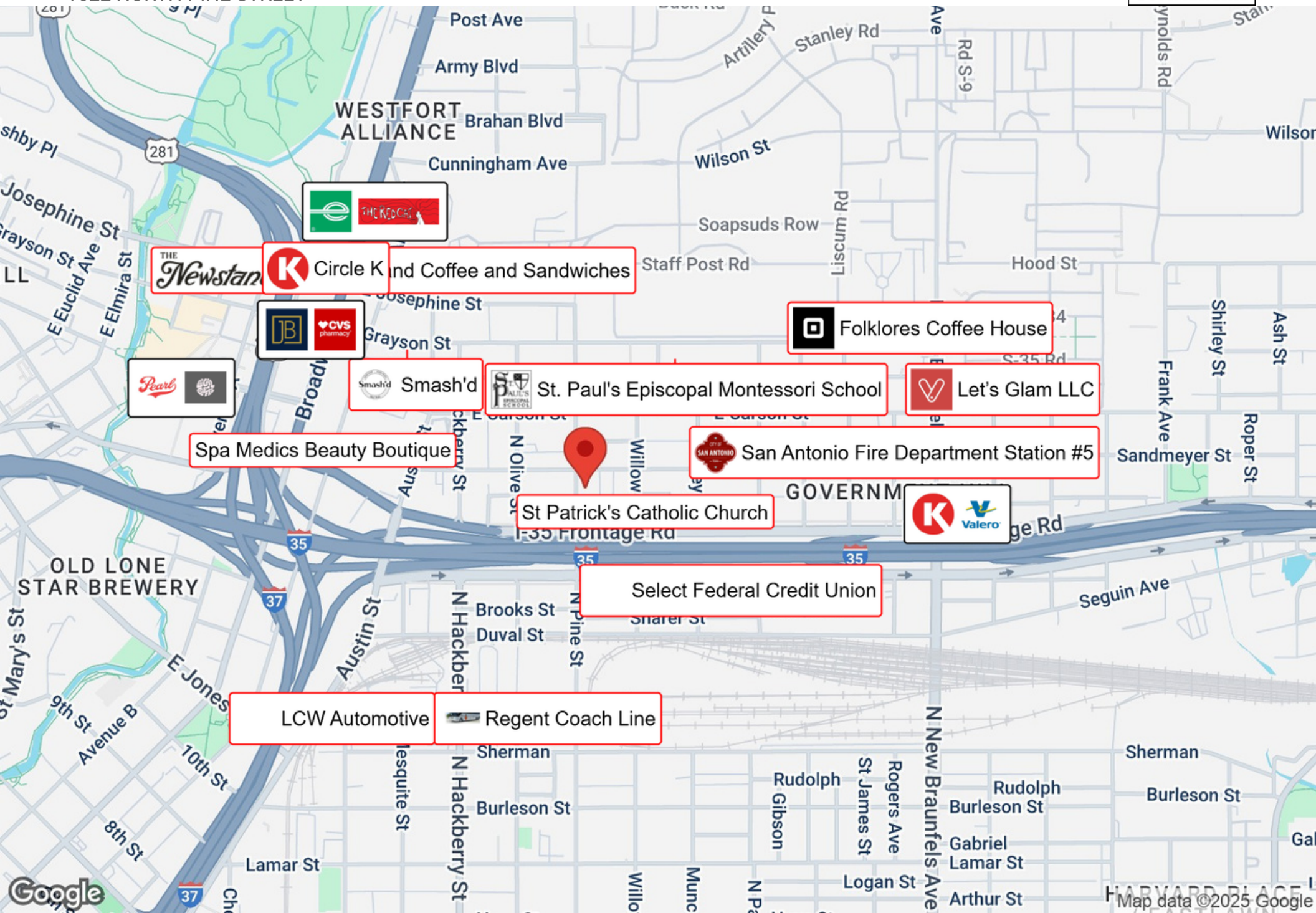
LOCATION MAPS

1622 NORTH PINE STREET



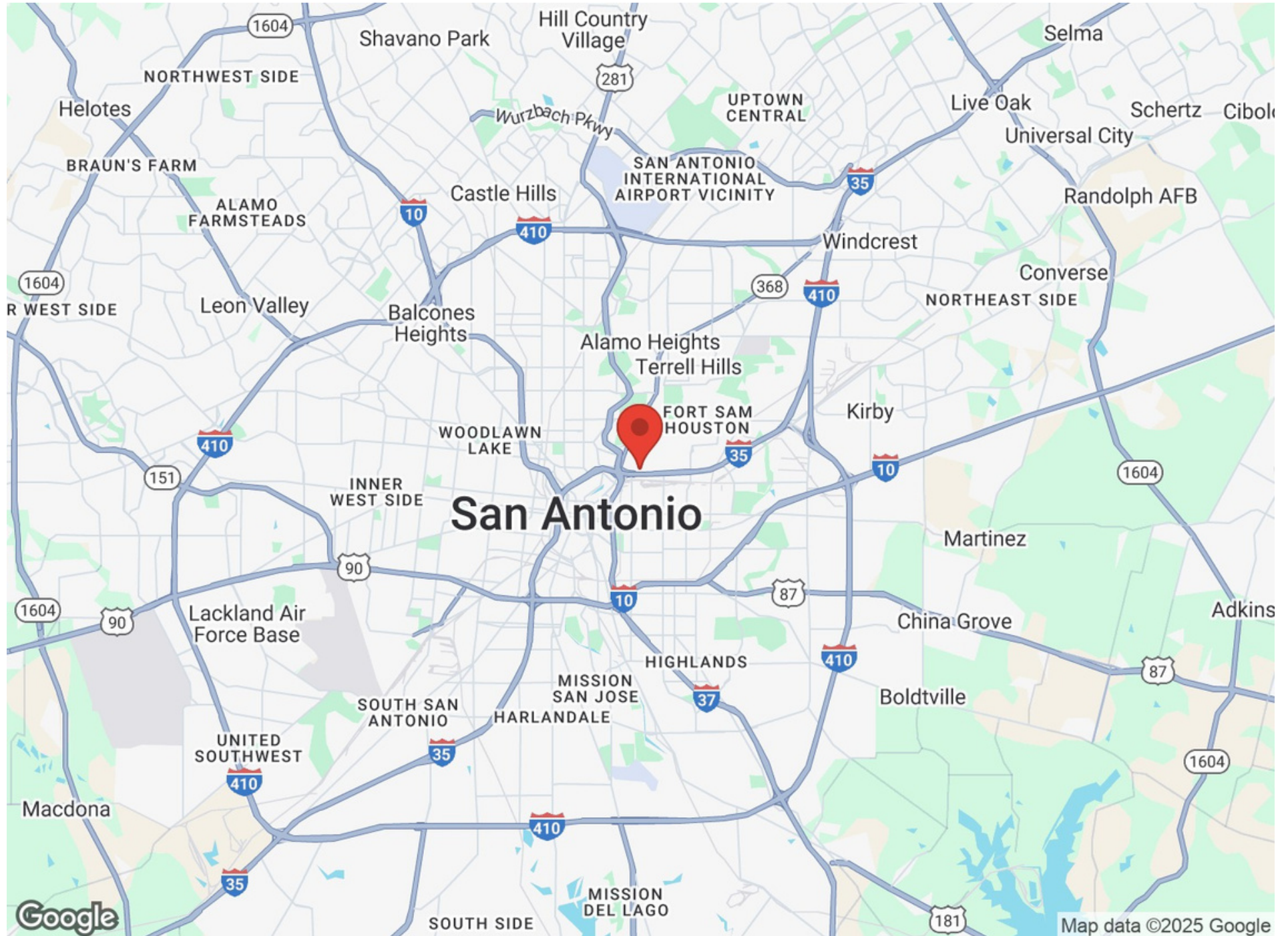
BUSINESS MAP

1622 NORTH PINE STREET



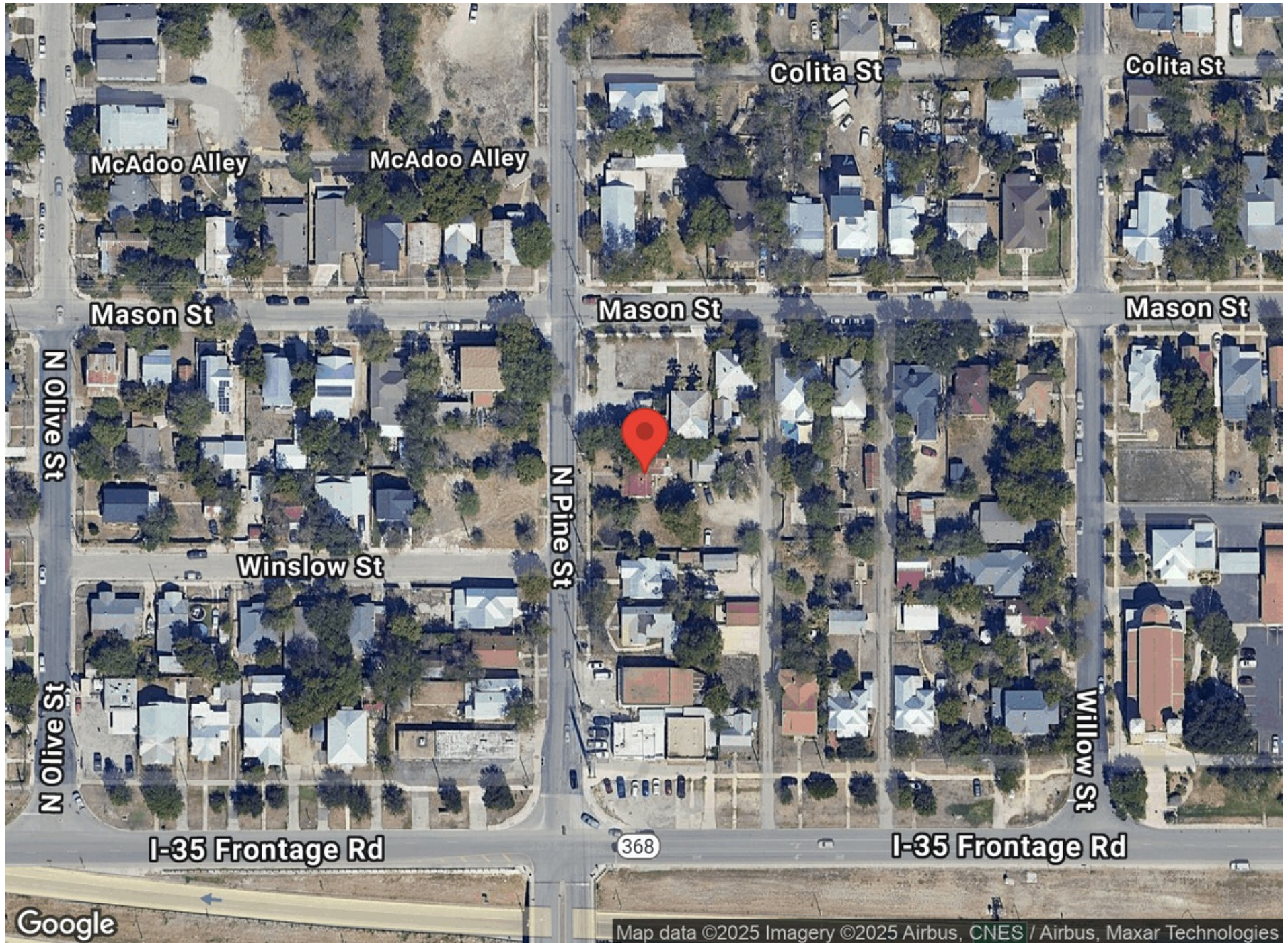
REGIONAL MAP

1622 NORTH PINE STREET



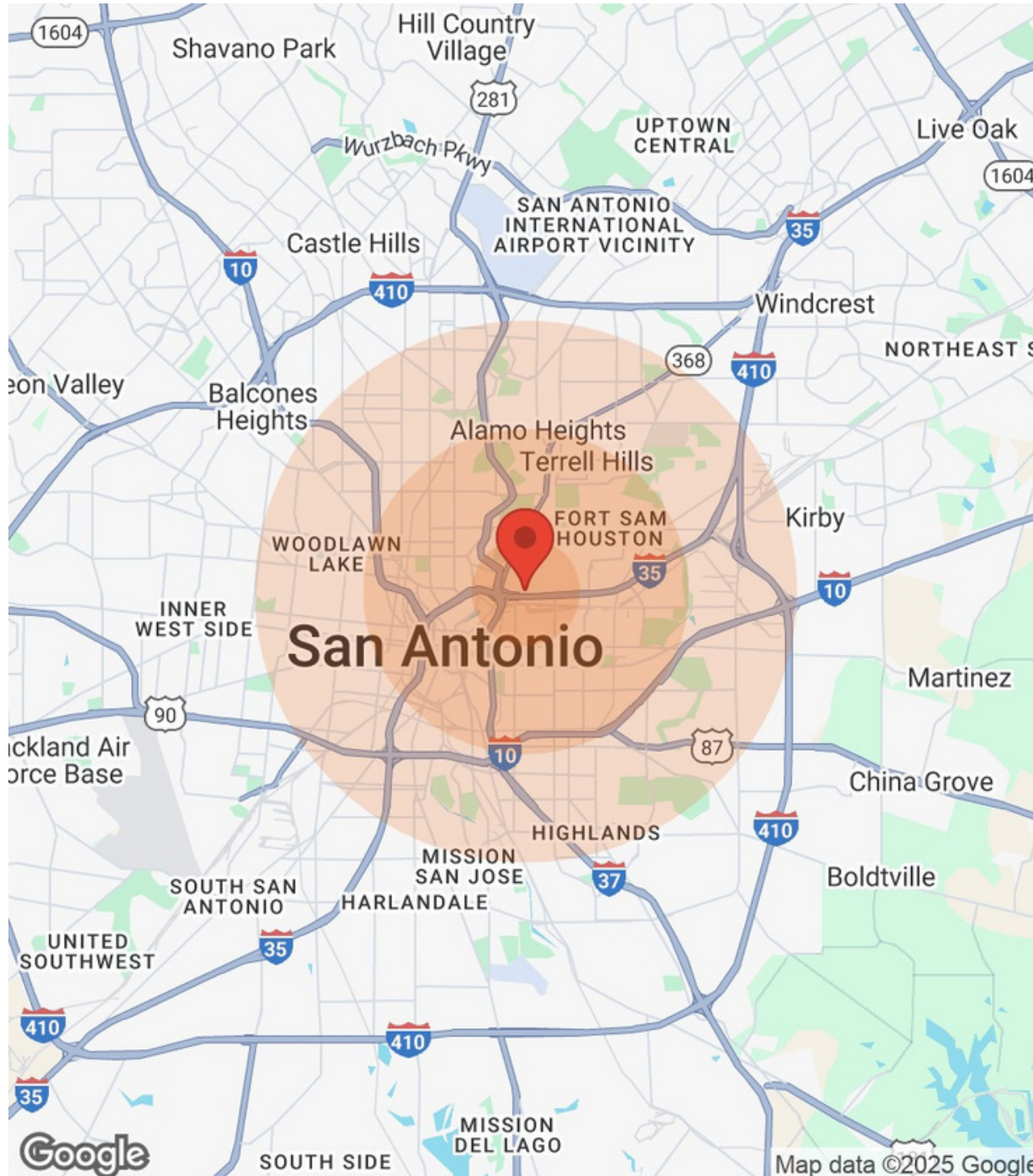
AERIAL MAP

1622NORTHPINE STREET



DEMOGRAPHICS

1622 NORTH PINE STREET



Population	1 Mile	3 Miles	5 Miles
Male	4,562	55,684	168,292
Female	4,360	56,250	173,877
Total Population	8,922	111,934	342,169

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,145	22,899	76,571
Ages 15-24	1,348	14,541	48,080
Ages 25-54	3,634	46,570	137,576
Ages 55-64	859	11,570	35,307
Ages 65+	936	16,354	44,635

Race	1 Mile	3 Miles	5 Miles
White	5,712	79,302	249,083
Black	1,153	12,434	26,293
Am In/AK Nat	42	264	685
Hawaiian	N/A	27	30
Hispanic	7,037	72,364	254,400
Multi-Racial	4,018	38,370	129,594

Income	1 Mile	3 Miles	5 Miles
Median	\$24,637	\$27,605	\$30,287
< \$15,000	1,180	10,451	28,576
\$15,000-\$24,999	556	6,087	19,467
\$25,000-\$34,999	425	5,397	16,959
\$35,000-\$49,999	390	4,866	17,237
\$50,000-\$74,999	359	4,940	17,728
\$75,000-\$99,999	120	2,058	7,949
\$100,000-\$149,999	59	1,914	6,218
\$150,000-\$199,999	40	927	2,278
> \$200,000	30	1,721	3,072

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,583	47,410	140,211
Occupied	3,575	40,727	124,589
Owner Occupied	1,324	17,841	65,722
Renter Occupied	2,251	22,886	58,867
Vacant	1,008	6,683	15,622

PROFESSIONAL BIO

1622 NORTH PINE STREET



ADRIANA RODRIGUEZ

Director



Adriana Rodriguez
Commercial Director
C: (210) 388-2263
adrianardz@kwcommercial.com

For more information please contact 210-388-2263

Adriana Rodriguez, is a Director at KW Commercial. Adriana's background as a restaurant owner, and operator, in Monterrey, Mexico and in San Antonio, TX, brings invaluable real-world experience to her work.

Her skills in negotiation, gained from managing numerous stakeholders in the restaurant business, ensure she'll secure the best deal for your property. Her extensive industry knowledge and strong network, coupled with a deep understanding of retail and restaurant markets, position your property to attract the right buyers.

Moreover, her cross-cultural experience and dedication assure a global approach and unwavering commitment to selling your property. Her financial acumen, honed through years of business management, ensures a clear, compelling presentation of your property's value.

15510 Vance Jackson Rd, Ste
101, San Antonio, TX 78249

Adriana ranks in the Regional Top 50 at KW Commercial and on the Top 10% at Keller Williams City View.

DISCLAIMER

1622 NORTH PINE STREET



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Keller Williams City View</u>	<u>547594</u>	<u>Legal@kwcityview.com</u>	<u>(210)696-9996</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Joseph H Sloan III</u>	<u>526284</u>	<u>Legal@kwcityview.com</u>	<u>(210)696-9996</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Heather Elizondo</u>	<u>680541</u>	<u>Legal@kwcityview.com</u>	<u>(210)696-9996</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Adriana Rodriguez</u>	<u>703275</u>	<u>AdrianaRdz@kw.com</u>	<u>210.388.2263</u>
Name of Sales Agent/Associate	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 1-2